

# PAGE AVENUE ANNEXATION AREA



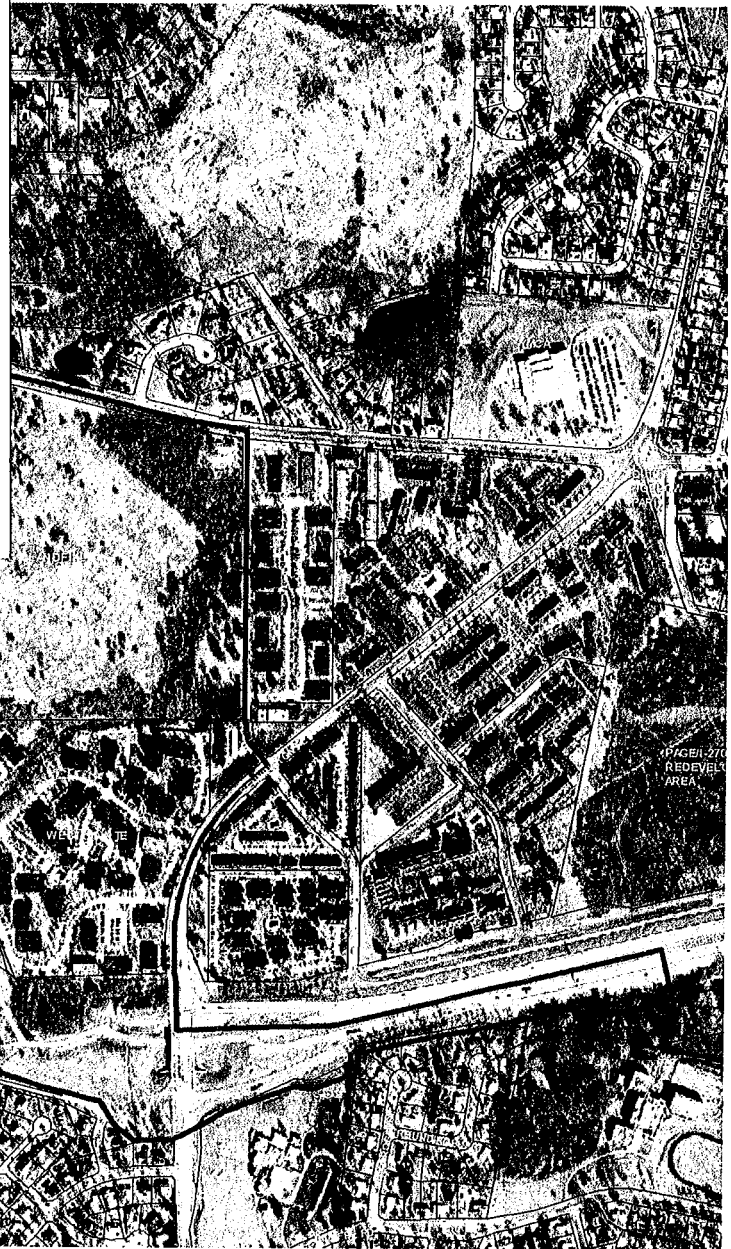
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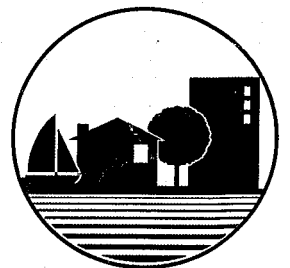
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OFFICIAL APPLICATION SUBMITTAL FOR ANNEXATION  
CITY OF MARYLAND HEIGHTS, MISSOURI

APRIL 21, 2003



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This application is being submitted to the St. Louis County Boundary Commission by the City of Maryland Heights to effect an annexation into the city of some 199.7 acres of unincorporated St. Louis County described herein as the "Page Avenue Annexation Area". This application is organized and presented based upon the St. Louis County Boundary Commission Rules and Regulations dated May 4, 2000 for the annexation of unincorporated areas by existing municipalities. The required content by the commission is included in italics and the city's response is included in bold.



## SECTION I - EXECUTIVE SUMMARY

The City of Maryland Heights is proposing to annex an area of unincorporated St. Louis County referred to as the "Page Avenue Annexation Area." This area is located adjacent to the southwest city limits of Maryland Heights. It consists of approximately 199.7 acres and is bordered to the south by the Page Avenue Extension (Missouri Route 364), to the east by Bennington Place, and to the north by Marine Avenue as shown in "Figure A, Location Map".

The Page Avenue Annexation Area constitutes an "annexation" as that term is defined within the state annexation legislation in the following manner:

1. *The average residential density in this area is in excess of one dwelling unit per three acres (the actual average is 4.6 dwelling units per acre).*
2. *The estimated population is less than 5,000 persons (2,053 population based on Census 2000).*

Key demographic and geographic factors are:

- The City of Maryland Heights is approximately 55% contiguous to the annexation area.
- There are approximately 3.9 miles of streets within this area (0.6 of which are classified as publicly maintained and operated).
- The population of this area is 2,053 based on Census 2000 data.
- The annexation area has an estimated assessed valuation of \$64,188,700.
- The revenues estimated to be generated from this area total \$476,546 annually. These revenues would move from St. Louis County to the City of Maryland Heights based on the "Pool City" distribution formula.
- The annexation area is fully developed with single-family and multi-family residential land uses. The zoning districts for this area consist of NU, R2, R3, R5, R6, and R6A (all residential zoning districts for St. Louis County). There are no commercial land uses in this area.
- The city requests expedited review of this application by the commission so it may be included for consideration on the November 2003 ballot. This request is based on the straightforward nature of the application and the absence, in the city's opinion, of any complicated or contentious issues.

The annexation is logical, concise and economically feasible based on the following:

1. *The annexation allows the city to consolidate its southern border based on the construction of a major highway.* The Page Avenue Extension not only provides a logical border for the city, but also acts as a barrier between the annexation area and the rest of the unincorporated area of St. Louis County. It should be noted that streets within the city provide access to this area, many of the residents of this area utilize businesses within the city, and the residents of this area patronize other social organizations within the city. This area has an established relationship with the city.



# CITY OF MARYLAND HEIGHTS

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April 28, 2003

St. Louis County Boundary Commission  
1516 S. Brentwood Boulevard  
Suite 101  
St. Louis, MO 63144

**RE: Response to completeness letter dated April 25, 2003 for BC0302: "Page Avenue Annexation Area"**

Commission Members:

This letter will address the issues raised in the completeness letter dated April 25, 2003 from Kim Miller, Executive Director of the Commission.

## ***Section 2 – Plan of Intent***

- 1. On Page 2-2, under "Geographic", your subsection (C), the map you refer to as "Figure 3" does not show fire or police facilities, and the map referred to as "Figure 1" actually gives better representation of major parks, recreation centers and other facilities asked for in this subsection. The rules call for a map identifying locations of City Hall, Fire and Police facilities, recreation centers and major parks. Please provide a map that clearly identifies the locations of all of these facilities.*

A revised map is included with this letter. It is intended to replace "Figure 3". This map includes Fire Facilities in the area and Police Stations (which is located in City Hall).

- 2. On Page 2-7, under "Financial", your subsection (B), the Tax Rate changes for Utility and Sales Tax Rates are not shown in table format. Please provide this information in table format.*

This information is being resubmitted in tabular format.

UTILITY TAX CHANGE				
TAX	BEFORE	FY1	FY2	FY3
Utility Tax	5.0	5.5	5.5	5.5

*Our Mission: We will provide superior municipal services in a safe and appealing setting in order to attract and retain residents committed to our city, thriving businesses, and premier hospitality venues.*



# CITY OF MARYLAND HEIGHTS

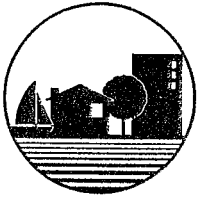
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SALES TAX BREAKDOWN				
Taxing Jurisdiction	Current	FY 1	FY 2	FY 3
State	4.225	4.225	4.225	4.225
County Pool	1	1	1	1
County Parks and Recreation	0.1	0.1	0.1	0.1
Local Parks and Stormwater	0	0.5	0.5	0.5
Bi-State	0.5	0.5	0.5	0.5
Metro Link	0.25	0.25	0.25	0.25
Total	6.075	6.575	6.575	6.575

The utility tax rate will increase from 5.0% to 5.5%, representing an increase of fifty cents on every \$100 utility bill. However, the utility tax projection does not include an estimate for the senior citizen rebate program. This program allows residents over the age of 65 to obtain a rebate on utility taxes paid (for occupied primary residence) for the year. The sales tax rate will increase from 6.075% to 6.575%, representing an increase of fifty cents on every \$100 spent. However, no commercial property is present in the annexation area.

3. On Page 2-11, under “Services”, your subsection (A), with the exception of “Refuse Collection”, Table 10, does not clearly state whether the services listed are provided by contract or in-house. Please clarify.

All services are provided “in house” by the city of Maryland Heights with the exception of refuse collection. Table 10 is being resubmitted to include this information.



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TABLE 10: SERVICE PROVISION			
Service	Page Avenue Annexation Area	City of Maryland Heights	Fee Increase
Police Service	St. Louis County	Maryland Heights. In House	No Increase
Fire Protection	Maryland Heights Fire Protection District/Creve Coeur Fire Protection District/Chesterfield Fire Protection District	Maryland Heights Fire Protection District/Creve Coeur Fire Protection District/Chesterfield Fire Protection District	No increase
Street Improvement & Maintenance	St. Louis County	Maryland Heights. In House	No Increase
Snow Removal	St. Louis County	Maryland Heights. In House	No Increase
Street Lighting	Individual Cost	Maryland Heights. In House	No Increase
Sidewalk Improvement & Repair	St. Louis County	Maryland Heights. In House	No Increase
Community Center	NA	Maryland Heights. In House	Resident fee for utilizing center
Park Facilities	St. Louis County	Maryland Heights. In House	No Increase
Aquatic Center	NA	Maryland Heights. In House	Resident fee for utilizing center
Golf Course	NA	Creve Coeur/Bridgeton via shared recreation agreement	Resident fee for utilizing courses
Health Services	St. Louis County	Maryland Heights. In House	No Increase
Municipal Court	St. Louis County	Maryland Heights. In House	No Increase
Refuse Collection	Private Haulers	Private Hauler secured through city contract	This fee should be reduced based on city obtained contract
Community Development Services	St. Louis County	Maryland Heights. In House	No Increase

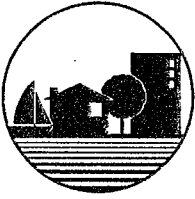
- On Page 2-15, under “Services”, your subsection (B), does not clearly state whether these policies differ from policies currently affecting the annexing municipality. Please clarify.

