

BEFORE THE ST. LOUIS COUNTY BOUNDARY COMMISSION

In Re:

APPLICATION FOR THE CONSOLIDATION OF )  
THE CITY OF VINITA PARK AND )  
THE VILLAGE OF VINITA TERRACE )

Case No.: BC 1601

SUMMARY OF DECISION  
OF THE APPLICATION FOR CONSOLIDATION OF THE  
CITY OF VINITA PARK AND THE VILLAGE OF VINITA TERRACE, MISSOURI

On April 19, 2016, the City of Vinita Park and the Village of Vinita Terrace submitted a joint Application for the Municipal Consolidation between the City of Vinita Park and the Village of Vinita Terrace. The area involved is legally described in Exhibit A, attached hereto and incorporated by reference.

The City of Vinita Park passed its ordinance 1278 on March 21, 2016 approving of and authorizing the filing of a plan for the consolidation of the Village of Vinita Terrace and the City of Vinita Park. The Village of Vinita Terrace approved and passed its ordinance No. 579 on April 11, 2016 approving of and authorizing the filing of a plan for the consolidation of the Village of Vinita Terrace and the City of Vinita Park. The consolidated jurisdiction is agreed to be named the City of Vinita Park and will be a fourth class city under Missouri law.

On May 24, 2016, a public hearing was held on the consolidation proposal at the Washington Park Elementary School, 1730 N. Hanley Road, St. Louis, Mo. 63114-6310. The City of Vinita Park and the Village of Vinita Terrace presented evidence at the public hearing. A representative of St. Louis County advised the Commission that the County had no objection and supported the consolidation. Public comment was available and all speakers spoke in support of the consolidation proposal. Written materials were submitted consistent with the presentations made at the public hearing. St. Louis County made a written submission on June 14, 2016 and stated it supported the consolidation proposed by Vinita Park and Vinita Terrace.

Vinita Park has a population of 1,880 as of the 2010 census, and Vinita Terrace has a population of 277 as of the 2010 census. Vinita Park has an area of 460.8 acres and Vinita Terrace has an area of 38.4 acres. The two jurisdictions are adjacent to each other, sharing a common border of Page Avenue.

The Commission makes the following findings based upon the Proposal; the information provided at the public hearing from the City of Vinita Park, the Village of Vinita Terrace, St. Louis County and the public; and the written materials submitted to the Commission.

GEOGRAPHIC

The area to be consolidated is legally described in Exhibit A. It comprises the current City of Vinita Terrace and the Village of Vinita Park. The two areas to be consolidated are adjacent to each other, currently have common borders and are contiguous. There are no natural

or man-made barriers that would impair the efficient delivery of services. The new consolidated municipal boundary will have logical and reasonable boundaries, and is compact.

There is no unincorporated areas of St. Louis County involved in the consolidation. The Commission finds that the consolidation will not have an affect or impact on the tax base of adjacent areas not involved in the consolidation or the geographic area of St. Louis County or its residents.

All current zoning will remain the same.

The current area of Vinita Terrace will become an additional ward for the municipal government of Vinita Park, having two representatives from the new ward on the Board of Alderman. This area for the new ward will remain until the next regular redistricting required by law.

### MUNICIPAL SERVICES AND GOVERNMENT

The Commission finds that the municipal services provided by Vinita Park will not be affected but may be enhanced due to efficiencies and economies of scale. The municipal services available to the residents of Vinita Terrace will be enhanced.

Vinita Park provides trash pick-up for its residents. Vinita Terrace provides trash pick-up for its residents at a cost of \$60 per month. After the consolidation, the trash pick-up for all residents in the consolidated area will be provided by Vinita Park at no extra cost.

Vinita Terrace currently contracts with Vinita Park to provide police services. There would be no change in the police services to the consolidated area. The consolidated area is currently served by Mid-County Fire District and there would be no change to the fire and EMS services currently provided.

Vinita Park currently provides in house services for municipal road maintenance, snow removal, street cleaning, and mosquito spraying. These services, except municipal road maintenance, are provided by Vinita Park to Vinita Terrace by contract presently. After consolidation, these would continue to be provided to the Vinita Terrace area. Street maintenance by Vinita Terrace is currently done by contract with outside companies or entities, including with Vinita Park. After consolidation, street maintenance and repair of municipal streets in the consolidated area (including pot hole repair) would be done by Vinita Park, leading to more efficient use of equipment and personnel. Building permits, other permitting and code enforcement are provided by each municipality presently; after consolidation, these services will be provided by Vinita Park. This will allow for efficiencies in the permitting procedures and utilization of code enforcement personnel and also allow for consistency in enforcement.

Vinita Park will be able to provide the municipal services that it currently provides to it residents to the Vinita Terrace residents upon the consolidation becoming effective.

Vinita Park has four parks, and has recreation and community events. Vinita Terrace does not have a Parks and Recreation Department and does not individually sponsor recreation and

community events. The residents of Vinita Terrace will be entitled to utilize the parks and be able to participate in the recreation and community events sponsored currently by Vinita Park.

