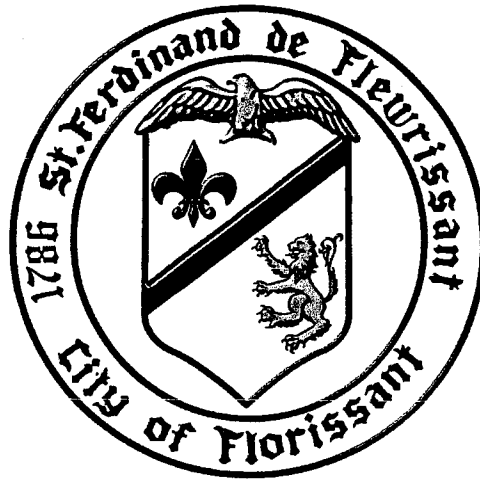


**OFFICIAL SUBMITTAL
TO ST. LOUIS COUNTY
BOUNDARY COMMISSION
FOR ANNEXATION**

**OF
AREA 2A
Sunset Park Condominiums Subdivisions**

**BY
CITY OF FLORISSANT, MISSOURI**



JUNE 2004

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SECTION 1 - EXECUTIVE SUMMARY

Proposed Annexation of Area 2a

The City of Florissant is proposing a "Simplified Boundary Change: Annexation" of an area known as "Area 2a."

Area 2a is located adjacent to the northwest portion of the City of Florissant and is more specifically identified by the locator map attached to the Plan of Intent, Tab 2, Attachment "A." This area is bounded by the City of Florissant to the south and east, Central Parkway to the northeast, and Pleasant Hollow subdivision to the northwest and west. Area 2a is 56.7% contiguous to the City. It is approximately 44 acres in size including 1.69 miles of streets and an estimated population of 714 people (2000 U.S. Census). Further, Area 2a has an estimated assessed valuation of \$4,754,833 and will generate an estimated \$188,300 in revenues yearly. Area 2a is fully developed consisting primarily of R-6 residential properties and very little NU, R-2, R-3, R-4 Residential and C-8 Commercial area.

There are no significant or relevant issues related to this proposal other than:

- This Area 2a is a small portion of Area 2 as defined on our June 2000 Master Annexation Plan Map;
- This is a "Simplified Boundary Change: Annexation," consequently, we have gathered the signatures of over 75% of the registered voters in this area;
- This annexation brings into the City Sunset Park Drive, a roadway that is fully maintained by the City but is not in the City;
- This annexation gives our Police jurisdiction over a major signalized intersection where two City streets (Sunset Park Dr. and Humes Lane) intersect with County's Shackelford Road;
- This annexation is a very natural and logical extension of our City boundaries.

Further, we are not requesting any special considerations or exceptions by the Boundary Commission.

The City's proposing agent/contact person is:

Louis B. Jearls, Jr., P.E.
Director of Public Works
City of Florissant
955 rue St. Francois
Florissant, Missouri 63031
314-839-7641

PROPOSED ANNEXATION

2004

PLAN OF INTENT

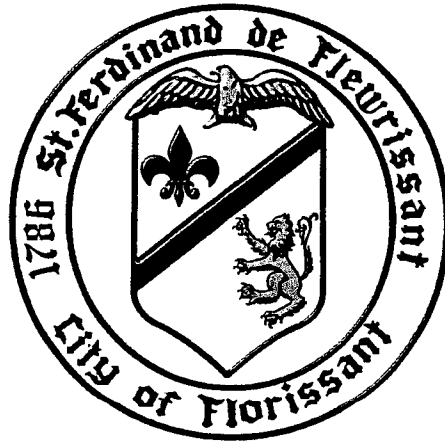
FOR THE

ANNEXATION

OF

AREA 2A

Sunset Park Condominiums Subdivisions



BY

CITY OF FLORISSANT

MISSOURI

JUNE 2004

SECTION 2 - PLAN OF INTENT

Introduction

The City of Florissant was founded about 1767 by French farmers and fur trappers and has existed under the flags of the French Monarchy, the Spanish Monarchy, the French Republic and presently under the United States of America.

The City of Florissant operates under a Home Rule Charter, which was adopted by a vote of the people in May of 1963. This is the fourth charter under which Florissant has existed as a municipality. Under the provisions of the present charter, Florissant is governed by a Mayor - Council form of government, with a full-time salaried Mayor and nine City Council members representing their respective wards. The City's Municipal Court is served by a part-time Municipal Judge. All of the above positions are elected offices.