These policies are the same as the current policies for both the annexation area and the City of Maryland Heights.

## Section 3 – Certifications

- On Page 3-2, your subsection (G) refers to the delivery of copies of the proposal. Point (02) states that a copy of the proposal needs to be delivered to any village or municipality with boundaries contiguous to the area covered by the proposal. The Rules state, “If the proposing agent determines that such information is not applicable to its proposal, it shall so state in writing.” In your certification, “G, 02” is not addressed as either not applicable or having been done. Please address this matter.

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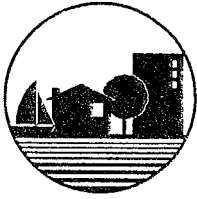
An additional certification is attached declaring that section is not applicable because there are no villages or municipalities that are contiguous to the annexation area. The proposal was filed with the St. Louis County Clerks office. In addition, a copy of the proposal has been distributed to the St. Louis County Department of Planning.

I hope this letter has addressed all of your concerns regarding proposal BC 0302. Please let me know if any further information is required.

Sincerely,

Mark Levin  
City Administrator





# CITY OF MARYLAND HEIGHTS

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April 28, 2003

St. Louis County Boundary Commission  
1516 S. Brentwood Boulevard  
Suite 101  
St. Louis, MO 63144

**RE: Annexation of "Page Avenue Annexation Area"**

Commission Members:

In accordance with Article V, Section G, 02 of the Commissions Rules and Regulations, the city is required to mail a copy of the proposal to "...the clerk of each village (by name) and municipality (by name) of St. Louis County with boundaries contiguous to the area covered by the proposal." The city is exempt from this requirement because no other village or municipality is contiguous to this area. A copy of the proposal was recorded with the St. Louis County Clerk.

Sincerely,

Mark Levin  
City Administrator

The annexation formalizes this relationship and allows the residents to enjoy services already available to current residents of the City of Maryland Heights.

2. The annexation provides area and population growth for the City of Maryland Heights. The city is essentially “built out” in respect to residential development. The only real opportunity for the city to add residential population is through annexation.
3. The annexation consolidates the city’s service area. Currently the city provides services to establishments in this area that are bisected by city limits. An example of this is the West Pointe Manor apartment complex where half of the complex is within the city limits and half is in unincorporated St. Louis County. This annexation allows the city to ensure that development in this area adheres to the city’s standards and inspection practices and programs. The annexation allows the city to provide public safety services primarily via safety patrol by the Police Department along the entirety of Page Avenue/Missouri Route 364/Highway D. St. Louis County would bear sole responsibility for patrolling the portion not within the city limits if this annexation were not to occur.
4. The annexation removes the difficult issue of providing service by St. Louis County to an area that is isolated from other areas of unincorporated St. Louis County. The Page Avenue Extension isolates this area from other areas of unincorporated county, and thereby making it less efficient to deliver services to this area. This annexation removes this issue by bringing the area into the balance of the city. This benefits the adjoining residents of the unincorporated area by allowing the county to concentrate on the provision of services to easily accessible areas rather than trying to reach a rather isolated “pocket”.
5. The annexation provides adequate revenues to provide a high level of service by the city to this area. The annexation area is composed primarily by residential land uses. There are no commercial land uses present within this area. The revenues generated in this area via miscellaneous existing taxes are sufficient for the provision of services by the City of Maryland Heights.

The City's proposing agent/contact person is:

Mark Levin  
City Administrator  
City of Maryland Heights  
212 Millwell Drive  
Maryland Heights, MO 63043  
(314) 291-6550



## SECTION II: PLAN OF INTENT

### Introduction

The City of Maryland Heights was incorporated in 1985. The City is a third-class city operating under the optional City Administrator form of government.

The City of Maryland Heights is the eighth largest municipality in St. Louis County having a population of 25,756. The City encompasses 23.1 square miles and has a current assessed valuation of \$836,567,068 (2002). The day-to-day operation of the city is managed by the City Administrator. The city has the following departments and offices:

- Administration
- City Clerk
- City Attorney
- Department of Finance
- Department of Community Development
- Department of Parks and Recreation
- Police Department
- Department of Public Works
- Municipal Court

The remainder of this section deals with specific requirements included within the St. Louis Boundary Commission Rules. The requirements presented by the Boundary Commission Rules are provided in italic font and the required answers and comments presented by the city follow in bold font. This section has been further broken down into the following segments:

- I. Geographic
- II. Financial
- III. Services
- IV. Zoning/Land Use
- V. Summary

At minimum for Section 2, Plan of Intent, the following information shall be addressed in the proposal. If the proposing agent determines that such information is not applicable to its proposal, the proposing agent shall so state in writing.

I. GEOGRAPHIC

- A. Provide a general description of the boundaries of the area to be annexed by identifying key geographical descriptions such as highways, creeks, rivers, arterial roads, etc. What is the logic for the selection of the boundary for the area to be annexed?

The Page Avenue Annexation Area is generally bounded by the City of Maryland Heights to the North (Marine Avenue) and East (Bennington Place) and by the extension of Page Avenue to the south and west. The extension provides a logical and well-defined border to the south effectively bringing all the lands north of it into city limits as well as the entire new highway. This annexation will leave no isolated pockets of unincorporated St. Louis County in this area.

- B. Provide a map of the area to be annexed, identifying significant geographical features, such as arterial streets, highways, recreation facilities, schools, etc. and the areas relationship to the existing boundary of the municipality.

A location map has been attached to illustrate the location of the Page Avenue Annexation Area. This map is inserted and labeled as "Figure 1: Locational Map". A second map, "Figure 2: Aerial Map", has been attached. This map offers an aerial view of the proposed annexation area illustrating the geographic barrier that the Page Avenue Extension creates between the annexation area and the rest of unincorporated St. Louis County. The aerial map also aids in evaluating the geographic detail and relationships present in the area.

- C. Provide a second map of the area to be annexed, including the annexing municipality, surrounding municipalities, arterial roads and neighboring subdivisions adjacent to but not included in the area to be annexed. Identify the annexing municipality's public facilities, e.g. City Hall, Fire/Police facilities, recreation center, major parks, etc.

This map is included as "Figure 3: Overall Annexation Map". The annexation map shows the City of Maryland Heights, surrounding municipalities, arterial roads, and neighboring subdivisions adjacent to the Page Avenue Annexation Area. It also shows the city's community center, parks, and other major municipal and community facilities.

- D. In table format, provide the following information as it applies to the area to be annexed:
1. The population, as of the most recent Census available, noting the year.
  2. Land area in acres.
  3. Number of dwelling units.

Table 1 illustrates the population, land area, and dwelling units for the proposed annexation area:

TABLE 1: POPULATION, LAND AREA, & DWELLING UNITS OF THE PAGE AVENUE ANNEXATION AREA		
POPULATION	LAND AREA	DWELLING UNITS
2,053 (ref. 2000 Census)	199.74 acres	918

- E. In acres, compare the present size of the area to be annexed to the total combined area affected by the proposal. In table format, provide the number of publicly and privately maintained street miles:

1. In the area to be annexed.
2. In the annexing municipality.
3. The total combined area.

The Page Avenue Annexation Area is composed of 199.74 acres (approximately 50 acres are Right-of-Way). The existing area of the city is 14,785.7 acres. The annexation area represents approximately 1.35% of the total city area. Table 2 represents the public and private street mileages for both the city and the annexation area.

AREA	LAND AREA (ACRES)	LAND AREA (SQUARE MILES)	PUBLIC STREETS (MILES)	PRIVATE STREETS (MILES)
Page Avenue Annexation Area	199.7	0.3	0.6	3.3
City of Maryland Heights	14,785.7	23.1	118.1	16.1
Total	14,985.4	23.4	118.7	19.4

- F. Define the community of interest between the area to be annexed and the annexing municipality. Does the annexation affect existing or natural neighborhood(s) or community(ies)?

The City of Maryland Heights is 55% contiguous to this area. This high level of contiguousness leads to a highly definable community of interest. By annexing this area, the city hopes to further these interests and achieve the following:

- Realign city limits to the logical southern border of the Page Avenue Extension (Missouri Route 364).
- Bring the balance of Page Avenue/Missouri Route 364/Highway D into the purview of the City of Maryland Heights in respect to public safety and patrol by the city's Police Department.
- Ensure a high quality of life through proper community planning and zoning.
- Consolidation of contiguous service areas.
- Prevent adverse land development and incompatible land uses along adjacent areas of the city.
- Provide a more convenient and accessible level of government to County residents who share the city's commitment to property value maintenance and quality of life issues.

The "community of interest" between the annexation area and the City of Maryland Heights manifests itself in two separate interests: a multi-family residential community of interest, and a single-family residential community of interest.

The multi-family residential development has a community of interest with other multi-family development within the city and specifically with the West Port Plaza area. The West Pointe apartment complex is the last major multi-family development in this area not to be included within the city. This complex already identifies itself with the other complexes within the city, and in fact, some 40% of this complex is already within the city limits. Therefore, the annexation brings this complex into the balance of the established multi-family community.

The single-family residential development has a community of interest with the other single-family residential developments within the city, in particular those on the north side of Marine Avenue. Their interest parallels that of the other single-family residential areas of the city, and therefore they have the same issues. This annexation would legitimize this community of interest both with the city and with the other single-family residential areas.

- G. Provide a list of all subdivisions involved in the boundary change proposal. Are any of these

subdivisions in the area to be annexed split because of the proposed boundary change? If yes, on a separate map identify the subdivision(s) being split. Explain how being split does not adversely affect the area to be annexed or the remaining unincorporated area.

This annexation will not split any subdivisions. In fact, the annexation will solidify this area. The Page Avenue Extension has segregated this area from unincorporated St. Louis County and created an isolated "unincorporated pocket" or island. The annexation would address this action by bringing this area into the community of the City of Maryland Heights. In fact, the city currently provides services to the eastern portion of West Pointe Apartments and this annexation would allow the city to supply and ensure that equal standards are being applied to both portions of this complex. Table 3 displays the subdivisions included in the Page Avenue Annexation Area.

TABLE 3: ANNEXATION AREA SUBDIVISIONS		
SUBDIVISION	LAND USE	DWELLING UNITS
Polo Parc	Single-Family Residential	101
Le Coeur De Monde	Multi-Family Residential	192
Sherwood Place	Multi-Family Residential	120
West Pointe Manor	Multi-Family Residential	480
West Pointe Townhouses	Multi-Family Residential	25
Totals		918

- H. *To what extent is the boundary of the area to be annexed common to the annexing municipality? Specify the actual percentage of adjacency to the annexing municipality.*

The annexation area is 55% contiguous and adjacent to the City of Maryland Heights. However, it is important to recognize that the portion that is not directly adjacent to the city is adjacent to, and separated by, the Page Avenue Extension. This area is accessed from streets within the City of Maryland Heights (both onto Marine Avenue and Bennington Place).

