

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

**MINUTES OF PUBLIC HEARING-BC0403
August 24, 2004**

COMMISSION ATTENDANCE:

Commissioners	Present (P)/Absent (A)
MATT ARMSTRONG	A
TED ARMSTRONG	P (7:10 p.m.)
CHRISTINE BREDENKOETTER	P
BOB FORD	P
MARVIN GELBER	P
TOM HAYEK	A
GREG KLOEPEL	P
BETTY MARVER	P
MARY SCHUMAN	P
JOHNNIE SPEARS	P
DON WOJTKOWSKI	P

OTHERS PRESENT:

Courtney Irwin – Executive Director
David Hamilton – Legal Counsel

CALL TO ORDER

1st Vice Chair Spears: Good evening. Welcome to St. Louis County Boundary Commission meeting public hearing tonight. Tonight we will be holding the public hearing on two proposals. The first one will be what we call BC0403-Wildwood Saint Paul Road Annexation. The second would be on BC0405-Ellisville Annexation Proposal.

I'd like to kind of introduce myself. I'm Johnnie Spears, Vice ... First Vice Chairman of the Commission. The Commission Chairman, Mr. Tom Hayek was unable to be here tonight.

I'd like to try and go over the guidelines we have developed and set which has been working fine for this Commission. First, we have speaker cards in the back on the table. If you want to speak to this Commission, you have to sign a card and turn it in. We will allow each individual five minutes ... three minutes. If you're speaking for a group, five minutes. [inaudible] the presentation, we allow each party ... the city of Wildwood 15 minutes to present their proposal, questions from the Commission will follow that. Then we will allow St. Louis County 15 minutes to present their proposals. Questions from the Commission will follow that, and then we will go into the conversation. At this point, if you have not filled out a speaker card to speak, we cannot accept them on that proposal once we get into the public comments. And as a courtesy, we're here to listen to each and everyone, so I would ask each and everyone to show respect for the

other speakers because we want to listen to everyone. Your comments are important to this Commission also.

We was [sic] chartered by the State of Missouri, appointed by St. Louis County and various municipalities to review annexation proposals throughout St. Louis County. When you opposes [sounds like] what we call "best interests," we try and be fair across the board to each and every entity whether it's the annexation or St. Louis County or whatever. I would like to introduce you to the Commissions. Like I say, my name is Johnnie Spears. I was appointed by St. Louis County, and I'm from North St. Louis County. I will start on my left to the Commission to introduce themselves.

Ford: Yes, my name is Bob Ford. I was appointed by St. Louis County. I live in South St. Louis County.

Gelber: My name is Marvin Gelber. I'm from Creve Coeur, appointed by Mayor Harold Dielmann.

Wojtkowski: My name is Don Wojtkowski. I was appointed to the Commission by the County Supervisor. I live in North St. Louis Unincorporated County.

Marver: I'm Betty Marver from University City, appointed by the County Executive.

Kloeppel: I'm Greg Kloeppel, initially appointed by former County Executive Buzz Westfall, reappointed by Charlie Dooley, and I live in West St. Louis County.

Bredenkoetter: I'm Christine Bredenkoetter. I was appointed by Cities Over Population of 20,000, and I happen to be a resident of the city of Florissant.

1st Vice Chair Spears: Executive Director.

Irwin: My name is Courtney Irwin, I'm the Executive Director to the Boundary Commission.

Hamilton: I'm David Hamilton. I'm the Attorney for the Boundary Commission. If you have speaker cards, you can give them to me.

1st Vice Chair Spears: And with that, we will go the presentation by the city of Wildwood.

1st Vice Chair Spears:: Thank you, Mr. Chairman, and Commission. I'm Ed Marshall, the Mayor of the city of Wildwood, and tonight we'd like to thank you for the opportunity to present our information, and also I'd like to acknowledge that we have several of our council people, if you'd step up or stand up please, from the city of Wildwood. I'm here to represent this as a unanimous support for the petition, and, I guess, to kind of start back a little bit, this was introduced to the city of Wildwood in 1999. The residents had come forward to the city and asked if we could support them in supporting ... accepting them into the city of Wildwood. At that point we spent a lot of time trying to look at how that could best be served. They were very, very supportive of trying to make a change, and as we continued ... we submitted our proposal back in 1999 for the five-year plan, and the residents, I might say, continued to come to council meetings on a regular basis asking us if there was anything more they should be doing or

anything more the city could do to support them. I ... I guess I'd like to state that this proposal is not a reaction to something. This was a five-year plan that this would be an appropriate move to try to help these residents. I'm hoping ... there's a large crowd here tonight, and many of these people are familiar because they've come in front of the city of Wildwood over the last five years so, I'm just here to get us started, and we'll turn it over to our staff. Again, on behalf of the city, I'd like to thank you for the opportunity to present tonight.

Vujnich: Mr. Vice-Chair, members of the Commission, Ms. Irwin, Mr. Hamilton, and property owners in attendance tonight. I'd like to thank you for the opportunity to present just a brief summary of the city of Wildwood with the assistance of Mr. Dubruiel, our City Administrator. What we've tried to do in our presentation tonight is orientate you first to the city of Wildwood, then the annexation area that we are proposing, and then give some benefits we believe that are derived from the annexation, both to those impacted property owners and St. Louis County.

The first slide that's on the screen tonight relates to the characteristics of Wildwood. As many of you know, we are somewhat of a new community in relative standards. We incorporated in 1995. We will celebrate our ninth anniversary on September 1st and we're incorporated as a master plan community, meaning we have a master plan and we do everything within our power to stick to those policies and objectives in the master plan as it relates to a number of different elements like land use, planning, urban services. We are primarily a community that is Non-Urban Resident District zoned, meaning we have a fair share of the region's large lots, and most of those large lots are used for single family dwellings. As of the 2000 census, we have approximately 33,000 residents. We provide a full complement of services to those residents. We were one of the first communities to contract with St. Louis County Police Department for full services, and we continue to contract with them after nine years. In terms of our financial picture, we have gross revenues estimated in 2004 at about \$14.5 million dollars. Our operating expenditures are \$5.9 million dollars. Capital improvements for 2004 are \$8.2 million, and we have a fund balance, which we're quite proud of, of approximately \$7 million dollars. We are a very healthy financial condition.

