

**TRANSCRIPT OF MAP PLAN PUBLIC HEARING
BALLWIN, CHESTERFIELD, ELLISVILLE, WILDWOOD
& ST. LOUIS COUNTY
August 27, 2024**

COMMISSION ATTENDANCE:

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

OTHERS PRESENT:

Michelle Dougherty, Executive Director

Michael Hart, Legal Counsel

CALL TO ORDER

1ST VICE CHAIR SCHNEIDER:

This is the beginning of the public hearing for this evening and for Tuesday, August 27... and first item is a few introductory remarks. My name is Tom Schneider, the retired Mayor of the City of Florissant, and I was appointed to the Boundary Commission by St Louis County to represent large cities. At the current time, I'm the vice chair of the St Louis Boundary Commission, and I'm filling in for Ben Uchitelle, who is online with us this evening.

We're holding a public hearing to consider the presentations of the cities of Ballwin, Chesterfield, Ellisville, Wildwood and St Louis County, with respect to their map plan for possible annexations over the next four years.

A little bit about the Boundary Commission. The Boundary Commission is an independent, governing... government body that revises boundary changes proposed in St Louis County. The Commission's authority is derived from the state statutes and St. Louis County ordinance. Eleven (11) members on the commission and two staff members ... an executive director and legal counsel. The Boundary Commission meets monthly; public hearings are scheduled to consider map plans and boundary change proposals. Commissioners are appointed through St Louis County, and also by the municipal league, and then there's supposed to be three joint appointments, but those haven't been filled since the Charlie Dooley administration.

Generally, the Boundary Commission process has two stages: the map plan stage and the proposal stage. And this is the map plan stage for boundary changes that is part of the process as directed by the state statutes that we do six years on a time cycle and have public hearings. Map plans submitted by July 1, 2024 will be considered and shows what municipalities may propose for an annexation of where St Louis County may propose 'establish unincorporated areas'. Just because the city is taking(sic) talking about an annexation, does that not necessarily mean that there's going to be an annexation. There's nothing on the table other than just the plan of intent. There's nothing going on to a vote. It's merely a city's talking about what if? What possible areas they might annex? If they don't have an area on their plan, then they're prohibited from even trying an annexation until the next cycle.

Informational public hearings such as the one tonight are held to provide public information to the commission and to the public about basic map plans and possible future proposals. The Commission will take public comments tonight and in writing until December 31st of this year. You can send those written comments through the United States mail or email. In addition, you can submit written comments through the Boundary Commission website. Between January and April 1 of 2025, the commission may comment on the map plan and encourage negotiations between parties engaged in competing map plans. On April 15, 2025 the map plan boundaries are set. Only submitting entities can revise map plans. Map plan areas cannot be expanded beyond original boundaries as submitted by July 1, 2024

If you want to speak during the public comment portion of tonight's hearing, you need to fill out speaker ...fill out a speaker form at the back and hand it to our Executive Director, Michelle, or to our city ...our attorney, Mike. We will accept public comments up until the time we go into the question-and-answer period after St Louis County's presentation, each speaker will have five minutes. However, you don't have to use all five minutes if you don't want. I encourage all public comments, as we all do, and you know, we're completely for annexation or completely against annexation. Now's a good

time to start that conversation so the cities get some feeling for where everybody is. However, I don't think we have a problem tonight, because we don't have a great big crowd, but sometimes we just ask people not to repeat what someone else has said.

I'd like to introduce our staff, Michelle Dougherty and Mike Hart, down at the end, and I'm going to let the commission members introduce themselves and who they were appointed by starting with Tom.

MOONEY : Hi. I'm Tom Mooney. I was appointed by the County Executive, and I represent incorporated areas of the County.

ROBINSON: My name is Stephanie Robinson. I was appointed by the City of Berkeley, and I represent the mayor's, sorry, the cities less than 10,000 population.

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

WEGERT: I'm Steve Wegert. Was appointed by Metro mayors, mayors of large cities. I was a former mayor of the city of Ferguson, so my interest is in the North County type, geographic... geographic area.

UCHITELLE: Am I next?

DOUGHERTY: Yes.

UCHITELLE: Ben Uchitelle. Appointed by the Muni League in mid cities. I was the former mayor of Clayton, and I'm pleased to participate tonight.

1ST VICE CHAIR SCHNEIDER: Okay? My first presentation will be by the city of Ballwin.

STERMAN: Good evening. Welcome to the City of Ballwin. First of all, I know we've got a number of cities and a County to get through, so we'll try to be brief. My name is Eric Sterman. I'm the city administrator for the city. This is Lynn Sprick. She's the city planner. And in the audience, we've got Mayor Tim Pogue and Alderman Mike Utt and Alderman Frank Fleming. So, if you've got questions, we've got you covered.

Just a little bit about city of Ballwin. Of course, you know this is one of our facilities that you're in right now. We're a fourth-class city with the mayor, Board of Aldermen, divided

into four wards, ...population a little over 31,000 in the last census. And, we have been before this body a few times in the past, map plan cycle. We've actually done three voluntary annexations of individual subdivisions that petition to join the city of Ballwin. And we were just named one of the hottest zip codes in America, I think, last week. So, we're very proud of various awards.

Again, a little more about city. We have an excellent police department. CALEA accredited. We just opened a new police station. We're consistently named, as is much of West County, in the top, safest areas, lowest crime rates, so on and so forth. ...Park system is really the pride of our community. You're in one of our facilities right now, our banquet facility, the golf course, is attached to it. Right up the way is our newest amenity-- pickleball courts. We have just converted some tennis courts into pickleball. It's incredibly popular. We have an outdoor pool; we have a community center. We have an indoor pool, a number of parks, a big playground reconstruction going on right now. So, it really is the pride of our community.

Public Works. Again, we pride ourselves. We take good care of our streets through both in-house and contractual work. We take care of street trees. We do a leaf collection program that is very popular... snow removal, ... all the usual stuff that all of us, cities and County do. We do have very strong finances. We do not levy a city property tax. We currently have no debt, and we have very strong financial reserves. And we also pride ourselves on transparency. We are one of, I believe, less than 10 cities in the state to voluntarily participate in the Missouri local government transparency portal. And we've gotten the budget award and the financial reporting award from GFOA for a number of years running.

