

ASSOCIATION ANNUAL BUSINESS MEETING ON APRIL 30TH

The Annual business meeting of the Association will be held

Monday April 30, 1990 7:30 P.M.
St. Andrew United United Methodist Church
3975 North Highway 67

Mr. Jack Lyons, Superintendent of the Underground Gas Storage Field for the Laclede Gas Company will explain the operation of the facility located on Sinks Road where all of the natural gas for the St. Louis area is stored underground over an area extending well beyond the boundaries of the Old Jamestown Area. A tour of the plant is scheduled for the following Saturday morning, May 5th, for those interested.

Other items on the agenda will include:

- Election of Directors
- Black Jack Annexation Update
- Road Cleanup Information
- Boundary Commission Information
- Refreshments

SUPPORT THE ASSOCIATION BY YOUR ATTENDENCE

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UNINCORPORATED ST. LOUIS COUNTY IN 1996?????

Will unincorporated St. Louis County still be around in 1996?... Or will every area have been merged or incorporated into a new municipality?.....Those are questions that have many residents of the unincorporated parts of St. Louis County puzzling

City of Black Jack officials, in promoting annexation, have indicated that information they have (from a Boundary Commissioner) is that by 1996 areas of the County which have not affiliated with some municipality will essentially have no choice where they are assigned.

The Association, based upon information from the Planning Department and the State law which now governs annexations and incorporations, has said that according to those sources, large areas of unincorporated County will remain until citizens vote otherwise.

The office of Councilman Bond provided a letter that responded to this question upon the inquiry of Mr. John Weese of Lake James Manor. Related portions of that letter are:

"I believe that there has been a misunderstanding concerning the continued provision of County services. As long as any area remains an unincorporated part of St. Louis County, services will continue to be provided to residents and property owners. The current annexation process gives you the right to vote to determine if you wish to remain unincorporated."....."I hope this letter helps to assure you and the residents of the area that County government will continue to look after your needs should the area remain unincorporated. There are no plans to discontinue the county's services".

The Association will be pursuing a position statement from the County Executive in this matter.

UPDATE ON THE BLACK JACK ANNEXATION PROPOSAL

A number of developments regarding the City of Black Jack Annexation Proposal have occurred since the last Newsletter.

-March 1-Informational letter to Association members and area trustees about future implications of annexation proposal to the Old Jamestown Area.
-March 7-Meeting with trustees of Lake James Manor and Fox Manor.
-March 12-Participated in panel discussion with City of Black Jack officials at Lake James Manor residents' meeting. Residents overwhelmingly opposed to being a part of annexation area.
-March 13-Boundary Commission Public Hearing. Association spoke in opposition to proposed city boundary extending north of Cold Water Creek to Lindbergh. Lake James Manor trustees spoke in opposition to being included in annexation proposal. Boundary Commission implied they would like Black Jack to survey residents north of Cold Water Creek as they had other residents in the proposed annexation area.
-April 3-Chairman of the Annexation Committee for Black Jack lost re-election as councilman.
-Week of April 16-No resident survey to date in Lake James Manor or Fox Manor. Both subdivisions are developing opposition petitions to be submitted to the Boundary Commission.

UPDATE ON THE DAY CARE HOME PROPOSAL

As reported in the January Newsletter, the Planning Commission held a public hearing on February 20th to hear a proposal to change the County Zoning Ordinance as it relates to the permitting and operation of Large Day Care Homes in residential areas in unincorporated County. The Association spoke in opposition to the proposal, not from a position of opposing day care services, but in opposition to allowing a commercial business to be permitted to operate in a residential neighborhood without a public hearing or a Conditional Use Permit as presently required. If passed, it will establish a precedent for other commercial businesses to operate in residential areas if they can justify the "social need" for the business. The Planning Commission subsequently voted to recommend approval to the County Council.

It was our understanding that the County Council would refer the proposal to their Public Improvements Committee for review and a public hearing, but that apparently is not going to happen. The bill, which the Council will vote on April 26th, provides for no input from neighboring residents until the Day Care Home has been in operation for ninety days.

Articles reported in the local newspapers indicated that County officials estimated there were approximately 2000 such Large Day Care Homes operating illegally "underground" in the area now. It appears that perhaps it was easier to change the law than to enforce it.

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IN MEMORY.....

Our condolences to the family of Councilman Donald L. Bond who passed away on April 21st after a long illness. Mr. Bond, sometimes known as "Mr. North County", served as Fourth District Councilman for the past 14 years and for the prior 20 years on the City of Florissant Council.