In terms of the area that the city of Wildwood has been asked to pursue in terms of an annexation by property owners, it is approximately 415 acres in size. The common boundary line with the city in terms of the annexation area is approximately 36 percent, over one-third. It has a estimated population of 175 residents, 71 dwelling units. The major land use in the area, if you're familiar, is residential, with the largest of those residential uses being Sheffield Forest Subdivision. I believe tonight you will hear from many of those residents in Sheffield Forest about the merits of this particular request. In terms of public streets, we've estimated approximately two miles of streets are located in the annexation and **about** one-and-a-half miles of private streets.

It's important to note that this annexation, as the Mayor noted in his opening comments, is part of our five-year map plan. The city of Wildwood under the requirements of the St. Louis County Boundary Commission submitted a five-year map plan. The area we are proposing to annex is only a portion of the five-year map plan and that relates again to the request being driven by the property owners in that specific area. Mr. Dubruiel.

More specifically, and this is information contained in the report that we provided to you, the area that is shown in the somewhat orange or color, is the annexation area. It **is** bounded by

Ellisville to the north, Wildwood to the west and south, and unincorporated St. Louis County to the east. We note that the boundary on the east is Saint Paul Road. And the city was very careful to guarantee in its legal description that we would include the right-of-way area as part of the annexation, not leaving St. Louis County to have to assume maintenance and ice and snow removal responsibility for a portion of the street that is accessed by potential Wildwood residents.

We believe that there are many benefits to the transfer of this particular area to the city of Wildwood. In those meetings where residents have attended ... our City Council meetings residents have attended, they are very much adamant about their likes for the rural land use pattern in the area of Kiefer Creek Road and Saint Paul Road. City of Wildwood, as I mentioned, is a primarily Non-Urban Resident District Zoned Community, and our intent is to protect the rural land use pattern. We believe that we can provide improved services to residents and property owners in the area. We also would note that this is viewed as a positive action for the area by its residents, meaning the annexation proposal. And again, I believe you'll receive some information indicating that is ... that is still the case as we speak today.

We believe that the area has a community of interest with Wildwood. And we also believe that the residents as part of Wildwood will have a greater opportunity to participate in local government decision making process. And then finally, and this is something that we hear often, it eliminates the uncertainty associated with the future in terms of jurisdictional authority over those properties in the annexation area. It gives the residents some assurances.

In terms of what we believe the benefits to St. Louis County are as follows: In the estimates that we provided to the St. Louis County Boundary Commission, we believe there is a minimal revenue loss to St. Louis County. In fact, we had estimated under one percent, substantially under one percent. The area has a limited development potential due to its topography and access issues and with that, any new development all sales tax, all new sales tax would continue to go to St. Louis County through 2011. Additionally, we believe that this addresses service delivery considerations with isolated areas of unincorporated St. Louis County. As you saw on the previous annexation map, much of the area has been either annexed or was part of a municipality even before Wildwood, and we believe this is an opportunity to address service delivery issues in the area. As noted in the report, we also believe it helps define St. Louis County's regional role versus providing municipal services again to isolated pockets. And importantly, and one that has always been an issue with regards to annexations and incorporations, the city of Wildwood's proposal would not cause any St. Louis County loss of police patrolling the area, meaning that we contract with the St. Louis County Police Department, we intend to continue to contract and so there would be a seamless turnover in terms of police services. We believe that, in fact, police services will improve because we continue to add officers and attempt to increase beats in the city of Wildwood.

In conclusion, the city is responding to residents' requests for this transfer. As noted in the report that you received from the city, this is not unanimous support, but again, the majority of the property owners in the area that has been designated supported this action on the part of our City Council. The city is capable of providing services to the area, a full range of services. The city has the financial resources to address the addition of these properties. The city shares a community of interest with the area, and finally, the city is prepared to assume control of the area within six months of a favorable action. Again, Mr. Dubruel, the Mayor, Mr. Marshall, and myself will be available for comments. Also, we have our city attorney, Mr. Dan Vogel, to

provide any input that you may need in response to any questions you have. I appreciate your attention and the opportunity again to present to the Boundary Commission. Thank you.

1st Vice Chair Spears: Thank you. Questions from the Commission. Start on my left. Commissioner Ford.

Ford: Yes, the mayor indicated that as long ago as 1999 there was interest in this annexation. Why did it take five years to bring it to the Board?

Vujnich: I think the best way I can respond to that, Mr. Ford, is that we were still just about four years old as a community, and we were still trying to find our way in some regards in terms of providing the core services to a 67-square-mile area. We are now nine ... almost nine years old, and as you can see by the chart we provided, we are financed ... fiscally sound and we are capable now of addressing residents' requests.

Ford: Okay. Thank you. I take it from your presentation that St. Louis County is the provider of police services. Does the city of Wildwood project a long-range plan that the St. Louis County Police Department is going to be the police provider for Wildwood.

Vujnich: I'll defer [inaudible]

Dubriel: Well, sir, I think ... go back to the incorporation of the city, and it was incorporated under the premise that it would be a very low bureaucracy government that relied primarily on contractual services to provide services to its residents. And with that philosophy in mind and since the City Council still adheres to that, we would envision into the foreseeable future that St. Louis County Police Department would continue to provide services to our entire community. And we hope we will continue to have the very fine working relationship, very effective relationship we've enjoyed with them for the past nine years.

Ford: Okay. That's all I have, Mr. Chairman.

Gelber: No questions.

1st Vice Chair Spears: Mr. Armstrong.

T. Armstrong: Could I ask you to go back to the map of the annexation area that you showed, please. Can you show me where on this map the ... is the interest of McBride & Sons? Can you tell me what the position of McBride & Sons is with respect to this annexation? Is it still negative?

Vujnich: Yes, we have not heard anything further. As you well know, they filed a letter of objection to both our annexation as well that of Ellisville.

T. Armstrong: Do we have somebody here tonight who's going to speak on behalf of McBride? Thank you. I would like to ask you ... my only other question is you have ... see the stars in the southeast corner of the annexation area on the southeast side of Saint Paul Road. I'm curious as to why and those are starred because they're indicated as opposing the annexation. Why would you include those properties on the other side of Saint Paul Road?

Vujnich: Mr. Armstrong, what we attempted to do was to address those property owners that were opposed to the annexation so you will see that there at least one, if not more, properties that were not included in the annexation area. One of the key conditions for the Boundary Commission's consideration of a proposal is the logicalness of the boundaries and so we chose Saint Paul Road and attempted to follow that as closely as possible and create a uniform boundary that was recognizable, so to speak.