So, the reason we're here tonight is our map plan. Our map plan, as you can see, really haswe abut two fairly large unincorporated areas to our northeast and to our south. This is the same map plan that we have submitted, really, for several cycles in a row, with the exception of... there was a small unincorporated pocket between Ballwin and Ellisville, which we annexed 2021 give or take, 2020, ... recently. And then a little bit to our south at Ries and Big Bend, two subdivisions that asked to annex a year or two ago that we were able to get that done. So again, this is really the areas that are contiguous to Ballwin that, should a situation arise where it made sense to annex, that's where we would go.

So, I'll run through. I know Michelle had asked us to speak to a number of questions for the commission.

What were our criteria? It really was, again, just that contiguous. ...You know, where could we, ...we pride ourselves, as I just kind of went through briefly on the wonderful services that we offer to our residents and that we're able to fulfill within our means. So, obviously we ...we looked for areas, and when we actually do any annexations, we look

for areas that we can realistically provide that same level of service, too. So that's a geographic proximity, ...similar type of streets, and things to the city of Ballwin.

Has phasing been considered? Certainly, again, we don't aspire to involuntary annex anywhere, really. We are simply available and accepting and willing to consider annexations, sort of, on a case-by-case basis. And that's what we've done over the past several years. That's what we will continue to do. We do periodically get inquiries from subdivisions, trustees, HOAs about, you know, what would ...you be interested if we wanted to join the city? What would that entail? Lynn, you know, meets with them, goes through the process. Again, we tell anybody that is interested that we will only seek annexation through the voluntary process. So, that does put the burden on the subdivisions to solicit a petition and have a petition signed of 75% of the registered voters. So, it's a pretty, it's a pretty high bar.

So again, phasing? You know, we, since we look at each annexation individually, it obviously has to be an area that's contiguous to the city currently, and it has to be an area that, you know, ... we look at the condition of the streets, you know, ... the condition of the neighborhood at everything, and we sort of make a case-by-case determination, and the board ultimately decides if it's an annexation that we want to consider. But again, with the priority being on an annexation that is sought by the residents of that neighborhood, not pursued by the city.

Do we have a timetable? We do not. I mean, again, we are contacted periodically by different subdivisions. We give them information. We give them at times ...we've gotten from St Louis County a list of the registered voters that we provide to them. And after that, we say, essentially, talk to us when you get 75% and we'll, ... and we'll, you know, pursue it from there and consider it from there. So that could be, you know, ...there's been some subdivisions that have already talked to us that could submit something relatively soon, or we could have nothing in the next five-year cycle. So, we just don't really know at this point.

Why is it important? You know, we're, again, as you can tell very proud of the city and the services we provide and the quality of life, and certainly, ...if there's growth that makes sense for everybody, then you know, we seek that. And if it makes sense financially, if it makes sense geographically, ...so we're not really looking to go out and annex all the areas in our plan, and really, anytime soon. But on a case-by-case basis, we look at ...what makes sense.

Why are we the best candidate to serve these areas? I don't know that I would say... Again, we are very proud of Ballwin, but certainly all the other communities in this room and the County can also provide services very well, and that's why we essentially leave it up to the residents to decide if they, for various reasons, would like to pursue being a part of the city of Ballwin, we certainly respect that. And if they have no interest, we

respect that as well. So certainly, I could speak to Ballwin and the quality of services we provide, but we do leave that question really up to the residents.

Again, what advantages? I mean, I think we've, ...you know,... I've gone through very briefly, the services we provide. I mean, we could get into the nitty gritty of maybe some things that we offer, that the County doesn't, or that we do differently. It's really, again, it's not necessarily a case of better or worse, but we just offer a little bit different suite of services in some cases.

What arguments would we make in support? Well, again, we don't seek to come before you unless it is initiated by the residents of an area that we would annex. So, I would actually defer to those residents in that case to say, you know, ...as we've done a couple times in the past couple years, where you know, an HOA or a subdivision stands before you and says, we would like to join the city of Ballwin for various reasons. Sometimes it has to do with the services we offer. ...could be financial considerations. There are some things maybe that we provide that the County does not. Again, it's case-by-case basis, but... we would consider the arguments that the residents would like.

Has there been any expressed interest? Again, yes, but ...to what seriousness or what level it is? We don't know. We've had ...two or three subdivisions, again on that Ries and Big Bend kind of area on ...our southern border, going towards Castlewood State Park, that have made inquiries. We've had a couple meetings, conversations. ...It's been... some cases months ago, some cases weeks ago. I wouldn't say that we have anything; I've not seen any completed petitions, or anything that I would expect imminently. You know, so is it possible that we would seek something in the next year? Sure, but I'm not aware of any at this time. And that's it. Sorry. I was brief, but I know we got a lot to get to, but we are certainly happy to answer any questions you may have.

1ST VICE CHAIR SCHNEIDER: Commissioners have a question? Steve.

O'ROURKE: Yeah, I have a couple questions. First of all, I appreciate the fact this is very voluntary. So, you just like a petition that the ...each subdivision would petition the city to... to include in your annexation plans?

STERMAN: Yeah.... So, in statute and in the Boundary Commission's rules or guidance, there are a number of different ways that annexations can be done, both voluntary or involuntary. And what we have pursued, I forget the exact name of it's ...boundary adjustment,

DOUGHERTY:simplified boundary. ...

STERMAN: Simplified Boundary Change, where essentially, the subdivision or the residents of the area to be annexed ...has to be an area contiguous to the city. They have to sign a petition and get 75% of the registered voters in that area to sign a petition. The city of Ballwin also has to pass an ordinance. The board has to adopt an

ordinance with a plan of intent. Essentially, both sides are agreeing to, you know, pursue this annexation, and at that point, we submit a plan of intent to the Boundary Commission, and come before you all. I believe a public hearing is held, and you all ultimately vote on whether, you know, ...it's approved. So, this particular method allows for the Boundary Commission to approve it without a vote of the public. So that... you have that option. Which is what's been done, I believe, three times in the past five years or so. There's also, I think, options to send it to the voters or to reject it. So again, those other options for annexation that involve, you know, going to the voters without the petition of the area to be annexed is not something that the city has pursued.

