AUG 21 1997



PLAN OF INTENT

For the "TRANSFER OF JURISDICTION" of the KIEFER CREEK FARMS SUBDIVISION

From the Jurisdiction of the City of Wildwood to the Jurisdiction of the City of Ellisville



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City of Ellisville

EXECUTIVE SUMMARY

This plan of Intent has been prepared by the City of Ellisville and reviewed by the City of Wildwood, and is intended for the use by the City of Ellisville and its citizens upon approval of a transfer of boundaries described herein. Although reviewed by the City of Wildwood, the approval of this document by the City of Wildwood shall not be deemed the approval by Wildwood of all of the policies or statements therein, but only satisfaction of a legal requirement to accept a plan of intent so as to forward the proposal to the St. Louis County Boundary Commission.

Pursuant to RSMo 72.405(6), the City of Ellisville is pleased to submit this boundary change application for a "transfer of jurisdiction" of the Kiefer Creek Farms subdivision from the jurisdiction of the City of Wildwood to the jurisdiction of the City of Ellisville. Herein, please find all information applicable and required for this proposed boundary adjustment, in conformance with both state statute statutes and Boundary Commission Rules and Regulations.

In November 1994, 100% of the property owners within the Kiefer Creek Farms subdivision signed certified petitions requesting that the City of Ellisville *annex* their subdivision. At that time, however, Wildwood's impending incorporation referendum, which included Kiefer Creek Farms, precluded the City of Ellisville's ability to act on their wishes. With both the Wildwood incorporation and Boundary Commission having now been established, Kiefer Creek Farms residents are again requesting a boundary change to bring them into Ellisville. In response, the City of Ellisville is submitting this "transfer of jurisdiction" application to honor their wishes.

The territory covered by this proposal is approximately 115 acres in size, and contains twenty-five (25)

residential dwelling units, all of which are single family homes. The land is zoned Non-Urban in Wildwood. This proposal involves only land which is currently located within the City of Wildwood, and includes no unincorporated territory. However, when the City of Wildwood incorporated, two unique boundary situations occurred which impact this plan:

Basic Annexation Area Data		
STATISTICALS	NUMBER	
Area in Acres	115	
Population (most recent census)	- 66	
Dwelling Units	25	
Total Assessed Value	\$1,182,460	
Assessed Value per Capita	\$17,916	

1. First, one of Wildwood's eastern

corporate boundaries bisected a residential lot at the southeast edge of the Kiefer Creek Farms subdivision. As a result, this small "strip" of property, less than one (1) acre in size is located in unincorporated St. Louis County, while the balance of that lot is located in Wildwood.

2. Second, Kiefer Creek Farms subdivision streets are private streets located on private property. However, a "strip" of Quails Nest Road approximately 425 feet in length, located at the subdivision entrance, is excluded from Wildwood's corporate boundaries. As a result, this "strip" of road owned by an adjacent homeowner in this subdivision is actually unincorporated St. Louis County territory, while the balance of the lot is located in Wildwood.

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These unincorporated "strips" are omitted from this proposal in order to maintain the "transfer of jurisdiction" status of this application. If this "transfer of jurisdiction" proposal is approved by the Boundary Commission, it is the City of Ellisville's intention to return to the Commission to initiate annexation procedures to re-unite the "split" lots within the same jurisdiction.

This Plan of Intent will document and support, in quantifiable terms, the logic and advantage of transferring Kiefer Creek Farms to the City of Ellisville's jurisdiction, in terms of (i) compactness and geographic location, (ii) efficiency of service delivery, (iii) the broadening of existing services provided to the subdivision, (iv) community of interest, and (v) public budgeting and taxation issues which will mathematically benefit *each* Kiefer Creek Farms resident. No negative effects are anticipated with regard to political representation, zoning, taxation, service delivery, or any other facet. Note that this proposal will not require any change in fire protection or emergency medical services, as the Metro West Fire Protection District will continue to provide these services to Kiefer Creek Farms, regardless of jurisdiction.

New municipal revenues created by this "transfer of jurisdiction" will pay for all services delivered to Kiefer Creek Farms residents, and as shown within this Plan, sufficient monies will also be available for capital infrastructure projects in Kiefer Creek Farms. The provision of services to Kiefer Creek Farms will not place any burden on the current

or future finances of the City, nor will this new service area be relegated to receiving an inferior level of service as compared to the existing City of Ellisville. These assertions are all documented and supported in detail and in quantifiable terms within this proposal. The financial viability of this

	1998	1999	2000
Deserved (ou) - Constant and a	Sector Contractor Contractor	Projected	াগতোহালবেৰি
Revenues	\$10,008	\$20,018	\$20,618
Expenditures (Services)	\$3,481	\$13,630	\$3,787

boundary change is advantageous to the City of Ellisville, and the cost/benefit comparison is very appealing to the Kiefer Creek Farms residents, evidenced by their unanimous support for the City's efforts to bring them into Ellisville.

Please accept this proposal for "transfer of jurisdiction" of the Kiefer Creek Farms subdivision from the City of Wildwood to the City of Ellisville. In submitting this application, the City is honoring the ongoing wishes of the Kiefer Creek Farms residents to become a part of Ellisville, as well as expanding this City's corporate boundaries in a logical and consistent manner, and in accordance with geographical, transportational, service delivery, and community of interest needs and purposes.

Respectfully Submitted,

Jeffrey LaGarce Interim City Manager

:

LAW OFFICES OF DONALD KENNETH ANDERSON, JR. 8011 CLAYTON ROAD ST. LOUIS, MISSOURI 63117

(314) 727-7100 FAX (314) 727-4762

July 1, 1997

The Honorable Dennis M. Novak Mayor of the City of Ellisville, and Members of the Ellisville City Council #1 Weis Avenue Ellisville, MO 63011

RE: Kiefer Creek Farms

Honorable Mayor and Council Members:

Section III.A.8 of the Rules of the St. Louis County Boundary Commission requires the inclusion, in any "Annexation" or "Transfer of Jurisdiction" application presented by the City to the Boundary Commission, of a legal opinion letter stating all applicable statutory requirements, other than those contained in Chapter 72 R.S.Mo., have been satisfied.

With respect to the City's proposed annexation of <u>Kiefer Creek Farms</u>, I have, in my capacity as City Attorney, reviewed both a draft copy of the City's "<u>Plan of Intent for Transfer of Jurisdiction of Kiefer Creek Farms from the Jurisdiction of the City of Wildwood to the Jurisdiction of the City of Ellisville</u>", and various additional documents related thereto. It is my legal opinion with respect to this proposed transfer of jurisdiction, all applicable statutory requirements, other than those contained in Chapter 72 R.S.Mo., have been satisfied by the City.

A copy of this legal opinion has been forwarded to Interim City Manager, Jeffrey LaGarce for inclusion in the final version of the aforementioned "Plan of Intent" which the City in the near future intends to submit to the St. Louis County Boundary Commission.

Very truly yours,

Serve Sec.

Donald Kenneth Anderson, Jr.

DKA:ml

cc: Jeffrey LaGarce, Interim City Manager

PUBLIC HEARING SITE LOCATIONS

The following places would constitute suitable locations for conducting public hearings for this proposed "transfer of jurisdiction". The City of Wildwood has requested that the St. Louis County Boundary Commission public hearing on this "transfer of jurisdiction" procedure take place within their (Wildwood's) jurisdiction, to which the City of Ellisville has no objections. In priority order, the City of Ellisville suggests the following rankings of public hearing sites in terms of both available seating accomodations and Wildwood's wishes:

Wildwood Locations

- Lafayette High School 17050 Clayton Road Wildwood, MO 63011 Contact Person: Steve Miller Phone: 458-0400
- LaSalle Springs Elementary School 3300 Highway 109 Wildwood, MO 63038 Contact Person: Donna Redel Phone: 938-5513
- Rockwood Valley Middle School 1220 Highway 109 Wildwood, MO 63038 Contact Person: Katie Weber Phone: 458-3632
- 4. Wildwood City Hall 16962 Manchester Road Wildwood, MO 63040 Contact Person: Lynn Greene Phone: 458-0440

Ellisville Locations (if 1-4 are unavailable)

- Crestview Middle School 16025 Clayton Road Ellisville, MO 63011 Contact Person: Becky Doolie Phone: 227-3220
- St. Louis County-Daniel Boone Library 300 Clarkson Road Ellisville, MO 63011 Contact Persons: Barb Bain/Donna Merz Phone: 227-9630
- 7. Ellisville City Hall

 Weis Avenue
 Ellisville, MO 63011
 Contact Person: Donna Wright
 Phone: 227-9660
- Ellisville Elementary School 1425 Froesel Drive Ellisville, MO 63011
 Contact Person: Sharon Gwiazdowski Phone: 227-5381

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BOUNDARY COMMISSION, ST. LOUIS COUNTY

NOTICE OF ANNEXATION PROPOSAL AND PUBLIC HEARING

In accordance with Chapter 72 of the Revised Statutes of the State of Missouri, notice is hereby given that the Boundary Commission, St. Louis County will conduct a

Public Hearing on ______ at _____ at

for the purpose of giving parties in interest and citizens an opportunity to be heard on the following proposed boundary changes:

Proposal No. ______ A proposal for a boundary change submitted on ______ by the City of Ellisville, Missouri to transfer the jurisdiction of Kiefer Creek Farms Subdivision, which is currently incorporated territory within the City of Wildwood, into the jurisdiction of the City of Ellisville.

The Boundary Commission, St. Louis County, invites public comments on the proposals submitted for public hearing. Written and oral comments may be presented to the Commission in conjunction with the Public Hearing, or, in addition, written comments may be received for a period of twenty-one (21) days after the close of the Public Hearing and will be filed for the reference of the Commission.

A copy of each proposal, which includes the proposing agent, a copy of the map depicting the proposed transfer area, legal description, and plan of intent and required certifications, as received from the applicant, is available in the office of the Boundary Commission, St. Louis County, 1516 S. Brentwood Blvd., Suite 101, Brentwood, MO 63144, weekdays, during regular business hours, 9:00 a.m. to 12:00 p.m. and 1:00 p.m. to 3:00 p.m. If you have any questions regarding the proposal scheduled for public hearing, please contact the Boundary Commission, St. Louis County, at 961-7877.

Persons requiring an accommodation to attend and participate in the Public Hearing should contact the Boundary Commission, St. Louis County in writing at 1516 S. Brentwood Blvd., Suite 101, Brentwood, MO 63144 or by telephone at 961-7877 or TDD 1-800-735-2966, at least two working days prior to the Public Hearing.

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Carl E. Ramey Administrator Boundary Commission, St. Louis County

CERTIFICATION THAT PROPOSED TRANSFER OF JURISDICTION AREA IS NOT UNINCORPORATED TERRITORY

Consistent with the Rules and Regulations of the Boundary Commission, St. Louis County, Article III, Section A.3.c.ii., I certify that the proposed transfer of jurisdiction area known as KIEFER CREEK FARMS lies within the corporate boundaries of the City of Wildwood and does not constitute unincorporated territory within St. Louis County.

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CERTIFICATION OF SUBDIVISION STATUS OF TRANSFER OF JURISDICTION AREA, AND THAT NO OVERLAPS EXIST WITH RESPECT TO OTHER PROPOSALS BEFORE THE COMMISSION

Consistent with the Rules of the Boundary Commission, St. Louis County, Article III, Section A.3.d.i., I certify that the proposed transfer of jurisdiction area known as KIEFER CREEK FARMS encompasses the three (3) subdivisions of Quails Nest Subdivision, Douglass Acres Subdivision, and Bilco Subdivision. Not all properties located in Kiefer Creek Farms are part of recorded subdivisions, as many properties have simply been partitioned off from larger tracts of land. While no *recorded* subdivisions are being split, two (2) Kiefer Creek Farms properties which are not part of recorded subdivisions are being "split" for the following reasons:

- 1) One of the City of Wildwood's eastern corporate boundaries bisected a residential lot in Kiefer Creek Farms upon incorporation. As a result, a small "strip" of property is located in unincorporated St. Louis County, while the balance of this lot is located within the City of Wildwood. The unincorporated "strip" of land is not included in this proposal.
- 2) Kiefer Creek Farms subdivision streets are private streets located on private property, however, a "strip" of Quails Nest Road approximately 425 feet in length, located at the subdivision entrance at Kiefer Creek Road currently lies within unincorporated St. Louis County, and is not part of the City of Wildwood for following reasons: (i) the City of Ellisville did not annex this "strip" of land when annexing the adjacent Kiefer Creek Meadows subdivision to the east, thus creating a lack of contiguity beyond that of a single point, and (ii) the City of Wildwood did not incorporate this "strip" of land when establishing its original boundaries for incorporation. As a result, this "strip" of road, which belongs to an adjacent homeowner within the subdivision, is located in unincorporated St. Louis County, while the balance of the lot is located in the City of Wildwood. The unincorporated "strip" of road is not included in this proposal.

If the City of Ellisville were to extend its corporate boundaries in such a manner as to not "split" the aforementioned properties, this proposal would no longer constitute a pure "transfer of jurisdiction" proposal, but would also become an "annexation" proposal, which is not the intention here. At the present time, the aforementioned properties are split-between the jurisdictions of the City of Wildwood and St. Louis County, and upon successful transfer of jurisdiciton, would be "split" between the City of Ellisville and St. Louis County (see Appendix "C").

Consistent with the Rules of the Boundary Commission, St. Louis County, Article III, Section A.3.d.ii., I further certify that the proposed transfer of jurisdiction area known as KIEFER CREEK FARMS does not overlap with other proposals before the St. Louis County Boundary Commission.

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CERTIFICATION THAT CURRENT FIRE AND EMERGENCY MEDICAL SERVICES WILL NOT CHANGE WITH THIS TRANSFER OF JURISDICTION

Consistent with the Rules of the Boundary Commission, St. Louis County, Article III, Section A.5.a., I certify that the proposed transfer of jurisdiciton area known as KIEFER CREEK FARMS is located entirely within the Metro West Fire Protection District and that this proposed transfer of jurisdiction will have no impact or change on the provision of such services to this subject area.