- I. *Address the compactness of the area to be annexed, by identifying:*
1. *The number of street connections between the area to be annexed and the annexing municipality.*
  2. *The accessibility of the entire area for efficient delivery of services.*
  3. *Any natural or man-made barriers that would impede the efficient delivery of services.*

The proposed annexation area is very accessible for city services. As previously mentioned, all of the streets in this area access onto streets within the City of Maryland Heights. Therefore, the city is already in a position to offer and provide services to this area. There are currently four streets that access this area (Polo Parc Drive, Marine Terrace Drive, Sauterne Drive, and Mateus Drive) all of which connect solely to streets within the limits of the City of Maryland Heights.

The existing borders and barriers within this area are very prominent and defined. The border to the north is currently Marine Avenue. The eastern border is Bennington Place, to the south and west it is the Page Avenue Extension. These barriers act as an impediment to the provision of services to the area only if the area were to remain as unincorporated St. Louis County. These barriers prove as no impediment to the efficient provision of services to this area by the City of Maryland Heights.

- J. *Upon annexation, will the area to be annexed be serviced directly from the annexing municipality?*

Yes, the City of Maryland Heights will directly service the proposed annexation area.

- K. *Upon annexation, would any contiguous unincorporated area be left stranded, or unable to be accessed, except through another municipality and/or another County?*

No, the annexation of this area will not leave any "isolated" or "stranded" pockets of unincorporated St. Louis County in this area.

- L. *Does the municipality have any plans or arrangements with other municipalities regarding growth or expansion? Explain how this annexation represents a logical extension of the municipality's plans. How does the proposed boundary change relate to the municipality's plans for future annexation?*

The City of Maryland Heights has no plans or arrangements with any other municipalities regarding growth or expansion in this area. The Page Avenue Extension area is a pocket between the extension and city, which upon annexation will leave no other pockets or areas between the city limits and the extension.

The annexation of this area is a logical extension of the city's corporate limits in the following manner:

- All access to this area is provided via streets within the City of Maryland Heights
- The Page Avenue Extension has isolated this area from the other areas of unincorporated St. Louis County.
- This area already functionally identifies with the City of Maryland Heights.
- The community of interest between this area and the City of Maryland Heights are mutually dependent.

In 2000, the City of Maryland Heights proposed a map plan that illustrated plans to annex an additional area east of Bennington Place, but at this time, there are no plans to proceed with this plan.

- M. *Address how the annexation creates logical and reasonable municipal boundaries in the County.*

As stated earlier, this annexation creates a logical municipal boundary for the City of Maryland Heights, while at the same time solving a very difficult issue of service delivery to this area by St. Louis County. The Page Avenue Extension isolates this area from unincorporated St. Louis County thereby complicating the efficient delivery and provision of services by the county. The extension also serves as a logical corporate boundary for the city through its role as regional infrastructure. The other limits of the city are defined by either regional infrastructure (I-70 to the north, Lindbergh Boulevard to the east, and Page Avenue to the south) or natural barriers (Missouri River and Missouri River Bluff Line to the south and west). Therefore, the extension of the city limits to the Page Avenue Extension in the south is a logical step for the city, and maintains the identification of city limits with regional infrastructure.



II. Financial

- A. In table format, project by general category the revenues and expenditures (cost of providing service), which are applicable to the area to be annexed. This projection shall be for a period of three (3) fiscal years after annexation.

Table 4 projects revenues and expenditures for the Page Avenue Annexation Area by general category for a period of the next three years.

TABLE 4: REVENUES & EXPENDITURES			
Revenues (Est.)	FY1	FY2	FY3
Cigarette Tax	\$8,212	\$8,212	\$8,212
Motor Fuel Tax	\$82,120	\$83,762	\$85,437
Property Tax	\$0	\$0	\$0
Road & Bridge Tax	\$67,984	\$68,664	\$69,350
Sales Tax	\$246,360	\$246,360	\$246,360
Utility Tax	\$68,370	\$68,370	\$68,370
Misc. Fees/Licenses/Permits/Etc.	\$3,500	\$4,000	\$4,500
<b>Total</b>	<b>\$476,546.00</b>	<b>\$479,368.00</b>	<b>\$482,229.00</b>
Expenditures (Est.)	FY1	FY2	FY3
Sidewalk Repair	\$1,500	\$1,650	\$1,815
Street Repair	\$9,000	\$10,000	\$11,000
Street Light Maintenance	\$2,500	\$2,750	\$3,000
Misc. Streets	\$250	\$400	\$550
Administrative	\$30,000	\$35,000	\$40,000
Police Service*	\$86,885	\$91,229	\$95,790
Code Enforcement	\$30,000	\$31,500	\$33,075
<b>Total</b>	<b>\$160,135.00</b>	<b>\$172,529.00</b>	<b>\$185,230.00</b>
*The estimated cost of police service is based on an estimated 500 calls for service to the area and the average cost per service request of \$175. This total increases annually by 5%.			

- B. List, in table format, for the area to be annexed, all relevant tax rates before and after the boundary change. How will the changes in the tax structure, if any, affect the area to be annexed?

Tables 5A and 5B display the relevant tax rates within the annexation area both before and after annexation. These rates are divided into two separate tables due to the annexation area being bisected by two fire protection districts: Creve Coeur Fire Protection District and the Maryland Heights Fire Protection District. It should be noted that the Chesterfield Fire Protection District provides service to two parcels within this area. However, these parcels are subdivision common ground and have no structures located on them. Also these parcels are located directly adjacent to Page Avenue and the district may wish to surrender protection to these parcels to another district. For a map illustrating the boundary of these two districts please refer to "Figure 4: Fire Protection Districts".

TABLE 5A: ANNEXATION AREA TAX RATES: MARYLAND HEIGHTS FIRE DISTRICT				
PROPERTY TAX	BEFORE	FY1	FY2	FY3
City of Maryland Heights	0.000	0.000	0.000	0.000
Parkway School District	3.511	3.511	3.511	3.511
State of Missouri	0.03	0.03	0.03	0.03
St. Louis County General	0.19	0.19	0.19	0.19
Maryland Heights Fire District	1.092	1.092	1.092	1.092
St. Louis County Library	0.14	0.14	0.14	0.14
County Parks Maintenance	0.035	0.035	0.035	0.035
County Bond	0.085	0.085	0.085	0.085
Road & Bridge	0.105	0.105	0.105	0.105
County Health	0.165	0.165	0.165	0.165
St. Louis Community College	0.232	0.232	0.232	0.232
Special School District	0.849	0.849	0.849	0.849
Metro Zoo	0.222	0.222	0.222	0.222
Sheltered Workshop	0.085	0.085	0.085	0.085
MSD Extension	0.019	0.019	0.019	0.019
<b>Total</b>	<b>6.760</b>	<b>6.760</b>	<b>6.760</b>	<b>6.760</b>

TABLE 5B: ANNEXATION AREA TAX RATES: CREVE COEUR FIRE DISTRICT				
PROPERTY TAX	BEFORE	FY1	FY2	FY3
City of Maryland Heights	0.000	0.000	0.000	0.000
Parkway School District	3.511	3.511	3.511	3.511
State of Missouri	0.03	0.03	0.03	0.03
St. Louis County General	0.19	0.19	0.19	0.19
Creve Coeur Fire District	0.996	0.996	0.996	0.996
St. Louis County Library	0.14	0.14	0.14	0.14
County Parks Maintenance	0.035	0.035	0.035	0.035
County Bond	0.085	0.085	0.085	0.085
Road & Bridge	0.105	0.105	0.105	0.105
County Health	0.165	0.165	0.165	0.165
St. Louis Community College	0.232	0.232	0.232	0.232
Special School District	0.849	0.849	0.849	0.849
Metro Zoo	0.222	0.222	0.222	0.222
Sheltered Workshop	0.085	0.085	0.085	0.085
MSD Extension	0.019	0.019	0.019	0.019
<b>Total</b>	<b>6.664</b>	<b>6.664</b>	<b>6.664</b>	<b>6.664</b>

The City of Maryland Heights does not assess a property tax. As a result, there will be no impact on the property taxes collected, as all will remain the same. The utility tax rate will increase from 5.0% to 5.5%, representing an increase of fifty cents on every \$100 utility bill. However, the utility tax projection does not include an estimate for the senior citizen rebate program. This program allows residents over the age of 65 to obtain a rebate on utility taxes paid (for occupied primary residence) for the year. The sales tax rate will increase from 6.075% to 6.575%, representing an increase of fifty cents on every \$100 spent. However, no commercial property is present in the annexation area.

- C. In table format for the annexing municipality's General Operating Fund, provide a three (3) year history of revenues, expenditures and fund balance. The three (3) year period is for the most recent three (3) years, including the budget year in which the proposal is submitted.

TABLE 6: CITY OF MARYLAND HEIGHTS GENERAL FUND			
	2001	2002	2003
Revenues	\$17,778,664	\$18,733,910	\$16,850,000
Expenditures	\$15,856,654	\$16,733,271	\$17,704,699
Fund Balance	\$25,316,386	\$27,317,025	\$26,462,326

Also, please reference the City of Maryland Heights FY 2003 Budget, which gives a more detailed breakdown on the funds for this three (3) year period.

- D. In table format for the area subject to the proposal and the municipality, provide a pro forma financial statement which projects revenues and expenditures for a three (3) year period after annexation.

For the Page Avenue Annexation Area, the city's three (3) year estimate is as follows:

TABLE 7: ANNEXATION AREA PRO FORMA FINANCIAL STATEMENT			
Revenues	FY 1	FY 2	FY 3
Cigarette Tax	\$8,212	\$8,212	\$8,212
Motor Fuel Tax	\$82,120	\$83,762	\$85,437
Property Tax	\$0	\$0	\$0
Road & Bridge Tax	\$67,984	\$68,664	\$69,350
Sales Tax	\$246,360	\$246,360	\$246,360
Utility Tax	\$68,370	\$68,370	\$68,370
<b>Total</b>	<b>\$476,546.00</b>	<b>\$479,368.00</b>	<b>\$482,229.00</b>
Expenditures			
Sidewalk Repair	\$1,500	\$1,650	\$1,815
Street Repair	\$9,000	\$10,000	\$11,000
Street Light Maintenance	\$2,500	\$2,750	\$3,000
Misc. Streets	\$250	\$400	\$550
Administrative	\$30,000	\$35,000	\$40,000
Police Service*	\$86,885	\$91,229	\$95,790
Code Enforcement	\$30,000	\$31,500	\$33,075
<b>Total</b>	<b>\$160,135.00</b>	<b>\$172,529.00</b>	<b>\$185,230.00</b>
*The Road & Bridge Tax is based upon assessed valuation and assumes an increase in 1% per year.			
**Miscellaneous permits, licenses and fees are estimated costs for inspections and business licenses. This amount increases on an annual basis to allow for increased participation by residents in the city's occupancy program.			