T. Armstrong: That's exactly why I raised the question. It would be so easy to say to say that the natural boundary of Saint Paul Road and that the properties to the southeast of that are not included. It just ... I take it then that we're differing, if you will, on the reasonableness of the boundaries, is that correct?

Vujnich: I think we're differing on maybe those two properties that are south of Saint Paul Road that show the star that represent individual property owners that were not interested, but we continue to show them. Again, we're trying to address many, many desires and many of the requirements of the Boundary Commission and in this particular case it was part of the five-year plan that we had designated under the requirements of the state's statute, and so again, it's within your purview to consider if that's appropriate or not, but I will say that the majority of the property owners certainly support the area that we've designated.

T. Armstrong: Okay. Thank you. That's all.

Wojtkowski: Joe, I'm having a little bit of difficulty as well as Ted in dealing with the logicalness of the boundaries. Is this 100 percent consistent with your map plan?

Vujnich: No, as mentioned in my presentation, we did not include the entire area of the five-year map plan. There is an unincorporated community to the south of the annexation area called Sherman. Many of the residents, when we filed the five-year plan, that reside in Sherman were adamantly opposed to becoming part of the city of Wildwood. And so, respecting their wishes and that large number, as I've said, modified the boundary relative to the five-year plan and, again, as best as possible, responded to the residents and property owners that had expressed interest in becoming part of the city of Wildwood.

Wojtkowski: What's that little piece to the north off of Kiefer Creek Road, I guess? Yeah, that little piece there.

Vujnich: As it's depicted and as you well know, it is part of unincorporated St. Louis County, and it was not included in the five-year map plan that was submitted by the city. It was included in the five-year map plan of the city of Ellisville.

Wojtkowski: Okay. I have no other questions, Mr. Chairman.

Marver: No question at this time.

Kloeppel: Thank you. I just have a couple. You said that the residents came forward in 1999 with their support for this proposal, is that correct?

Vujnich: Yes, we first started having residents of particularly the Sheffield Forest Subdivision appear at council meetings requesting that we consider an annexation of their area.

Kloeppel: Obviously, Wildwood has changed in the last six years, is that correct?

Vujnich: We have ... in the last eight plus years there certainly has been a change in terms of the provision of services we believe improved versus the previous jurisdiction and certainly the character of the land.

Kloeppel: With regards to citizen involvement and citizen sympathy or concern over this area, what has the city of Wildwood done to get the concerns in or questions of this proposed annexation area addressed?

Vujnich: Well, as I mentioned, one of the first things we did is sent out a letter to all of the property owners advising them our intent to pursue a possible annexation or at that time, a transfer of jurisdiction. And those that responded that were not supportive, as I mentioned, we tried to address their concerns and not include them in the annexation area while balancing all those other factors that we need to respond to such as uniformity of boundary, logicalness in the boundary, the five-year map plan, and so on.

Kloeppel: Do you have any specific numbers on how many residents responded to that and what the percentage was for this particular annexation and how many were against?

Vujnich: In the report, I take note that we received six letters from property owners that were opposed to the proposed annexation. There are a total of 83 properties in the annexation area. Now, tonight, I believe you'll hear from a number of residents that are in support of this and will provide new evidence of their continued support for the change in jurisdiction.

Kloeppel: And how many sent in letters of support for it?

Vujnich: Actually, I think it was less than that in some regards because, again, since 1999, we have been collecting petitions and letters of support, and I think in your document that area that fills up most of it are those letters of support.

Dubruiel: I might add, sir, that there have been ongoing, regular phone call contacts, letter contacts from residents in the area there who had questions and were interested and wanted some information, and we've been providing it to them on a regular basis and for the most part, it is my judgment that they seem to be satisfied with the kind of responses that they've been receiving.

Kloeppel: Thank you.

Bredenkoetter: Couple of questions. First of all, if you annex this area, do you foresee obtaining additional police services from St. Louis County to cover the area that's being annexed?

Dubruiel: Well, each year we reevaluate and reassess our contract with St. Louis County Police. We'll, of course, be relying on their feedback during any subsequent contract negotiations and discussions, and again, we'll rely on their judgment as to whether they feel additional officers are needed or adjustments in their beat structure might be required.

Bredenkoetter: Are you guaranteed so many officers for your square miles?

Dubruiel: Yes. Under our contract we have ... it specifies a certain number of police officers that will be provided.

Bredenkoetter: Do you know how many that is?

Dubruiel: I'm embarrassed to say I don't. I can look it up. I think it's 30.

Vujnich: Thirty officers.

Bredenkoetter: Thirty, and you have how many square miles in your city?

Dubruiel: Sixty-seven.

Vujnich: Sixty-seven.

Bredenkoetter: So about two for every ... all right. And then my next question is it's my understanding that the St. Louis County has Non-Urban Residence Holding Code for land such as this, but Wildwood has actually formalized that which, with that designation, it designates that you can't pack housing as closely as you could, say, even looking at the map of the city of Ballwin.

Dubruiel: We both probably answer that question, but ...

Vujnich: Well, that's a planning question so I'm very eager to respond. I was very careful in the choosing of my words. When I say we are a non-urban community, I'm saying a Non-Urban Resident District Community. The County's definition is Non-Urban District and it is intended as a holding category and as development moves into an area, then that particular pattern can be changed and the Non-Urban is typically what you see the zoning changing from, Non-Urban to something whether it's commercial or residential. Ours is a true residential district. It has standing as any of the other R-districts in our zoning code, and it has a requirement of a minimum of one unit for every three acres of ground.

Bredenkoetter: Average or one unit per three acres?

Vujnich: One unit for every three acres of ground. Now we employ a procedure that allows the clustering, but still if you have 30 acres and you want to develop residential property, you get 10 lots.

Bredenkoetter: Okay. I can testify to the Non-Urban of this. I met two of your deer in driving this area on Saturday. It was quite the experience. One of them was in Sheffield Forest. I said, "Go away, go away. Don't jump on my car." Yes, it's very Non-Urban. Thank you.

____: You're welcome.

1st Vice Chair Spears: Any questions from any of the Commissioners?

____: I have no questions. Thank you, sir.

Vujnich: Thank you very much, sir.

1st Vice Chair Spears: Comments from St. Louis County.