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CERTIFICATION THAT COPIES OF THIS PROPOSAL HAVE BEEN MAILED TO THE ST. LOUIS COUNTY CLERK AND THE CITY CLERK OF ALL MUNICIPALITIES CONTIGUOUS WITH THE AREA COVERED BY THIS PROPOSAL

Consistent with the Rules of the Boundary Commission, St. Louis County, Article III, Section A.8.a., I certify that copies of this proposal have been mailed to the St. Louis County Clerk.

Consistent with the Rules of the Boundary Commission, St. Louis County, Article III, Section A.8.b., I further certify that copies of this proposal have been mailed to the City Clerk(s) of all municipalities contiguous with the area covered by this proposal, which constitutes only the City of Wildwood.

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CERTIFICATION THAT PROPOSING AGENT (CITY OF ELLISVILLE) WILL BEAR ALL COSTS OF THE BOUNDARY COMMISSION AND THE CITY OF WILDWOOD RELATING TO PUBLICATIONS, NOTIFICATIONS, COPIES, ETC. RELATING TO THIS PROPOSAL

Consistent with the Rules of the Boundary Commission, St. Louis County, Article III, Section A.10, I certify that the proposing agent (the City of Ellisville) will bear all costs of the Boundary Commission and the City of Wildwood relating to publications, notifications, legal reviews, copies, etc. related to this proposal.

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CERTIFICATION THAT OF THE TERRITORY PROPOSED FOR TRANSFER OF JURISDICTION, AT LEAST FIFTEEN (15%) OF ITS BOUNDARY IS ADJACENT TO THE MUNICIPALITY WHICH IS PROPOSING THE TRANSFER

Consistent with the Rules of the Boundary Commission, St. Louis County, Article III, Section C.1, I certify that, of the territory proposed for transfer of jurisdiction, at least fifteen (15%) of its boundary is adjacent to the municipality which is proposing the transfer of jurisdiction; namely at least 15% adjacent to the City of Ellisville. The actual adjacency of KIEFER CREEK FARMS to the existing City of Ellisville is 40%.

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Plan of Intent

Kiefer Creek Farms Subdivision

proposed by

THE CITY OF ELLISVILLE

Mandatory Review Factors

FACTOR 1. THE IMPACT, INCLUDING BUT NOT LIMITED TO THE IMPACT ON THE TAX BASE OR ON THE ABILITY TO RAISE REVENUE, OF SUCH PROPOSAL ON:

A. The area subject to the proposed boundary change and its residents;

The City of Ellisville levies higher (i) real estate tax rates, (ii) utility tax rates, and (iii) sales tax rates than does Wildwood, however, the City of Ellisville also provides a diversity of services which, in the City of Ellisville's opinion, accounts for the taxation differential. Based on the public financial cost to the Kiefer Creek Farms resident as compared to the service benefits of being within Ellisville's jurisdiction, the City of Ellisville feels that this proposed "transfer of jurisdiction" will have a positive financial impact on the Kiefer Creek Farms property owners, not only by saving all but two (2) Kiefer Creek Farms families money, but also by providing services which are not currently provided to these citizens. Depending on the value of their property, the typical net financial savings per year for the Kiefer Creek Farms property owner will range from a low of -\$22.47 (which represents a slight cost increase) to a high savings of \$144.84 once all municipal services have been initiated. Note that the only two property owners which will see their costs increase have properties *assessed* at \$74,000 and \$77,000, respectively.

	Lowest Prop	erty Value	Highest Prop	perty Value
Public Financial Costs	Wildwood	Ellisville	Wildwood	Ellisville
Real Estate Tax Liability	\$169.30	\$271.47	\$446.54	\$716.01
Personal Property Tax Liability	\$96.67	\$96.67	\$96.67	\$96.67
Utility Tax Liability	\$120.00	\$168.00	\$120.00	\$168.00
Solid Waste Costs	\$166.00	\$0.00	\$166.00	\$0.00
Street Assessment Costs (Private)	\$250.00	\$121.00	\$250.00	\$121.00
Total Public Financial Costs	\$801.97	\$657.14	\$1,079,21	\$1,101.68
Net Cost Savings to the Resident	Low Value=	\$144,841	High Value=	(\$22,47

Financial Impact of Jurisdiction Transfer to the Resident

Kiefer Creek Farms: Plan of Intent for Transfer of Jurisdiction

The City of Ellisville levies a real estate property tax of \$0.35 per \$100 assessed valuation, in addition to the County levy of \$0.58 per \$100. The City of Wildwood currently levies no real estate tax above and beyond the \$0.58 County levy. In effect, the combined City/County levy in Ellisville is \$0.93 per \$100 of assessed valuation, while the same rate in Wildwood is only \$0.58.

The City of Ellisville levies a utility tax rate of 7%. Wildwood's utility tax rate is 5%. In addition, the City of Ellisville currently levies a stormwater control sales tax of 1/2 percent, which will negatively impact Kiefer Creek Farms Residents from a taxation standpoint when they purchase motor vehicles. As Wildwood residents, Kiefer Creek Farms residents would not pay Ellisville's 1/2 cent sales tax when purchasing motor vehicles, but as Ellisville residents, they would have to pay the additional 1/2 percent, regardless of where they might purchase the vehicle.

The chart indicates the financial impact of the 1/2 cent sales tax to the Kiefer Creek Farms resident, assuming that they replace/purchase two (2) \$25,000 vehicles every three years. Under these assumptions, some residents would see their total costs increased over a three year period, while others will see their cost savings shown on page 1 slightly reduced as a result of the 1/2

<u>Three-Year Financial Impact of 1/2 C</u> (Assumes that residents will purc				
	Lowest Prop	perty Value	Highest Prop	perty Value
· · · · · · · · · · · · · · · · · · ·	Wildwood	Ellisville	Wildwood	Ellisville
Three Year Public Financial Costs	\$2,406	\$1,971	\$3,238	\$3,305
Sales Tax on Motor Vehicle Purchases	\$500	\$750	\$500	\$750
Adjusted Three Year Public Financial Costs	\$2,906	\$2,721	\$3,738	\$4,055
Net 3-Year Cost Savings to the Resident	Low Value=	\$184,49	High Value=	* * (\$317,41)

Note: Three Year Public Financial Costs are derived by multiplying the annual public financial costs by 3. For instance, under Wildwood's jurisdiction, the owner of the least valued property would have total public financial costs of \$801.97 per year, or \$2,406 over three years.

cent sales tax on motor vehicles. <u>Obviously, if Kiefer Creek Farms residents were to purchase a</u> <u>\$40,000 vehicle each and every year, the cost savings implications would change, but the above assumptions were selected as liberal benchmarks, and the City of Ellisville feels that these figures reflect (or perhaps even exceed) the proxy purchasing habits of a relatively "affluent household".</u>

Aside from these factors, no other cost differentials exist between the two municipalities as they might relate to property owners. Both Ellisville and Wildwood have personal property tax levies of \$0.00 per \$100, resulting in no additional tax liability to the resident, but regardless of jurisdiction (be it Ellisville or Wildwood), residents would still pay \$0.58 per \$100 of assessed valuation on their *personal* property to St. Louis County.

As eluded to previously, from a benefit standpoint, the City of Ellisville provides numerous services which it feels will further add to the financial benefits of the Kiefer Creek Farms

property owner. Currently the residents of Kiefer Creek Farms are paying for their own solid waste costs, snow removal costs, and their street maintenance program; a total annual cost of approximately \$416.00 per household (\$250 for street assessments, plus \$166 for trash service). Ellisville fully subsidizes snow removal, and trash collection services, eliminating the private costs to the Kiefer Creek Farms resident for delivery of these services. Street maintenance services will be somewhat subsidized by the City, while the balance will be paid by the residents, thus the street assessment should not be entirely eliminated altogether, but can be greatly reduced from its present level of \$250 per year. While the decision to continue assessing Kiefer Creek Farms households lies solely with the Trustees, the City of Ellisville has shown the above-stated cost differentials in accordance with maintaining an annual street assessment of \$121.03, which is some \$130 less than that currently paid. Ellisville will provide all topical maintenance (patching, seal coating, etc.) to these private streets in accordance with the proposed roadway maintenance agreement provided in Appendix "A".

Further, Ellisville provides a number of additional municipal services which are not currently provided to the Kiefer Creeks Farm residents, such as brush and leaf pickup services, fully subsidized street lighting services for subdivisions, and a host of municipal parks and recreation programs and facilities, the latter two of which are currently available to non-residents, but park programs are provided at resident rates, which are generally one-half the non-resident rate.

In all, Kiefer Creek Farms residents would save a per-household average of approximately \$100 per year by being Ellisville residents, with individual savings varying, depending on the value of their respective properties. When considering the *adjusted* taxation effects for the 1/2 cent sales tax on motor vehicle purchases every three years, the *adjusted* cost savings to Kiefer Creek Farms households would average approximately \$17.00 per year if they were Ellisville residents, with individual savings again, depending on the value of the property. Note that when the effects of the 1/2 cent sales tax are factored-in, nine (9) of the twenty-six (26) property owners will see their costs increase, ranging from costs increases of a low of \$3.49 to a high of \$195.80 per year. The City of Ellisville acknowledges that the additional taxation on motor vehicle purchases in any one given year could outweigh the cost savings to some Kiefer Creek Farms residents in that same year, particularly for those who replace their motor vehicles each and every year.

B. The existing municipality or municipalities, if any, proposing the boundary change and the residents thereof;

The proposed "transfer of jurisdiction" will have very little, if any, impact on the City of Ellisville. No additional personnel will be needed to provide the same level of services as offered to the current property owners and residents in Ellisville. The only direct measurable costs will be (i) the provision of solid waste services, which would equate to \$99.24 per household per year (per Ellisville's current contract), (ii) approximately \$500 in overhead administrative costs, and (iii) minor street maintenance costs (approximately \$500 per year, with a \$10,000 seal coat in 1999).

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Ordinarily, RSMo 260.247 would prohibit the City from providing solid waste collection, hauling, and disposal services to newly "annexed" residents for a period of two years following a boundary change, however, Kiefer Creek Farms contains only twenty-five (25) residential customers. As a result, RSMo 260.247 will not apply to the City of Ellisville for lack of the requisite population density of fifty (50) residential customers, and the City would provide solid waste services immediately upon the effective date of the transfer.

Based upon inspection by the City of Ellisville's engineering staff of the current private roads which serve the Kiefer Creek Farms residents, the driving surface appears to be in good condition. The City is anticipating possible minor stormwater/erosion work near the edges of the street to prevent pavement damage. In addition, it is suggested that the residents of Kiefer Creek Farms continue some degree of assessment in order to address stormwater problems related-to maintenance of the streets. Based on the figures in the table, which was developed by the City of

Maintena	Maintenance Costs Recommended for Private Funding Through Assessments			
Location Stat. 1+30	<u>Type of Work</u> Pipe Crossing	Description of Work Bank stabilization upstream & downstream of crossing	<u>Year(s)</u> 2005 & 2013	<u>Total Cost</u> \$9,330
Stat. 4+00L	Bank Erosion	Bank stabilization of road shoulder adjacent to creek	2002 & 2012	\$7,000
Stat. 20+00L	Bank Erosion	Bank stabilization of road shoulder adjacent to creek	2002 & 2012	\$14,590
Stat. 30+00L	Bank Erosion	Bank stabilization of road shoulder adjacent to creek	2002 & 2012	\$14,590
Stat. 35+00L	Pipe Crossing	Bank stabilization upstream & downstream of crossing Pipe repair at discharge end of crossing	1999, 2007, 2015 1998	\$5,300 \$2,000
Stat. 50+00L	Ditch Erosion	Stabilization of ditch line from top of hill to bottom	1999 & 2009	\$5,250
Stat. 50+00R	Shoulder Erosion	Stabilization of shoulder erosion midway up hill	2000 & 2010	\$300
Stat. 75+00L/R	Pipe Crossing	Protection of pipe intake and discharge	1999 & 2009	\$585
Stat. 62+00L/R	Pipe Crossing	Protection of pipe intake and discharge	1999 & 2009	\$585
Stat. 64+00L/R	Pipe Crossing	Protection of pipe intake and discharge	1999 & 2009	\$585
Stat. 72+00L	Shoulder Erosion	Stabilization of shoulder erosion	1998	\$400
TOTAL PROJE	CTED PRIVATE E	XPENDITURES (1998 THROUGH 2018)	•	\$60,515

Ellisville's Engineering Department, the \$60,515 cost is more than adequate for private maintenance on the part of the homeowners over the next twenty (20) years. To cover such costs, a street assessment of \$121.03 (\$60,515 in total costs, divided by 25 homeowners, divided by 20 years) was utilized to determine cost savings to the resident in Factor 1, above. Again, the decision of whether to continue assessments at this reduced rate (\$121 as opposed to \$250, as opposed to \$0.00) is for the Trustees alone to decide, and not the two cities. Nonetheless, the information has been presented here for the benefit of the Kiefer Creek Farms residents.

It should also be mentioned that Ellisville's Engineering Department has estimated that the replacement costs of the major culverts serving the road access through Kiefer Creek Farms would be substantial in the event of a catastrophic event. The pipe crossing at the entrance would cost approximately \$120,000 to replace, and the second culvert crossing further southwest

on Quails Nest Drive is estimated at \$60,000 for replacement (assuming MSD standards). It should be noted that, while the City is not responsible for intervening in such a situation, the roadway maintenance agreement does provide latitude for public intervention under such circumstances. Finally, whether in the jurisdiction of Ellisville or Wildwood, Kiefer Creek Farms residents would still observe the same costs proposed here in the event of a major catastrophe, hence, the transfer of jurisdiction has little bearing (positive if anything due to the roadway maintenance agreement) on the cost implications of a catastrophic event, since these are private roads and Wildwood is presently not responsible for their maintenance and repair.

The same written agreement that has been adopted by the City of Ellisville and the adjoining subdivision (Kiefer Creek Meadows), will be used for Kiefer Creek Farms. A copy of this proposed agreement may be found in Appendix "A", and the City acknowledges that this agreement is terminable upon thirty (30) days written notice by either party. The City has maintained this identical agreement with Kiefer Creek Meadows for approximately ten (10) years, and the arrangement has proved satisfactory to both parties, with neither party making any attempts to terminate the agreement, nor having any incentive to do so.