- E. Identify any existing or anticipated capital improvement projects for the area to be annexed. Identify sources of revenue to fund these improvements.

No, there are no anticipated capital improvement projects planned for this area by the City of Maryland Heights.

- F. Identify any extraordinary effect the proposed boundary change will have on the distribution of tax resources in St. Louis County.

The City of Maryland Heights does not presume to know in detail what effect, if any, this proposed annexation will have upon the distribution of tax resources in St. Louis County. The city is classified as a "pool city" and since the land uses in the annexation area are residential, the city feels that the distribution of tax revenues based on population from St. Louis County to the City of Maryland Heights is fair, appropriate, and justifiable. The revenues are distributed throughout the county and its municipalities on a per capita basis in order to pay for the provision of services.

- G. In table format, identify the sources of revenue, which, if the proposed boundary change were approved, would no longer be a resource for any other taxing jurisdiction. Provide a one-year projection of the value for each resource.

Revenue sources which could no longer be available to St. Louis County are broken down into two separate types of sources: property tax (Table 8) and sales tax (Table 9).

TABLE 8: ST. LOUIS COUNTY REVENUE SOURCES	
Cigarette Tax	\$8,212
Motor Fuel Tax	\$82,120
Property Tax	\$0
Road & Bridge Tax	\$64,585
Sales Tax	\$246,360
Utility Tax	\$68,370
Misc. Fees/Licenses/Permits/Etc.	\$3,500
<b>Total</b>	<b>\$476,546</b>

TABLE 9: SALES TAX BREAKDOWN				
Taxing Jurisdiction	Current	FY 1	FY 2	FY 3
State	4.225	4.225	4.225	4.225
County Pool	1	1	1	1
County Parks and Recreation	0.1	0.1	0.1	0.1
Local Parks and Stormwater	0	0.5	0.5	0.5
Bi-State	0.5	0.5	0.5	0.5
Metro Link	0.25	0.25	0.25	0.25
<b>Total</b>	<b>6.075</b>	<b>6.575</b>	<b>6.575</b>	<b>6.575</b>

The difference in sales tax in the area is 0.5%. This difference is solely due to the presence of a Parks and Stormwater Tax for the City of Maryland Heights.

- H. Does the municipality assess development impact fees as a part of any new development?

No, the City of Maryland Heights does not assess development impact fees as a requirement for or part of new development.

- I. Does a St. Louis County Traffic Generation Assessment Trust Fund area exist in the area to be

*annexed? If so, does the municipality intend to require continued participation in that Fund for any new development? Does the municipality have any policies or ordinances, which would prohibit participation?*

No, a St. Louis County Traffic Generation Assessment Trust Fund does not exist in the proposed annexation area.

*J. Are there any policies or ordinances in the municipality, which would affect existing Subdivision Escrow Accounts in the area to be annexed?*

No, within the City of Maryland Heights there exists no policy that existing Subdivision Escrow Accounts may be utilized for the purpose of maintaining and repairing retaining walls.

*K. Discuss what impact the annexation would have on the tax base or the ability to raise revenue of:*

- 1. The area subject to the proposed boundary change and its residents;*
- 2. The existing municipality proposing the boundary change and the residents thereof;*
- 3. Adjoining areas not involved in the boundary change and the residents thereof, and*
- 4. The entire geographic area of the County and its residents.*

The Page Avenue Annexation Area is fully developed and therefore not likely to see any development in the near future. In addition, this is a relatively small area in comparison to both the City of Maryland Heights and St. Louis County; the City believes the annexation of this area will have negligible impacts upon:

- 1) Page Avenue Annexation Area and its residents.
- 2) The City of Maryland Heights and its surrounding residents.
- 2) The areas adjoining to, but not included in, the annexation area.
- 3) St. Louis County and its residents.

**III. Services**

A. In table format, provide:

1. A list of services currently provided to the area to be annexed, who is responsible for providing these services and whether the service is provided by contract or in-house.
2. A list of services which will be provided after annexation and who will be responsible for providing the service and whether it will be provided by contract or in-house.
3. A list identifying any change in the fee for service which will apply to all residents and/or businesses in the area to be annexed.

Table 10 provides a listing of the municipal services provided currently in the annexation area and those that will be provided after annexation into the City of Maryland Heights.

TABLE 10: SERVICE PROVISION			
Service	Page Avenue Annexation Area	City of Maryland Heights	Fee Increase
Police Service	St. Louis County	Maryland Heights	No Increase
Fire Protection	Maryland Heights Fire Protection District/Creve Coeur Fire Protection District/Chesterfield Fire Protection District	Maryland Heights Fire Protection District/Creve Coeur Fire Protection District/Chesterfield Fire Protection District	No increase
Street Improvement & Maintenance	St. Louis County	Maryland Heights	No Increase
Snow Removal	St. Louis County	Maryland Heights	No Increase
Street Lighting	Individual Cost	Maryland Heights	No Increase
Sidewalk Improvement & Repair	St. Louis County	Maryland Heights	No Increase
Community Center	NA	Maryland Heights	Resident fee for utilizing center
Park Facilities	St. Louis County	Maryland Heights	No Increase
Aquatic Center	NA	Maryland Heights	Resident fee for utilizing center
Golf Course	NA	Creve Coeur/Bridgeton via shared recreation agreement	Resident fee for utilizing courses
Health Services	St. Louis County	St. Louis County	No Increase
Municipal Court	St. Louis County	Maryland Heights	No Increase
Refuse Collection	Private Haulers	Private Hauler secured through city contract	This fee should be reduced based on city obtained contract
Community Development Services	St. Louis County	Maryland Heights	No Increase

B. Provide a brief description of the major services offered by the annexing municipality.

The following categories are a brief listing of the many services available to city residents. These listed services will be available to the residents of the annexation area should the annexation be approved. However, it should be noted that three districts provide fire protection; Maryland Heights Fire Protection District, Creve Coeur Fire Protection District, and Chesterfield Fire Protection District. These are all separate taxing districts and have been listed with the following categories due to the importance of the service.

**COMMUNITY DEVELOPMENT SERVICES:**

The Department of Community Development consists of (16) full time employees. The Department consists of two divisions providing services in the following manner:

1. Planning and Zoning: Responsible for zoning regulation, ordinance amendments, management of the city's Comprehensive Plan, and providing staff support to the Planning and Zoning Commission, the Board of Zoning Adjustment and the Beautification Commission.
2. Building Inspection and Code Enforcement: Responsible for building code enforcement; plan review, nuisance abatement, and occupancy inspections (for new and existing buildings) within the city.

#### PUBLIC WORKS SERVICES:

The Department of Public Works consists of thirty-four (34) full-time employees and one (1) part-time employee in three (3) divisions providing a variety of services in the following manner:

1. Engineering Division: Manages Public Works projects, street surveys, street and bridge inventory, traffic control, equipment and material specifications, and stormwater/sanitary sewer projects.
2. Street Division: Maintains and repairs approximately 118 miles of streets, bridges, street lighting, traffic control devices/signings/pavement markings, ice and snow removal and equipment maintenance.
3. Construction Management Division: Issues Calls for Bids and Requests for Proposals, negotiate contracts and make recommendations for award, coordinate interdepartmental activities related to construction projects, supervises and inspects construction contracts throughout the life of the project.

#### PARKS AND RECREATION SERVICES:

The Department has twenty-three (23) full-time employees who administer and maintain the Parks and Recreation activities at the following city facilities:

- Maryland Heights Community Center
- Aquaport
- Sportport
- Vago Park
- Eise Park
- Quiet Hollow Park

The Department of Parks and Recreation is divided into the following divisions based on responsibilities:

1. Recreation Services - Coordinates recreation programs and sports leagues for all ages throughout the city at various locations and facilities. This division is responsible for all room or pavilion reservations, preschool, dance, arts, and musical activities, Aquaport, Sportport, Maryland Heights Centre, and all facility rental and use.
2. City Facilities - Operates 5 facilities that offer a variety of recreation, sports, arts, and city services. These include Maryland Heights Community Centre, Aquaport, Sportport, Vago Park, Eise Park, And Quiet Hollow Park as well as City Hall.
3. Park Services - Responsible for the maintenance of the City's three parks, recreation facilities, City Hall, and various city beautification projects. Activities include mowing, snow removal, construction, park trash cleanup, and other park related maintenance.

4. Planning Services - Oversees the planning and design of new parks and recreational facilities as well as the restoration and improvement of existing parks and facilities.

#### FINANCE SERVICES:

The Finance Department has (11) full time employees. Finance is responsible for all financial functions and technology systems of the City of Maryland Heights. The Finance Department manages four programs:

1. Finance Program: Performs the accounting functions of the City. It generates all financial reports, performs cash management and adherence to federal and state regulations regarding payroll reporting, budget publication, investing, grant compliance, etc. The City has been awarded both the Governmental Finance Officers Association (GFOA) Certificate of Achievement in Financial Reporting for its consolidated annual financial report (CAFR) and the GFOA Distinguished Budget Preparation Award for its annual budget document each year since 1989.
2. Geographic Information Services Program: Provides centralized mapping and spatial data analysis for all departments.
3. Information Technology Program: Provides computer hardware and software support and support of the City's office technology systems. It maintains the wide area network, management information system, telephone system, pagers, voice mail and copy machines.
4. Risk Management Program: Protects the City against financial consequences of unforeseen losses and its employees from financial loss resulting from on-duty injuries or illness.

