

SPRING GENERAL MEETING

THURSDAY MAY 1, 2003 7:30 PM

**St. Andrew United Methodist Church
3975 North Highway 67**

Homeland Security...What it means in North County

Presentation by St. Louis County Police

Citizen of the Year Award to

Mayor Robert G. Lowery Sr.

Election of Directors

Latest Information on Area Development Projects

Refreshments

BRING YOUR NEIGHBORS/EVERYONE WELCOME

ROBERT G. LOWERY SR. TO RECEIVE OUTSTANDING CITIZEN AWARD

Robert G. Lowery Sr., Mayor of the City of Florissant, has been selected by the Board of Directors to receive the annual Outstanding Citizen Award of the Old Jamestown Association. The award is made each year to a citizen who has contributed to the quality of life in North St. Louis County.

Mayor Lowery has an outstanding career of service to the North County community in a variety of capacities and has received many national and local awards. He has been a strong advocate for both the city of Florissant and for the entire North County area. He currently is playing a major role in the resurgence of commercial growth and new development in the City of Florissant and surrounding communities. He has actively promoted and supported many civic endeavors by his personal participation. He speaks favorably, at every opportunity, on the positive and varied merits of the North County area and its residents.

Prior recipients of the award, now in its sixth year, have been Dr. Elmer Belsha, past Executive Director of North County Incorporated, Laurie Donovan, past member of the Missouri House of Representatives, Doug Wiese, Neighborhood Policing Officer, Jim O'Mara, former St. Louis County Fourth District Councilman, and Mark Behlmann, board member of the Hazelwood School District and community advocate.

DENIAL RECOMMENDED FOR COMMERCIAL DEVELOPMENT ON NEW HALLS FERRY

The Planning Commission has recommended denial of the Jost Associates L.P. commercial development proposal on New Halls Ferry Road south of Vaile Avenue presented at a public hearing on March 17th. The development would be directly south of the Walgreens store on the southeast corner of New Halls Ferry and Vaile. This property is the remaining five acres of the original Jost Farm which last year had been proposed for a major retail development anchored by WalMart. All but five acres of the farm were subsequently purchased by McBride and Son and rezoned for The Villages at Jost Farm on which construction has started this spring. Opposition to the proposal focused upon the long-term precedent by St. Louis County that New Halls Ferry Road, north of Lindbergh, would be developed as a residential thoroughfare. The recommendation for denial is scheduled to be forwarded to the County Council on April 28th.

ESTATES AT BEHLMAN FARMS RECOMMENDED FOR APPROVAL BY PLANNING COMMISSION

A proposal to develop The Estates at Behlmann Farms, on a 104.9 acre tract on the south side of Lindbergh east of Robbins Mill Road, was presented by McBride and Son on March 17th with little public comment. The Planning Commission will forward a recommendation for approval to the County Council on April 28th.

Details of the proposal are:

- 313 single family units
- Lots from 52' to 80' wide
- Minimum and maximum lot sizes of 5200 to 8000 sq.ft.
- Single entrance onto Lindbergh
- Connecting street into Lake James Manor stub street (Delcastle)
- Behlmann estate house will be relocated to a 1.5 acre lot fronting on Lindbergh
- MSD disclosure statement must be given to potential buyers
- Proposed price range is \$160,000 to \$400,000
- Floor plan area is 1700 to 3800 sq.ft.
- Construction will begin in Spring 2003

DISPLAY HOME CONSTRUCTION UNDERWAY AT RICHMOND PLACE

The County Council has approved a proposal by Taylor-Morley Homes to develop Richmond Place on 35.6 acres on the south side of Lindbergh between Robbins Mill Estates and the Behlmann property. Taylor-Morley plans to build 87 single family and 44 attached homes, ranging in price from \$140,000 to \$195,000. The site plan provides extensive common ground including an asphalt perimeter walking trail.

NORTH COUNTY INSTITUTION WILL SOON BE GONE

Herman's Farm, a longtime North County landmark located on Shackelford Road near Old Halls Ferry Road will soon be a memory of the past. The property has been purchased by McBride and Son Homes, Inc. and will be developed as Herman's Orchard. Their proposal was presented at public hearing on Monday, April 21st. They propose to develop the 27.8 acre site by constructing 69 single family detached homes in the R-2 Residential District, which is compatible with surrounding development.

Details of the proposal are:

- Floor plan areas 2500-4200 sq.ft.
- Lot widths- Minimum 80 ft.
- Price range \$230,000-\$400,000
- Single entrance onto Shackelford Road
- Lake to remain as retention basin

KEMP HOMES PROPOSES DEVELOPMENT ON LINDBERGH

Kemp Homes proposed at a public hearing on April 14th to construct Candlewyck Villa, a development consisting of 46 single family attached homes on individual lots on 7.01 acres at the intersection of Candlewyck Drive and Lindbergh (at the Spring Creek Condominium development). The site had been zoned for C-8 Commercial and is proposed for Residential District R-5. The Planning Department report will be transmitted to the Planning Commission on May 5th.