Current City of Ellisville residents should not see any changes in the City's ability to deliver services after the "transfer of jurisdiction" has been completed.

C. Adjoining areas not involved in the boundary changes and the residents thereof;

Please refer to the maps shown in Appendix "B" of the jurisdiction to be transferred, its access road from Kiefer Creek Road, and all surrounding areas.

The only access to the proposed "transfer of jurisdiction" area is off of Kiefer Creek Road, which is part of the County Arterial Road System. This portion of Kiefer Creek Road is not located within the City of Ellisville, however if the City of Wildwood chose to provide municipal services to these properties, they would have to enter the City of Ellisville to do so.

At the present time all Kiefer Creek Farms properties are located within the City of Wildwood, with two exceptions: (i) the first 425 feet (approximately) of Quails Nest Road, which is a private road, is actually located in St. Louis County, and (ii) a small portion of private property at the lower southeast corner of the subdivision is actually located in St. Louis County. No residents actually live within these two mentioned sections. For simplicity purposes, and to keep this proposal exclusively within the realm of "transfer of jurisdiction", this proposal does not include the two small sections of private property located within the county (and seen on the map in Appendix "C"). All other subject properties related to this "transfer of jurisdiction" proposal are located within the corporate boundaries of the City of Wildwood.

There are several adjoining areas not involved in the boundary changes, which can be seen on the map in Appendix "C". The properties to the immediate north, northwest, and northeast of the Kiefer Creek Farms subdivision are located in Ellisville, making Kiefer Creek Farms subdivision approximately 40% contiguous with the present City of Ellisville. The property to the immediate

Kiefer Creek Farms: Plan of Intent for Transfer of Jurisdiction

southeast is located in unincorporated St. Louis County. Properties located to the immediate west and south of Kiefer Creek Farms are located in Wildwood.

D. The entire geographic area of the county and its residents;

The subject area is currently incorporated within the City of Wildwood. The proposed "transfer of jurisdiction" will have no positive or negative impact on St. Louis County because it is already incorporated. No significant impact is anticipated for the geographic region, except for the compactness which would be achieved by both Kiefer Creek Farms and the City of Ellisville through this "transfer of jurisdiction".

FACTOR 2. A LEGAL DESCRIPTION OF THE AREA TO BE ANNEXED, INCORPORATED, CONSOLIDATED, DISINCORPORATED, OR SUBJECT TO THE TRANSFER OF JURISDICTION.

A. All descriptions should be in a standard legal form by metes and bounds, prepared and signed and sealed by a registered surveyor or professional engineer:

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Refer to Appendix "D" for the legal description.

B. A standard format shall be used;

Refer to Appendix "D" for the legal description.

C. All descriptions shall close and indicate the included area in miles or acres.

Refer to Appendix "D" for the legal description.

FACTOR 3. THE ABILITY TO ACCOMMODATE THE **ORDERLY** INCORPORATION IN THE COUNTY, INCLUDING ITS ABILITY TO MAKE ADDITIONS, DELETIONS AND MODIFICATIONS WHICH ADDRESS LEGAL **BOUNDARIES**, TECHNICAL OR SERVICE DELIVERY PROBLEMS OR BOUNDARIES WHICH OVERLAP THOSE OF OTHER PROPOSALS; HOWEVER, SUCH ADDITIONS, DELETIONS AND MODIFICATIONS SHALL NOT MAKE SUBSTANTIVE CHANGES TO ANY PROPOSED BOUNDARY PETITION.

A. Ability to make additions, deletions and modifications which address:

1. legal boundaries;

The proposal is a "transfer of jurisdictions" between the municipalities of Ellisville and Wildwood. There will be no impact on the "orderly incorporation of the County", yet the two (2) instances of "subdivision split" could be addressed within this proposal if the Boundary Commission would allow the proposing agent to combine both the "annexation" and "transfer of jurisdiction" processes within this proposal. In that instance, the only modifications necessary would be minor changes to the existing legal description for the proposed area, along with amendments to the map appendices and minor language changes to reflect the new proposed boundary change. In addition, this plan would have to be re-adopted by both the City Councils of Ellisville and Wildwood, resulting in further delays.

Through discussions with subdivision Trustees, the residents of Kiefer Creek Farms would rather have this proposal approved as it is currently written, and have the City of Ellisville initiate annexation proceedings shortly thereafter, as opposed to modifying this current plan and causing further delays in the efforts to "transfer" their jurisdiction. Boundary Commission staff has also indicated that this is perhaps, the best course of action.

2. technical or service delivery problems;

The proposal is a "transfer of jurisdiction" between the municipalities of Ellisville and Wildwood. The St. Louis County Police Department currently provides protection services to the proposed area under contract with the City of Wildwood, however, the jurisdictional transfer of Kiefer Creek Farms to Ellisville would enable the Ellisville Police Department to readily access and patrol the subdivision because subdivision access to this area currently lies within Ellisville's existing service area.

Since Kiefer Creek Farms is adjacent to unincorporated St. Louis County, and since St. Louis County provides law enforcement services to the City of Wildwood by contract, the City of Ellisville acknowledges that access to and response times for servicing this subdivision from the standpoint of the St. Louis County Police is theoretically, equal to that of the City of Ellisville. Nonetheless, Kiefer Creek Farms currently lies within Ellisville's current service area and can readily provide law enforcement services due to the inherent compactness.

3. boundaries which overlap those of other proposals;

There are no other proposals in the adjoining areas that overlap this "transfer of jurisdiction" proposal.

B. Such additions, deletion and modifications shall not make substantive changes to any proposed boundary petition.

It is not anticipated that any substantive changes will be necessary in order to accommodate this proposed "transfer of jurisdiction", unless the Boundary Commission requires the proposing agent to combine their "annexation" and "transfer of jurisdiction" processes and proceed with the

entire area (which relates to the above-mentioned "splits"), which the City of Ellisville is willing to pursue as long as unnecessary delays can be minimized, and if the City of Wildwood and Kiefer Creek Farms residents concur that this is the best course of action.

FACTOR 4. THE PRESENT LEVEL OF MAJOR SERVICES PROVIDED BY THE MUNICIPALITY OR OTHER PROVIDER, PROVIDED TO THE UNINCORPORATED AREA BY THE COUNTY, AND PROPOSED TO BE PROVIDED BY THE ANNEXING MUNICIPALITY OR MUNICIPALITY TO BE INCORPORATED OR CONSOLIDATED, INCLUDING, BUT NOT LIMITED TO POLICE PROTECTION, FIRE PROTECTION, WATER AND SEWER SYSTEMS, STREET MAINTENANCE, UTILITY AGREEMENTS, PARKS, RECREATION AND REFUSE COLLECTIONS;

- A. If one or more municipalities are included in the proposed boundary change, itemize the following:
 - 1. A full inventory of typical municipal services extended by any included municipality(ies);

Appendix "E" provides an inventory of the services provided by Cities of both Ellisville and Wildwood.

2. A description of each service;

A description of each service, when necessary, is provided in Appendix "E".

3. Any municipal services provided by a source other than included municipality(ies) together with a description of agreements or special arrangements;

Appendix "E" discusses any municipal services which are provided by contract or agreement through another provider.

B. If unincorporated areas are included in the proposed boundary change, itemize the full inventory of municipal type services provided by the County; other cities or private parties.

There are no unincorporated areas included in the proposed boundary change.

FACTOR 5. A PROPOSED TIME SCHEDULE WHEREBY THE MUNICIPALITY OR PROPOSED MUNICIPALITY PLANS TO PROVIDE SUCH SERVICES TO THE RESIDENTS OF THE ARE TO BE ANNEXED, INCORPORATED OR CONSOLIDATE

WITHIN THREE YEARS FORM THE DATE OF THE MUNICIPAL BOUNDARY CHANGES IS TO BECOME EFFECTIVE.

A. Give the date(s) at which each service proposed to be extended would be initiated;

All services would be provided immediately upon the effective date of the proposed boundary change, including solid waste services as a result of RSMo 260.247 being waived due to the lack of requisite population density of the Kiefer Creek Farms subdivision.

B. A description of agreements and arrangements required to attain the scheduled change.

The only legal agreement between the parties which would be required in order to consummate this "transfer of jurisdiction" is acceptance of the roadway maintenance agreement by the Kiefer Creek Farms subdivision Trustees, authorizing the City of Ellisville to provide basic street maintenance services (topical maintenance) on the private roads. As indicated by the near-unanimous support of simplified boundary change petitions, the City anticipates no difficulty with the subdivision in initiating this road agreement. Again, refer to Appendix "A" for a copy of the road agreement.

Due to proposed post-dating of the effective date of this transfer to July 1, 1998 (see Factor 11), the City of Ellisville will attempt to initiate an inter-jurisdictional service agreement with the City of Wildwood in order to begin providing services immediately upon receiving a positive ruling by the Boundary Commission. Such an agreement is separate and apart from this proposal, but it is the desire of the Kiefer Creek Farms residents to have as many Ellisville services as possible prior to July 1, 1998, and the City of Ellisville will attempt to work with Wildwood to do so.

FACTOR 6. THE CURRENT TAX RATES OF THE AREAS SUBJECT TO THE PROPOSAL.

A. Provide current listing of tax rates for area affected by boundary change.

Tax/Levy	Wildwood	Ellisville	Comments
Real Estate Property Tax Levy	\$0.00/\$100 AV	\$0.35/\$100 AV	\$0.35/\$100 increase
Personal Property Tax Levy	\$0.00/\$100 AV	\$0.00/\$100 AV	No change
Utility Tax Rate	5%	7%	2% increase
Cable Television Franchise Tax	5%	5%	No change
1/2 Percent Stormwater Sales Tax	No	Yes	Increases sales tax on
			auto purchases

B. Provide current listing of licenses and fees for the area affected by boundary change.

	Wildwood	Ellisville
Business License for Home Occupation	\$5.00/year	\$0.25/sq. ft.
Occupancy Permit	\$45.00	\$15.00

The Cities of both Ellisville and Wildwood utilize the issuance of building permits and electrical permits, and have appropriate fee schedules for each. Through contract, St. Louis County administers both building and electrical permits for the City of Wildwood. Comparisons of these permit fee structures between the two cities are difficult to draw because (i) the fees are variable in nature, with the final costs dependent upon many factors, such as construction cost or square footage, and (ii) the fees are calculated using drastically different formulas, so much so that relative comparisons cannot readily be drawn.

The City of Ellisville utilizes a minimum housing code inspection program consistent with the BOCA National Property Maintenance Code of 1990, which requires residential occupancy inspections prior to changes of ownership or occupancy for residential homes. The occupancy inspection fee is \$25.00, and if second inspections (or re-inspections) are required, there is no fee. Minimum housing inspections involve the testing of many criteria, including but not limited to electrical circuits, smoke detectors, carbon monoxide detectors, structural integrity, driveway standards, etc. and a host of other criteria to ensure the immediate health and safety of the homeowner, and well as ensuring that property values in surrounding areas are maintained by preserving the City's existing housing stock. The City has also recently adopted an ordinance which requires that all driveways be of paved surface; this ordinance is only enforceable upon changes of ownership or occupancy.

The cost to the resident associated with minimum housing compliance varies from home to home. Older homes generally require greater modifications in order to bring them into compliance, as national construction standards which were in effect when older homes were built have been greatly enhanced since initial construction. Newer homes have generally been constructed with more modern standards, and thus, modifications are generally minimal. While the average cost of bringing a home into the compliance of City standards is not known, many residents must bear the financial burden of paving their driveways prior to changing ownership or occupancy of their homes. These costs are often factored into the sale price of the home.

Through this proposed "transfer of jurisdiction", the City of Ellisville would assume the inspection and permitting responsibilities related to Kiefer Creek Farms. Inspections and permits would become necessary if a resident were to build a new structure or expand their home or other structure on their property.

FACTOR 7. WHAT SOURCES OF REVENUE OTHER THAN PROPERTY TAX ARE COLLECTED OR ARE PROPOSED TO BE COLLECTED BY THE MUNICIPALITY OR PROPOSED MUNICIPALITY.

Kiefer Creek Farms: Plan of Intent for Transfer of Jurisdiction

A. List all current sources of revenue, including rates and projected revenue realized for:

1. All municipal taxes and fees;

Through this transfer of jurisdiction, the City of Ellisville will realize new revenues of \$20,016 annually, including pooled sales taxes, and all intergovernmental revenues. These new revenues are not entirely attributed to "new" taxes inherent to Ellisville but not Wildwood. Some of this

revenue increase is due to "new" taxes (such as higher utility and real estate taxes), while the balance would result from money Ellisville will now collect in lieu of Wildwood.

An additional revenue source which is difficult to quantify is licenses, inspections, and permitting fees. Though Kiefer Creek Farms subdivision is, by and large, fully built-out, building

VAXES AND FEES		ADDITIONAL
Real Estate Property Tax Levy	CONTRACT OF A DECEMBER OF A	REVENUE
	\$0.35/\$100 AV	\$4,138.61
Personal Property Tax Levy	\$0.00/\$100 AV	\$0.00
Utility Tax Rate	7%	\$4,200.00
Cable TV Franchise Tax	5%	\$225.00
County Pool Sales Tax	\$115 per capita	\$7,590.00
State Gasoline Tax	\$25.42 per capita	\$1,677.72
State Motor Vehicle Sales Tax	\$5.45 per capita	\$359.70
State Motor Vehicle Fees	\$4.45 per capita	\$293.70
State Bridge and Road Tax	\$0.105/\$100 AV	\$1,241.58
Cigarette Tax	\$4.40 per capita	\$290.40

permit and inspection fee income would be realized by the City of Ellisville, in the event that such activities were required and/or requested by the residents.

2. All investment income;

The City does not propose to collect any revenue specifically for investment income purposes. New revenues realized through this proposed "transfer of jurisdiction" will be appropriated annually by the City Council for general operations and capital improvements purposes, just as any other general revenue sources would be treated.