#### POLICE SERVICES:

78 commissioned officers and 15 civilian employees are responsible for providing public safety services to the City of Maryland Heights. The ratio of police officers provided by Maryland Heights is three officers per 1,000 residents. The city's Police Department is nationally and locally renowned for its investigative skills in clearing crimes. Services provided include:

1. The Vacation Watch Program. This service is provided to residents to ensure security to those away from home. Officers will make daily security checks of a residence and will personally contact the resident upon return.
2. Neighborhood Watch Program. This program stresses identifying personal property through marking, photographing, and preparing property inventories. Citizens are trained to know what kind of information is needed by the police department to be effective in responding to a suspicious activity, and then report those activities immediately.
3. McGruff Safe Home Program. This program promotes the health and safety of children traveling to and from school or other activities. McGruff Home program volunteers are asked to place a sign in the front window of their home. Special efforts are made to locate McGruff Home volunteers near bus stops. Children can identify the home as a place they can go in an emergency if they are lost, hurt, sick, or frightened.
4. Operation Good Morning Program. Assisting senior citizens and people with disabilities or health problems is the purpose of Operation Good Morning. Every morning the Police Department uses a computer equipped with a software program (Phonemaster 2000) to automatically make telephone calls to check on the welfare of each participant. If the daily phone call is not answered, or the phone line remains busy after four attempts



within an hour, a Maryland Heights Police Officer will be dispatched immediately to the home to determine if there are any problems.

5. School Resource Officer Program. This program assigns four Maryland Heights police officers to Pattonville High School on a full-time basis to enhance school safety. This program is a cooperative effort with the school district.
6. D.A.R.E. Program. The City of Maryland Heights has two full-time D.A.R.E. officers who visit six elementary schools within the city limits. They provide training for the elementary students in the area of drug education and also work with the staff in the area of school safety.
7. Crime Report/Alert Program. The police department, through the City's website, provides a weekly crime report and any crime alerts that may affect the personal safety of our residents.
8. Traffic Program. The Maryland Heights Police Department has a full-time traffic unit that is dedicated to the safety of the motoring public through education, engineering and enforcement. Traffic Safety Officers will:
  - Ensure the safety of all persons by promoting the safe and orderly flow of traffic on the city's streets and highways.
  - Enforce all laws and ordinances as they relate to the different forms of street and highway traffic.
  - Reduce the number of vehicular and pedestrian accidents.
  - Develop and implement strategies that will improve the flow of traffic, remove obstacles to traffic movement, and expedite motor vehicle traffic within and around the city.

#### MUNICIPAL COURT SERVICE:

The Maryland Heights Municipal Court is a division of the St. Louis County Circuit Court, twenty-first Judicial Circuit. The Court has one (1) part-time Judge, one (1) part-time Prosecuting Attorney, one (1) Provisional Judge, one (1) part-time Probation Officer and three (3) full-time Clerks.

#### FIRE PROTECTION/EMERGENCY MEDICAL SERVICES:

The area is split between the Maryland Heights, Creve Coeur, and Chesterfield Fire Protection Districts for the provision of fire protection and emergency medical services for this area. The Fire Districts also have mutual aid contracts with all of the surrounding Fire Districts and Departments.

#### EXISTING PUBLIC SERVICES:

The proposed annexation area and the City are serviced by the same public and private entities, including the following:

#### PUBLIC SECTOR

Parkway School District  
U. S. Postal Service - Maryland Heights  
St. Louis County Library District  
St. Louis Metropolitan Sewer District (MSD)  
Maryland Heights Fire Protection District  
Creve Coeur Fire Protection District  
Bi-State Bus Service

**PRIVATE SECTOR**

Missouri-American Water Company  
Laclede Gas Company  
Union Electric Company  
Southwestern Bell Telephone Company  
DePaul Hospital  
St. Louis Post Dispatch  
West County Journal  
Chamber of Commerce  
Various Private Waste Haulers

*Identify any natural or man-made barriers that may impede the efficient delivery of service to the area to be annexed.*

There are no noticed or man-made barriers that would impede the efficient delivery of services to the annexation area. As previously mentioned the Page Avenue Extension functions as a barrier between the proposed annexation area and the other areas of St. Louis County.

- B. *Describe the municipality's policy in the area to be annexed regarding acceptance of the following for maintenance and/or new construction/installation:*
1. *Private roads*
  2. *Sidewalks*
  3. *Driveway approaches*
  4. *Street lights*
  5. *Subdivision common ground*
  6. *Park land*

*Does this policy differ from policies currently affecting the annexing municipality?*

The City's policies regarding the acceptance, maintenance, new construction and installation of the following are as follows:

- a. **Private Roads:** These roads will remain private and the responsibility of the owner to maintain. However, in the future these streets may be dedicated to the city for public use if both parties agree upon this change in responsibility. The majority of the private roads in this area service multi-family residential developments. Traditionally the city's policy is for these private roads to remain private.
  - b. **Sidewalks:** Public sidewalks are the responsibility of the city to maintain.
  - c. **Driveway Approaches:** Driveway approaches are maintained by the property owner.
  - d. **Street Lights:** The City maintains all new and existing streetlights.
  - e. **Subdivision Common Ground:** Subdivision common ground will remain the responsibility of the subdivision.
  - f. **Park Land:** Subdivision parks will remain the responsibility of the subdivision.
- C. *What is the proposed effective date for delivery of services? Will all services be provided upon that date? If not, which one(s) will not be provided? Explain.*

The City of Maryland Heights will extend all services to the newly annexed area at the earliest allowable date: six (6) months after the successful vote for annexation into the City. Residents in the annexation area will not see any changes in existing Public or Private Sector services referenced earlier. There will certainly be no confusion as to fire protection, since the area to be

annexed will continue to receive service from the Maryland Heights, Creve Coeur, and Chesterfield Fire Protection Districts.

After a successful annexation vote and during the six (6) months prior to the effective date of annexation, the city will work closely with the residents and property owners to ensure a smooth transition for this area into the city. The city will work with the new area to establish new ward boundaries and make sure this new area is fully represented on the City Council.

Capital Improvement projects will be identified and prioritized along with other City projects. Maintenance projects will also be listed and scheduled along with other projects throughout the City.

**IV. Zoning/Land Use**

- A. *In table format, identify in the area to be annexed the percentage of the use of land by the following categories:*
1. *Commercial*
  2. *Industrial*
  3. *Institutional/Governmental*
  4. *Single-family residential*
  5. *Multi-family residential*
  6. *Vacant*

The following table identifies the land uses present in the Page Avenue Annexation Area:

TABLE 11: EXISTING LAND USE		
LAND USE	ACRES	PERCENT
Institutional	15.6	11.1%
Multi-Family Residential	50.8	36.1%
Single-Family Residential	20.6	14.6%
Industrial	0.0	0.0%
Commercial	0.0	0.0%
Vacant	53.7	38.2%
<b>TOTAL</b>	<b>140.7</b>	<b>100.0%</b>

- B. *Provide two (2) maps of the area identifying the zoning of the area to be annexed:*
1. *As the zoning currently exists*
  2. *How the municipality proposes to zone the area after annexation*

The map reflecting the existing/current zoning of the proposed annexation area is attached as Figure 5. The map reflecting the future zoning of the area is attached as Figure 6.

- C. *Include a description of the relevant zoning and land use changes after annexation. Describe the impact the proposed boundary change would have on zoning and land use changes.*

The zoning and land use changes that will be made as a result of the proposed annexation area are minimal. No future land use or zoning changes are proposed in this area as it is developed and no redevelopment plans exist in this area. The zoning for the area will remain largely as it exists today. However, rezoning will occur in this area in an effort to align the City of Maryland Heights zoning districts with those used by St. Louis County.

This area contains the following St. Louis County zoning classifications: NU, R2, R3, R5, R6, and R6A. Outlined below are the corresponding zoning districts for the city of Maryland Heights:

TABLE 12: ST. LOUIS COUNTY & CITY OF MARYLAND HEIGHTS ZONING DISTRICTS			
ST. LOUIS COUNTY ZONING DISTRICT		EQUIVALENT ZONING DISTRICT CITY OF MARYLAND HEIGHTS	
NU	Non-Urban (3 Acres)	NU	Non Urban
R2	Single-Family Residential (15,000 SF)	R3	Single-Family Residential (15,000 SF)
R3	Single-Family Residential (10,000 SF)	R4	Single-Family Residential (10,000 SF)
R5	Single-Family Residential (6,000 SF)	R5	Single-Family Residential (7,500 SF)
R6	Single-Family Residential (4,500 SF)	R5/R6	Single-Family Residential (7,500 SF)
	Multi-Family Residential (2,500 SF)		Multi-Family Residential (2,000 SF)
	Multi-Family Residential (2,000 SF)		
R6A	Single-Family Residential (4,500 SF)	R6	Single-Family Residential (7,500 SF)
	Multi-Family Residential (4,000 SF)		Multi-Family Residential (2,000 SF)

As mentioned there will be little or no impact regarding the corresponding change in zoning district or land use for the annexation area.

D. *Would the changes in zoning create any non-conformities in the area to be annexed? If yes, how will the municipality handle these non-conformities?*

It appears as though the changes in zoning districts will create few non-conformities due to the variations in bulk requirements between zoning districts. The following is a breakdown of procedures, which would be followed as properties are annexed into the city limits:

- Each property will be evaluated as to acreage and usage.
- Each property will then be assigned a zoning district within the City of Maryland Heights Zoning Code that corresponds with its current designation in the St. Louis County Zoning Code.
- Any property, which does meet the usage and bulk requirements of the assigned city Zoning District, would be classified with the closest corresponding Zoning District. That property will then be classified as a non-conforming property, structure, or use in accordance with Section 8 "Non-Conforming Uses" of the city's Zoning Code.
- Any existing land use that would require a conditional use permit under the city Zoning Code will be considered a legally pre-existing non-conforming conditional use.
- Properties which are in a flood plain will be subject to the requirements of Chapter 6 of the City Code, Flood Damage Prevention and Control. Existing structures which do not meet this ordinance would be treated as non-conforming in accordance with Section 6-76 of the City Code.
- All non-conforming uses, properties, and structures would be documented to eliminate any conflicts in the future. This documentation will be part of the permanent property file.

E. *Identify any regulations, such as subdivision, flood plain management, historic preservation district, neighborhood improvement district or other regulations that would affect the area to be annexed?*

The Page Avenue Annexation Area, upon annexation, would be subject to all city codes and ordinances. This area will not be subject to floodplain regulations or any other special codes or

regulations.

F. *Would prospective development be affected directly or indirectly by the proposed boundary change?*

No, prospective development will not be affected either directly or indirectly by the proposed annexation. The area is almost entirely developed with the exception of the landfill site located at 12620 Marine Avenue. This parcel consists of approximately 52 acres. The city's policy regarding the development of landfill sites can be described as conservative. The City of Maryland Heights development regulations are similar to that of St. Louis County. Therefore, it can be inferred that prospective development would not be adversely impacted.

G. *How does the municipality plan to address code compliance with on-going development projects in the area to be annexed?*

There are no ongoing development in the annexation area.