O'ROURKE: If a subdivision that was not contiguous to... to the city of Ballwin, they could not even petition unless they got a subdivision that was adjacent to them that is contiguous?

STERMAN: Correct

O'ROURKE: Okay, okay. I'm also, I'm just really curious, how do you fund your operations without a property tax? Strictly sales tax?

STERMAN: A number of ways. So, about half our budget is sales tax. So, we are fortunate, you know, we have the Manchester Road corridor and some commercial areas on Clayton Road and elsewhere that that do provide a lot of revenue for us. , and then we, you know, users....

UCHITELLE: Can you talk louder please? Closer to the mic.

STERMAN: Sorry... we've got utility tax, user fees from our park's facilities, things like that, so we have no ...city property tax.

O'ROURKE: Okay, it just seems remarkable that you'd be taking on the services, you know, street maintenance and whatever, with just, you know, with no ...increase in tax revenue directly from the acquisition of that.

STERMAN: Well, and again, you know, we ... this is why we look at each potential annexation on a case-by-case basis. So, we do get some money out of this County sales tax pool. So, when we annex a neighborhood, for example, there is some revenue component to that from the County sales tax pool, which is on a per capita basis. We get utility tax. We do not have a use tax either at this point. So, there is, you know, ... that's the analysis we do to say, if we were to annex a neighborhood, obviously, there's a revenue side. There's also an expense side that goes with that. And ultimately, it's up to the Board of Aldermen to decide, but we present them that analysis as we present to you all, as part of our plan of intent, to say, you know, this is either advantageous to us financially or not advantageous to us financially, but perhaps we're pursuing it for other reasons.

O'ROURKE: Okay, thank you.

UCHITELLE: But most of your revenues come from sales tax. Where do they come from?

STERMAN: About half or a little more than half is from sales tax, utility taxes,

UCHITELLE: ...sales tax, you're a point-of-sales tax city?

STERMAN: We're a combination. So, we've done a number of annexations many years ago. So, we have, ... I don't know the exact breakdown... but about half and half of point-of-sale versus pool. But generally, our commercial areas are point-of-sale, which is helpful to us.

UCHITELLE : Yeah, that's where the money comes from.

1ST VICE CHAIRMAN SCHNEIDER: Tom, do you have a question?

MOONEY: So... about your boundary? Can you put your slide up with your proposal on it? So that... that far west section abutting along Kiefer Creek? It's an odd assortment of tiny little spaces. I'm guessing you're trying to clean that up and get your boundary to Kiefer Creek, if you're looking at that?

STERMAN: So, our boundary does go to Kiefer Creek in some areas... it is a very odd boundary currently between us, Ellisville, Wildwood, and St Louis County along Kiefer Creek. And again, this really fills in any unincorporated areas. Does that mean, ...again... we would look at anything individually before we would seek it for annexation, but it is all contiguous to our boundary along Kiefer Creek...

MOONEY: See that? But you got some land on the west side of the road. Is that just to clean up the spaces, I guess?

STERMAN: It is, and I believe...

MOONEY: ...and there's advantages to that. I'm just curious if that's...?

STERMAN: Yes. I mean, what... what is before you on this plan is essentially all of the unincorporated gaps between us, Ellisville, and Wildwood.

MOONEY: Okay. And then I notice on the ...your eastern side there you're looking at... looks like you're kind of cutting around Queeny Park, but looking to annex Queeny Park, or potentially?

STERMAN: So, Queeny Park and Castlewood State Park are both on the plan. I mean, obviously, again, this is ...they're there as contiguous. We would certainly, ...should there ever be the situation arise, we would, we would be receptive. But I, I expect that it's pretty unlikely that the County and/or the state respectively, would want to see those areas go.

MOONEY: Just looking at... it's a little bit of an irregular boundary that's ...I'm trying to figure out why, but that makes sense. Okay, thank you.

STERMAN: And I will say we've, you know, St Louis County. We come in a you know, ...we come in peace, as I like to say, ...

(Audience Laughter)

STERMAN: they have been very helpful to us, and hopefully, likewise. When we've done some of our annexations previously, you know, we've worked with the County in terms of some issues with those ...with the roadways and things. We're not here to sort of proactively take areas from the County. We're here to reflect the will of the residents, and the County, frankly, was very helpful in reflecting that as well when we did a couple previously.

O'ROURKE: So how does that vote? How does that come to vote? Or, you know, because they're the park is not residents? How does that come to the city as a ...as a proposed annexation?

STERMAN: I'm not entirely sure. Again, it would have to, presumably come as part of a petition or a boundary adjustment of some sort. So, what the mechanics of that application would be? I don't know. And presumably the County would have to be involved, should it ever get to that. So, I don't anticipate that, really, anytime soon, but you never know, I suppose.

O'ROURKE: Okay.

STERMAN: Any other questions?

1ST VICE CHAIR SCHNEIDER: Thank you.

STERMAN: Thank you.

1ST VICE CHAIR SCHNEIDER: Next presentation will be by the City of Chesterfield.

BHARTI: Can I connect to this? I got mine. Okay, sorry. Thank You. Good evening. I'm Shilpi Bharti planner with city of Chesterfield, and I'm here to present the map plan request from City of Chesterfield to Boundary Commission. Before jumping to the request, I would like to first provide an overview about the City of Chesterfield. It comprises of total nearly 33 square mile area and have a population of nearly 50,000. It has total four wards, which you can see up on the screen; and it has more than 100 residential and non-residential subdivisions. Ward three,

UCHITELLE: Microphone down further, please do. Please.

BHARTI: Is it good?

UCHITELLE: Thank you. Thank you.

BHARTI: Ward three and the area south of Wild Horse Creek Road, which is in the ward four, are highly residential development. And the reason I'm discussing this in this slide is because the area that we are proposing to annex shares the boundary of the ward four and ward three.

There are various types of services we offer to residents by different departments of Chesterfield, and those departments are public works department, ...planning, parks and police. I'm not going into the details, because it's similar to what most of the municipalities provide.