3. Fire district rates, if applicable:

The proposed area will remain in the Metro West Fire Protection District which currently has a property tax rate of \$1.04 per \$100 assessed valuation.

4. All reserves, fund balances, enterprise funds;

It is unlikely that the City of Ellisville would direct these new revenues to the City's Contingency Reserve Fund. Instead, new revenues will be used to help fund general services such as trash collection, law enforcement, parks and recreation, code enforcement, and administration services. Portions of these revenues may also be directed to the City's Capital Infrastructure Fund to help fund citywide street repairs and chip sealing operations, the latter of which will become necessary in Kiefer Creek Farms, likely in 1999. Irregardless of its destination, this revenue will

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become a part of the fund balance of whichever fund the Council appropriates the money toward, which could possibly be capital improvements, provided that financial service commitments to Kiefer Creek Farms residents are first met.

The City of Ellisville does not operate any enterprise funds.

5. Any proposed changes to the revenue structure.

At this time, the City of Ellisville is not proposing any changes to the revenue structure.

B. In addition to those existing city revenue instruments that may be extended to the unincorporated area proposed to be annexed, indicate all proposed new sources or revenue (including new tax rates and new fees), their proportion of the proposed budget, whether or not new revenues are earmarked for a specific source, and a three year projection.

At this time, the City of Ellisville is not proposing any changes to the revenue structure and no earmarking is planned. Note that new financial burdens to be borne by Kiefer Creek Farms residents will include (i) an additional \$0.35/\$100 of assessed valuation for real estate property taxes, (ii) a 2% increase in the utility tax rate to 7%, from its current level of 5%, (iii) an additional sales tax of 1/2 percent on motor vehicle purchases, and (iv) costs associated with meeting the minimum housing standards at such times that ownership or occupancy changes. In addition, the proposed boundary change is for an area already incorporated; it is a "transfer of jurisdiction" not "annexation".

C. Summary of current and projected expenditures.

The City is anticipating total expenditures in the \$6.3 million range in each of the next three years (see 1997 Budget and 1997-2001 Five Year Capital Improvement Plan). The City delineates its expenditures into three main budgetary categories: Payroll, Operations, and Capital

Outlay. Capital outlay includes (i) infrastructure improvements to streets. stormwater systems. sidewalks, etc., (ii) facilities expansions, and (iii) major equipment purchases. The anticipates City its operations costs to increase approximately 2% each year over the next three (3) years. Capital expenditures

CAVEGORY OF EXPENDITURES	1997 PROJECTED	1998 PROJECTED	1999 PROJECTED
Administration	\$1,475,258	\$1,504,763	\$1,534,858
Police	\$1,465,812	\$1,524,444	\$1,554,933
Public Works	\$868,478	\$885,848	\$903.565
P.I.E. (planning, insp. & eng.)	\$1,872,782	\$1,891,510	\$1,910,425
Parks and Recreation	\$589,238	\$422,375	\$430.823
Aunicipal Courts	\$59,260	\$60,445	\$61,654

are primarily driven by the City's 1/2 cent Stormwater Improvement Program, with the annual

expenditures based on the number and magnitude of projects slated for construction in any given year (again, see the 1997-2001 Five Year Capital Plan).

D. Cost of extending services to annexation area(s) if applicable.

The only additional cost to extend City of Ellisville services will be for (i) solid waste services, (ii) administrative overhead, and (iii) street maintenance costs. Solid waste services will cost the

City \$2,481 per year to serve every household in Kiefer Creek Farms (with a 5% inflation factor built-in. In addition, the City anticipates approximately \$500 in overhead costs related to serving the Kiefer Creek Farms residents. Annual costs for street maintenance are projected at \$500 per year, with \$10,000 being planned as a contingency

	1998	1999	2000
DEPARTMENT	SKONECHED	PROJECTED	PROJECTED
Administration	\$2,981	\$3,130	\$3,287
Police	\$0	\$0	\$0
Public Works	\$500	\$10,500	\$500
P.I.E. (planning, insp. & eng.)	\$0	\$0	\$0
Parks and Recreation	\$0	\$0	\$0
Municipal Courts	\$0	\$0	\$0

for a street seal coating in 1999. In fact, seal coating costs are estimated at approximately \$10,000 every five years, depending on the condition of the streets in Kiefer Creek Farms. No additional personnel or equipment will be required to provide service as a result of this "transfer of jurisdiction".

FACTOR 8. THE EXTRAORDINARY EFFECT THE BOUNDARY CHANGE WILL HAVE ON THE DISTRIBUTION OF TAX RESOURCES IN THE COUNTY.

There will be no direct impact on the tax resources in the county (\$0.00). The subject area is already incorporated in the City of Wildwood. Any tax resource loss would have occurred during the incorporation of Wildwood. The only resource changes of any kind involving the county will involve inspections and permitting processes. Upon the actual "transfer of jurisdiction", the City of Ellisville will assume inspection and permitting responsibilities, and all associated fees, from the county, who provides these services for the City of Wildwood through contract.

The City of Wildwood will lose a portion of revenue which was directly ¹generated by utility tax and cable television franchise fees. Other occurrences of revenue loss will involve certain statewide or county wide taxes where the revenue distribution is allocated to municipalities on a per capita basis. In all, this "transfer of jurisdiction will result in Wildwood receiving \$14,279 less in revenue that it otherwise would.

	Revenue Loss
TAXES AND FEES	To Wildwood
Utility Tax	\$3,000.00
Cable Television Franchise Tax	\$225.00
Pool Sales Tax	\$7,590.00
Missouri Gasoline Tax	\$1,677.72
Motor Vehicle Sales Tax	\$359.70
Motor Vehicle Fees	\$293.70
County Bridge and Road Tax	\$1,133.24
Miscellaneous Permits and Inspection Fees	Variable
TOTAL REVENUE IMPACT 2013 State of a second stat	\$14,279,36

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Kiefer Creek Farms: Plan of Intent for Transfer of Jurisdiction

FACTOR 9. HOW THE MUNICIPALITY OR PROPOSED MUNICIPALITY PROPOSES TO ZONE ANY AREA NOT PRESENTLY INCORPORATED.

A. The existing zoning maps plus an accurate and complete description of zoning regulations which apply to existing categories;

The proposed "transfer of jurisdiction" is for an area that is already incorporated, and is zoned Non-Urban (NU) within the City of Wildwood. The City of Ellisville also has an NU zoning district, which closely resembles Wildwood's, but since there are some differences (mostly in the classification of permitted versus conditional uses), the City of Ellisville will need to adopt Wildwood's NU zoning ordinance verbatim, and apply these land use guidelines to the subject area, as they are now applied. A proposed zoning map of Kiefer Creek Farms, and a copy of Wildwood's "NU" zoning ordinance is provided in Appendix "F". Note that WNU means Wildwood Non-Urban, which will be the name of the City's proposed zoning district relative to Kiefer Creek Farms.

The City of Ellisville intends to adopt Wildwood's "NU" zoning district and all its guidelines prior to the effective date of the "transfer of jurisdiction, and will begin this "City-initiated" zoning process by placing this item on its Planning and Zoning Commission's agenda when notification is received that the St. Louis County Boundary Commission has scheduled the public hearing on this proposed "transfer of jurisdiction". This timeline will allow the City to adopt the new WNU zoning district shortly after the Commission has rendered its decision, or else withdraw the petition as no longer necessary in the event of an unfavorable ruling.

B. The projected zoning of unincorporated areas should be mapped and identified by existing zoning districts. Any transition of land use character should be indicated and described;

A zoning map depicting current and future land use has been provided in Appendix "F", along with Wildwood's Non-Urban zoning code. The proposed area would become zoned WNU in Ellisville, with all applicable Wildwood land use guidelines in full force. There are no transitions of land use character under consideration by the City of Ellisville. Instead, Ellisville proposes to bring Kiefer Creek Farms into Ellisville under Wildwood's existing "NU" zoning district in order to honor the current zoning criteria for Kiefer Creek Farms which presently exists for this subdivision in Wildwood.

C. Other regulations such as subdivision, flood plain management ordinances; special districts such as historic preservation; or any other regulations should be included with zoning information if any significant effects are likely to result from their extension into the unincorporated area. There are no significant effects likely to result from the "transfer of jurisdiction" proposal in regards to subdivisions, flood plain management ordinances, special districts or other relevant regulations.

D. Zoning and land use regulation;

1. Description of projected zoning changes which would affect residents and/or other property owners.

There are no projected zoning changes, nor *de facto* changes proposed for the area to be transferred to the City of Ellisville. The zoning district will be accepted into the City of Ellisville as it presently exists in Wildwood.

2. Identification of non-conforming setbacks, lot sizes, land uses, etc. which would result from zoning and remedies being instituted or intended;

The City of Ellisville is not aware of any "non-conforming" issues existing in the proposed area. If there are non-conformance issues, they will be accepted as a pre-existing non-conforming uses. Depending on the non-conformance, the City may require conformance, as is reasonably possible, prior to permitting a change in ownership or occupancy of the residence. Future zoning decisions will be measured against the criteria established in Ellisville's impending WNU zoning district. Naturally, property owners can always seek relief through the City of Ellisville's Board of Adjustment process, should the need arise.

3. Identification of ongoing development projects and indication of provisions for transition of jurisdiction.

The proposed area does not have any projects currently under development for which the City is aware. The City of Ellisville has not been made aware of any plans for new development in the subject area.

FACTOR 10. THE COMPACTNESS OF THE AREA SUBJECT TO SUCH PROPOSAL

A. Service delivery/access...the use of roads within the proposed city for safe and efficient delivery of services and access to properties within city. It implies that properties shall not be left stranded, or unable to be accessed by the jurisdiction that contains them.

"Compactness" is the primary reason for the proposed transfer of jurisdiction. At the present time, the proposed area is geographically separated from the City of Wildwood from a transportation/access standpoint. The map in Appendix "B" indicates that the only access to Kiefer Creek Farms is by using the portion of Kiefer Creek Road located within the City of Ellisville. For purposes of municipal service delivery it is logical that the subject area be

transferred to the City of Ellisville. The area is bordered by the North, and portions of the East and West by the City of Ellisville, 40% contiguous in total.

B. Community of interest...A geographic area within which one property owner or resident will be significantly affected by municipal decisions concerning another property within that area (either public or private); also, a geographic area within which the residents use many of the same public and private facilities, e.g. churches, parks, elementary schools, grocery stores, etc.

There is a strong community of interest between the City of Ellisville and the proposed area. The City has or will be considering development issues near the subject area that may have an impact on storm water and traffic concerns for the subject area. Kiefer Creek Farms residents will have a stronger voice as citizens and taxpayers of Ellisville with regard to development issues taking place in current Ellisville, near their homes. The Ellisville City Hall is located only 1.7 miles from the entrance to the this subdivision and requires a drive of only minutes during non-rush hour traffic. Wildwood City Hall is approximately 4.5 miles from the entrance to the subdivision, and requires a ten (10) minute drive to travel during non-rush hour traffic.

Bluebird Park, the largest in the City of Ellisville (160 acres) is located just east of the proposed area, approximately one (1) street mile from the entrance to Kiefer Creek Farms, but much less distance using the existing multi-use trail from Woodhill Estates Subdivision to the park. Many of the outdoor recreational facilities such as the swimming pool, tennis courts, and hiking trails are just minutes away from the proposed area. In fact, the residents in the proposed area are closer to the recreational facilities (via the multi-use trail) than most of the other residents in the City of Ellisville. The residents feel strongly about wanting to become a part of the Ellisville community and all have signed documents supporting the "transfer of jurisdiction". These people shop at the same stores, attend the same schools, and many attend the same churches and participate in the same community activities as current Ellisville residents.

C. Natural and/or man-made barriers may serve as boundaries as they are obstacles to safe and efficient service deliver/access. Examples include discernible features such as rivers/creeks and other bodies of water; rail systems that block access.

There are no significant natural and/or man-made barriers for service delivery or access. The only natural barrier is the Kiefer Creek itself, which borders the subject area and other Ellisville neighborhoods as well. The control of the creek and the impact of development is a regional concern. These concerns would be better served by having more adjoining property owners to the creek in the City of Ellisville, when petitioning the Metropolitan Sewer District or St. Louis County for public improvements.

FACTOR 11. WHEN THE PROPOSED BOUNDARY CHANGE SHALL BECOME EFFECTIVE.

A. Provide the proposed effective date for the boundary changes as proposed.

Ordinarily, the changes would become effective as soon as is legally permitted under the Boundary Commission rules and regulations and State Statutes, however, both the Cities of Ellisville and Wildwood would recommend that the effective date be set at July 1, 1998. Currently the Boundary Commission has set a period of no more than four months for review and decision of a "simplified boundary change". The Commission may choose to require a vote. The City of Ellisville asks that the proposal be approved without a costly election for the following reasons:

- 1. The signed documents of 25 out of 26 property owners already give indication of the strong support of the affected residents for this proposal. It should also be noted that the 26th property owner (Pilcher) also signed an Ellisville petition previously, however the Pilchers, though they still own property in Kiefer Creek Farms, have moved out of Missouri and were not available to sign the City of Wildwood's petition for boundary change. The City of Ellisville has received correspondence from the Pilchers requesting that we keep them abreast of the success of the jurisdiction transfer process. Copies of the Kiefer Creek Farms residents' petitions for "transfer of jurisdiction" are included in Appendix "G";
- 2. Both the Cities of Wildwood and Ellisville have consented to this proposed boundary change. Ellisville has adopted an ordinance authorizing this simplified boundary change (transfer of jurisdiction), and the proposal has been forwarded to Wildwood for adoption, prior to submission to the St. Louis County Boundary Commission;
- 3. As has already been established, this "transfer of jurisdiction" proposal would not have a negative impact on the financial resources of the existing City of Ellisville, and
- 4. Should the public hearing conducted by the Boundary Commission bring no opposition, (we are not aware of any opposition within the subdivision nor among Ellisville's current residents), an election/referendum on this issue may serve only to increase the City's costs to learn what the petitioners have already indicated by signing, in conjunction with the absence of any detrimental effects on the City's current residents.
 - B. No simplified boundary change involving territory already described in an annexation resolution or incorporation petition filed with the Commission shall occur unless the annexation or incorporation proposal first filed has been disapproved by the Commission or defeated by the voters.