Details of the proposal are:

- Lot size- 3,750 to 6,750 sq. ft.
- Floor Plan Area- 1200 to 2150 sq. ft.
- Proposed price range \$130,000-\$150,000
- Private streets
- Eight 3 unit buildings
- Eleven 2 unit buildings
- Two car garages for each unit
- No entrance onto Lindbergh
- One entrance off Candlewyck Club Drive
- No through streets

HELP MAKE HAZELWOOD SCHOOLS 1ST

The resurgence of development activity in the Hazelwood School District is creating many new challenges, as the District must accommodate an increasing number of students with a decreasing amount of resources. Your participation is critical in the **Hazelwood 1st** citizen led program that is currently underway. The program has started but it is not too late to participate.

Hazelwood 1st Participants will Study Issues and Challenges Facing the Hazelwood School District

Such as student achievement, enrollment growth, programs, technology, finances and other key topics determined by the task force. Based upon this review, a list of recommendations will be presented to the Board of Education next December.

Hazelwood 1st Meets Once to Twice Each Month

From 6:30 to 8:30 p.m. The group will meet through November 2003. Hazelwood 1st holds its meetings at Hazelwood Central High School, 15875 New Halls Ferry Rd.

For More Information About Hazelwood 1st

A list of meetings, or to participate call 314-953-5150 or e-mail haz1st@hazelwoodschoools.org

Next Meeting May 5th 6:30-8:30 PM Hazelwood Central

VISIT THE ASSOCIATION WEB SITE

<http://www.geocities.com/oldjamestownassn>

What you'll find: *Home Page/ What's Happening/ Features of the Old Jamestown Area/Association History/ Area's Unique Geologic Formations/ Joining Old Jamestown Assn.*

Questions, Problems, or Suggestions: Peggy Kruse, prautes@aol.com, 314-831-5570

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 Executive Board will elect officers and conduct business of the Association. The incumbent Directors after May 2003 are:

Denise Pearson-2004
Jim Anzer-2004
Loretta Becker-2004
John Flanders-2005
Lorraine Rickelman-2005
Barb Doner-2005

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 business meeting. Nominees by petition must be received at the Association business address by 4:00 P.M. on the day prior to the annual business meeting to be placed upon the written ballot.

The Nominating Committee, consisting of Donna Smith, chairperson, Ken Richardson, and Peggy Kruse recommend the following candidates for a three year term to expire May 2006:

Chan Mahanta

Chan lives with his wife Banti at 16770 Old Jamestown Road. He is an architect and president of Mahanta Associates, P.C., Architects. Banti practices Radiology at St. Anthony's hospital in Alton. They have two children, Rudy 26 and Loni 21. Chan was born in the state of Assam in northeast India. He immigrated to the United States in 1970 after completing his architectural education at the Indian Institute of Technology. After a stay of five years in Pasadena, California, Chan and Banti moved to St. Louis and lived in South County, Kirkwood, and Creve Couer, before moving to the Old Jamestown community in 1999.

Ken Smith

Nominated for a sixth term as Director. President of the Association since 1987. Chairperson of the steering committee to reactivate the Association in 1987. He is a Registered Professional Engineer and Professor of engineering. He retired in 1997 after 31 years at St. Louis Community College at Florissant Valley. Member of the American Society of Civil Engineers (ASCE), American Public Works Association (APWA), and the Missouri Association of Registered Land Surveyors (MARLS). He has been an active member of St. Andrew United Methodist Church for 38 years. He and his wife Olga, have four children and have resided at #10 Old Jamestown Lane since 1964.

George Tomazi

George has been a resident of the North County area since 1961. He lived in Black Jack for over 30 years, serving on the Board of Adjustment for almost 30 years, of which he was chair for more than 20 years. He is currently President of the Church Council of Lutheran Church of the Living Christ and a trustee of the Jamestown Farms subdivision. He is an engineer by education and experience, having served in many capacities in local and state engineering and technical organizations. He retired from Mallinckrodt in 1993. George and his wife Lois have resided at 44 Jamestown Farm Drive since September 2000.

NEW MEMBERS ALWAYS WELCOME

Everyone is welcome to become a part of the network of residents who are informed about events and issues in the Old Jamestown Area by sending a check for annual dues to The Old Jamestown Association, Box 2223 Florissant, MO 63032. Individual dues are \$10 per year and Family dues, which includes all adult household members, are \$15. The Association was founded in 1942. New members will receive an information packet about the area and an annual membership card.