KEEP OUR ROADS CLEAN

Most everyone likes to drive along roads that are free from litter. In the past most everyone has taken it for granted that someone else was going to keep them litter free for us. However, as municipal resources have had to be stretched further and further, citizens have started to help keep the roadsides clean. Litter-Free programs have been implemented in many areas at both the state and local levels that enable private citizens, organizations, and businesses to assist in keeping the roadsides clean. Association members can participate in this program by either individually or with several of your neighbors commit to picking up litter along your stretch of road. The guidelines for the program are:

1. Minimum one half mile length of road.
2. One year commitment for cleanup.
3. Pickup every 4-6 weeks.
4. Leave trash in bags along the roadside.
5. Pickup on both sides of road.
6. The County will:
 - Provide trashbags.
 - Provide safety vests.
 - Provide traffic markers as necessary.
 - Pickup full bags of trash.
 - Erect signs acknowledging road cleaners.

Contact Mark Dienstbach, Association Director (741-0283), for more information.

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BICYCLE SAFETY IN THE OLD JAMESTOWN AREA

Concern has been expressed by Association members for the safety of both cyclists and motorists as traffic increases along the narrow two lane winding roads in the Old Jamestown Area. The Association conveyed this concern to the Department of Highways and Traffic asking that appropriate measures be taken to diminish the problem. The following response was received from Thomas J. Dalton Jr., Chief Traffic Engineer.

"This is in regard to your February 6, 1990 communication wherein you expressed concern for the safety of both cyclists and motorists on various two lane roadways in north County. You indicated that these two lane roadways have no shoulders and many curves.

Although Missouri Law allows the use of Public Roadways by bicyclists, the Department of Highways and Traffic does not condone the use of narrow roadways by cyclists and has in fact, recommended that certain roadways in north and south County not be used for Bike-A-Thons.

We believe that cyclists have to accept some responsibility and use common sense in selecting roadways for a safe "ride in the country". They should make use of all warning devices available for use on their bicycles and their persons.

The Department recently installed informational signing promoting bicycle safety on some arterial roadways in the City of Chesterfield. These signs were purchased by others and Departmental personnel provided sign posts and installed the signs at designated locations. We would be agreeable to expanding this program to other roadways under the same aforementioned conditions.

Your interest and concern for bicycling safety on County maintained roadways is appreciated."

This response seems contrary to every other type of precautionary road sign that is both furnished and installed by the County, particularly in unincorporated areas. The Association will be pursuing the matter with the County.

EARTHQUAKE PREPAREDNESS AT LACLEDE GAS STORAGE FACILITY

The question of public safety involving the Laclede Gas Underground Storage Facility in the event of a major earthquake in the New Madrid fault area was raised at the January membership meeting. The Association presented that question to Laclede Gas and received the following response from Norman Werner, Superintendent of Gas Supply and Control.

"We appreciate your interest about safety at our underground storage facility. I have enclosed our 1988 pamphlet which includes some general facts and information. Safety has always been a concern of Laclede since the initial development of our storage facility. Natural disasters, such as an earthquake have the potential to cause surface damage in the St. Louis area; however, the dome shaped caprock which seals the storage gas is quite stable. Laclede's subsurface evaluation showed that earth movements such as the series of quakes in 1811-1812 had no effect on the caprock's integrity.

Laclede maintains an emergency response procedure for all surface piping and equipment in the event of emergency. Such procedure is in keeping with federal codes and is closely monitored by the Missouri Public Service Commission and appropriate agencies."

Come to the April 30th meeting and hear more about the operation of the underground natural gas storage facility operated by Laclede. Copies of the informational pamphlet referred to in the letter will be distributed.

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A REQUEST TO THE SPECIAL PEOPLE.....

YOU are the special people because you are interested in what is going on in your community. That seems like a very simple and obvious statement that should include every living person in a community, but unfortunately it does not. You have shown that interest by your continuous support of the Association, which is the only area wide organization providing a communication link between the County government and residents of the Old Jamestown Area of unincorporated St. Louis County.

There is a second group who will take an interest only if there is a major issue under discussion or something is about to "happen in their backyard". When the issue passes, their interest most likely will also.

Then there is the third group, who under no conditions, will become interested in what is happening in the community. They have no interest of what is going on and may not understand it if they did.

The REQUEST to you, the special people, is to provide the Association with names of other area residents who you feel are also interested in being involved and informed of what is happening in their community. A newsletter and informational letter about the Association will be mailed to them. Please use the form on the last page of the newsletter or call Loretta Becker (741-3912).

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ASSOCIATION OFFICER APPOINTED TO COUNTY COMMITTEE

Loretta Becker, vice president of the Association, has been appointed to the Land Action Committee of the St. Louis County Strategic Planning Process. The committee will be reviewing citizen input developed through the Partnership for the Future project conducted by the County in the past six months. The committee will be making recommendations concerning all aspects of future land use in St. Louis County.