Bredenkoetter: I have a quick question before we get started. Is there anybody here from the school district that can do something with the lack of air conditioning or opening some more doors to get some cross ventilation? Okay. Just thought I'd ask.

Powers: Hello. I'm Glenn Powers. I'm the Director of Planning for St. Louis County. I believe we've met before somewhere. With me tonight are a number of officials from St. Louis County representing the different departments. Bill Dermody and Lori Fiegel are from the Planning Department with me. From the Highway Department, I think we have Lee Ann Sargent, way back there, and Mike Dooley, the Director, is here tonight. And Pat Palmer. There are people I'm going to miss here undoubtedly. From the Police Department, Captain George Corless and Sergeant Barry Armfield. There may be others. Are there others? Thank you.

St. Louis County is currently the local service provider for this area and up until 1994 was the local service provider for all of what is now Wildwood. We provide county-wide services to over one million people, but local services similar to what municipalities would for approximately one-third of all the residents in St. Louis County or about 324,000 that live in unincorporated areas. And we provide contract services to most of the municipalities including Wildwood, and there are examples of the services we provide to the unincorporated areas. We currently provide police services, street maintenance and improvement, code enforcement, planning and zoning as I guess we'll talk about a little bit later. We have a sewer lateral program and some of the other things you see there. So it's a full range of services, and we're quite capable of continuing to serve the area.

Here are some of the facilities in the West County Area. The West County Government Center. We have satellite centers so people don't have to travel all the way to Clayton. The satellite center is on Clarkson Road just south of Chesterfield. The West County Precinct is at 645 Big Bend Road, that's Big Bend at Sulphur Springs. The Highway Maintenance area servicing area roads in on Ruck Road, that's west of the Ellisville city limits on the south side of Manchester. And then a number of park sites, large park sites in the West County area that are under the county system including Lone Elk, West Tyson, the Rockwoods, Babler ... well, Babler is a state park.

The Saint Paul Road area is, as Joe mentioned, Joe Vujnich, a low density area. Within the area being contemplated, St. Louis County issued 30 permits in 2003 and 69 units were approved in 2004, and that is basically a development at the north end of the proposed area. So it's a small population, low density, less than 200, low crime, series of public and private roads. The private roads tend to be the roads that serve the large lot subdivisions, and relatively new, well-kept housing stock. Very little property maintenance issues in this area. Police services, Wildwood, as I think we already discussed, already contracts with St. Louis County and they also contract for most permits and inspections with the exception of zoning enforcement and land disturbance, which is a new EPA permit.

This is a comparison of the tax rates, Wildwood versus unincorporated St. Louis County. Very comparable in terms of the utility tax. St. Louis County has a slightly lower cable-TV tax rate and a slightly lower sales tax rate.

And this is a graphic of the potential revenue loss to St. Louis County. Relatively small population, relatively small number as compared to some of the other properties that we've had public hearings on.

Basically, St. Louis County is a willing and able provider of local services. We'd love to be able to continue to serve the area. County-wide residences, both incorporated and unincorporated as well as businesses benefit from the economies of scale that St. Louis County enjoys. And as usual, I will remind you that there ... although this is a small area there is a cumulative impact to the annexations in terms of our efficiencies of scale. I would just mention a few other things. In terms of the uncertainty that residents might have as far as what jurisdiction they might be in the future, along with ... that uncertainty is justified in view of the fact that three different municipalities were active in submitting map plans in this general area, but just as viable a choice is to remain in unincorporated St. Louis County. That is a choice here. Very similar to Wildwood, we have a similar philosophy on non-urban areas. I would ... I do want to expand on one thing that was said about the Non-Urban District. There is no aspect of our code that makes the Non-Urban District a holding zone. Actually, that was the subject of a great amount of debate. What was the intent of the Non-Urban District back in 1965 when large areas of unincorporated County were zoned Non-Urban? Some say that it was a holding zone, that it was always destined to change to something else as far as development got out that far. In the West County area, for instance, at the time much of the development was occurring between what is now Chesterfield and I-270, and people had a hard time envisioning what would happen west of Clarkson Road in the far West County area and so it was just zoned Non-Urban and left for the time being. However, there are areas that were zoned Non-Urban that are destined to stay Non-Urban by view of their topography and the availability of services. This is very similar to an area in North County where sink holes predominate up in the Sinks Road area. So is the Non-Urban zone intended as a holding zone? Or is it a legitimate district intended for low density development? Well, the truth is probably both. Certainly in the area that we're talking about, St. Louis County, previous to the incorporation of Wildwood, was responsible for maintaining the Non-Urban District and encouraging the non-urban development that occurred, not only along Saint Paul Road as you see it today, but also Ridge Road and on down to the river. So there was a development recently, the McBride development that was controversial in the area. That did renew interest in incorporation even though clearly there has been interest all along, but in the County did choose to rezone that to a higher density than an Non-Urban District. It was a combination R-1/R-1A, and that site's being graded right now. But we very clearly in that report define what we thought the limits of the higher density zoning was. We felt it was a continuation of a pattern that had previously been set and had a logical southern terminus at a ridge line south of the Kiefer Creek Valley and been very consistent in that view of development.

So as far as the rest of the area south of that development, I think Wildwood and St. Louis County share very similar philosophies, and with that I'll be glad to answer any questions.

1st Vice Chair Spears: Thank you, Mr. Powers. Start on my right. Commissioner.

Bredenkoetter: I have a question about ... as you know, I am from Florissant, about the sink hole area. That is obviously a definite barrier to building a house on a sink hole. Obviously, here we just have rock and we get dynamite and we blast it. The way I understand Wildwood, they have designated areas that that zoning is inviolate. If it's zoned that way, it's pretty well going to stay that way. What you just explained to me from the County, is that yes, it stays that way until

what ... a developer comes in and presents you with a different plan to change the zoning?
[applause] I mean, I'm just trying to understand.

Powers: No, there are areas all over the County, north, south, and west, where we feel should remain in the Non-Urban District. The area along Ridge Road and Saint Paul Road south of Kiefer Creek Road we feel should always stay Non-Urban. The areas along some of the other creek valleys in West County, previous to the incorporation of Wildwood, we felt very strongly should stay Non-Urban. In the North County area, we feel the sinks area of North County should always stay Non-Urban and it's very clearly articulated for the plans we have done in those areas.

Bredenkoetter: But the North County area sinks is ... I mean, it ... my brother lives between two sinks. You're not going to put a house there. I mean that ... I mean that precludes you doing anything there, correct?