H. *What is the likelihood of any significant future growth or development in the area to be annexed within the first three (3) years after annexation?*

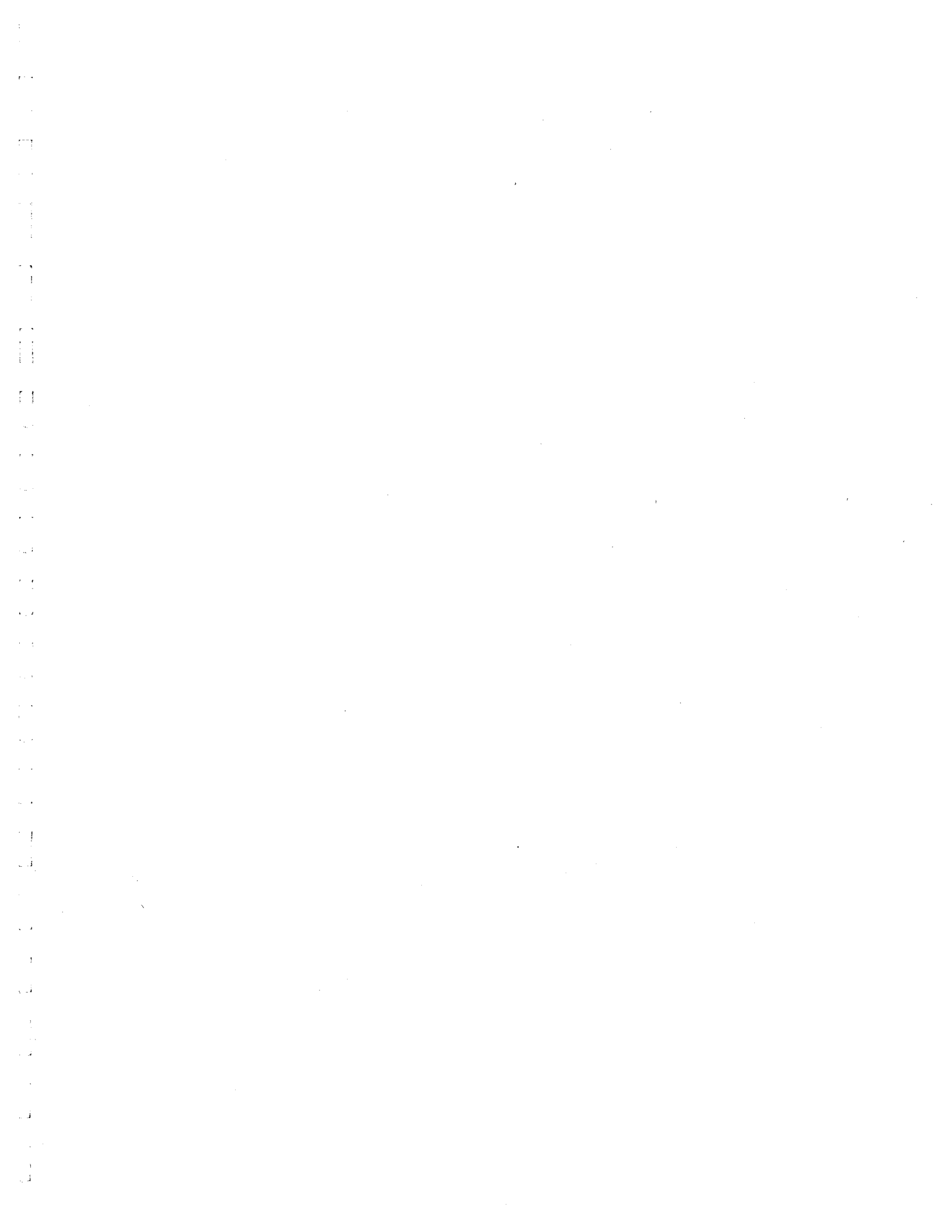
As mentioned previously, the likelihood of future growth and development in this area is minimal since the area is developed and built out.

V. *Summary*

- A. *Provide a summary as to why the proposal is in the best interest of:*
- i. *The affected municipality,*
  - ii. *The areas of the County next to such proposed boundary, and*
  - iii. *The unincorporated areas affected by the proposal.*

There are various reasons why the annexation proposal is in the best interest of the City of Maryland Heights, the areas adjoining the proposal, and the proposed annexation area. They follow:

1. The annexation allows the city to consolidate its southern border based on the construction of a major highway. The Page Avenue Extension not only provides a logical border for the city, but also acts as a barrier between the annexation area and the rest of the unincorporated area of St. Louis County. It should be noted that streets within the city provide access to this area, many of the residents of this area utilize businesses within the city, and the residents of this area utilize schools, churches and other destinations within the city. This area therefore already has an established relationship with the city. The annexation merely formalizes this relationship and allows the residents to enjoy services already available to current residents of the City of Maryland Heights.
2. The annexation provides area and population growth for the city. The city of Maryland Heights is essentially "built out" in respect to residential development. The only real opportunity for the city to add residential population is through annexation.
3. The annexation consolidates the city's service area. Currently the city provides services to establishments that are bisected by city limits. An example of this is the West Pointe Manor Apartment Complex where half of the complex is within the city limits and half is in unincorporated St. Louis County. This annexation allows the city to ensure that development in this area adheres to the city's standards and inspection practices and programs. The annexation allows the city to provide public safety services primarily via safety patrol by the Police Department along the entirety of Page Avenue/Missouri Route 364/Highway D. St. Louis County would be responsible for patrolling the portion not within the city limits if this annexation were to fail.
4. The annexation removes the difficult issue of providing service by St. Louis County to an area that is isolated from other areas of unincorporated St. Louis County. The Page Avenue Extension segregates this area from other areas of unincorporated county and makes it difficult to deliver services to this area. This annexation removes this issue by bringing the area into the balance of the city. This also affects the adjoining residents of the unincorporated area of the county by allowing the county to concentrate on the provision of services to easily accessible areas rather than trying to reach a rather isolated "pocket".
5. The annexation gives residents of this area improved access to their local government. Merely based on population and size of government this annexation will provide the residents of this area with a more easily accessible and representative local government. Residents of this area will also have new opportunities to serve on one of the city's many boards and commissions.
6. The annexation provides adequate revenues to provide a high level of service by the city to this area. The annexation area is composed primarily by residential land uses. There are no commercial land uses present within this area; therefore, this action cannot be construed as a "tax-grab".





### SECTION III: CERTIFICATIONS

*For Section 3, Certifications, the following information shall be addressed in the proposal. If the proposing agent determines that such information is not applicable to its proposal, it shall so state in writing.*

- A. Certification declaring that the area covered by the proposal either:
  - 01. Is not unincorporated area, or
  - 02. Includes unincorporated area which is less than fifty percent (50%) of the combined land subject to the proposal, or
  - 03. Includes unincorporated area, which is greater than fifty percent (50%) of the combined land subject to the proposal and has a combined population of more than ten thousand (10,000) people.

Certification that the proposal includes an unincorporated area less than 50% of the combined land subject to the proposal is attached.

- B. Certification declaring whether any platted subdivision(s) is (are) being split by the proposal for the boundary change.

Certification that no platted subdivisions are being split as a result of the proposed annexation is attached.

- C. Certification declaring whether at the time of official submittal any of the area covered by the proposal overlaps with any other proposal(s) before the Commission. If there is an overlap, the area involved must be separately described and identified on a map.

Certification that the proposal does not overlap any other proposal(s) before the commission is attached.

- D. Certification declaring that at least fifteen percent (15%) of the boundary of the territory proposed for annexation is adjacent to the municipality, which is proposing the annexation.

Certification that at least 15% of the boundary of the territory proposed for annexation is adjacent to the City of Maryland Heights is attached (55% of the proposed annexation area is contiguous to the city).

- E. Certification declaring that one (1) copy of the municipality's most recently adopted budget and audit report have been provided to the office of the Boundary Commission, along with twenty-one (21) copies of this proposal.

Certification declaring that one copy of the city's most recently adopted budget (FY 2003) and audit report (2001) have been provided to the office of the Boundary Commission along with 21 copies of the proposal is attached.

- F. Certification declaring that the proposing agent will bear all costs of the

*Boundary Commission relating to publications, notifications, copies, etc. In the event that the proposing agent is a municipality, such certification shall indicate that such municipality has paid the Application Fee and will pay any expenses incurred by the Commission in excess of such Application Fee.*

**Certification declaring that the City of Maryland Heights will bear all costs of the Boundary Commission relating to publications, notifications, copies, etc and has paid the required application fee of \$1 per area resident (\$2,053) regarding the annexation proposal is attached.**

- G. *Certification declaring that identical copies of the proposal have been either delivered or mailed to:*
01. *The St. Louis County Clerk;*
  02. *The clerk of each village (by name) and municipality (by name) of St. Louis County with boundaries contiguous to the area covered by the proposal.*

**Certification declaring that the City of Maryland Heights has mailed an identical copy of the proposal to the St. Louis County Clerk is attached.**

- H. *Certification declaring that the proposed boundary change:*
01. *Contains no more than sixty percent (60%) of the area subject to a previous boundary change, which was disapproved by the voters within two (2) years of the date of the official submittal of the newly proposed boundary change.*
  02. *Does not contain any unincorporated area, which is currently in an established unincorporated area.*

**Certification declaring that the proposal contains no area previously disapproved by voters within two years of the date of official submittal, and does not contain any area, which is classified as an established unincorporated area is attached.**



# CITY OF MARYLAND HEIGHTS

212 MILLWELL DRIVE • MARYLAND HEIGHTS, MISSOURI 63043  
TEL 314-291-6550 • FAX 314-291-7457 • WWW.MARYLANDHEIGHTS.COM

April 15, 2003

St. Louis County Boundary Commission  
1516 S. Brentwood Boulevard  
Suite 101  
St. Louis, MO 63144

**RE: Annexation Proposal for "Page Avenue Annexation Area"**

Commission Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations of May 4, 2000, I certify that Page Avenue Annexation Area conforms to the following requirements:

1. Less than fifty percent (50%) of the combined land subject to the proposal (being 1.35% of the combined land).
2. No platted subdivisions are being split by the proposed annexation.
3. At least fifteen percent (15%) contiguous to the City of Maryland Heights (being 55% contiguous).
4. At the time of official submittal, this proposal did not overlap any other proposal before the St. Louis County Boundary Commission.

Sincerely,

Mark Levin  
City Administrator

*Our Mission: We will provide superior municipal services in a safe and appealing setting in order to attract and retain residents committed to our city, thriving businesses, and premier hospitality venues.*



# CITY OF MARYLAND HEIGHTS

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April 11, 2003

St. Louis County Boundary Commission  
1516 S. Brentwood Boulevard  
Suite 101  
St. Louis, MO 63144

**RE: Annexation of "Page Avenue Annexation Area"**

Commission Members:

In accordance with Article III, 5(a) of the St. Louis County Boundary Commission Rules and Regulations, please be advised that I certify that the City of Maryland Heights' most recently adopted budget (FY 2003) and audit report (2001) are included with this proposal.