ELECTION OF DIRECTORS

The constitution provides for the Executive Board to be constituted of nine Directors. Three Directors will be elected each year to serve for a three year term. The Board of Directors will elect officers and conduct business of the Association. The incumbent Directors are:

Christine Boyce- Term expires 1991
 Kenneth Smith- 1991
 Carol Thurman- 1991
 Mark Dienstbach- 1992
 F. Lee Fridley- 1992
 Donald Zykan- 1992

The constitution provides for candidates to be nominated (1) by a nominating committee appointed by the president and approved by the Executive Board, or (2) by a petition signed by ten members, or (3) by nomination from the floor at the Annual Meeting. Nominees by petition must be submitted to the President by 1:00 P.M. on the day of the meeting.

The Nominating Committee, consisting of Carol Thurman, Donna Smith, and Susan Larkin have met and recommended the following candidates for a three year term to expire in 1993:

William Bearden

"Willie" as he is called by most of his friends has lived at 15805 New Jamestown Road for 28 years. He and his wife, Alice, have four grown children. He is employed by A.J. Plumbing in St. Peters and has been a member of Local 35 for 32 years. He is active in the opposition to the West Lake Quarry operation. He enjoys gardening and is known as a "workaholic." He has been an active participant in Association activities.

Loretta Becker

Nominated for a second term as Director. Vice president of the Association since 1987. An active participant in the reactivation of the Association in 1987. Has lived at 16970 Old Jamestown Road for 12 years (13 years at 16950 Old Jamestown Road) with husband Jack, and five children ages 9 yrs. to 22 yrs. On Hazelwood School District Elementary School Boundary Change Committee-1988. Appointed in April 1990 to St. Louis County Land Action Committee. Currently a housewife/unemployed Registered Nurse.

Susan Goris

Former Hazelwood School District teacher. Now active in her children's school, Salem Lutheran in Black Jack, where she is a member on the Board of Education, and in Salem Lutheran Church where she is a member of the Planning Council. In January 1990 she was one of the hundred St. Louis County residents chosen to participate in the two day Partnership for the Future Citizens Conference. Susan is married to Jan Goris, who grew up in the area where they now live on Robbins Mill Road. They have two children, ages 8 and 10 yrs.

Directors will be elected at the April 30th meeting.

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A SPECIAL THANKS TO

Association Directors who are completing their term of service. Betsy Meier, Ken Larkin, and Loretta Becker have all been active participants since the reactivation of the Association in 1987. Thanks to each of you.

UPDATE ON DEVELOPMENT PROPOSALS AND PROJECTS

The following information is an attempt to summarize the status of projects which are either proposed or under construction in the Old Jamestown area.

JAMESTOWN CENTRE - Walters/Kroenke Development Co.
Northwest corner of Lindbergh and Old Jamestown Road. Thirty acres of commercial including a large retail store (originally a Wal-Mart), grocery store, banking facility, two fast food restaurants, small retail shops, and two medical/office buildings. This project was approved in 1985 but did not proceed after Wal-Mart withdrew their interest in the location. The karst topography to the north of this property causes a major problem in the disposal of storm water runoff. The County has approved an automated pumping system in the event the sinkholes become blocked.

STATUS - No change. Development of the site has been delayed pending the outcome of a lawsuit that will dissolve the partnership of Walters/Kroenke. Title to the property will go to the partner submitting the highest bid. The eventual development of this site will be dependent upon which partner acquires ownership.

WALDBART NURSERY - Relocation to a seven acre site on Lindbergh opposite Delcastle Drive and immediately west of a site owned by the Blackjack Fire Protection District for a future fire station. The same type of business as presently conducted is planned for the new location. Access to the nursery will be off a new street to be constructed along the east property line common to the Fire District property. That street, extended to the north, will provide access to the property north of the nursery.

STATUS - Final approval was granted last week by the Planning Commission. Work will proceed for a planned move in Fall 1990.

VILLAGE OF FOURS - Donald Basford.
68 units on 18 acres arranged in 14 four family buildings at R-2 and R-3 density. North side of Lindbergh approximately one half mile west of Old Jamestown Road.

STATUS - The partially completed building on the site was demolished last week. New residential zoning will be requested

COLONY OF JAMESTOWN - Jefferson Savings and Loan.
Twenty three acres of R-2 and R-3 single family (PEU) consisting of 69 units located on the north side of Lindbergh, immediately east of Chambers Park.

STATUS - Streets and utilities are completed. J.L. Mason Homes Inc. will construct the homes for Jefferson Savings and Loan.

AFSHARI ENTERPRISES INC.
Five acre tract on the north side of Lindbergh, 1/4 mile west of Lewis and Clark Blvd. Request for a change of zoning from "NU" Non-Urban to "C-8" Planned Commercial District to include medical offices, pharmacy, and all other uses permitted in the "C-2" Shopping District. The proposed use would be general offices, medical offices, and a pharmacy with optional bookstore and/or cardshop