Powers: It doesn't preclude you if someone wants to do it, but that's our philosophy, yes.

Bredenkoetter: Well, sinks are protected by the ... sinks are protected. You can't fill in a sink. It's against the law.

Powers: Unfortunately, you can fill in a sink.

Bredenkoetter: Well, you're not supposed to.

Powers: And people ... and people do do that in other places. There are ways to treat sink holes and stabilize them for development, but that's not our philosophy.

Bredenkoetter: But that's why part of Barrington Downs went into a sink because somebody filled in a sink hole where the gas caves were. I mean, they lost three houses. Well, that's ... you know, I'm just trying to ...

Powers: Not that I know of.

Bredenkoetter: ... so it's not a holding pattern, but yet you did take this Non-Urban area and you rezoned it for McBride to put more houses in a higher density than what your zoning was.

Powers: Yes. Yes.

Bredenkoetter: Okay. So it's not really an inviolate zoning in a Non-Urban area.

Powers: Not everywhere, that's correct. But certainly there are physical conditions that would suggest that property should stay Non-Urban, and those are very clearly articulated in the plans that we do.

Bredenkoetter: All right. Thank you.

Kloeppel: Actually, Glenn took a couple of my questions, 'cause most of the correspondence we received from the residents in this particular area, they're concerned about

population in their area and to remain sparsely populated. There is no guarantee that the County can give these residents that it would remain zoned in that particular fashion, that's correct?

Powers: In terms of the area south of the McBride petition, I can give as firm a guarantee as anyone from Wildwood could.

Kloeppel: And that was my next question, and maybe I would request the city of Wildwood to put in a speaker card to address that issue because obviously your City Council itself has been semi-volatile in the last couple of years and maybe if they can address the issue of how the city of Wildwood can guarantee these residents that the area would remain that sparsely populated zoned urban area ... Non-Urban area, I would appreciate that on follow-up comments with that. But that's all I have. Thanks, Glenn.

Marver: Could you just give a little more specifics on the McBride ... on the development that is being ... that is being discussed. How ... what are we talking about? Number of houses and population increase.

Powers: We're talking approximately 69 houses. Population increase is uncertain, rough estimate say three to three and a half people per house. Typically, a very rough estimate. It would have a single entrance off of Saint Paul Road, just south of the intersection of that roadway with Kiefer Creek. It would wind up a central stream valley, and then go out onto a ridge top, very similar to other developments that you see as you travel along Kiefer Creek Road and look off the south side of the road. It's very similar to those developments so it's roughly just a little bit above, I believe, what a one-acre density, very high-priced homes, consistent with the market area.

Marver: And so you know the demand for it, I mean has ...

_____: Oh, yes. Yes.

Powers: The developments along the south side of Kiefer Creek Road between Castlewood and the parcel we're talking about have been very successful, most of them developed in the '90s.

Marver: Thank you.

Powers: And they're fine developments.

Marver: Thank you.

1st Vice Chair Spears: Thank you. Commissioner Wojtkowski.

Wojtkowski: I have no questions.

T. Armstrong: Mr. Powers. You've ... I've had the pleasure of hearing your presentation I don't know how many times now. I've lost track.

Powers: It's not a pleasure anymore probably.

T. Armstrong: Yeah, and again, I hear you tell me about the services provided to this area by the County, and I heard that your revenue loss in this case is a very modest \$38,000 a year, and that ... but beware the cumulative impact may be important. But I didn't hear any kind of recommendation from you one way or the other to this Commission as to what we ought to do with this proposal, but let me try to put some words into your mouth and see if they work. Is it fair to say that the County's position with respect to this proposal is that it's one that you would turn it over to the residents of the area to decide their own fate?

Powers: We're ... I'm aware of the petitions that have previously been filed. I'm aware of area sentiments because I was involved in the zoning. I know that in this particular area there is a preference for Wildwood. I think if it were to happen, there'd be very little difference day-to-day in terms of the kind of services that would be provided or the development that would ultimately occur. Some people say I should ... that affects me. Some people think that shouldn't affect me, but it's hard to speak vehemently against people when you know what the sentiments are. My own wish is that people would remain in the County. I want the County ... I've worked there a long time ... I'm very concerned about its long-term sustainability, and I want to continue to provide good services so we're concerned about the erosion, but it's very hard at this point for us ... for me to form an opinion or to make a solid recommendation in this case. Other times we come before you and we make a recommendation or we give a preference because of things that have happened. We're probably listening as much at this meeting as you are.

T. Armstrong: I think you studied law. Thank you.

Powers: I just don't get paid for it.

Ford: Has the Planning Department received negative calls or letters regarding this annexation?

Powers: No. Well, we've received calls from people who ... I anticipated your question. We've received calls from people who wish not to be in Wildwood, but we certainly haven't received calls complaining about activities, not at all. I'm sorry, I ...

Ford: But you have received negative connotation on this annexation?

Powers: A small number.

Ford: Okay.

Powers: I wouldn't quibble, you know, with the number of dots on Wildwood's map.

Ford: Regarding zoning, is it the County legislature ... or County counselors ... not counselors, Councilmen that change the zoning? It's not the Planning Department, correct?

Powers: No. I think it's a system probably very similar to Wildwood where there's a staff. They make a recommendation to a Planning Commission, who are appointed. They in turn make a recommendation to the County Council, and then the County Council decides. It's always the elected body that decides these matters because zoning is a legislative act.

Ford: That's the way it would be in Wildwood as well, correct?

Powers: Yes.

Ford: Okay. Thank you. No other questions, Mr. Chairman.

1st Vice Chair Spears: Thank you, Mr. Powers.

Powers: Yes, sir.

[background conversations]

1st Vice Chair Spears: We will move into the public comments session, and I would like to announce again if you want to speak to the Commission, if you have not filled out a public speaker comment sheet, now is the time. Once we start, we will not accept any. Before I start, I'm kind of bad with names so if I mispronounce your name, excuse me, please.

1st Vice Chair Spears: I will read a name off and you will come up and speak, and I'll also call the name to be ready for the next speaker to come up. The first speaker will be Nick Hubbuck. And the next speaker will be Keith Hubbard.

Hubbuck: I'll try to keep this within three minutes for your.

1st Vice Chair Spears: Thank you, sir.