Sincerely,

David Watson  
Director of Finance



# CITY OF MARYLAND HEIGHTS

212 MILLWELL DRIVE  
TEL 314-291-6550

• MARYLAND HEIGHTS, MISSOURI 63043  
• FAX 314-291-7457

• WWW.MARYLANDHEIGHTS.COM

April 16, 2003

St. Louis County Boundary Commission  
1516 S. Brentwood Boulevard  
Suite 101  
St. Louis, MO 63144

**RE: Annexation of "Page Avenue Annexation Area"**

Commission Members:

In accordance with Article III, 5(a) of the St. Louis County Boundary Commission Rules and Regulations I certify that the City of Maryland Heights has provided the commission with 21 copies of the city's annexation proposal.

Sincerely,

Mark Levin  
City Administrator



# CITY OF MARYLAND HEIGHTS

212 MILLWELL DRIVE  
TEL 314-291-6550

• MARYLAND HEIGHTS, MISSOURI 63043  
• FAX 314-291-7457  
• WWW.MARYLANDHEIGHTS.COM

April 15, 2003

St. Louis County Boundary Commission  
1516 S. Brentwood Boulevard  
Suite 101  
St. Louis, MO 63144

Commission Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations of May 4, 2000, I certify that the City of Maryland Heights will bear all costs of the Boundary Commission relating to publications, notifications, copies, etc., that the City of Maryland Heights has paid the Application Fee when this annexation proposal was presented to the Boundary Commission, and that the City of Maryland Heights will pay other attendant costs related to the annexation proposal of Page Avenue Annexation Area submitted by the City of Maryland Heights.

Sincerely,

Mark Levin  
City Administrator

*Our Mission: We will provide superior municipal services in a safe and appealing setting in order to attract and retain residents committed to our city, thriving businesses, and premier hospitality venues.*



# CITY OF MARYLAND HEIGHTS

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212 MILLWELL DRIVE • MARYLAND HEIGHTS, MISSOURI 63043  
TEL 314-291-6550 • FAX 314-291-7457 • WWW.MARYLANDHEIGHTS.COM

April 16, 2003

St. Louis County Boundary Commission  
1516 S. Brentwood Boulevard  
Suite 101  
St. Louis, MO 63144

**RE: Annexation of "Page Avenue Annexation Area"**

Commission Members:

I certify that on an identical copy of the Official Submittal constituting the proposal by the City of Maryland Heights to annex Page Avenue Annexation Area has been mailed, via U.S. mail, postage prepaid, to the County Clerk of St. Louis County at 7900 Carondelet Avenue, St. Louis, Missouri 63105.

Sincerely,

Mark Levin  
City Administrator



# CITY OF MARYLAND HEIGHTS

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TEL 314-291-6550 • FAX 314-291-7457 • WWW.MARYLANDHEIGHTS.COM

April 11, 2003

St. Louis County Boundary Commission  
1516 S. Brentwood Boulevard  
Suite 101  
St. Louis, MO 63144

**RE: Annexation of "Page Avenue Annexation Area"**

Commission Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations of May 4, 2000, I certify that the proposed annexation of Page Avenue Annexation Area was not disapproved by voters within the last two (2) years nor is it a part of an "Established Unincorporated Area."

Sincerely,

Mark Levin  
City Administrator





## SECTION IV: SUPPORTING DOCUMENTS

*For Section 4, Supporting Documents, at minimum the following information shall be addressed in the proposal. If the proposing agent determines that such information is not applicable to its proposal, they shall so state in writing.*

- A. *A certified copy of the ordinance adopting the Annexation Boundary Change Proposal.*

A certified copy of the ordinance adopting the Annexation Boundary Change by the Maryland Heights City Council is attached.

- B. *A list of no fewer than three (3) sites, (including contact person, address and telephone number) which can accommodate a public hearing appropriate for the size of the application. The sites must be:*
01. *A facility generally open to and used by the public, including private schools and churches;*
  02. *Handicap accessible;*
  03. *Geographically located based on the following priorities:*
    - a. *Within the area covered by the proposal;*
    - b. *Within two (2) miles of the area covered by the proposal;*
    - c. *The offices of the Boundary Commission;*
    - d. *Within the County seat of St. Louis County.*

The city has selected three sites that meet the established criteria to conduct a public hearing regarding the proposed annexation. They are:

Site #1:                      City of Maryland Heights City Hall  
212 Millwell Drive  
Maryland Heights, MO 63043  
(314) 291-6550  
Contact Person: Mark Levin, City Administrator

Site #2:                      City of Maryland Heights Community Center  
2344 McKelvey Drive  
Maryland Heights, MO 63043  
(314) 291-6550  
Contact Person: Mary Vaughan, Director of Parks & Recreation

Site #3:                      McKelvey Elementary School  
1751 McKelvey Rd.  
Maryland Heights, MO 63043  
(314) 415-6500  
Contact Person: Dr. Bruce Knight, Principal

- C. *A copy of a legal opinion to the proposing agent(s) stating that all statutory requirements, which are applicable to the proposing agent(s), have been satisfied.*

**The legal opinion that states conformance by the City of Maryland Heights to the Rules for the St. Louis Boundary Commission is attached.**

- D. Written statement from the proposing agent that:
01. It does not seek any change in fire protection and emergency medical services, or
  02. If a change in service is planned, the proposing agent shall include a certified copy of an ordinance or binding resolution of the fire protection district(s) approving the proposal for fire protection and emergency medical services by the proposing agent.

**The City of Maryland Heights is seeking no change in fire protection or emergency medical services. This certification is attached.**

- E. A draft of the proposed language, provided as to form by the Commission, for a public notice of public hearing which shall include:
01. The identity of the proposing agent(s);
  02. A clear, concise description of the proposed boundary change, which may include but not necessarily be confined to a legal description;
  03. The proposal's official submittal date;
  04. "Blanks" for the date, time and location of the hearing, identifying it as a function of the Boundary Commission, St. Louis County, Missouri.

**The City of Maryland Heights has proposed language for the public hearing. This language is attached.**

- F. A metes and bounds legal description of the area covered by the proposal. The Boundary Commission, at its discretion, may require the proposing agent to verify the legal description by a registered surveyor.

**A legal description of the proposed annexation area is attached.**

- G. A statement identifying a proposed effective date for the proposed boundary change.

**Pending approval from the St. Louis County Boundary Commission to go to a vote of the people, the City of Maryland Heights will contact the Election Board immediately to set a date for a vote. Upon a successful vote, the city will move quickly to provide available city services immediately to the annexation area. Full city services are expected to be provided to the annexation area within six months.**



**CITY OF MARYLAND HEIGHTS**


212 MILLWELL DRIVE • MARYLAND HEIGHTS, MISSOURI 63043

**CERTIFICATION OF ORDINANCE 2003-2310  
PROVIDING FOR THE ANNEXATION BY THE CITY OF MARYLAND HEIGHTS,  
MISSOURI OF AN AREA OF UNINCORPORATED LAND DESCRIBED AND  
REFERRED TO AS "PAGE AVENUE ANNEXATION AREA"**

STATE OF MISSOURI            )  
  ) SS.  
COUNTY OF ST. LOUIS        )

I, JoAnn M. Cova, the duly appointed Deputy City Clerk within the City of Maryland Heights, in the County and State aforesaid, certify that the attached constitutes a full, true and correct copy of Ordinance No. 2003-2310 of the City of Maryland Heights, together with attachments thereto, the same as passed by the City Council and approved by the Mayor, and the same as appears on record within the City of Maryland Heights.

IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of the City of Maryland Heights, Missouri, this 9<sup>th</sup> day of April 2003.

  
\_\_\_\_\_  
Deputy City Clerk

Sponsored by: Council Committee for Neighborhood Preservation and Community Development  
Councilmembers D. Johnson, D. Fitzgerald, D. Goldberg, and E. Dirck

BILL NO. 2355

ORDINANCE NO. 2003-2310

**AN ORDINANCE PROVIDING FOR THE ANNEXATION BY THE CITY OF MARYLAND HEIGHTS, MISSOURI OF AN AREA OF UNINCORPORATED LAND DESCRIBED HEREIN AND REFERRED TO AS "PAGE AVENUE ANNEXATION AREA," AND PROVIDING FOR APPROVAL OF AN ANNEXATION PLAN AND BOUNDARY CHANGE PROPOSAL TO BE SUBMITTED TO THE ST. LOUIS COUNTY BOUNDARY COMMISSION FOR ITS CONSIDERATION AND SUBSEQUENT DIRECTION OF AN ELECTION TO VOTERS OF THE CITY OF MARYLAND HEIGHTS AND OF THE AREA PROPOSED TO BE ANNEXED**

**WHEREAS**, the city has decided to seek the annexation of a certain area of unincorporated land, lying generally to the south of the existing limits of the city, north of the Page Avenue Extension (Missouri Route 364), and west of Bennington Place and commonly referred to as the "Page Avenue Annexation Area," and more fully described in Appendix A attached hereto and made part hereof (hereinafter referred to as "Annexation Area"), and

**WHEREAS**, the annexation area proposed to be annexed constitutes an "unincorporated pocket" as that term is defined in Section 72.407.1 (2) of the Revised Statutes of Missouri, and

**WHEREAS**, the city has developed a Plan of Intent to be submitted to the St. Louis County Boundary Commission for approval of the annexation of the Annexation Area, as an unincorporated pocket, by the city setting forth, among other things, the various impacts of the boundary change proposal, a legal description of the Annexation Area, a proposed time schedule for the provision of services to the Annexation Area, the current tax rates, the revenue sources, the effect of the boundary change on St. Louis County resource distribution, the proposed zoning, the compactness of the Plan of Intent, and the effective date of the proposed annexation.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYLAND HEIGHTS**, as follows:

**Section 1.** The city will seek the inclusion of the Annexation Area within the city's limits through a boundary change proposal, which is in the best interest of the City of Maryland Heights, the unincorporated area subject to the boundary change proposal and the areas adjacent to the unincorporated area subject to the proposed boundary change.