The proposal does not involve territory already described in an annexation resolution or incorporation petition filed with the Commission.

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APPENDIX A

ROADWAY MAINTENANCE AGREEMENT

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ROADWAY MAINTENANCE AGREEMENT

KIEFER CREEK FARMS SUBDIVISION

Know all men by these presents: That the Trustees for the owners of record for all lots of Kiefer Creek Farms Subdivision, hereafter parties of the first part and the City of Ellisville, hereafter party of the second part, agree to the following terms and conditions made this _____ day of ______, 199___ for the parties of the first part to allow the party of the second part to provide roadway maintenance services for said subdivision. The parties of the first part shall hereafter designate ______ who may be contacted as the solely appointed person to have authority to receive and send communications regarding obligations within this agreement with the party of the second part.

The parties of the second part for an in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid by the parties of the first part shall provide the following services.

- 1) The parties of the first part shall grant the party of the second part the right to enter upon all private roadways generally referred to as Quails Nest Drive, Briar Patch Drive, and Wood Summit Drive located within the subdivisions generally referred to as Kiefer Creek Farms.
- 2) The parties of the first part shall allow the party of the second part to make such repairs to the pavement structure and surface, located within the roadway easements, as the party of the second part deems necessary to insure the integrity of the roadway.
- 3) The party of the second part shall provide maintenance for the pavement structure only. The party of the second part may also provide additional maintenance work to areas within the roadway easement at its discretion for emergency purposes, but in no instance shall it be considered a general maintenance obligation. Therefore work beyond the pavement surface shall be the obligation of the parties of the first part to be performed at their cost.
- 4) The party of the second part shall provide snow removal services for the primary pavement surfaces located within the roadway easement. Snow removal services shall be provided as the party of the second part deems appropriate by standard procedures used on public rights-of-way under the party's jurisdiction.
- 5) The party of the second part may from time-to-time, request the parties of the first part take such action to maintain areas of their responsibility to assure the integrity to areas maintained by the party of the second part.

The provisions of this agreement shall be binding upon the parties of the first part and the party of the second part upon its execution and shall remain in force until such time as either party provides a thirty (30) day written notice stating their wishes to terminate the agreement.

In witness whereof, the above named parties have signed and executed this agreement, in duplicate, the day and year first above written.

Kiefer (Creek Farms Subdivision
By:	
-	,Trustee
By:	
By:	,Trustee
-,	,Trustee

ATTEST:

City of Ellisville, Missouri By: City Manager

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ATTEST:

City Clerk

APPENDIX B

MAPS:

- 1. "TRANSFER" AREA LOCATION MAP
- 2. "TRANSFER" AREA ACCESS ROUTE
- 3. SERVICES ACCESS ROUTE MAP

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APPENDIX C

JURISDICTIONAL BREAKDOWN MAP

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APPENDIX D

METES AND BOUNDS LEGAL DESCRIPTION

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ANNEXATION DESCRIPTION ("KIEFER CREEK FARMS")

May 3, 1996

A tract of land being Part of the Northeast Quarter and Southeast Quarter, Section 8, Township 44 North, Range 4 East, St. Louis County, Missouri, more particularly described as follows:

Beginning at the Northeast corner of Lot 10 of Kiefer Creek Meadows, according to the subdivision plat recorded in Plat Book 195, Page 70 of St. Louis County records, said corner also being the Southwest corner of a tract of land conveyed to Pilcher by Deed Book 6786, Page 1848 of said records, said tract also known as Quails Nest Road; thence along the existing corporate limit line of the City of Ellisville, along the East line of Section 8, Township 44 North, Range 4 East, Southerly, 1376.02 feet more or less to the Southwest corner of Lot 5 of said subdivision, said corner also being the Northwest corner of a tract of land conveyed to Hasenfratz by Deed Book 7121, Page 344 of said records; thence leaving said corporate limits line and along the West line of said tract and along the West line of a tract of land conveyed to Laves by Deed Book 7980. Page 474 of said records and along the West line of a tract of land conveyed to Hoffmeister by Deed Book 7438, Page 69 of said records, also being the East line of Section 8, southerly, 1,650.0 feet, more or less to the Northeast corner of land conveyed to Bishop by Deed Book 6388, Page 723 of said records; thence along the North line of said tract, Westerly 1704.0 feet, more or less to the Northwest corner of said tract; thence along the East line of a tract of land conveyed to Baumer by Deed Book 2424, Page 312 of said records and along the East line of a tract of land conveyed to Thomas by Deed Book 8795, Page 929 of said records, Northerly, 1,520.0 feet, more or less to the Southwest corner of The Oaks at Ridge Meadows, Plat Book 317, Page 25 of said records; thence along the East line of said subdivision, Northerly 990.48 feet, more or less to the South line of The Oaks on Kiefer Creek according to the subdivision plat recorded in Plat Book 289, Page 54 of said records, said line also being the North line of the aforementioned Section 8; thence along the South line of said subdivision, along the North line of the Northeast Quarter of said Section 8, said line also being the existing corporate limit line of the City of Ellisville. Easterly 1709.10 feet, more or less to the POINT OF BEGINNING, containing 115.4 acres, more or less.



APPENDIX E

INVENTORY OF SERVICES (CURRENT AND PROPOSED)

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INVENTORY OF SERVICES

Service	Current Provider	New Provider			
Governance and			Notes		
Administration	Wildwood	Ellisville	Ellisville Mayor & City Council would replace same in Wildwood		
Law Enforcement/ Police	Wildwood	Ellisville	Wildwood contracts police services with St. Louis County; Ellisville would now provide		
Parks and Recreation	Wildwood	Ellisville	County facilities are available to residents		
Solid Waste/Recycling	Resident	Ellisville	100% City subsidized		
Yard Waste	Resident	Ellisville	Resident user-fee where user pays for tags		
Recycling	Resident	Ellisville	100% City subsidized		
Brush Chipping	Resident	Ellisville	New service to Kiefer Creek Farms		
Leaf Collection	Resident	Ellisville	New service to Kiefer Creek Farms		
Stormwater Control	Resident	Resident	No change; all private property		
Code Enforcèment	Wildwood	Ellisville	W.N.U. zoning codes apply to new area		
Planning & Zoning	Wildwood	Ellisville	All zoning decisions are through Ellisville, using W.N.U. zoning district		
Street Lighting	Residents through Subdivision Assoc.	Ellisville	Installation as requested and approved, plus ongoing operations paid in full by the City		
treet / Sidewalk Maint. c Repairs	Residents through assessments	Residents/Ellisville	In accordance with proposed roadway maintenance agreement		
treet Maintenance	Residents	Residents/Ellisville	In accordance with proposed roadway maintenance agreement		
Iunicipal Court	Wildwood	Ellisville	Becomes Ellisville's jurisdiction		
ire / EMS	Metro West Fire Protection District	Same	No change		
tility Agreements	Wildwood	Ellisville	Ellisville would administer		
ealth & Social Services	St. Louis County	Same	No change		
lectric Service	Union Electric	Same	No change		
atural Gas Service	N/A	N/A	Not available in Kiefer Creek Farms		
ater Service	Private wells	Same	No change		
ewer Service	Private aerated treament	Same	No change		
able Television Service	N/A		Not currently available in Kiefer Creek Farms, but Ellisville ordinances contain mechanisms for service installation		
elephone Service	Southwestern Bell		No change		

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1. A LIST OF MAJOR SERVICES PRESENTLY PROVIDED BY THE CITY:

(A) **REPRESENTATION AND ADMINISTRATION:** The City of Ellisville is governed under a City Charter which established a Council/Manager form of government. The new organization is a "weak mayor" system comprised of six council members who are elected, two from each of the three districts of the City, and a Mayor, elected at large. All elected officials are limited to two (2) consecutive three (3) year terms. With an Ellisville population of approximately 8,200, each Council Member represents approximately 1,350 residents. Upon the effective date of the annexation, the subject parcel would become part of Council District II in Ellisville, which presently includes most areas south of Manchester Road (Highway 100) in Ellisville.

The City Manager is charged with the responsibility of controlling, supervising and monitoring all City departments, personnel and operations, and managing the City in a fiscally prudent and proficient manner. All department heads and key administrative personnel report to the City Manager. Only the appointed positions of Municipal Judge, Prosecuting Attorney, City Attorney, and City Clerk are controlled by the elected body. All other employees serve under a "performance based" personnel system established by the City Charter. The City Manager serves at the pleasure of the Mayor and City Council, and is directed to carry out all matters of policy decided by the elected body.

(B) BOARDS AND COMMISSIONS: In addition to the City Council, the City has several boards and commissions to deal with local issues such as the Planning and Zoning Commission, the Advisory Park Board, the Human Rights Commission, the Personnel Review Board, and the Board of Adjustment. With the exception of the City Council, membership on these Boards and Commissions is available to any resident that is recommended by the Mayor and approved by the City Council, as openings become available.

(C) POLICE DEPARTMENT: The Ellisville Police Department is comprised of twenty-two (22) fully qualified, highly professional officers including the Chief of Police, a Captain, three (3) Lieutenants, three (3) patrol squads, a detective division consisting of two (2) detectives, and one D.A.R.E. officer who, though full-time, is assigned to area schools on a part-time basis. The Police Department also employs two civilian police clerks, and operates both a Police Reserve program and an Emergency Preparedness Program.

The area currently patrolled by the Ellisville Police Department is divided into two sectors. On evening and midnight shifts, an additional officer roams both sectors to provide assistance as required. All officers assist in traffic control with two officers being specially trained in traffic enforcement and accident investigation. Due to the compactness of Kiefer Creek farms in relation to the existing City of Ellisville, only minor adjustments will be necessary to service the new area. No additional police officers will be required by the City. The Ellisville Police Department currently has a ratio of 2.56 officers for every 1,000 residents. Adding approximately sixty-six (66) new residents to the City from the proposed area will do little to impact that ratio. Note that the City of Ellisville exceeds the national average of 1.5 officers per 1,000 residents. Ellisville also tends to exceed most of its surrounding communities in the number of police officers per 1,000 residents.

The department's typical emergency response time averages three (3) minutes and non-emergency response times average four minutes and thirty-six seconds (4.4 minutes). Actual response times will vary depending upon prevailing traffic and weather conditions.

The department's detective bureau is staffed by two (2) full-time detectives who are thoroughly trained in the latest investigative and surveillance techniques. There is one full-time officer assigned one day per week to the Drug Awareness Resistance Program (D.A.R.E.), which is an anti-drug use campaign waged at the grade school level to encourage children to either avoid or stop using drugs, and to live a healthy lifestyle.

Ellisville's police communications needs are provided contractually with St. Louis County Communications. State-of-the-art Computer-Aided Dispatching (C.A.D.) results in efficient and effective response times and communications, and sophisticated Computer-Assisted Report Entry (C.A.R.E.) enables officers to verbally communicate and computerize report entry to enable the officer to return to patrol sooner and spend more time patrolling and addressing other important matters, because of the decreased time required in writing reports.

In March, 1994 the Ellisville Police Department moved into a new modern, completely equipped police facility. The building cost approximately \$1 million to construct and was funded without incurring any debt. The new facility has three (3) holdover cells outfitted with audio/visual equipment to monitor prisoners. The new building has greatly enhanced the operational efficiency of the police department.

The Police Department offers many popular services and programs to the community including Neighborhood Crime Prevention Programs, Silver Posse, Kid's Day, Bicycle Rodeos, child fingerprinting, Halloween Candy Apple program, Christmas Candy Cane program, Baseball Card program, vacation security checks, home security evaluation, Operation Ident, and others.

The Police Department administers the City's Emergency Preparedness/Civil Defense program which has mechanisms, staff, and equipment in place in the event of natural or other types of disasters. The City's contracted animal control services with St. Louis County work in conjunction with our Police Department to help ensure resident's safety from stray or wild animals.

The Ellisville Police Department is well respected and professionally operated. It welcomes the opportunity to extend its services to the proposed transfer of jurisdiction area.

(D) PUBLIC WORKS DEPARTMENT: The Ellisville Public Works Department is responsible for a myriad of infrastructural concerns throughout the City, along with a number of special programs it administers.

Responsibilities include the repair, maintenance and improvement of public concrete and asphalt streets, gutters, curbs and sidewalks using the appropriate materials and methods. Also included is the prioritizing, scheduling, timing, and performance of this work, coordinated along with the

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Planning, Inspections and Engineering Department, which undertakes city-wide infrastructure surveys/assessments, and combines this knowledge with a compilation of non-emergency requests and concerns received from staff and elected officials through their constituents.

A complete study has been made of all of the current road surfaces in Ellisville. Through the aid of a computerized pavement management program, the engineering staff is better able to schedule future improvements, as needed. City-maintained infrastructure facilities in Kiefer Creek Farms would also be assessed/surveyed, and related data would be entered into the program for analysis and project scheduling.

Storm water control services and projects includes, but is not limited to gabion basket projects, ditch line cleaning or digging, clearing debris from creeks, and pipe installation as required, plus repairs and maintenance of all infrastructure, as required along certain right-of-ways, easements, or wherever the City is legally allowed to perform such work or projects. These types of services and projects are also assigned priority levels and performed in response to staff analysis and through input received from residents.

The City has completed one phase of an aggressive capital improvement schedule through a \$3.9 General Obligation Bond Issue, whose projects ended in 1996. The second phase of this capital thrust involves a multitude of citywide stormwater improvements using the newly enacted 1/2 cent sales tax. Since the Stormwater Improvement Program is a nineteen (19) to twenty (20) year capital improvement program, it may be considered ongoing, for all intents and purposes; no "sunset clauses" were established for the implementation of this tax.

A Fall Curbside Leaf Collection Program is offered to all residents, and involves specially-equipped trucks which vacuum leaves previously raked to the curb by residents. The City has made ongoing arrangements with a local nursery to accept the leaves for compost.