Hubbuck: I'm going to have to read this and hopefully, this fresh air will help this up here now. Members of the Boundary Commission, my name is Nick Hubbuck. I reside at 16404 Sheffield View Court. I wish to convey my strong desire along with that of my neighbors in the Lakes of Sheffield Forest to be annexed by Wildwood. I have a current petition to submit to you tonight that should reinforce the one originally submitted to you by the city of Wildwood. These petitions represent all 45 homes in Sheffield Forest. That's all I have, all 45 homes right here and I'm going to hand this to your attorney right now.

I'm sure this evening you're going to hear many reasons why the large percentage of residents wishes to be annexed by Wildwood. I don't know the route you drove to attend this meeting this evening. However, if you took Saint Paul from Kiefer Creek Road, you passed a development in process by McBride & Son at that intersection. What you may not know is that the entire contiguous area surrounding this development is zoned NU. The St. Louis County Council rezoned the development of these 69 acres in April of this year to R-1A. The County Council told us that the rezoning represented a good transition for this area. I ask you to place yourself in the position of the residents of the area desiring to be annexed by Wildwood. You would have to ask yourselves what were we transitioning to? In fact, if you take a close look around this area, you'll note that some of the surrounding area has horses on the property. The approval of the rezoning of this area is a perfect example of the reason we are asking to be annexed by Wildwood. Wildwood has a reputation of consistency in their rezoning of similar areas and would never have allowed the rezoning that has occurred. I'm sure you're aware that we all have substantial investments in our homes and property in the area desiring annexation by Wildwood, and the development I discussed earlier will not improve any of the residents' home values. Ask any realtor and they will tell you it will ultimately reduce our home values. I'm sure the man or people from McBride are going to disagree with me, but obviously that's up to discussion.

Obviously ... excuse me, I think I lost my place. Put yourselves in our position and ask yourself what would you desire if you lived in our area. Obviously, the answer would clearly be annexation by Wildwood and not Ellisville, who has no problems with stacking homes on top of each other. In fact, we addressed Ellisville over a year ago and told them we wanted no part of Ellisville ... I'm summarizing what I've got here ... they, in fact, have muddied the waters by coming in on this portion.

Chair: Three minutes.

Hubbuck: Can I have Mr. Mednick's minutes so I can finish this?

_____: [inaudible]

Hubbuck: I'm not going to need three minutes to finish this.

_____: [inaudible]

Hubbuck: I've done five pages at St. Louis County Council in the five minutes. I'm amazed two pages, I can't do.

1st Vice Chair Spears: Okay.

Hubbuck: Excuse me. I realize tonight that you're going to hear the same thing by many of the residents. Additionally, many of the residents in attendance have other commitments this evening and are not going to be able to stay and convey their desires to you this evening. Realizing this, I'd like to ask all the residents of the area who are in agreement with what I've presented to the Boundary Commission, if they would just stand up so that the members of the Commission can see how many of the residents are in favor to be annexed by Wildwood.

I want to thank each of you for your attention this evening and trust that you will weight the pros and cons of the annexation that you've heard this evening and that you'll award the area in question to Wildwood as the majority of the residents have clearly indicated their desire. I'd also like to just finish with one thing. That petition plus the other one, I can tell you that the number of people that did not stand up definitely do not live in the area. Thank you.

1st Vice Chair Spears: Mr. Keith Hubbard. The next speaker will be Cecilia Cink.

Hubbard: Members of the Boundary Commission, my name is Keith Hubbard. I live at 1016 St. Paul Run. I have with me tonight a petition signed by all but five of the households on St. Paul Road indicating their desire to become part of Wildwood. When combined with the petitions that you just received from Sheffield Forest, over 94 percent of the residents of the affected area have expressed their desire to be annexed into Wildwood. I'm not sure what else the Boundary Commission would need to know other than the overwhelming majority of the affected people wish to be annexed by Wildwood. At this point, it should be an easy decision. However, to point out several specifics, we wish to become part of Wildwood because Wildwood's charter will protect our area from high density developments that are out of character with the area. Ellisville nor St. Louis County has no such provision. We wish to become part of Wildwood because Wildwood will respect our desire to remain with our current zoning of NU, Non-Urban, and will not seek to rezone our area for the benefit of the developers

as St. Louis County has recently shown that they are very willing to do. We wish to become part of Wildwood because a Wildwood address automatically raises the value of our property, not so with Ellisville. We wish to become part of Wildwood because the character of St. Paul Road is more in keeping with the character of Wildwood, certainly not that of Ellisville.

Members of the Boundary Commission, I urge you to simply abide by the will of the majority of the affected people. Thank you.

1st Vice Chair Spears: Thank you. Cecilia Cink, C-i-n-k.

Cink: [inaudible]

1st Vice Chair Spears: Thank you. Mr. John Schettler. S-c-h-e-t-t-l-e-r. Next speaker will be Theotis Surgant.

Schettler: Members of the Boundary Commission. My name is John Schettler and I reside at 907 Sheffield Forest Court. First of all, a Wildwood annexation of the St. Paul area is highly desirable and would exhibit overwhelming support by the area residents. Secondly, there are a variety of reasons why Wildwood is one of the fastest growing cities in Missouri. Wildwood's foremost goal of planning tomorrow today is commensurate with the objectives of a preponderance of St. Paul residents. The three key elements of Wildwood's planning tomorrow today include number one, a public works policy; number two, an interactive public engagement process in governance; and three, an on-going commitment to a planning of community. Wildwood has demonstrated it's steadfastness to uphold these three elements which is so desirable by the St. Paul area residents. In addition the St. Paul Road area is often touted as one of the best kept secrets in West County based on its unique terrain. The St. Paul Road area exemplifies Wildwood's own self-defined unique character based on similarities with its unique topography, its natural woodlands, its open, spacious areas and rural roads. The St. Paul area is simply a natural extension of Wildwood. Wildwood and St. Paul Road would be an absolutely perfect fit. Thank you for your time and attention this evening.

1st Vice Chair Spears: Mr. Surgant. The next speaker will be ... follow Mr. Surgant will be Robert L. Bishop.

Surgant1: Good evening. I listened to everything that was said tonight, and to me the most important thing hasn't even been discussed and what that is is will you have County water? Will you have County sanitary sewers? Will you have County storm sewers? I think that's more important than about anything that you're talking about here. You can pollute the underground water with your septic tanks. You're going to start drilling more wells, and you're going to be taking water away from the present people that have wells. And that's all I've got to say, but I hope the Board here takes that into consideration. I think it's very, very important for the health of the people. Thank you.