Upon these three, I have the map plan submittal. The proposal is to annex Clarkson, City of Clarkson Valley area and three unincorporated St Louis County area. Unincorporated St Louis County area is shown in yellow up on the screen, and the map plan proposal is just to reserve the city right to pursue annexation, should Clarkson Valley express interest in merging.

City did not have any specific criteria for including these areas, and also, there is no phasing considered or timetable for making the proposal to the commission.

Going into detail upon the screen, I have three unincorporated St Louis County area. This comprised of total 3.69 acres. The first area is the triangular piece, which is a vacant land north of Saddle Creek Road. Second, is the right-of-way existing on the Kehrs Mill Road. And third is the graveyard east of Ridgely Woods Drive. Again, city would like to annex these areas only if St Louis County has no objection.

Up on the screen, I have the area of... City of Clarkson Valley. It comprises 2.75 square miles, and it includes three zip codes. All zip codes are presented up on the screen. It's blue. It's shown in blue, green and red. Most of the area falls in under the zip code 63005. The majority of... city of Clarkson Valley consists of residential areas, and including these areas, the city of Chesterfield is neither an advantage nor disadvantage for Chesterfield. And the services that we provide to city of Clarkson Valley is the police service. And if the Clarkson Valley express interest in consolidating with the city of Chesterfield, then city would, ...City of Chesterfield would be providing the same facilities what they offer to their current residents.

So, there was one of the questions that was shared by Michelle, and it says, why your city is the best community serve this area. I think this is the best community to serve this area, because it is adjacent to one another. And, just for an example, I included a clip from a subdivision which Wilson Farms Estate subdivision which falls in city of Chesterfield. And those streets are public street that are maintained by city, but half portion of that street, nearly 25% falls in the city of Clarkson Valley. So, if, in future, we annex the city of Clarkson Valley, it will be easier for us to serve that entire road, that sub ...of that subdivision. Again, it is similar to one another in terms of zoning and taxes and everything, and it is also... it's provide the similar level of services to the residents, Chesterfield and the city of Clarkson Valley. So just a summary, city is not proactively

seeking to annex this city of Clarkson Valley. The submitted map plan is simply to reserve the City of Chesterfield right to annex Clarkson Valley should Clarkson Valley expressed interest in merging, and Chesterfield has not received any interest from residents of City of Clarkson Valley area. And at this time, city has no specific proposal or time plan for making the proposal to the commission. So, this concludes my presentation. I'm open for questions.

1ST VICE CHAIR SCHNEIDER: I just have a question for you, Mike. In the event that a city would consolidate with another city, that ...that wouldn't have to be in any kind of annexation plan for the next cycle? Is that correct?

HART: Correct. And Michelle, you can jump in...

DOUGHERTY: Sure...

1ST VICE CHAIR SCHNEIDER: (interrupting) They can do that without...

HART: (talking at the same time) this city's consolidate...

1ST VICE CHAIR SCHNEIDER: They can do that without this, just in the event that Clarkson Valley disincorporated, then just feel would be able to do it in this cycle.

HART: Correct.

1ST VICE CHAIR SCHNEIDER: Okay. Is that pretty much, correct?

DOUGHERTY: That's correct. So, I think with Chesterfield submitted a map plan. It is just like really covering the possibilities. Like, if just in Clarkson Valley were to disincorporate, Chesterfield would have had to have had that area on their map plan to do an annexation. But if Clarkson Valley would choose to merge with Chesterfield, that can occur at any point in time, not tied to any ...any... uh... existing map plan.

1ST VICE CHAIR SCHNEIDER: Okay. Does anyone have any questions for Chesterfield?

HART: The only thing they would have is maybe those three unincorporated pockets that she mentioned and showed would have to be on a map plan, but that's it.

DOUGHERTY: Those look a lot like they could be boundary adjustments just to come to us, but

1ST VICE CHAIR SCHNEIDER: If you could get one household, maybe you could get 50,000

(Audience Laughter)

BHARTA: Yes, that's true.

1ST VICE CHAIR SCHNEIDER: I had fun with Bob Nation when they came up one short. I said you couldn't find one more person.

BHARTA: Unfortunately, no, yeah.

O'ROURKE: Think somebody have a baby?

1ST VICE CHAIR SCHNEIDER: Yeah, right. Thank you.

BHARTA: Thank you.

1ST VICE CHAIR SCHNEIDER The next presentation is by the city of Ellisville,

DOUGHERTY: And just a reminder, if you have... if you want to make a public comment at the end of it, please fill out a form in the back table and get that to me before we get to the Q & A portion of the St Louis County's presentation.

ROEMERMAN: Thank you. Hello. How are you? I'm Mike Roemerman. I'm the mayor of Ellisville. Mayor Schneider. How are you doing? This is Ada Hood our planning director.

So, as some of the other cities have mentioned, we're not actively seeking anything. And if you... when you see our map, we got it up here; we're not really even asking for a whole lot. And just also would like to take an opportunity to vouch for our neighbors in Ballwin. It's a great city, and one of the benefits of Ballwin is that they're neighbors of Ellisville. And so that would be a bonus for anybody that they would annex. And I also like to make a brief correction. They say that they annexed part of Ellisville. They didn't actually it was a ...it was a subdivision next to Ellisville between us. ...They didn't actually annex them from Ellisville. I'd also like to say that the people that I know in Clarkson Valley would rather emerge with Ellisville for the record. Sorry, Chesterfield, those are just the people I know.

Anyway, our... our annexation plan. How do you forward this thing? Just this one here, perfect. There we go.

As far as the answers, you know, our answers are, you know, pretty ...straightforward. Our criteria was just looking at areas that, you know, potentially could be considered underserved. We haven't been approached by any of the current residents, and there's only three residents. in the five parcels that we are looking at. All of them are on Kiefer Creek and are serviced... have driveways to Kiefer Creek, with the exception of one of them, which is just land. We have been approached by, not the landowners, but potential developers looking to buy that land, if we would consider annexing it. So, that when they build a little mini subdivision there, that they might be able to get us to take over the streets for street maintenance down the road. So, I ...there we go.