A Fall and Spring Curbside Brush Chipping Program entails towing our portable brush chipper throughout all areas of the City in a systematic manner, chipping branches and brush, and hauling such materials to a designated area in our primary park. A tub grinder is then used to (i) chip the brush into wood chips and (ii) provide mulch material for use on City trails and for free pickup by residents to use at their homes as mulch material. A year-around drop off site for brush is also available to residents.

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A post-holiday curbside and drop-off site Christmas Tree Program is offered to residents which gives them a convenient means to dispose of their Christmas trees. The trees are then chipped and the resulting material is available as winter mulch. This program provides convenience to residents and allows the City an opportunity to recycle these trees in an environmentally acceptable and useful manner.

Highly praised snow removal services are provided by our Public Works' Department utilizing our own staff and equipment. Crews are called out as required at any time during the 24 hour day, and remain on the job until streets are cleared, using the proper combination of plowing and application of salt and calcium chloride.

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"Stop" signs, "No Parking" signs and other permanent traffic control signage may be petitioned for by residents, and will be erected as studies warrant same.

The Public Works Department also funds the installation and ongoing operations of street lighting services for subdivisions located within the City. Requesting subdivisions need only contact the City, and all arrangements will be made with Union Electric Company for the City to assume this responsibility for paying subdivision streetlighting utility bills for the residents. Aside from the motorist safety aspects of a good streetlighting program, street lighting services also serve to prevent criminal activity within the City by illuminating residential areas.

Mosquito larviciding is performed on a regular scheduled basis and upon demand, especially as susceptible seasons dictate. The City contracts with St. Louis County for performance of this service.

The Ellisville Public Works Department can and will extend all services and programs to the subject area. The hiring of additional Public Works employees will not be necessary as a result of this "transfer of jurisdiction" proposal. The City will be able to provide the same level of service to Kiefer Creek Farms as it does the existing City, and without additional human or equipment resource requirements.

(E) PARKS AND RECREATION DEPARTMENT: Ellisville operates a total of ten parks. Bluebird Park, the City's primary park, is approximately 160 acres in size and offers a vast number of recreational facilities and activities. These include a swimming pool, wading pool, tennis courts, softball/baseball fields, a soccer field, volleyball courts, fitness trail, nature trail, playgrounds, shelters, an amphitheater, a gazebo, a basketball play area, an activity room, and more. The other nine satellite parks offer playgrounds and/or picnic tables, and offer open space in areas adjacent to residential developments.

The Parks and Recreation Department conducts a large number of recreational programs, classes, leagues, and camps which serve all age groups from small youths to adults. These programs include, but are not limited to, a swimming and diving team, swim lessons, volleyball leagues, aerobics, street hockey, fitness clinics, tennis lessons, tennis leagues, T-Ball, day camps, theater workshops, basketball lessons and leagues, karate, youth gymnastics and developmental physical activities, orienteering, and the Lafayette Older Adults Program.

The Ellisville Parks and Recreation Department also conducts or sponsors special events including Birthdays in the Park, Concerts in the Park, the Hershey Track and Field Clinic and Meet, the Annual July Fourth Celebration, the Harvest Festival, the Jazz/Restaurant Festival, Senior Fun Fest, River Run, Halloween Spooktacular, Santa's House, and hayrides.

While the City's facilities, programs, lessons, leagues, camps, etc., are open'to both residents and non-residents, residents often receive preferential, advance or priority registration, and resident rates are, in most cases, substantially less than non-resident rates, often by a 2 to 1 margin. Many of the Kiefer Creek Farms residents already use the City's park facilities and participate in

recreation programs. The Ellisville Parks and Recreation Department welcomes the increase in activity and program participation which the proposed area may bring.

The Parks and Recreation Department helps in carrying out the City's ongoing objectives of open green space and the preservation and planting of trees. Ellisville has had the distinction of being awarded the Tree City, U.S.A. award for sixteen (16) consecutive years. To qualify for this award, a community must demonstrate that they have budgeted certain levels of funds per capita for tree plantings, enact a tree ordinance, formulate a tree preservation board, and promote forestry conservation practices.

A new community center is currently being discussed and may receive consideration in the near future, and would have tremendous impact on the types, number, and size of available recreational activities.

(F) PLANNING AND ZONING: The City of Ellisville has a comprehensive zoning ordinance in place which address all zoning districts and uses therein. The new comprehensive zoning code was enacted in 1993, and has served the community very well since that time. The City will adopt, verbatim, the City of Wildwood's Non-Urban zoning district and its codes as they currently apply to Kiefer Creek Farms, thus, honoring the existing zoning district and all zoning guidelines which the Kiefer Creek Farms residents currently enjoy. A comprehensive discussion of this process, and Ellisville's proposed WNU zoning district to accommodate the subdivision with regard to this "transfer of jurisdiction" proposal can be found in Factor 9 of this plan of intent.

The City Engineer serves as the City's primary zoning administrator and is a member of the City's Planning and Zoning Commission. The Planning and Zoning Commission hears all matters pertaining to (i) zoning changes within the City, (ii) all applications of the zoning code, and (ii) land use issues involving reference to the City's zoning code (Chapter 30 of the Ellisville Municipal Code). After considering any petition or policy matter, the Planning and Zoning Commission makes recommendations to the City Council; positive recommendations from Planning and Zoning require only a simple majority vote by the City Council for final approval; negative recommendations from the Planning and Zoning Commission will require a 2/3 (overriding or super-majority) vote of the City Council for final approval. In addition, protest petitions signed by at least 30% of all voters within 185 linear feet from the proposed rezoning or development site will also trigger the need for a super-majority vote of the City Council in order to gain final approval for any zoning/rezoning or development proposal.

The City stringently enforces its zoning codes in an effort to promote the health, safety, and general welfare of the community on an ongoing basis.

(G) CODE ENFORCEMENT AND PLAN REVIEW: The City of Ellisville performs plan review services, conducts inspections, and issues permits of many types, including building, electrical, signage, excavation, sewer, street, grading, and demolition. All inspections are performed by City staff with the exception of electrical inspections, which are performed by a contracted electrical inspector, certified and active in the field. All development plans are reviewed by both a third-party Landscape Consultant and third-party Traffic Engineer, and appropriate revisions/recommendations of such plans are made to the City for consideration prior to granting final approval for developments.

The City has adopted the 1993 B.O.C.A. Building Code which is the code in use by St. Louis County, the 1992 C.A.B.O. code for review of single and two-family dwelling units, and the 1990 National Electrical Code.

All residential property requires an approved occupancy inspection prior to issuance of an occupancy permit. The City has adopted the 1990 B.O.C.A. National Property Maintenance Code to provide standards for inspection and housing compliance.

(H) SOLID WASTE PROGRAM: The City is currently engaged in a three-year contract, with two optional extension years, with Superior Services, Inc. for the provision of a 100% City subsidized weekly solid waste collection, hauling, and disposal service, and a 100% City subsidized curbside recycling program. Any resident who wishes to participate in this City-funded program may do so. The City's program provides for a weekly curbside collection of an unlimited amount of refuse, with the exception of yard waste. The program also provides for the disposal of an unlimited number of larger items by appointment with the hauler. The recyclable material pick-up presently includes aluminum cans, tin cans, glass, plastic milk and plastic "liter" soda bottles, newspaper, and waste motor oil. The state law (RSMo 260.247) which prohibits the City from offering the solid waste program until two full years has expired following a boundary change will not apply to the subject area because the residential density of the property (25 homes) does not meet the minimum customer density of fifty (50) called for by the state statute.

(1) MUNICIPAL COURT: Although all of St. Louis County is served by the St. Louis County Circuit Court, certain violations, complaints, summons, etc., are directed through the City's municipal court division, rather than to a County Circuit Court. Municipal Court proceedings are conducted once per month, on Thursday evenings. The City employs one full-time Municipal Court Clerk, and the extension of the City's corporate boundaries to include Kiefer-Creek Farms will not require an expansion of the City's existing court staff.

(J) GENERAL INFORMATION SERVICES: The City's management encourages and requires its employees to work productively with the public and provide them with necessary assistance and/or information, whenever possible. At any time during the normal workday, residents can enter any City facility and receive the full attention of a staff member to listen to their concerns, provide needed explanations, assist residents with research, or provide general assistance, as needed and as "public domain" allows.

In addition, the City operates its own Home Page system on the internet, and this information is accessible to persons (both residents and non-residents) who have access to a personal computer and modem. The Home Page provides information ranging from historical abstracts, to housing and population figures, property values, directories of City officials, parks and recreation

programs, schedules, etc. Future expansion of the system will include meeting agendas and minutes, and possibly feedback communication capabilities where residents can register for a program, issue a compliant or service request, or provide other types of feedback.

In addition to personal service and information, and the Home Page, the City of Ellisville publishes a newsletter, known as the *Trailblazer*, which is sent to each household three (3) times per year. The *Trailblazer* contains a host of information, including municipal employment opportunities, street construction schedules, contact persons for various services, parks and recreation activities and schedules, safety tips, directories of City officials, board and/or commission openings, legislative changes which impact residents, new business listings, budget and financial information, and any other important information for which residents should be made aware. The *Trailblazer* serves as the City's primary communication device to its residents, and upon a successful "transfer of jurisdiction", Kiefer Creek Farms residents will begin receiving the Trailblazer, along with all current residents.

The City works hard to maintain positive citizen/customer relations with its residents, and ensures that personal service, public information, and immediate assistance is made available whenever it is requested or needed by an inquiring party.

2. PROPOSED TIME SCHEDULE WHEREBY THE CITY PLANS TO PROVIDE SUCH SERVICES TO THE RESIDENTS OF THE ANNEXATION AREA:

The City of Ellisville will provide all municipal services immediately, upon the effective date of the "transfer of jurisdiction". No reasons nor laws exist for the need to delay the delivery of *any* of the City's services.

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APPENDIX F

PROPOSED "WNU" ZONING MAP AND WILDWOOD NON-URBAN ZONING CODE

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- (3) Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback.
- (4) Permitted directional signs, three (3) feet or less in height, are allowed within the minimum front yard setback.
- (5) Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning.

9. Off-street parking and loading requirements. Off-street parking and loading requirements and setbacks for parking areas, loading spaces, and internal drives are set forth in Section 1003.165, "Off-Street Parking and Loading Requirements."

10. *Sign regulations*. Sign regulations are set forth in Section 1003.168, "Sign Regulations."

1003.107. "NU" Non-Urban Residence District regulations.

1. Scope of provisions. This section contains the district regulations of the "NU" Non-Urban Residence District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this appendix which are incorporated as part of this section by reference. The "NU" Non-Urban Residence District of the City of Wildwood encompasses areas within which rough natural topography, geological conditions, or location in relation to urbanized areas creates practical difficulties in providing and maintaining public roads, and public or private utility services and facilities. The "NU" Non-Urban Residence District, therefore, shall promote the protection and existence of a large-lot rural development pattern.

2. *Permitted land uses and developments.* The following land uses and developments are permitted in this district:

- (1) Churches.
- (2) Commercial vegetable and flower gardening, as well as plant nurseries and greenhouses, but not including any structure used as a salesroom.
- (3) Dairy farming.
- (4) Dwelling, single-family.
- (5) [Reserved.]
- (6) Farming, including the cultivation, raising and sale of any plant crops and domestic animals.
- (7) Forests, wildlife reservations, as well as conservation projects.
- (8) Home occupations.
- (9) Hunting and fishing as well as propagation of wildlife of any kind.
- (10) Libraries, public or private not-forprofit.
- (11) Local public utility facilities, provided that any installation other than poles and equipment attached to the poles, shall be:
 - (a) Adequately screened with landscaping, fencing, or walls, or any combination thereof; or
 - (b) Placed underground; or
 - (c) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department

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of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.

- (12) Mausoleums or crematoriums in an existing cemetery, any other provision of the law notwithstanding, but no such structure shall be situated closer than one hundred (100) feet to any cemetery property line.
- (13) Parks, parkways, and playgrounds, public or private not-for-profit.
- (14) Schools, public or private kindergarten, elementary, secondary, and collegiate.

3. Conditional land use and development permits issued by the Commission. The following land uses and developments may be permitted under conditions and requirements specified in Section 1003.181, "Conditional Use Permits":

- (1) Administrative offices and educational facilities for religious purposes.
- (2) [Reserved.]
- (3) [Reserved.]
- (4) Blacksmiths.
- (5) Cemeteries, including mortuaries operated in conjunction with the cemetery.
- (6) Child care centers, nursery schools, and day nurseries.
- (7) Clubs, private not-for-profit.
- (8) Correctional institutions.
- (9) [Reserved.]

- (10) Fairgrounds.
- (11) Feed or grain storage, commercial or cooperative.
- (12) Foster homes for handicapped children.
- (13) Golf courses, including practice driving tees, miniature golf courses and independent practice driving tees.
- (14) Group homes for the developmentally disabled, to be occupied by no more than nine (9) individuals (excluding supervisory personnel) not related by blood or marriage to the operator or operators of the facility, provided where such use is required by federal or state law as a permitted use, no conditional use permit shall be required.
- (15) Group homes for the elderly.
- (16) [Reserved.]
- (17) [Reserved.]
- (18) Local public utility facilities over sixty
 (60) feet in height.
- (19) [Reserved.]
- (19.1) Mortuaries.
- (20) Mulching plants for trees, wood, or wood waste, but not including any assembly or manufacture of a product.
- (21) Nursing homes, but not including selfcare units.
- (22) Police and fire stations.
- (23) Public utility facilities.

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- (24) Radio, television, and communication transmitting, receiving, or relay towers and facilities.
- (25) Recreational camps and camping facilities.
- (26) Recreational land uses, commercial or not-for-profit.
- (26.1) Residential substance abuse treatment facilities.
- (27) Retreats owned and operated by religious, educational, or other not-for-profit establishments and religious convents.
- (28) Riding stables, kennels, and veterinary clinics.
- (29) Rifle ranges, skeet shooting clubs, and other activities featuring the use of firearms when all parts of these activities are located at least one hundred (100) feet from the boundaries of the property involved.
- (30)Salesrooms, when established as an accessory use to commercial gardens, plant nurseries, and greenhouses, for the sale of nursery products and related items for use in preserving the life and health of such products, hand tools, and plant containers. The preceding items shall not include power-driven equipment, lawn and garden furniture nor decorative accessories and fencing; however, bulk sale of sand, gravel, mulch, railroad ties or similar materials may be permitted. The salesroom may occupy all or a portion of a building.
- (31) Satellite dishes (see provisions of Section 1003.167, 17.).

