

**Before the Boundary Commission, St. Louis County, Missouri**

)  
)  
In re: Proposal of the City of Florissant )  
) File No. BC0301  
)  
) Area 10 Proposal  
)  
)  
)  
)

**Summary of Decision of the Boundary Commission, St. Louis County  
May 27, 2003**

**Summary of Facts:**

The Boundary Commission, St. Louis County (the "Commission") considered an annexation proposal submitted by the City of Florissant (the "City" or "Florissant"), and the evidence presented and comments made at the public hearing held on April 22, 2003 at the James J. Eagan Center, #1 James J. Eagan Drive, Florissant, MO 63033. Based on the foregoing, the Commission finds the following facts:

On March 10, 2003, in accordance with the Rules of the Commission in effect as of May 4, 2000, the City submitted to the Commission at its office a proposal requesting an annexation of certain lands, utilizing a procedure known as a simplified boundary change, all pursuant to Section 72.405, RSMo. (2000) (the "Official Submittal"). The Official Submittal included the information required of proposals as found in Article V of the Rules of the Commission (the "Rules"). Additionally, the Official Submittal contained the information required under the Rules for simplified boundary change requests involving the annexation of unincorporated territory to a municipality through an annexation, as found in Article V.C.4. of the Rules. The Official Submittal satisfied one of the requirements for a simplified boundary change by submitting the signatures of seventy-five percent of the registered voters who voted in the last gubernatorial election. The City submitted 692 signatures, of which 651 were verified by the St. Louis County Election Board to be registered voters. Consequently, the City submitted signatures of 77% percent of the registered voters who voted in the last gubernatorial election.

In response to the City's Official Submittal, the Commission sent a later dated March 13, 2003 requesting clarification and supplementation of several issues. By letter dated March 19, 2003, the City responded to the Commission's March 13, 2003 request for clarification and supplementation. On April 22, 2003, the Commission held a public hearing based upon the Official Submittal, as supplemented.

The City is contiguous with the boundaries of Area 10 on the north, west, south and east, with the sole exception of the northeast boundary. The area proposed for annexation consists of approximately One Hundred Fifty-five (155) acres. A map showing the location of the area proposed to be annexed is attached as Exhibit "A" and is the same map presented in the proposal by the City (the "Annexation Area" or "Area 10").

The City supplied the following demographic information regarding the Area 10:

BASIC ANNEXATION INFORMATION DATA	
Area <i>10</i>	155.000 Acres
Population	1,072 (2000 Census)
Dwelling Units	416
Miles of Public Roads	Approximately 5.65 mi.

### GEOGRAPHIC

#### *City of Florissant Declarations:*

The City of Florissant stated that single-family houses comprise approximately 88% of the land in Area 10. Commercial uses comprise approximately 12% of the land in the Area 10. Logical and well-defined boundary lines, leaving no pockets and clearly showing the limits of services to be offered by the City of Florissant and the County, characterize the Annexation Area.

The Official Submittal establishes that Area 10 is 65% contiguous to the City. The City noted that Area 10 is "common" to Florissant and that several residential streets connect Area 10 and the City.

The Official Submittal also establishes that the Annexation Area is accessible to City services. Because the Area is 65% contiguous to existing City boundary lines, the City can readily and routinely provide services from Parker Road, Parker Spur, New Halls Ferry, Stafford, St. Catherine and Derhake.

Florissant stated that the annexation creates logical boundaries and that the area will not be stranded.

### FINANCIAL

The Commission received the following evidence on the current tax rate of Area 10 Official Submittal and the sources of revenue of the Area 10:

The City established that the relevant tax rates before and after the change at the time of the submittal are:

Tax Rates		
Tax	Current	After Annexation
Real Estate and Personal Property:		
County	\$0.58/\$100 assessed valuation	\$0.58/\$100 assessed valuation
Florissant Valley Fire District	\$0.966/\$100 assessed valuation	\$0.966/\$100 assessed valuation
Sales Tax (Local)	\$6.075	\$6.825
Utility Tax	\$.05	\$.03

Regarding the impact annexation would have on the tax base or the ability to raise revenue, Florissant stated that since Area 10 is relatively small in comparison to St. Louis County, the City's annexation of Area 10 will have a negligible impact on:

- a) The Area and its residents
- b) The City of Florissant and surrounding residents
- c) St. Louis County and its residents

The City provided the following projection of revenues and expenditures derived from the cost of providing service to the Annexation Area to be annexed for a period from three years after annexation.

Revenues and Expenditures Derived from Annexation Area			
	Year 1	Year 2	Year 3
Revenues	\$259,970	\$259,970	\$259,970
Expenditures	\$246,900	\$246,900	\$246,900
Net Surplus (Deficit)	\$ 13,070	\$ 13,070	\$ 13,070

The City identified the following capital costs:

Proposed Capital Expenditures (over three years)	
Street Repairs	\$340,000
ADA accessible curb cuts	\$ 41,760
Street Lights	\$ 90,200

The City's ½¢ Capital Improvement Sales Tax, which is estimated to generate \$56,800 per year for Area 10, will provide funds to make some of the anticipated capital improvements. The City concedes it will need to use additional revenues from other sources to perform all Area 10 projected capital improvement projects.