So, Ellisville will be a great community to service any particular area. This particular area... I mean... we got a ton of benefits, and I'm not going to read through them all,

because it could be somewhat redundant. But really, the main bottom line of this is that they're contiguous to Ellisville. They would be readily accessible by our police department if there was an emergency. Whereas any other service that might get to them in terms of emergency, other than fire, (the fire wouldn't change, of course), but the police would have to come from a much greater distance. So really, that's the biggest benefit that I can wrap up in a nutshell.

Additionally, we would provide free trash service for any residents in that area. We're one of the few municipalities that still do that. We do have a very small part of property tax, so they'd have a slight increase. I did the math on this, and there's no great way to break down how much of our property tax revenue comes from commercial versus residential. But, if you take all of the commercial and residential property tax that we collect and divide by the number of households, it ends up being like \$130 per year annually. And I can tell you, our trash bill is more like... it's closer to \$240 a year annually for that trash bill. So, they come out ahead on that math in a pretty good margin.

ROEMERMAN: Your button doesn't like me. Yeah, it's not responding.

(Inaudible dialogue)

ROEMERMAN: Again. Advantages, I think I mentioned those, so we'll, ...we'll move past that. These are a list of all the services that you have in your package that are provided by the city. I pretty much just summarize the biggest benefits. But there's many, many more, particularly with our parks department, which is right, ...our biggest park is Blue Bird Park, which is literally right around the corner from these properties. So that would be a huge benefit for them to get, you know, residential rates for anything that they might do there. ...And they would, you know, potentially be able to volunteer for our park board, or any of our other boards, or even run for elected office, even mayor. Good thing. I have my assistant. (laughter)

This is just a list of all the different services that are available to us. A lot of these services are available in other cities as well. The ones that are unique to Ellisville. I like to think we do a very good job of... just arguments in support of..., I think I've really kind of already covered that. You know, the biggest benefit is the... the access to immediate emergency services in terms of police, fire service wouldn't change. Either way, they're going to still be in the same fire district, still same school district and all that. But again, the trash service would basically double whatever their tax increase was. There might be a couple bucks in utility tax, but St Louis County would have no negative impact. That would be another big argument that we would make. I can't think of anything that would take away from St Louis County, because none of these have any realistic chance of becoming commercial properties. The only one that might be is that one property that's just land; but it's not anywhere close to any other commercial so I can't

imagine that anybody would ever want to build any sort of commercial use there... it ...when there's really good commercial spaces available right up the street.

So, we haven't had any residential interest, yeah, no. So, we've, we've only got three households there. They have not reached out to us. We put them on there because it is continuous, and those particular addresses, their driveways are serviceable from Kiefer Creek. So, ...I can imagine somebody came to me and say, hey, you know it's going to cost you, you know, 130 bucks a year. You're going to get free trash and save you they're probably paying, ...actually, when it's private pay, they... there's probably \$360 to \$480 a year value that they... they would be receiving in return for that. So, as you can see the ...the orange area there, there's five parcels. And in those five parcels there's three houses, the one to the left, which is completely surrounded by Ellisville, they're all contiguous to Ellisville. But the one to left is the one that's undeveloped completely. The one on the far right, or on the lower right, there's two houses and three parcels. So, I'm not really sure the ownership split on that. But again, we're not... not after it. We're not going after it, but we have been asked, and if ...if the opportunity arose, ...we would certainly consider if it brought value to the people closest to our community.

Any questions?

O'ROURKE: I appreciate cleaning up boundaries and like you know, these little properties that seem to get have gotten lost in the annexation all around but both the city of Ballwin and... and city of Ellisville are both contiguous. Would you all consider... like you taking the property on the west side, and they take the two on the east side?

ROEMER: You know, again, we haven't been approached it. None of these matter much to us. They would all cost us money and add to our service area. So, from a strictly fiscal standpoint, it would be ...not a great move for us either way. But again, just to provide those services to those that are closest, that particular stretch is much closer to our city center, much closer to our parks, and the net benefit would be much greater. All of that said, the last time that particular subdivision was annexed by Ballwin, we talked about in advance. They... we talked about it... that particular subdivision was closer to their park, ...their main park, and indoor pool and community center. Which is, you know, a service that we don't compete with directly. So, you know, we weren't going to try to, you know, say, 'Oh no, they should come to Ellisville. We would be better for them'. Because I could clearly see that ...that was what, you know, at the time, a majority of their homeowners preferred, so. But yeah, I mean,... I ...it doesn't really matter to us necessarily. If those individuals would rather be a part of Ballwin, then that's we would want them...want that for them, if that's what they wanted. Okay, so, and like said, Ballwin are great neighbors, so they couldn't go wrong with either one. Anything else? All right.

1ST VICE CHAIR SCHNEIDER: Thank you. Next presentation will be by the City of Wildwood.

(inaudible dialogue)

LEE: I thank you all tonight. Thank you, commission members. My name is Thomas Lee, and I am the City Administrator with the City of Wildwood. I'm here with our Director of Parks and Planning, Joe Vujnich, who's been with the city for quite a long time. This is not his first commission meeting, I assume. All right, so let's get started.

Little overview of the city of Wildwood. We actually do pride ourselves on being recognized as one of the best places to raise a family in the United States, we're regarded for exceptional schools, including Rockwood. Eureka is right outside of it, but you also have Marquette. We also have an extensive parks and trails system that is one of the places you've all probably visited it, so it's very nice. And just some fast facts in the city of Wildwood, we are 29 years young, going on 30 next year. One of the younger cities here in West County and St Louis County as a whole. We are 68 square miles total, pretty large city. We have 11 historic settlements in which the original founders brought together to create Wildwood. And then we also have four State and County parks.