- (32) Sewage treatment facilities, other than facilities permitted as an accessory use.
- (33) Specialized private schools.
- (34) [Reserved.]

4. Accessory land uses and developments. Subject to compliance with the procedures of this section, accessory buildings, structures, and uses are permitted in conjunction with a permitted land use or development or (unless restricted by applicable condition) a conditional land use or development when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, is clearly subordinate to the primary use, and serves only to further the successful utilization of the primary use. Accessory uses include the following:

- (1) Devices for the generation of energy, such as solar panels, wind generators, and similar devices.
- Individual sewage treatment facilities serving an individual dwelling, farm, or nonresidential use, as approved by the appropriate regulatory agency. The sewage treatment facilities shall not exceed five thousand (5,000) gallons per day flow.
- (3) Private stables.
- (4) Signs (business, directional, and information).

5. *Performance standards.* All uses in the "NU" Non-Urban Residence District shall operate in conformity with the appropriate performance standards contained in Section 1003.163, "Zoning Performance Standard Regulations."

6. Height limitations for structures. The total height of any structure shall not exceed that

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•permitted in Section 1003.161, "Air Navigation Space Regulations."

7. Lot area and yard requirements. The minimum lot area and yard requirements for land uses and developments in the "NU" Non-Urban Residence District shall be as set out below:

- (1) Minimum lot area requirements:
 - (a) The following permitted and conditional land uses shall be situated on tracts of land providing not less than the following areas:

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<u>Use</u>	Minimum Area	
Administrative offices and educational facilities - religious	4 acres	
Child care enter	3 acres	
Church	3 acres	
Dwelling, single-family	3 acres	
Dwelling, single-family, earth sheltered	3 acres	
Group homes for the developmentally disabled	3 acres	
Local public utility facilities	10,000 sq. ft.	
Mechanical sewage treatment facility	3 acres	
Mortuary	Minimum area 3 acres (minimum of 200 feet of a state (M.H.T.D.) roadway, and adjacent existing commercial zoning district).	
Residential substance abuse treatment facilities	3 acres (except 5 acres for a facility of more than 8 resident patients).	
Schools		

Nursery or day nursery

Kindergarten (separate)

Primary

....

Junior high

Senior high

Collegiate

Any lot or tract of record on (b) the effective date of this ordinance, which contains less than three (3) acres, may be used as a site for one singlefamily dwelling together with customary accessory structures and uses.

5 acres

10 acres

1 acre

3 acres

20 acres

10 acres

Specialized private schools shall (c) be located on a tract of land containing one acre for each fifteen (15) pupils, but in no case less than five (5) acres, nor more than that required by the school land area requirements, as listed in paragraph 7.(1)(a).

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Planning Tomorrow Today

(d) Mechanical sewage treatment facilities may be located on tracts of land less than three
 (3) acres in area where the facility is located on platted common land within a subdivision. The minimum lot area, however, shall in no case be less than ten thousand (10,000) square feet.

(e) Police and fire stations as approved by the Planning Commission via a conditional use permit may be established on tracts of less than five (5) acres where the related parking needs, outdoor facilities, and size of buildings are deemed consistent with the intensity of land use in the neighborhood of these uses.

 (f) All other permitted or conditional land uses in this district shall be situated or conducted on tracts of land at least five (5) acres in area.

Creation of new lots. No new lots shall be created of less than three (3) acres in area except for fire stations, police stations, nurseries or day nurseries, and local public utility facilities. Lots of less than three (3) acres in area, created for the above uses, shall not be used for any other use. In the event the permitted use terminates, the lot shall be established as common ground for an adjacent development or combined with an adjacent parcel or parcels by means of a boundary adjustment. Prior to the approval of a subdivision record plat creating a lot of less than three (3) acres, a deed or other legal instrument must be approved by the City Attorney and recorded with the St. Louis County Recorder of Deeds, which guarantees the required

transfer of the property in the event the permitted use is terminated with a copy to be filed with the City of Wildwood.

(3) Minimum yard requirements; general.

- (a) Front yard. No structure shall be allowed within fifty (50) feet of any roadway right-of-way line.
- (b) Side and rear yard. No structure shall be allowed within thirty (30) feet of any property line other than a roadway right-of-way line.
- (4) Specific yard requirements and exceptions.
 - (a) Notwithstanding any other provisions of this appendix, on corner lots, no structure or plant material exceeding three
 (3) feet in height above the elevation of the street pavement is allowed within the sight distance triangle.
 - (b) Boundary walls or fences, six
 (6) feet or less in height, are allowed within the minimum yard requirements.
 - (c) Permitted information signs, six
 (6) feet or less in heights are allowed within the minimum front yard setback.
 - (d) Permitted directional signs, three (3) feet or less in height, are allowed within the minimum front yard setback or sight distance triangle.
 - (e) A permitted freestanding business sign may be located no closer than thirty (30) feet

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. from any roadway right-of-way line.

- (f) Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning. Light standards for parking lot lighting are allowed no closer than thirty (30) feet of any side or rear yard line which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District.
- In the event that greater than (g) fifty (50) percent of the existing dwelling structures on the same side of a street and in both directions from a lot, for a distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more than ten (10) feet, the required front yard for that lot shall be the average setback of those structures. However, in no case shall any building be located closer than fifteen (15) feet from any roadway right-ofway line, nor shall a setback of greater than seventy-five (75) feet be required.
- (h) If a lot of record existing on the effective date of this ordinance has a width of one hundred (100) feet or less, the side yard on each side of any structure erected on such lot may be reduced to a width of not less than ten (10) percent of the width of the lot, but in no instances shall such yard be less than five (5) feet in width.

(i)

- Any nonresidential structure, other than a public utility tower authorized by a conditional use permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one additional foot for every foot of height above thirty (30) feet.
- (j) No private stable shall be allowed within one hundred (100) feet of any property line. Affiliated pasture areas shall be fenced.

(5) Maximum height and minimum yard requirements for nursing homes.

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- (a) No building within a nursing home development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.
- (b) No building within a nursing home development shall be allowed within a minimum of fifty (50) feet of any property line.
- and retail Limited service (c) commercial uses, not to exceed five (5) percent of the total gross floor area of the self-care building, or buildings, excluding garages, to be located within one self-care building, shall be permitted in conjunction with existing nursing homes with a minimum of one hundred (100) beds and fifty (50) self-care units.³⁷ There shall be no indication, through signs or other devices on the exterior,

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that such commercial uses are in existence. Uses authorized may include a financial facility, excluding drive-up and external walk-up facilities, barber and beauty shop, food or drug store, laundry or dry-cleaning pick-up, and a newspaper stand and card shop.

Maximum density, maximum height and minimum yard area for residential substance abuse treatment facilities.

(a) Densities shall not exceed eight
(8) resident patients and two
(2) house parents or support staff, per facility for lots less than five (5) acres.

(b) No building within a residential substance abuse treatment facility development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.

(c) No building within a residential substance abuse treatment facility development shall be allowed within a minimum of fifty (50) feet of any property line.

 (d) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

8. Off-street parking and loading requirements. Off-street parking and loading requirements and setbacks for parking areas, loading spaces and internal drives are set forth in Section 1003.165, "Off-Street Parking and Loading Requirements."

9. *Sign regulations.* Sign regulations are set forth in Section 1003.168, "Sign Regulations."

1003.110. Urban Residence Districts regulations.

The Urban Residence District regulations of the City of Wildwood as differentiated herein and the district locations as shown on the set of maps titled "City of Wildwood Zoning Map" reflect the wide variety of physical and social conditions and characteristics found in the City of Wildwood, to the extent that the range of such conditions and characteristics can be divided into meaningful categories. It is the purpose of these regulations to encourage the creation and maintenance of stable and enduring residential communities bv establishing limitations on the use and character of development of land so as to take advantage of, or to avoid conflicts with, natural topography, existing developments, arrangements and location of existing or planned community facilities, and social needs of the community.

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APPENDIX G

KIEFER CREEK FARMS PETITIONS FOR TRANSFER OF JURISDICTION

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PETITION NO.___

<u>PETITION TO TRANSFER JURISDICTION FROM THE CITY OF WILDWOOD</u> <u>TO THE CITY OF ELLISVILLE</u>

The undersigned persons owning an interest in an occupied residence within the area on the attached map, currently in the City of Wildwood, hereby petition the City of Wildwood to take appropriate action to transfer jurisdiction to the City of Ellisville of all property, <u>including the undersigned's residence</u>, located in the area designated below. If this transfer is approved, the area will no longer be within the City of Wildwood, but will become part of the City of Ellisville.



NOTE: BY SIGNING THIS PETITION YOU ARE PROPOSING A TRANSFER OF JURISDICTION WITHOUT A PUBLIC VOTE ON THE ISSUE.

LOCATOR NO. DATE ADDRESS [Street & No.] NAME [Print] SIGNATURE 24T210066 0-18-96 120064 atch 10/19/96 118 LAD 247120064 1187 BRIAR PATCH RD HUBER MARIELLE 210121 247 1193 BRIAN 24 2_0042 ĪCIA Nr har 1 1 40091 JOHNSON 10 C ath ID Ichma 241120141 /0/20 JOHN L. ELCHINGER J 1130 BRIAR PATCHRd. 1 12 63021 The undersigned has collected the above signature(s) on the dates stated above and verifies that each is correct and real. STATE OF MISSOURI COUNTY OF ST LOUIS 1996 On this 22nd, To me known to be the person nchia/l aren KAREN WARHOOVER NOTARY PUBLIC — NOTARY SEAL STATE OF MISSOURI lotary Public My Commission Expires: ST. LOUIS COUNTY MY COMMISSION EXP. JULY 5,1998

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The undersigned persons owning an interest in an occupied residence within the area on the attached map, currently in the City of Wildwood, hereby petition the City of Wildwood to take appropriate action to transfer jurisdiction to the City of Ellisville of all property, <u>including the undersigned's residence</u>, located in the area designated below. If this transfer is approved, the area will no longer be within the City of Wildwood, but will become part of the City of Ellisville.



NOTE: BY SIGNING THIS PETITION YOU ARE PROPOSING A TRANSFER OF JURISDICTION WITHOUT A PUBLIC VOTE ON THE ISSUE.

NAME [Print] SIGNATURE ADDRESS [Street & No.] LOCATOR NO. DATE	
1. Mary Ellen Douglass MaryEllen Douglass 1135 Briar Patch 10-20-96	
2. LEONARD C. DOYGLASS Formard C. Dougly 1135 Brin Pater 10-20-91	
3 Martha A. Street Martha A. Steet 1154 Briaspatch 10-20-94	
4. Richard J. Street Pl JE 1154 Bring Putch 247230020 10-20-96	
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12.	
The undersigned has collected the above signature(s) on the dates stated above and verifies that each is correct and real.	
The undersigned has contened the above signature(s) on the dates stated above and vertices that each is content and teat.	-
STATE OF MISSOURI)	
COUNTY OF ST LOUIS)	
On this <u>22</u> day of <u>OCTOOL</u> , <u>4966</u> ; before me personally appeared <u>K</u> <u>Sana</u> <u>Deut</u> Vo me known to be the person who executed the foregoing instrument, and acknowledged that he or she executed the same as his or her free act and deed.	
KAREN WARHOUVER Notary Public	
My Commission Expires: NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI	
ST. LOUIS COUNTY MY COMMISSION EXP. JULY 5,1998	A33

The undersigned persons owning an interest in an occupied residence within the area on the attached map, currently in the City of Wildwood, hereby petition the City of Wildwood to take appropriate action to transfer jurisdiction to the City of Ellisville of all property, <u>including the undersigned's residence</u>, located in the area designated below. If this transfer is approved, the area will no longer be within the City of Wildwood, but will become part of the City of Ellisville.



NOTE: BY SIGNING THIS PETITION YOU ARE PROPOSING A TRANSFER OF JURISDICTION WITHOUT A PUBLIC VOTE ON THE ISSUE.

DATE ADDRESS [Street & No.] LOCATOR NO. SIGNATURE NAME [Print] 1112 QUALS NOT RA. 10.18.96 63021 1 Joe Fische 10.18.96 QUANSNEST -74 **Manan** 10-19 1160 VANTW 10-11-5 116 10. CALOL. BUCNE Harassmil 1170 Qua. HARASYMIAK 11. RENEUS Romana Harasymiai 1170 Quails West 63021 10.20. 12. POMANA HARASYMIAK The undersigned has collected the above signature(s) on the dates stated above and verifies that each is correct and real. Ul Os der. 3. STATE OF MISSOURI COUNTY OF ST LOUIS 1996 1965, before me personally appeared <u>Joe Fis</u> rho x To me known to be the person Octoper On this 1 day of who executed the foregoing instrument, and acknowledged that he or she executed the same as his or her free act and deed.

My Commission Expires: DONNA J. WRIGHT Notary Public My Commission Expires: NOTARY PUBLIC, STATE OF MISSOURI MY COMMISSION EXPIRES 11/28/97 ST. LOUIS COUNTY.

3

The undersigned persons owning an interest in an occupied residence within the area on the attached map, currently in the City of Wildwood, hereby petition the City of Wildwood to take appropriate action to transfer jurisdiction to the City of Ellisville of all property, including the undersigned's residence, located in the area designated below. If this transfer is approved, the area will no longer be within the City of Wildwood, but will become part of the City of Ellisville.



NOTE: BY SIGNING THIS PETITION YOU ARE PROPOSING A TRANSFER OF JURISDICTION WITHOUT A PUBLIC VOTE ON THE ISSUE.