**Section 2.** The city has directed the preparation a Plan of Intent for submission to the St. Louis County Boundary Commission, wherein the City has described and analyzed:

- a.) the various impacts of the boundary change proposed;
- b.) the ability to accommodate the orderly incorporation of the county;
- c.) a legal description of the Annexation Area;
- d.) the present level of major services provided by the City and St. Louis County and proposed to be provided to the Annexation Area;

- e.) the proposed time schedule for the provision of services to the Annexation Area;
- f.) the current tax rates;
- g.) the revenue sources;
- h.) the anticipated effect of boundary change on St. Louis County resource distribution;
- i.) the proposed zoning of the annexation area;
- j.) the compactness of the Annexation Area; and
- k.) the effective date of the proposed annexation.

**Section 3.** The City being well prepared to effectuate the annexation of the Annexed Area as described in the Plan of Intent, hereby adopts the Plan. The Plan of Intent, a certified copy of the Ordinance including Appendix A, and all other information deemed necessary to the St. Louis County Boundary Commission, shall be submitted to the St. Louis County Boundary Commission for its consideration and approval.

**Section 4.** Upon the approval of the proposed boundary change by the St. Louis County Boundary Commission, this proposal shall be submitted to the voters at an election to be held as directed by the St. Louis County Boundary Commission and St. Louis County Election Board. If the annexation proposal is subsequently approved by a majority of votes cast in the annexation area and approved by a separate majority of votes cast in the whole city which would result from the proposed annexation and boundary change, then the annexation of such unincorporated area shall become effective six (6) months from the date of a favorable election.

**Section 5.** This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED BY THE CITY COUNCIL THIS 3RD DAY OF APRIL, 2003.

  
 Mayor/Presiding Officer

APPROVED BY THE MAYOR THIS 3rd DAY OF April, 2003.

  
 Mayor

ATTEST:

  
 City Clerk



LAW OFFICES OF  
**PAPERNER & BRANOM**  
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS  
Legal Assistant, Cheryl Schaper  
Direct Extension 25

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**HOWARD PAPERNER, P.C.\***  
Direct Extension 13

**R. HENRY BRANOM JR., P.C.\*\***  
Direct Extension 36

April 7, 2003

Mark Levin  
City Administrator  
City of Maryland Heights  
212 Millwell Drive  
Maryland Heights, MO 63043

RE: Annexation Proposal for "Page Avenue Annexation Area"

Dear Mr. Levin,

In accordance with the Rules and Regulations of the St. Louis County Boundary Commission, I am obligated to render an opinion of the proposed annexation of "Page Avenue Annexation Area" with respect to the City of Maryland Heights. Based upon my review of the annexation proposal for "Page Avenue Annexation Area" and relevant documents, it is my opinion that all statutory requirements applicable to the City of Maryland Heights have been satisfied in connection with its annexation proposal.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

HOWARD PAPERNER, P.C.

By: 

Howard Paperner

HP/crs

\*Admitted to Missouri Bar

Telephone: (314) 961-0097

\*\*Admitted to Missouri & Illinois Bar

9322 Manchester Road, St. Louis, Missouri 63119

Facsimile: (314) 961-0667



# CITY OF MARYLAND HEIGHTS

212 MILLWELL DRIVE • MARYLAND HEIGHTS, MISSOURI 63043  
TEL 314-291-6550 • FAX 314-291-7457 • WWW.MARYLANDHEIGHTS.COM

April 11, 2003

St. Louis County Boundary Commission  
1516 S. Brentwood Boulevard  
Suite 101  
St. Louis, MO 63144

RE: Annexation Proposal for "Page Avenue Annexation Area"

Commission Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations of May 4, 2000, please be advised that the proposal for annexation of Page Avenue Annexation Area does not seek any change in fire protection and emergency medical services.

Sincerely,

Mark Levin  
City Administrator



ST. LOUIS COUNTY BOUNDARY COMMISSION  
NOTICE OF RECEIPT OF ANNEXATION PROPOSAL  
AND PUBLIC HEARING

Notice is hereby given that the St. Louis County Boundary Commission received a proposal for boundary change from the City of Maryland Heights, Missouri, on \_\_\_\_\_ . The following legal description has been submitted by the City of Maryland Heights for the tract to be annexed, the "Page Avenue Annexation Area," which encompasses an area of 0.31 square miles. The Commission will consider the proposed boundary change by the City of Maryland Heights. A legal description of the area to be included in the corporate limits of the City of Maryland Heights is attached to this Notice.

Notice is hereby given that the St. Louis County Boundary Commission will hold a Public Hearing regarding the proposed boundary change at \_\_\_\_\_ p.m. on \_\_\_\_\_, 2003 at \_\_\_\_\_ in Maryland Heights, Missouri.

The St. Louis County Boundary Commission invites public comments on the proposal submitted. Written and oral comments may be presented to the Commission in conjunction with the Public Hearing or, in addition, may be received after the Public Hearing and will be filed for the reference of the Commission.

A copy of the map depicting the proposed annexation area is available for review at the St. Louis County Boundary Commission office, 1516 South Brentwood Boulevard, Suite 101, St. Louis, Missouri 63144 during weekdays between the hours of 9:00 a.m. and 3:00 p.m. The phone number is (314) 961-7877.

\_\_\_\_\_  
Secretary of St. Louis County Boundary Commission

Dated: \_\_\_\_\_, 2003

### Legal Description – Page Avenue Annexation Area

Beginning at a point on the south right of way line of Page Avenue, which point is located at the northeast corner of the Held property according to Deed Book 4152, page 7, Daily #159 dated September 9, 1959. Then along the south right of way the following courses and distances; South 79 degrees 4 minutes West, 292.42 feet, North 69 degrees 58 minutes West, 116.62 feet, South 79 degrees 4 minutes West, 276.76 feet to a point, said point is located on the western line of U.S. Survey 1312, then South 11 degrees 35 minutes 27 seconds West, 17.43 feet to the northeast corner of Robin Hill subdivision as recorded in Plat Book 135, pages 26 and 27 of the St. Louis County Records. Then along the northern property lines of lots 8,9,16,17, & 18 to the northwest corner of said subdivision. Then following the northwestern property line of a tract now owned by the Parkway School District which also lies on the southern right of way line of Page Avenue as described by a general warranty deed recorded in Deed Book 6954, page 1397, to its intersection with the east right-of-way of Bennington Place as widened. Then crossing at a right angle to its intersection with the southeast corner of Lot 39 of Parkway Estates Subdivision as recorded in Plat Book 155, page 62. Then continuing along the south line of Lot 39 in a western direction a distance of 169.0 feet to the southwest corner of Lot 40, then northwest along the southwest line of Lot 40, a distance of 142.42 feet to a point in the right-of-way of Staunton Court. Then continuing northwest across Staunton Court to an angle point in the new northern right-of-way of Bennington Common Connection. Then continuing northwest to the intersection of the Page Avenue right-of-way line with the east line of U.S. Survey 1929, then on a curve to the right having a radius of 2393.48 feet with a chord bearing of North 70 degrees 21 minutes 55 seconds West with a distance of 310.37 feet, then North 41 degrees 49 minutes 40 seconds West 35.73 feet to the right of way of Bennington Common Drive. Then North 41 degrees 49 minutes 40 seconds West, 265.43 feet, North 64 degrees 36 minutes 50 seconds West, 186.29 feet, then North 35 degrees 5 minutes 29 seconds West, 208.36 feet, to the eastern corner of common ground of Willowyck Estates as recorded in Plat Book 251, page 49, then North 35 degrees 5 minutes 29 seconds West, 23.25 feet, then following the north line of Willowyck Estates Addition to the southeast corner of The Village At Seven Pines Plat No. 5 as recorded in Plat Book 189 pages 16 and 17 of the St. Louis County records. Then along the northeast line of said subdivision along a curve to the right having a radius of 2083 feet and a length of 752.23 feet to a point, then North 22 degrees 38 minutes 30 seconds West a distance of 318.4 feet to the northeast corner of said subdivision. Said corner also being the southeast corner of Seven Pines Subdivision Plat 10 as recorded in Plat Book 152 pages 26 and 27 of the St. Louis County records. Then following the north line of said subdivision North 22 degrees 38 minutes 30 seconds West a distance of 941.5 feet to a point on the north line of Lot 443, this point being the beginning tangent to a spiral curve to the left beginning at Station 29+031.961, 125 feet right, from the centerline of Page Avenue, then along said spiral curve the following courses and distances North 22 degrees 37 minutes 16 seconds West, 274.9 feet, North 27 degrees 30 minutes 59 seconds West, 147.9 feet, North 29 degrees 53 minutes 50 seconds West, 147.8 feet to point of transition from spiral to curve to the left having a radius of 1637.5 feet and a distance of 570.4 feet to a point. This point is offset from centerline of Page Avenue, 125 feet at station

28+678.057, thence in a southwesterly direction to the former southwest corner of Lot 484 of Seven Pines Subdivision Plat 11 as recorded in Plat Book 163 page 73 of the St. Louis County records. Then North 19 degrees 42 minutes 13 seconds West, 147.11 feet to the southwest right-of-way of Amiot Drive 60 feet wide, to a point 173.17 feet from the centerline of Page Avenue at station 28+614.109 right, then along the northwest right of way of Amiot Drive to a point 259.0 feet at station 28+561.759 on the centerline of Page Avenue, this point being the eastern most corner of Lot 250 of Plat 11, then continuing along the northeast property line of said Lot 250 to a point, said point being 186.1 feet offset from the centerline of Page Avenue at station 28+541.993 to a point on a curve to the left having a radius 1637.5 feet and a distance of 423.2 feet to a point of transition from a curve to a spiral curve. This point being 125 feet from centerline of Page Avenue at station 28+412.986 then continuing in a westerly direction to a point in the present corporate limits of the City of Maryland Heights, this point being 127.3 feet from the centerline of Page Avenue at 28+382.378, then continuing northeast along the southeast line of Royal Pines Condominiums, said line also representing the southeast corporate limits of the City of Maryland Heights. Then along this line in a northeasterly direction to a point in Northeastern corner of Seven Pines Plat 6, said point also being the common corner of Plat 11 Seven Pines, then continuing about 48 feet to the northern most corner of said Plat 11 to a point. This point lies on the southwest line of the John M. Marine Subdivision, then continuing approximately 50 feet to the east line of Lot B of said John M. Marine Subdivision then continuing northeast to its intersection with the centerline of Marine Avenue, then continuing southeastwardly along the centerline of Marine Avenue to its intersection with the prolongation of the centerline of Basston Drive. Then continuing along the centerline of Basston Drive to its intersection with the centerline of Bennington Place, then south and southeasterly along the centerline of Bennington Place to its intersection with the centerline of Page Avenue. Then continuing eastward along the centerline to a point, this point being a line perpendicular to the centerline of Page Avenue and intersecting the northeast corner of the Held tract, said point being the point of beginning.