So, to break down our map plan criteria, what we are looking at, which has been one of them, ...has not been mentioned as much today, but it's important to us... is that we do have, ...what we're looking at is pretty much relative proximity, and that contiguous component, access efficiencies. If we can get police to individuals a little bit quicker and a better service, we're going to try to do that professional and cost-effective service delivery in general. On top of that, having a common interest in the areas that we're looking at as well with the residents that would live there. The one that I was mentioning earlier, ...earlier... is the shared watershed boundaries. As a city with nine watersheds, we are looking to mitigate against watershed erosion and protect our boundaries to ensure that if we can address something upstream, either work with the city or the residents that are up there, to ensure we can mitigate against the future, which is coming quick. And we also want to look at improved tree preservation and protection efficiencies. City has a great tree preservation plan, and we'd like to spread that as much as we can. On top of that, we also, if we have a (*sounds like*) see where we can put in logical infrastructure improvements, we're going to go ahead and make that change if possible. And also, obviously the protection of the city's current boundaries, and after looking at this criteria, just wanted to also note the other cities that are here today mentioned the same thing, but the city of Wildwood is not currently looking at any of the areas included in the map plan. We would have to do an extensive outreach effort to our residents and the individuals that would be impacted by that annexation, if that

were to occur. So, in this case tonight, this is really just for the map plan, and we would take that step-by-step.

So, get into it. The first area included in the map plan is the Kiefer Creek area. It's a little bit larger than what's been proposed earlier tonight, and this is really the entirety includes Sherman. It's pretty much surrounded by that northern side, Kiefer Creek Road on the east. You got Ries Road, Meramec River to the south. The main reason for this to kind of give a better picture here. ...One second.... The main reason why we want to do this is if the residents petitioned and wanted to join our city. We do share the largest portion of the border when you look at that area that we've outlined. So, if the individuals that are above the river... Kiefer Creekwould like to join the city, and they petition... that would be something that the council would consider.

The next area we have here is the Westland Acres area. This area is up a little bit more... the Westland Acres areas as a total. It does share both areas in Wildwood and in the Chesterfield area as a whole. The reason why we have this included is because we have been approached by developer interests in the past, and they have wanted to develop that into a little bit of a denser subdivision. That area, as a whole, encompasses Wildwood and Chesterfield. But, if there was a development that would take place, you would see it cross that boundary, and it would only make sense, in that case, for either Chesterfield or the City of Wildwood to be all encompassing of that development. So, in this case, only if it were to be developed would the city look to potentially bring that area into the fold, ...little bit of a bigger picture of that.

And then, last but not least, we also have the area, which is known City of Clarkson Valley. We have no interest in actually annexing Clarkson Valley. We actually couldn't, as it is a city at this moment. In this case, we were really just including this on our map in case there was circumstance... in which it had a ...total... distant, ...total disincorporation. If that didn't occur, then obviously the city could absorb it with the agreement from Clarkson Valley. But we wanted to make sure that, if it did have a disincorporation over the next five years, that the City of Wildwood could be a natural partner, just because they share our values in the sense of maintaining large acre lots, ...and we would want to hopefully preserve that for them and that city as a whole.

So, that is the three areas that are included, and there's a little bit of Clarkson Valley with the surrounding municipalities.

Just a couple notes on the questions that were presented. We would consider phasing.

Just as another quick note... Clarkson Valley... we've already covered this..., but if the leaders of Clarkson Valley showed the interest in potentially becoming a part of Wildwood, this would be something that could be considered by the city council and would be considered and evaluated. That being said, there is not going to be a proactive step on the city's behalf to try to get them to become a part of the city. Also, the other areas would only start after that April 2025 date ...in which the effective period

goes forward. The main piece, though, is that we would only do this if we had a pretty thorough amount of community feedback through surveys, different public... public forums that we would hold. We would not want to do this without additional public input. Because right now, it's been a while since we've done that. Just the general timetable, and this was just touched upon. But we wouldn't look to do anything along these lines until the earliest... May 2026.

At this point, there is no interest from the city council to absorb these areas and try to annex them. We would need to initiate a full public engagement plan if we were looking to do that... take that input and see if it's something we would actually want to support. That being said... it could very well be still something we don't support after getting resident feedback.

On this... Asking... why is the map plan's components crucial for Wildwood's future? Well, we do aim to implement the map plan components to keep our city vibrant and thriving. We do have a very vibrant little town center off 100 and Taylor Road. And we're hoping to have strategic growth. And adding Clarkson Valley, if it disincorporated, ...that would be considered strategic growth, because they do mimic some of the values that City of Wildwood has. On top of that, we would try to find an area to... if we're not going to improve the lives of the residents that we would be potentially annexing, then we wouldn't actually want to, you know, even get involved in that annexation... annexation process. So, we're looking to see if we can deliver better ...better services at a faster response rate with our police department. Those are the things we're going to be looking at... to see if it actually makes sense, along with infrastructure improvements that just naturally make sense as well.

All these areas are contiguous with the city. Not only that, but we do really take seriously in the City of Wildwood, ...and we're putting even more emphasis on it..., the preservation and mitigation against erosion. So, if it's ...we have an opportunity to annex or bring in property that could potentially help residents that live in that annexed area, but also could help preserve the creek, streams, rivers that feed into those creeks and help protect our infrastructure, we... after studying it..., know that that's going to save us money in the long run, but also help those residents that live near the creek in the long run as well. So, those are going to be key components when we're thinking about who to potentially annex and when.

Why Wildwood? The city's approach to future land use and annexed area east of the boundaries would focus on preserving the rural character, and that really encompasses Clarkson Valley. So, when you go west of 109, you'll see that it's very similar to Clarkson Valley in a lot of ways. At least until you get a little bit further west.

Not only that, but the city has a top-notch police service. We do contract with St Louis County. But we have really good police department that would be able to respond to these areas a little bit quicker, more effectively with just the resources we have.

We do have ample reserves as well as the city... and in this case, smart financial decisions we made as a young city has allowed us to have a nice amount of emergency funds that we could use in case of..., you know... flooding, anything that might come along the lines. In this case, too, we also have a wonderful staff that's always willing to help. So individuals in the Kiefer Creek area that... if they petitioned, or if Westland Acres was developed..., it could see benefits from working with our... our team.

All right. The last little couple pieces here... is that right now, wanted to double... double-down on the fact that the city is not looking to annex any of these territories. We did just want to include those in our map plan. And as mentioned, we wouldn't be able to really act on any of these items until 2026 at the earliest. And that's after a thorough public engagement session with our own residents and the individuals that would be in the annexed area. This case, our city council sits ready, though, too. If there's petitions that do come in... in the areas included, they will look at it. And they'll take a look and review. And we would be more than happy to consider.