NAME [Print] SIGNATURE ADDRESS [Street & No.] LOCATOR NO. DAT	ſE ″
1. PAMELA V FELDMAN Damela Astlinan 1151 Ducil Not Dr 63021 10-2	11-91
2. RAMMOND FELOMAN Roman Filder 1151 Phil Not De 18121 10-21	-91
3. GAREN KM. CONINCE AM 1150 QUAILS NEST 10-7	
4. Susan L. Conner Suprodiquer Come 1150 Quails Nest Rd 10-2	<u>Les</u> les anti-bank
S	<u>_1-</u> 76
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The undersigned has collected the above signature(s) on the dates stated above and verifies that each is correct and real.	4
STATE OF MISSOURI)	
COUNTY OF ST LOUIS	
On this <u>23</u> day of <u>October</u> , 1996 who executed the foregoing instrument, and acknowledged that he or she executed the same as his or her free act and deed. To me known to be the	e person
And the same as his or her free act and deed.	· ·
DONNA J. WRIGHT	
My Commission Expires: NOTARY PUBLIC, STATE OF MISSOURI MY, COMMISSION EXPIRES 11/28/97	A35
ST. LOUIS COUNTY	1,55

The undersigned persons owning an interest in an occupied residence within the area on the attached map, currently in the City of Wildwood, hereby petition the City of Wildwood to take appropriate action to transfer jurisdiction to the City of Ellisville of all property, <u>including the undersigned's residence</u>, located in the area designated below. If this transfer is approved, the area will no longer be within the City of Wildwood, but will become part of the City of Ellisville.



NOTE: BY SIGNING THIS PETITION YOU ARE PROPOSING A TRANSFER OF JURISDICTION WITHOUT A PUBLIC VOTE ON THE ISSUE.

NAME [Print]	SIGNATURE	ADDRESS [Street & No.]	LOCATOR NO.	DATE	
1. William Schmid	+ W-Shin	WE 1161 WOOD SUMMI	- 24Try0114	10-19-94	
2. JEANETTE SCH	MIDT Jemette of	Amidt 1161 WOOD Summ	IT 241140114	10-19-96	
3. HENRY G. LITZ	SINGER ARM XD	their 1191 Wood Sumo	NIT 24123003,	10-19-96	
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	<i>^</i> .	Leterany 1120 WOOD 50			
	1	Seterson 1120 Wood Su,			
The anor E	Goette / Ce	and Jaette 1140 Wan			,
8. Dennis R.C.	joette C	5 min 1140 Wood	d Summit 24Tit	0105 10/19/91	
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The undersigned has collect	ted the above signature(s) or	the dates stated above and verifies that each is a	correct and real.	ť	
		Or this O	ite)	,	
STATE OF MISSOURI))SS	- Juiner J	utyange)	······································	
COUNTY OF ST LOUIS) 1996		·		
On this <u>13</u> ^{Ad} day of <u>O</u> who executed the foregoing	tober , 1966, bel	ore me personally appeared <u>Juckie Li</u> ged that he or she executed the same as his or he	The second deed.	wn to be the person	
		Notary Public	Shepheid		
My Commission Expires:	July 5, 200		•		A36

The undersigned persons owning an interest in an occupied residence within the area on the attached map, currently in the City of Wildwood, hereby petition the City of Wildwood to take appropriate action to transfer jurisdiction to the City of Ellisville of all property, including the undersigned's residence, located in the area designated below. If this transfer is approved, the area will no longer be within the City of Wildwood, but will become part of the City of Ellisville.



NOTE: BY SIGNING THIS PETITION YOU ARE PROPOSING A TRANSFER OF JURISDICTION WITHOUT A PUBLIC VOTE ON THE ISSUE.

NAME [Print] SIGNATURE ADDRESS [Street & No.] LOCATOR NO. DATE	
1. CAROL SLOAN Carrescon 190 Wood Summit 24T230011 10/19/96	
2. EASLOAN COLOGN 1190000DSUMMIT 24TZ30011 10/19/96	 1
3. ManilyN KOOB Mariagen Koob 1160 Ward Summir 24T14 0022 10/20/96	
4. George, Koob 1990 1160 Word Summis 24714 0022 10/20/96	
5. Clarence Woff blanneller 1105Wrod Summit 24T140172 10/00/81	
6. DAISY J WOLF Main Stref 1125/100 SUMMIT 24TI40172 10/20/91	
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The undersigned has collected the above signature(s) on the dates stated above and verifies that each is correct and real.	۰
Carling of Francis	
STATE OF MISSOURI))SS	
COUNTY OF ST LOUIS)	
On this 23 day of 1 to ber 1966, before me personally appeared Auchie Between To me known to be the person who executed the foregoing instrument, and acknowledged that he or she executed the same as his or her first act and deed.	
Notary Public Ahepheid	
My Commission Expires: July 5, 2000	127
U U '	ASI

The undersigned persons owning an interest in an occupied residence within the area on the attached map, currently in the City of Wildwood, hereby petition the City of Wildwood to take appropriate action to transfer jurisdiction to the City of Ellisville of all property, <u>including the undersigned's residence</u>, located in the area designated below. If this transfer is approved, the area will no longer be within the City of Wildwood, but will become part of the City of Ellisville.

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NOTE: BY SIGNING THIS PETITION YOU ARE PROPOSING A TRANSFER OF JURISDICTION WITHOUT A PUBLIC VOTE ON THE ISSUE.

NAME [Print]	SIGNATURE	ADDRESS [Street & No.]	LOCATOR NO.	DATE	
1FRANK PUSAT	ERI Trahl	ALTISI BRIAR PI	ATCH 24T210055	- 10/23/96	
2. <u>Sylvia Pusati</u>	· () () 💊	Fusitunisi BRIAR 1	ATCH 24T 21005	5 10/23/96	• 1 •
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12	<u> </u>			<u>, , , , , , , , , , , , , , , , , , , </u>	
The undersigned has col	llected the above signature(s)	on the dates stated above and verifies that ea	· · ·		t
	•	W-Se	limits		
STATE OF MISSOURI))SS	· .	<u>.</u>		
COUNTY OF ST LOU		11.11.	Charles ??		
On this <u>23rd</u> day of <u>1</u> who executed the foreg	oing instrument, and acknowl	before me personally appeared <u>William</u> edged that he or she executed the same as his	or her free act and deed.	own to be the person	
-		Notary Public	right		
	DONNA J. V	VRIGHT	-		100
My Commission Expire	MY COMMISSION EX	PIRES 11/28/97			A 58

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APPENDIX H

CITY OF ELLISVILLE ORDINANCE AUTHORIZING TRANSFER OF JURISDICTION

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BILL NO. 2334

INTRODUCED BY MAYOR NOVAK AND COUNCIL MEMBERS COMPTON, KNAPP, ANDERSON, ALLEN, NORWOOD & KHOURY

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF ELLISVILLE, MISSOURI, BY TRANSFER OF JURISDICTION OF CERTAIN TERRITORY WITHIN THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, HEREIN DESCRIBED, AND PROVIDING FOR APPROVAL OF A PLAN OF INTENT AND BOUNDARY CHANGE PROPOSAL TO BE SUBMITTED TO THE ST. LOUIS COUNTY BOUNDARY COMMISSION FOR ITS CONSIDERATION

WHEREAS, the City of Ellisville ("City") desires to extend its corporate limits by transfer of jurisdiction of areas of land ("Kiefer Creek Farms Area") described in Exhibit "A" and hereinafter referred to as "Transfer Area", adjoining the City of Ellisville and within the corporate limits of the City of Wildwood; and

WHEREAS, the City has received Verified Petitions signed by owners of at least 25 of 26 fee interests of record in all tracts of real property located within the area proposed to be detached and jurisdiction transferred; and

WHEREAS, the City has determined the Kiefer Creek Farms Area is adjacent to and contiguous to the present corporate limits of the City; and

WHEREAS, the City has developed a plan of intent to be submitted to the St. Louis County Boundary Commission for approval of the transfer of jurisdiction of the Transfer Area setting forth, among other things, the various impacts of the boundary change proposal, legal description of the Transfer Area, present level of major services provided by the City of Ellisville and the City of Wildwood and proposed to be provided to the Transfer Area, proposed time schedule for the provision of services to the Transfer Area, current tax rates, revenue sources, effect of the boundary change on Wildwood, resource distribution, proposed zoning, compactness of the Transfer Area, effect on other political subdivisions such as fire districts; and

WHEREAS, a copy of the proposed ordinance was available for public inspection prior to consideration by the Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: The City declares its desire to extend its corporate limits by transfer of jurisdiction of areas of land referred to as "Transfer Area", adjoining the City of Ellisville and within the corporate limits of the City of Wildwood, and states as follows:

•••

(A) The description by metes and bounds of the area sought to be transferred is set out in Exhibit "A"

which is attached hereto and made a part hereof.

(B) The transfer is reasonable and necessary for the proper development of the City.

(C) The City has developed a Plan of Intent, a copy of which is marked "Exhibit B", attached hereto and made a part hereof, which meets the criteria set out in Chapter 72.400 et. seq., R.S.Mo., and, is in conformity with the rules promulgated by the St. Louis County Boundary Commission pursuant to Chapter 72.402 R.S.Mo.

SECTION 2: That the transfer of jurisdiction of said Transfer Area shall be effective on July 1, 1998, upon prior approval of the St. Louis County Boundary Commission.

SECTION 3: That the Plan of Intent labeled Exhibit "B" attached hereto and incorporated herein by reference is adopted by the City of Ellisville and the City of Wildwood as the Plan of Intent required by Chapter 72.400 et. seq., R.S.Mo.

SECTION 4: The City Clerk and all City personnel are directed to take whatever action as is necessary to effectuate the transfer of jurisdiction of the Transfer Area.

SECTION 5: Upon the passage of this Ordinance, a certified copy thereof, together with a map of the area to be transferred, shall be forwarded to the election authorities of St. Louis County, to the governing body of St. Louis County, and to the governing body of the City of Wildwood.

SECTION 6: This Ordinance shall be effective on adoption, pursuant to Article III, Section 3.13(g) of the Charter, as an emergency measure.

This Bill No. 2334 __ having been read in its entirety at least once prior to passage, and once by title, and having been duly considered and voted upon was finally passed and approved this <u>20 Hk</u> day ., 1997, by an affirmative vote of two-thirds (2/3) of all the members of the of Council.

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CITY OF ELLISVILLE

ATTEST:

CITY CLERK

MAYOR

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APPENDIX I

CITY OF WILDWOOD ORDINANCE AUTHORIZING TRANSFER OF JURISDICTION

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BILL NO.362

ORDINANCE NO. 362

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AN ORDINANCE AUTHORIZING A TRANSFER OF JURISDICTION TO THE CITY OF ELLISVILLE OF CERTAIN TERRITORY WITHIN THE CITY OF WILDWOOD, MISSOURI, HEREIN DESCRIBED AND PROVIDING FOR APPROVAL OF A PLAN OF INTENT AND BOUNDARY CHANGE PROPOSAL TO BE SUBMITTED TO THE ST. LOUIS COUNTY BOUNDARY COMMISSION FOR ITS CONSIDERATION.

WHEREAS, the City of Ellisville desires to extend its corporate limits by transfer of jurisdiction of areas of land ("Kiefer Creek Farms Area") described in Exhibit "A" and hereinafter referred to as "Transfer Area", adjoining the City of Ellisville and within the corporate limits of the City of Wildwood; and

WHEREAS, the City of Ellisville has received Verified Petitions signed by owners of at least 25 of 26 fee interests of record in all tracts of real property located within the area proposed to be detached and jurisdiction transferred; and

WHEREAS, the City of Ellisville has determined the Kiefer Creek Farms Area is adjacent to and contiguous to the present corporate limits of the City; and

WHEREAS, the City of Ellisville has developed a plan of intent to be submitted to the St. Louis County Boundary Commission for approval of the transfer of jurisdiction of the Transfer Area setting forth, among other things, the various impacts of the boundary change proposal, legal description of the Transfer Area, present level of major services provided by the City of Ellisville and the City of Wildwood and proposed to be provided to the Transfer Area, proposed time schedule for the provision of services to the Transfer Area, current tax rates, revenue sources, effect of the boundary change on Wildwood, resource distribution, proposed zoning, compactness of the Transfer Area, effect on other political subdivisions such as fire districts; and

WHEREAS, as a copy of the proposed ordinance was available for public inspection prior to consideration by the Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, AS FOLLOWS:

<u>Section 1</u>. The City of Wildwood declares its desire to authorize a transfer of jurisdiction to the City of Ellisville areas of land referred to as "Transfer Area" adjoining the City of Ellisville and within the corporate limits of the City of Wildwood, and states as follows:

(A) The description by metes and bounds of the area sought to be transferred is set out in Exhibit "A" which is attached hereto and made a part hereof.

(B) The transfer is reasonable and necessary for the proper development of the City of Ellisville.

(C) The City of Ellisville has developed a Plan of Intent, a copy of which is marked "Exhibit B", attached hereto and made a part hereof, which meets the criteria set out in Chapter 72.400, et. seq., R.S.Mo., and, is in conformity with the rules promulgated by the St. Louis County Boundary Commission pursuant to Chapter 72.402 R.S.Mo.

Section 2. The transfer of jurisdiction of said Transfer Area shall be effective on July, 1, 1998 upon prior approval of the St. Louis County Boundary Commission.

Section 3. The Plan of Intent labeled Exhibit "B" attached hereto and incorporated herein by reference is adopted by the City of Ellisville and the City of Wildwood as the Plan of Intent required by Chapter 72.400, et. seq., R.S.Mo.

Section 4. The City Clerk and all City personnel are directed to take whatever action as is necessary to effectuate the transfer of jurisdiction of the Transfer Area.

Section 5. Upon the passage of this Ordinance, a certified copy thereof, together with a map of the area to be transferred, shall be forwarded to the election authorities of St. Louis County, the governing body of St. Louis County, and to the governing body of the City of Ellisville.

Section 6. This Ordinance shall be in full force and effect from and after its passage and approval.

This Bill was passed and approved this 11th day of <u>August</u>, 1997, by the Council of the City of Wildwood, Missouri, after having been read by title or in full two times prior to passage.

Presiding Officer

R. W. Marcantano, Mayor

ATTEST:

mae Greene

mae Greene

MANDHUR DA WIE SON

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