The City of Florissant is the largest municipality in St. Louis County having a population of 53,078, encompassing approximately 12.49 square miles in area, and having a current assessed value of \$483,913,917 (2003). The City operates daily under direct administration from the Office of the Mayor through the following departments:

- Senior Citizens Department
- Finance Department
- Human Resources & Purchasing Departments
- City Clerk & Printing Departments
- Economic Development Department
- Information Technology Department
- Media Department
- Public Works Department
(Health, Streets, Engineering & Building Divisions)
- City Attorney's Office
- Municipal Courts Department
- Parks & Recreation Departments
(Parks, Playground, Swimming Pool, Aquatic Center, Civic Center, Golf Course and Theatre Divisions)
- Community Development & Housing Center Department
- Police Department
(Field Operations, Criminal Investigation, Communication and Records Divisions)

Geographic

(1) General Description

Area 2a is generally bounded by the City of Florissant to the south and east, Central Parkway to the northeast and Pleasant Hollow subdivision to the northwest and west. The City plans to leave maintenance of Shackelford Road to St. Louis County and maintenance of all private streets to the Condo Association. The City will pick up street maintenance on all other streets from St. Louis County. These are all 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 St. Louis County.

(2) Map

Please see Location Map - Attachment "A"

(3) Second Map

Please see the City's larger Annexation Map, Tab 5. This map shows all of the City of Florissant, the surrounding municipalities, arterial roads and neighboring subdivisions adjacent to Area 2a. This map also shows Florissant's City Hall, Fire/Police facilities, major parks and other facilities.

(4) Population/Area/Dwellings

Area 2a has:

<u>Population</u>	<u>Land Area</u>	<u>Dwelling Units</u>
714 (ref. 2000 Census)	44.0 Acres	311

(5) Community of Interest

The City is 56.7% contiguous to this area and by annexing this area, we hope to fulfill the following goals:

- Realign City limits to natural and logical borders or boundaries
- Provide for steady consistent growth
- Ensure quality of life through proper community planning and zoning
- Prevent adverse land development and improper land usage along adjacent commercial and residential areas
- Allow County businesses and County residents the opportunity to receive City of Florissant services and the use of City facilities
- Welcome into the City businesses and residents who share common local interests.

The City of Florissant is a well-established community in which the residential neighborhoods (with affordable housing, good schools, parks, and public facilities) are the major assets of the community, both in terms of attracting new residents and retaining existing residents. We feel this annexation will be mutually beneficial for both parties involved, and is reasonable and necessary for the proper growth and development of not only the City of Florissant but also adjacent residential areas. This annexation will benefit and strengthen existing and natural neighborhoods and our community.

Community interests in this area are very similar to ours primarily being preservation of property values through code enforcement, first-class police protection and closer parks/recreation facilities. Most of the residents in this area, if not all, attend the same schools and churches in the immediate area. Further, many of the retail stores along Shackelford Road are patronized by both City & Area 2a residents.

(6) Subdivisions

Area 2a includes Sunset Park Condominiums subdivisions, several individual parcels which were a part of a much larger and older St. Ferdinand Common Fields subdivision, and part of Lot 5 of an older Grahms subdivision (the other parts of which are within the city limits of Florissant). There will be no existing subdivisions split by this annexation. See "Subdivision Map" - Attachment "B."

(7) Compactness

The proposed Area 2a area will be very accessible for City services. Being 56.7% contiguous to existing City boundary lines, the City can readily and routinely provide services as needed from the City streets of Humes Lane and Sunset Park Drive. Access will also be from Shackelford Road.

Natural barriers/borders of this new area are relatively simple, Florissant city limit boundaries to the south and east, Central Parkway to the northeast, and Pleasant Hollow subdivision to the northwest and west. It is important to know that the City of Florissant can provide service to this area from several streets. This area has no rail, waterport or airport facility.

There are no natural or man-made barriers that would impede the efficient delivery of services to this area.

(8) Area Comparison

The present size of Area 2a is 44.0 acres as compared to 7,822.2 acres for the current size of the City of Florissant. The combined total will be 7,866.2 acres.