A couple arguments to support our proposal? We would... the city of Wildwood does not have a property tax. We are one of the more competitive cities... municipalities in St. Louis County when it comes to the tax rates that we bring in. The majority of our tax base is going to be that pool tax along with our utility taxes that we do levy. So, in this case, those residents would not actually, most likely, see an increase their tax bill. On top of that, our St. Louis ...our contract with St. Louis County Police Department would actually lead to a faster response time in the Kiefer Creek area. So that's just a quick, important note. But it is on the... on the other side area two, which is the Westland Acres area, and then Clarkson Valley would have to adjust to having a new service provider with... with the police department...

Going back on our master plan... and also our... the regulations that we have in place to protect the environment. That's a huge reason why we ...we're a large city. We have a lot of nature present in our city. We have a lot of parks. We like to ensure that trees are being planted tenfold, if we cut one down. And this same practice would then be mimicked in other areas.

Also, one last piece. Here is just ...we really do focus in on connecting residents. We host multiple events. We try to make sure that our residents not only feel connected in the sense that they live in the same city, but they feel a sense of community. So, we would enjoy putting some of those individuals into the Wildwood city, if they want it.

And last, but not least, wanted to just touch on one last time... that right now... we have not done a really large public input session on these areas in some time. In the past, though, we had seen significant interest in the areas outlined in today's... in the plan you have in front of you. So, in this case, we would have to go back out there and do that, ...do that... some surveys, and get some interest from the residents, along with the individuals that would be in those territories. On top of that as well, on top of that as

well... we just want to make sure that both sides, I mean, really at the end of the day, you know, ...if it is going to add a little bit of ...just going to add some expense to our bottom line, if it's going to improve the services that the resident is receiving on the back end that would be brought in through annexation, that's something that we don't ...we're not looking at that. We're looking to make sure that the contiguous border of our city, and if it makes sense, to bring them in, and also provide them with a better quality of service from the government. So, with that, Mr. Vujnich, and I are available for questions. Thank you.

1st VICE CHAIR SCHNEIDER: Tom?

MOONEY: Question for you on your map plan. I'm thinking it might just be an error here, but I'm looking at your Westland Acre section, which you have highlighted in red as being part of Chesterfield. Are you thinking of taking that from Chesterfield? Is that currently Chesterfield, or is that just colored and inaccurate?

LEE: So, the entirety of the Westland Acres area is included in Chesterfield and Wildwood. The only way that Westland Acres that portion... and it is in Chesterfield, ...the only way that would be considered would be if there was a development that would cover the entirety of Westland Acres. And in that case, it would need to be a natural decision to say, whether or not, that development needs to be in Wildwood, or if it should be in Chesterfield. So, we do believe that that... in that case, if all of Westland acres was developed, ...which it would be if it was... that it would need to reside in one ...one municipality, versus having a subdivision or a large residential development that resides in two different municipalities.

MOONEY: So, currently it is not unincorporated?

LEE: It is not unincorporated, that's correct.

O'ROURKE: So currently it is in both Chesterfield. Half of it's in Chesterfield, and half is it...

LEE: . half of it is in Wildwood, and half... it's in Chesterfield.

O'ROURKE: When did ...when were those boundaries drawn up and?

VUJNICH: the split of Westland Acres occurred first in 1988 when Chesterfield Incorporated, and then it was completed when the city of Wildwood incorporated in 1995. So, Chesterfield, unincorporated...

O'ROURKE: So, Chesterfield took half of it?

VUJNICH: Yes, when they incorporated

O'ROURKE: Interesting.

LEE: So, in that case, just as a reminder, if, ...only if, and only if, ...there was a development interest that actually moved forward and saw the entire area developed, that would be the reason why we'd want to reserve the right to potentially incorporate that into the city.

O'ROURKE : Have you all had any conversations with the City of Chesterfield?

LEE: About Westland Acres?

O'ROURKE: About Westland acres?

LEE: Not particularly recently, but I know we've had some in the past, when there's been developers that have come up and brought forth interest. But as of recently, no.

O'ROURKE: Have the residents expressed an interest in either Wildwood or Chesterfield to consolidate?

LEE: In this case? I mean the density, would you say...the density is just not really there. But the residents, I would say...

VUJNICH: If I may? Sir, there was a development proposal many years ago, I believe it was around 2005 and 2006. And there was a discussion who best could provide the development services that the residents sought, as well as then do the best job. And all in all, we ended up having both parties, Chesterfield and Wildwood, work together on the development plan. It didn't move forward. I think the most important takeaway on Westland Acres is, we show it because... if it were to be a single plan that would respect Westland Acres and its long history as one of the few African American communities in West St Louis County. I think it deserves to be in one city or the other and not split. I think the different development philosophies would ultimately lead to something that maybe isn't as good as it could be. Thank you.

O'ROURKE: Did I understand is... I'm gonna just call it the east and the... the west half of that, ...which one is more developed, and which one is less developed? Is the Chesterfield portion more developed?

VUJNICH: Actually, they're equally developed. It's primarily a rural area, and for the most part, many of the lots are vacant at this time.

LEE: But historically, the entire Westland acres area did serve as historically African American community, which, as time and... time has moved forward, ...more and more of the properties have become vacant. So, main thing would be to respect that heritage, but also incorporate the entirety, whether it be Chesterfield or the City of Wildwood, just to ensure that we call out that discrepancy and have one unified plan if someone were to develop it.

O'ROURKE : Thank you.

LEE: Any other questions? Thank you.

1ST VICE CHAIR SCHNEIDER: I was going to ask staff if we've ever had a situation where ... similar... where two cities approach the Commission, or would even have to approach the commission to for one city, to give an area to another city?

DOUGHERTY: They could do a transfer of jurisdiction. That's how it would come through. That would be two municipalities. It would be a simplified boundary change: transfer of jurisdiction. So, I don't know if there's commercial property in that area that would affect whether or not they would come through the Commission.