Surgant2: Dear Boundary Commission Members, good evening. My name is Ted Surgant. I live at 1002 St. Paul Run. I am speaking to you tonight regarding the annexation number BC0403, a proposal initiated by an overwhelming majority of residents who live along St. Paul Road and desire to be part of Wildwood as evident by the signed petitions submitted, a petition not signed to be part of Ellisville nor Ballwin but of Wildwood. The petition showed here isn't the first request for annexation as you have been pointed out to you this evening. Our

desire to be part of Wildwood has dated back to the Boundary hearings in early 2000. At that point we stressed our desire to be part of Wildwood, not Ellisville, and went to the point where we gathered a unanimously signed petition for the same. Unfortunately, time has passed and we had to resubmit our petition today. We're a community of residents who are self-reliant and not seeking any additional city services. What drives our desire to be incorporated into Wildwood stems from a fundamental need and right to have local government sensitive to our desires to preserve our neighborhoods as we see fit and help us preserve them ... preserve its charm and natural beauty. Under our current County Council Representative, Councilman Greg Quinn, our needs have never been answered. The best example of this was shown during the recent rezoning battle over the 69 acres southwest from the corner of St. Paul Road and Kiefer Creek. Four of my fellow neighbors together personally met with Councilman Quinn and implored him to support our opposition to the rezoning of that area. We presented a petition of 500 plus signatures of local residents directly affected by the proposed rezoning, a petition showing unanimous opposition to the rezoning from the residents along St. Paul Road, Sheffield Forest, Kiefer Creek Meadows, and Kiefer Creek Farms. He responded to them that he didn't care that if we had 500 local signatures unanimously against the rezoning. He represented 150,000 residents and our position and votes didn't matter to him. We need local government. We need to have a lot more direct representation and avoid such unresponsiveness and irresponsibility to us citizens. A local government like Wildwood gives us a chance to stop McBride and others like them from stripping additional lands and ruining the neighborhood that we all cherish and work so hard to preserve. We feel incorporation into Wildwood is the best address ... will best address ...

[end of Side A]

... and our underlying beliefs do prevail and that the will of the many truly outweigh the will of the few. Thank you.

1st Vice Chair Spears: Jim Hostler.

Hostler: I'm here for the Ellisville annexation.

1st Vice Chair Spears: Okay. Sorry. Kevin L. Cole.

Cole: My name is Kevin Cole. I was raised ... I guess we moved out here when I was 11 years old, and I live at 995 St. Paul Road. The old Beckemeier homestead is ... my house is on the original Beckemeier homestead, which is back 1813. I've got the book here. This plan cuts part of my parent's farm, which my parent's are here, cuts a piece off the farm, and then my house, and then my aunt lives down below me, which it cuts her off too. That's the south side of St. Paul Road, be the southeast side and then on down, I could point it out where my property is and my parents' farm. It cuts a piece off of the farm. That's one of the reasons I'm here. I would hope that parcel of land could be left out of Wildwood. I do not want to be in Wildwood. A lot of these folks here are in subdivision, Sheffield Forest, St. Paul Run, well, they moved out to the area because they wanted to be out in the woods. Well, I didn't really want them to be there either. Now they're in a subdivision, and now they're wanting to, you know, not let anybody else do anything, but ... I, you know, it's ... I hope that at least we can be left out of it. I don't want to be in Wildwood. I've tried to work there, and it's ... I don't want to go into that, so, you know, Sheffield Forest, their sign read one to three acre lots so they're already, I mean, they moved out into this area and that's what they have, you know, and their lake right now is

polluting the spring, the old Beckemeier spring, which is where my folks and I live. They've got a big pond they built and they're dyeing that water blue so it can be pretty for them. These folks from the city move out to the country and they can dye the water blue, and the spring's turning blue now ... so that's really all I have to say. I hope ... I hope you'll give us some consideration and not cut the farm up. But I've written a letter, I believe, to Lori. I had some other paperwork, I didn't bring it. I thought I had sent enough in. But I have three copies of the Wildwood proposed annexation area with where my folks' farm is. That's all I have with me.

1st Vice Chair Spears: Thank you, sir. Terry Broemmelsick. And he'll be followed by Michael Berry.

Broemmelsick: Good evening. My name is Terry Broemmelsick. I don't reside in this area, but I'm here on behalf of McBride & Son, particularly the 68.9 acre tract at the southwest corner of Kiefer Creek and St. Paul Road, which has been talked about to a great extent this evening. There's going to be about 69 out there ... 69 houses proposed. It is under construction. We're about 40 percent graded of this site. Our position is one ... we sit here tonight and we hear petitions being brought forth, subdivisions gathering, unified effort to promote annexation into Wildwood. There are 69 homeowners not here tonight. They won't be here until July, I think that probably of 2007. It's not McBride's position to speak for these people. We're here tonight to ask the board to keep this a neutral site and let these homeowners have their right to speak their peace. About six months ago we were in St. Louis County getting this particular site ... our rezoning application was in effect, and there was hundreds of comments about we don't want one-acre zoning in Wildwood. Wildwood is about three-acre zoning. I find it difficult to sit here tonight and listen that these three-acre ... the people live in the three-acre zoning areas now want the one-acre site in their municipality. We just wish at this point that the Board would consider keeping this site neutral until the homeowners have taken over the control of the subdivision. On behalf of McBride & Son, it's not ... we don't feel it's our position to speak for these homeowners, and we'd like them to have the opportunity as far as what direction this petition goes. And that's about all I have to say ... if there's anything I can ...

Bredenkoetter: Are all these lots sold?

Broemmelsick: They're not sold.

Bredenkoetter: So nothing's sold. So you're talking about future homeowners that do not exist today?

Broemmelsick: I am.

Bredenkoetter: Okay. And then the only other question I have is this 68.9 acres, has there been anything kept back for ... to help retain the rural charm off of St. Paul? I mean, are you building out ... from what I see, 69 homes in 68.9 acres, there's not much common ground, I guess is what I'm asking. No common grounds?

Broemmelsick: I don't have the site plan to share with you although about 50 percent of the greenscape has been preserved in this subdivision.

Bredenkoetter: So those houses will go on less than one-acre sites, then?

Broemmelsick: The density is 69 houses on about 69 acres. It's about one-acre density. The lots are not necessarily one-acre lots.