There will be benefits to both the residents of Vinita Park and Vinita Terrace by streamlined government, equalize level of services to both jurisdictions and increased opportunities for economic development by having a singular government for the consolidated area.

### TAXES

The current property tax rate in Vinita Park is 0.541%, and the rate in Vinita Terrace is .221%. After consolidation, the tax rate of Vinita Park would be in effect in the consolidated area, leading to an increase for the current residents of Vinita Terrace. For an \$80,000 residence, this would lead to an annual tax increase of \$256.

Vinita Park has a gross receipts tax of 4.5% on electric charges and 5% on gas, telephone, water and cable. Vinita Terrace has a 2% tax on electric, cable and telephone. After consolidation, the current tax rates of Vinita Park would be implemented for the entire consolidated area, leading to a tax increase for these items for current residents of Vinita Terrace.

Vinita Park has an annual fee of \$50 for a sewer lateral repair program that pays 50% of the charges for repair costs to a homeowner of a lateral sewer line. Vinita Terrace's lateral sewer line program has a \$28 annual fee, but only pays up to \$1,000 of a lateral sewer line repair. Although the annual fee for this service will increase for Vinita Terrace residents after consolidation, it is believed that the economic benefit will be greater for a Vinita Terrace resident that requires the lateral sewer repair, as most repairs would exceed a \$2,000 repair cost.

Other changes in fees, such as the annual pet license fee, are considered immaterial.

Although the tax rate for Vinita Terrace residents will increase, the increase will be offset by savings from the trash/recycling charges (which is currently \$720 per year per address). There will be an increase in the municipal services that will be provided by Vinita Park that are currently not provided by Vinita Terrace, as Parks and Recreation and community activities. Additionally, Vinita Park provides full time employees and a staffed city hall during normal business hours that allow citizens to address needs at regular times. This will allow more timely response for many services, as pot hole repair, as Vinita Terrace now must contract for those services from outside vendors or through Vinita Park. The financial reality is that with the current revenues of Vinita Terrace and new requirement being placed on municipalities, Vinita Terrace will be required to increase its tax rates in order to provide the current level of services to its residents in the future.

There will be no significant effect on the ability of the combined municipalities to raise revenue, if desired. There will be no impact on the tax base or the ability to raise revenue of surrounding municipalities or St. Louis County, and there will be no effect on the distribution of tax resources in the County.

## DECISION

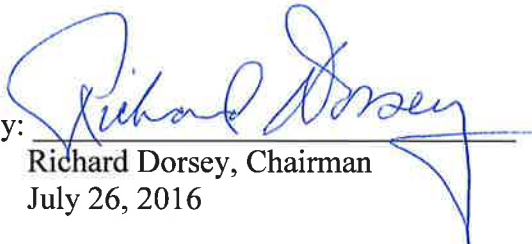
At the regularly scheduled meeting of the Commission on June 28, 2016 with the required notices having been given, and a quorum being present or by phone conferencing, the Commission reviewed and discussed the Proposal, information and materials submitted and presented at the public hearing and additional written materials submitted after the public hearing. Following discussion, and after each Commissioner had the opportunity to express his thoughts, a Motion to approve the Proposal as a consolidation of the City of Vinita Park and the Village of Vinita Terrace was made and approved. The vote was six (6) Commissioners voting in the affirmative to approve the Proposal, no (0) Commissioners voting against the Motion to approve the Proposal no (0) Commissioners abstaining. Pursuant to the Rules of the Commission, the motion carried and the Application for the Municipal Consolidation between the City of Vinita Park and the Village of Vinita Terrace was approved.

As this is not a Simplified Boundary Change as may otherwise be allowed under the laws of Missouri, a vote by the voters in the areas to be consolidated pursuant to the Application for the Municipal Consolidation Between the City of Vinita Park and the Village of Vinita Terrace shall be held on November 8, 2016, or such other time as may be provided for under the law. If approved by the voters, the combined jurisdiction shall be known as the City of Vinita Park, Missouri. Should voters in both Vinita Terrace and Vinita Park approve the consolidation, the consolidation will be effective six months after November 8, 2016, or on May 9, 2017.

Based upon the facts presented in the (1) Proposal; (2) information provided at the public hearing, including from Vinita Terrace and the Vinita Park; (3) the letter submitted by St. Louis County dated June 14, 2016; (4) written materials submitted; and (5) the Commission's consideration of the factors identified in Mo. Rev. Stat 72.403.3, the Commission hereby determines the Proposal is in the best interest of the City of Vinita Park and the Village of Vinita Terrace. It is the opinion of the Commission that the Proposal should be approved as a Consolidation.

NOW THEREFORE, the Proposal is hereby approved effective as of June 28, 2016 as a Municipal Consolidation. This Summary of the Decision of the St. Louis County Boundary Commission was approved by the Commission at its regular meeting on July 26, 2016.

St. Louis County Boundary Commission

By:   
Richard Dorsey, Chairman  
July 26, 2016