1ST VICE CHAIR SCHNEIDER: So, I'm just wondering if we would decline consideration of that, because that would be taken care of in another way. You think what you just said, if they had, if they if they had a boundary exchange?

DOUGHERTY: So, transfer of jurisdiction does come through the Boundary Commission. So, if it meets the requirements that it needs to come through the Boundary Commission, we would, ...we would process it...

1ST VICE CHAIR SCHNEIDER: But wouldn't have to be on a map plan?

DOUGHERTY: It does...that does not have to be on a map plan, but sometimes it's, you know, cover all your bases is okay. Have it on your map plan.

O'ROURKE: So, Chesterfield does not have it on their map plan.

DOUGHERTY: So that's okay. Because like, ...but Chesterfield, if they were to do... if they were to consolidate the Westland Acres, I apologize... area, Chesterfield and Wildwood would have to be co... co-applicants on that transfer of jurisdiction, because it's in both areas.

O'ROURKE: But it doesn't have to be on the map plan.

DOUGHERTY: It doesn't have to be on the map plan to make that happen.

O'ROURE: Thank you.

DOUGHERTY: Yes, at this point. But it's, it's okay that it is on... on the map plan. It doesn't, it doesn't make it better or worse. Hopefully, I made that clear.

1ST VICE CHAIR SCHNEIDER: Thank you.

DOUGHERTY: Sure....

1ST VICE CHAIR SCHNEIDER: Next presentation is by St Louis County.

WEATHERFORD: Good evening, commissioners. Thank you for having us. I'll try and make this quick, since we're last. I did want to briefly introduce Mel Wilson to my left.

She's the Deputy Director for the Department of Planning with St Louis County. My name, if you don't know by now, is Paul Weatherford. I'm the senior planner for long range planning with the County.

So just briefly, we're going to go through our sort of map plan proposal, and then we'll talk a little bit about the services that St Louis County provides.

So, this is the entirety of the County. You can see the dark purple areas are areas the County wishes to reserve the right of our resi..., unincorporated residents, to petition the boundary commission to establish or to create and establish 'established unincorporated area'. And then the light purple areas are unincorporated areas of County that do not meet this state statutory requirements to become an 'established unincorporated area', but that the County would continue, ...continue to provide services for.

So, West County, which is most particularly relevant to tonight... You can see those... the split between the areas that the County wishes to reserve our residents right to petition the Commission to create 'established unincorporated areas', as well as those smaller pockets that are less than 2500 people. And then we have some of that in mid-County as well.

(phone starts ringing)

WEATHERFORD: I was going to start singing, but I don't know if anybody wanted me to do that.

And then, North County has a large, contiguous unincorporated area, mostly in District Four, north of 270, that we again want to reserve the right of our residents to petition the commission to create an 'established unincorporated area', should they choose to do so. And then there are a couple unincorporated ...they're not technically pockets, but they are smaller than the statutory requirement to create an 'established unincorporated area'.

And then finally, South County, which again has a very large, contiguous unincorporated area, where again, we want to reserve the right of our unincorporated residents to petition the commission to create an 'established unincorporated area,' if they choose to do so. And there is one smaller area that doesn't meet the statutory requirements, kind of south of Valley Park there, adjacent to the Meramec River.

So, St Louis County in our ...is a unique service provider in the region. We provide county-wide services to approximately all 1 million of our residents, as well as local, municipal type services to our unincorporated residents, which is about a third of the land area of the County, a third of the residents. The County does contract with approximately 90% of municipalities to provide specialized services. And all this is based on a service philosophy of direct contact with professional staff. So, as a

complete provider of local services, the County provides police services, street and bridge maintenance, other public works services, public health services as well.

I would say our public health department is a department we're particularly proud of. It's one of the only, or actually... it is the only public health department in the state of Missouri that provides clinical services as well as traditional public health services. And then we also, through our trash district network, have refuse collection, solid waste collection. Then we provide planning and zoning services, inspections and permitting, and so on.

Just briefly about the County police department, it is the largest and highest capacity law enforcement agency in the region. It is accredited by the Commission on Accreditation for Law Enforcement Agencies; is one of only 21 law enforcement agencies in the United States that has received the TRI-ARC award designation for having an accredited Police Division, Police Academy and Communications Division. There are approximately 1200 officers and 300 staff members in the County police department.

County services are most effective at scale. The reason that the County can provide such efficient services is leveraging our economies of scale. So, we can have competitive pricing when we go out to bid, when we purchase materials. ... That municipalities, while they provide great services in their own right, aren't able to match the scale that the County brings to the table.

Again, the County Department of Transportation, Public Works is one of the largest providers of road services in the state of Missouri. We do this both in unincorporated St Louis County and maintain roads within municipalities, roads that are of County importance. And that is over 3,100 lane miles of pavement and over 180 bridges throughout the County.

Annexations do have a negative impact on the County's ability to provide services and to... to its unincorporated residents and to incorporated residents that we contract with through their municipality. It does erode the economies of scale that the County leverages, increased fragmentation of unincorporated County. Essentially, it creates a larger cost of unit of service provision to the County. And especially of commercial industrial areas, it erodes the tax base and makes that increasingly more difficult.

So that's all I have. I'll be doing this again three more times. So, if you have questions tonight, I'll be happy to answer them. If you have new ones in a month, I'll answer them then, as well.

1ST VICE CHAIR SCHNEIDER: Thank you. At this time, we'll have public comment. Has anyone submitted any cards?

DOUGHERTY: They have not.

1ST VICE CHAIR SCHNEIDER: Well, since it's a smaller group, is there anyone that would like to address the commission?

(inaudible dialogue)

DOUGHERTY: Come down to the mic, please.

NATION: I can talk really loud.

DOUGHERTY: Well, I know, but we have to get it down in digital format.

NATION: I just wanted to thank you all for serving your community. It means a lot to all of us. I know it's a thankless job, but I thank you here and now. Everybody. Round of applause for the Commission.

1ST VICE CHAIR SCHNEIDER: Thank you. I have a motion to adjourn.

WEGERT: So, moved.

O'ROURKE: I'll second

1ST VICE CHAIR SCHNEIDER: All in favor. We are adjourned.