Bredenkoetter: Okay. Okay.

Broemmelsick: As approved by St. Louis County.

Bredenkoetter: Okay.

1st Vice Chair Spears: Thank you, sir.

T. Armstrong: Wait, wait. I have a question. Mr. Broemmelsick, I'm trying to piece all this together. I'm getting ... I think I'm getting the picture now. St. Louis County has changed the ... recently changed the zoning to one-acre zoning of the 69 acres, and you, acting upon that, are already under construction with ... did you say 40?

Broemmelsick: We're about 40 percent [inaudible]

T. Armstrong: Forty percent complete on grading.

Broemmelsick: On grading alone.

T. Armstrong: So you have acted in reliance upon the zoning. What would be your position if this property were annexed by Wildwood? If Wildwood attempted to change the zoning back to three-acre zoning, what would your position be?

Broemmelsick: Our position would be to maintain the one-acre zoning that has been approved and has ... the construction has commenced.

T. Armstrong: Is it your belief that Wildwood could not change it back to three-acre zoning at this point?

Broemmelsick: I'm not in a position to speak for Wildwood.

T. Armstrong: All right. Well, I'm going to ask that question of Mr. Vujnich over there so you can be thinking about the answer. Thank you.

Gelber: Do you have sanitary sewers available?

Broemmelsick: We have sanitary sewers, water, storm sewers,

Gelber: Gas?

Broemmelsick: Yes, yes, indeed.

1st Vice Chair Spears: Thank you. Thank you. Mr. Berry.

Berry: I wanted to comment on the Ellisville [inaudible].

1st Vice Chair Spears: Oh, Ellis ... okay. Lisa Mongo.

Mongo: I'm going to wait until after Ellisville.

1st Vice Chair Spears: Okay. Ed Marshall, followed by Ingrid Taylor.

Marshall: I was going to answer the question about how the zoning would be treated in Wildwood. We have high-density as well as low-density developments throughout the city of Wildwood. But Non-Urban is not an automatic change to high density. The zoning plan does not allow that based on the protection of the charter. The charter can be changed, but again, I think it gets back to local government. Changing the charter would require 12 of 16 council people's votes, and we very seldom have seen that in eight to nine years. So I think what the city of Wildwood would bring would be the attempt to bring the local government with the predictability that if you felt it were Non-Urban, you would have Non-Urban, and the city would do their best to protect that for you long-term.

The other item would be the police protection. The city contract is for the next five years with the County and just have added additional three police officers to the 27 that we had had. So the five-year police contract is intact for the next five years.

And I'm hoping that answered your question about the protection would come from the charter over the zoning plan, and above all, that can be changed, but I think the issue becomes the trust of the residents in the charter upholding the zoning plan so it's a two-step process.

Kloeppel: That was my question, and what I was concerned about is what you just brought up the predictability of your council is the last couple of elections has been pretty unpredictable, I think.

Marshall: Well, I would hope the residents would ... I mean, the residents are the people that make that decision and if the residents believe they have elected the right people, then I think they will see that result in the future. And during all of our time, I believe the charter ... or the master plan has been changed a total of four times, Joe? Five times in nine years. And those were pretty much fringe areas for commercial development within the town center.

Kloeppel: Thank you.

T. Armstrong: Excuse me. I'm still confused so bear with me, and try to help me here. What I see happening is that the ... the McBride & Sons 69 acres has been zoned one-acre zoning. And I see a lot of opposition to that in this audience and obviously there was a lot of opposition to that proposal at the time it was made to St. Louis County. What I don't understand is this annexation proposal apparently doesn't change that, is that correct?

Marshall: I would default to Mr. Vogel, our attorney, or Joe Vunich to answer that. I honestly don't know. The petition was ...

T. Armstrong: I honestly don't know either, but I think it's a critical element here.

Marshall: And I would agree. The petition was moved forward way before the development ever happened so he can answer that.

Vujnich: Mr. Armstrong, I'll be referencing page 19 in our report that we provided to the Boundary Commission, and it's Item 7, and it reads about mid-paragraph, "It is the opinion of the city the McBride & Sons, Inc., development proposed for an area of this annexation can be accommodated and completed in the same manner as has been the case over the last nine years with other projects the city of Wildwood inherited at the time of its incorporation." What we have done is not revert zoning to a lower density. What we have done is try to apply better standards for the development of the site, meaning that St. Louis County has, in our opinion, a questionable road standard that does not provide for long-term maintenance and care. We have a higher standard, and those are the things that we look at and try to improve for all taxpayers because when roads fall apart, guess who pays for them. The taxpayers.

T. Armstrong: So your position is that you can't undo what has been done by St. Louis County, but you can improve upon the application of it, is that fair enough?

Vujnich: That's a fair assessment, I believe, sir.

T. Armstrong: Okay. Thank you. That's what I wanted to know.

Taylor: Members of the Boundary Commission. My name is Ingrid Taylor. I live at 801 St. Paul Road. And our community requested to be part of Wildwood back in 1999. We were very influential in getting everybody to ... not influential, we talked to everybody. Everybody wanted to be part of Wildwood because of the environmental goals and zoning. They matched the ones of the residents. People moved there because of the type of area that we live in. I would also like to address part of the comments that Mr. Cole made about the properties that are adjacent to his property and all that development. Mr. Cole sold part of his property for that development to be there. That's Sheffield Forest. At the start of the meeting I heard that you questioned the opinion of the McBride developer as to the desire of these properties to be annexed, but I didn't hear you question the residents. Are we interested in this development in our area to be annexed to Wildwood? This is the same thing that happened when we were at the Council meetings. We were told by the attorney for the McBride developer that we had no voice. Who were we? This was not a democracy. This was something was just a done deal. So the wildlife that existed in the area where the McBride development has gone and created devastation, has been displaced. I see baby deer crossing my yard, crossing St. Paul Road, all the time, and it's very, very sad to see what is happening in there. It's total devastation. I beg you to drive by there, to see the pictures we offered to the Council before the development came in and to see what's happening now. So based on all of this, I would really appreciate that you reconsider, that you consider what the residents of the area are asking to be annexed to Wildwood. Thank you very much.

1st Vice Chair Spears: Thank you. This concludes our public hearing on BC0403. We will adjourn and go into a session for BC0405. I'd like to thank everyone for coming. You're welcome to stay. We will take a five-minute recess and then we'll go directly into it.