The City estimates that annexation of Area 10 would have the following effect on tax resources in St. Louis County:

Estimated Gross Revenue Loss to St. Louis County from Area 10 Annexation	
Cigarette Tax	\$4,550
Gasoline Tax	\$30,000
Road & Bridge Tax	\$9,000
Sales Tax	\$128,600
Utility Tax (5%)	\$41,600
<b>Total</b>	<b>\$213,750</b>

The City also conceded it does not presume to know the extraordinary impact of annexation of Area 10 on St. Louis County. Florissant stated that, because it is a "pool" city, and the annexation area is primarily residential and population determines tax distribution, Florissant feels increased revenue to the City is fair, appropriate and completely justifiable.

Florissant declared that the St. Louis County Traffic Generation Trust Fund (TGA) does not exist in this area for commercial or residential development, but the County has indicated it does. In either event, the City does not have an ordinance or policy prohibiting future participation on the TGA.

SERVICES

<b>Provision of Services in Annexation Area</b>					
<i>Service</i>	<i>Service Unchanged</i>	<i>Service Changed</i>			
		Present Provider	Fee	New Provider	Fee
Police Services		St. Louis County	No	Florissant	No
Fire/EMS/ALS Service	No Change				
Water Service	No Change				
Sewer Service	No Change				
Street Maintenance		St. Louis County	No	Florissant	No
Utility Agreements		St. Louis County	No	Florissant	
Parks Service		St. Louis County	No	Florissant	Yes
Recreation Service		St. Louis County	No	Florissant	Yes
Refuse Service		Private Haulers	Yes	Private Haulers	Yes
Sidewalk Maintenance		St. Louis County	No	Florissant	No
Street Lighting		St. Louis County / Individual Cost	Yes	Florissant	No
Code Administration		St. Louis County	Yes	Florissant	
Planning and Zoning		St. Louis County	No	Florissant	No
Municipal Court		St. Louis County	No	Florissant	Yes
Health Service		St. Louis County	No	Florissant/St. Louis County	No

Florissant offered that residents of Area 10 would receive services from the City's Public Works Department on an equal basis and level as received by current City residents and that recreation and park fees would be lower for residents of the Annexation Area when Area 10 becomes part of Florissant. The City noted that its Police Department is one of only fourteen (14) such departments in the State of Missouri accredited by the Commission on Accreditation for Law Enforcement Agencies. Florissant stated that it offers free senior shuttle service and a range of other senior services

The City offered that all City services would be extended to Area 10 by September 1, 2003, which date is acceptable to the Commission.

## ZONING AND LAND USE

The City offered the following description of land use for the area to be annexed:

<b>Land Use: Area 10 Annexation</b>	
Commercial	12%
Single-Family Residential	88%

The City presented the following evidence to the Boundary Commission regarding how the City proposes to zone Area 10.

<b>Proposed Zoning – Area 10 Annexation</b>			
County Zoning Classification	Proposed Florissant Zoning Classification	Proposed Zoning Classification: New or Existing	Timing for Transition
R-4 Residence	R-4 Single Family	Existing	
C-8 Planned Commercial	B-5 Planned Commercial	Existing	

Florissant's submission establishes that the County's R-4 classification and Florissant's R-4 classification are identical. Florissant concludes that there will be little or no impact from the zoning and land use changes.

The City offered that Area 10 is not in a floodplain, historic district or neighborhood district. The City offered that the likelihood of significant growth or development in the annexation area is unlikely because 95%-98% of the property is already developed.

### EFFECTIVE DATE

The City presented the following evidence to the Commission regarding the effective date of the boundary change:

Florissant will extend all services to the newly annexed area by September 1, 2003.

DECISION

The City of Florissant is the proposing agent as defined by §72.400(4) of the Revised Statutes of the State of Missouri and the Boundary Commission has jurisdiction over the proposal.

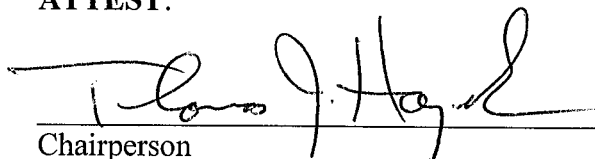
The boundary change sought by the municipality is an annexation governed by Chapter 72 RSMo.

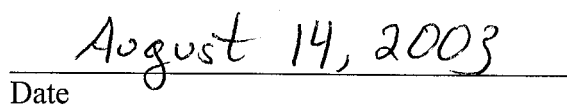
Based upon the entire record, the Boundary Commission, St. Louis County, voted at an open public meeting on May 27, 2003 by a roll call vote, and the proposal was **APPROVED**. Those members voting for the proposal had the following reasons:

- A. The proposal is in the best interest of the municipality
- B. The proposal is in the best interest of the territory affected by the proposal.
- C. The proposal is in the best interest of the areas of the County next to such proposed boundary change.

The Commission finds that the annexation proposed by the Official Submittal, and designated with the office of the Commission as File No. BC0301 is approved without a further vote of the residents of Annexation Area, all as permitted by § 72.405.6(2), and the annexation shall take effect September 1, 2003.

**ATTEST:**

  
Chairperson

  
Date