Comparing area and streets:

	<u>Area</u>	<u>Public Streets</u>	<u>Private Streets</u>
Area 2a	44.0 Acres	1.02 Miles	0.67 Miles
City of Florissant	7,996.67 Acres	162.99 Miles	25.0 Miles
Combined Total	8,040.67 Acres	164.01 Miles	25.67 Miles

(9) Common and Adjacent to Florissant

Area 2a is 56.7% contiguous to the City of Florissant along residential back yards and Hazelwood School already in the City.

(10) Unincorporated Contiguous Area

Upon annexation, there would not be any unincorporated contiguous area that would be accessed only through another municipality and/or another county.

(11) Future Plans

The City of Florissant does not have any plans or arrangements with other municipalities regarding growth or expansion in this geographic area.

Again, Florissant's annexation of Area 2a is a very logical and common extension of our boundaries as backyards and streets are common to our unincorporated neighbors already. This annexation clears up jurisdictional issues on Sunset Park Drive and at the intersection of Shackelford Road and creates a logical separation of services between Florissant and St. Louis County.

We have future annexation plans in this geographic area. Our Master Map plan shows that we plan to annex another area generally called Area 2 to the north of Area 2a.

(12) Logical and Reasonable Boundaries

As stated earlier, this annexation creates logical boundaries, it will not leave any pockets, service can be provided from surrounding streets, neighbors already share these streets, share backyards and a host of other common interests from property maintenance to police protection, mosquito fogging, street maintenance, and building and zoning issues.

It is reasonable to assume with all these common interests, the general geographic location, the immediate proximity to Florissant, and the natural extension of Florissant's boundary along major streets, that this area is a very logical and completely reasonable addition to the City of Florissant. The boundary is relatively straight and well defined so separation of services between the City and St. Louis County will be clear.

Financial

(1) Tax Rates

Relevant tax rates (2003) before and after annexation of Area 2a are as follows:

<u>Property Tax</u>	<u>Before</u>	<u>After</u>
City of Florissant	0	0
Hazelwood School District	4.6904	4.6904
State of Missouri	.03	.03
St. Louis Community College	.2312	.2312
Special School District	.833	.833
Metro. Zoo & Museum District	.226	.226
Sheltered Workshop	.085	.085
St. Louis County Library	.14	.14
St. Louis County	.58	.58
Metropolitan Sewer District	.069	.069
Florissant Valley Fire District	1.048	1.048
	7.9326	7.9326

<u>Utility Tax</u>	<u>Before</u>	<u>After</u>
	.05	.03

Tax Rate will decrease from 5% to 3%

The utility tax rate will decrease from 5% (St. Louis County) to 3% (City of Florissant), saving an average of \$15.52 per year per resident.

<u>Sales Tax</u>	<u>Before</u>	<u>After</u>
	6.075	6.825

The sales tax rate will increase from 6.075% (St. Louis County) to 6.825% (City of Florissant), because the City has a 0.50% Capital Improvement Sales Tax and a 0.25% Park Improvement Sales Tax.

(2) Revenue/Expenditures of Annexed Area

This area proposed for annexation is primarily residential, as is the City of Florissant. Therefore, the tax base will be very compatible and mutually beneficial since the City is a "pool city." Revenues received by this area are estimated at \$194,600 and will be adequate to provide all City services to this area in a first-class fashion.

Estimated and projected revenues and expenditures for Area 2a for a three (3)-year period are as follows:

<u>Revenues (Est.)</u>	<u>FY 1</u>	<u>FY 2</u>	<u>FY 3</u>
Cigarette Tax	\$2,500	\$2,500	\$2,500
Gasoline Tax	18,600	18,600	18,600
Property Tax	0	0	0
Road & Bridge Tax	5,000	5,000	5,000
Sales Tax	85,700	85,700	85,700
Utility Tax	12,400	12,400	12,400
Capital Improvement Sales Tax	38,600	38,600	38,600
Business License Fees	2,800	2,800	2,800
Park Improvement Sales Tax	7,500	7,500	7,500
Motor Vehicle Sales Tax	5,400	5,400	5,400
Motor Vehicle Fee Increase	3,200	3,200	3,200
Cable TV Franchise Fee	4,800	4,800	4,800
Sewer Lateral Insurance Fee	0	0	0
Misc. Tax/Permits/Licenses/Fees/etc.	1,400	1,400	1,400
Misc. Commercial	400	400	400
Total	\$188,300	\$188,300	\$188,300

<u>Expenditures (Est.)</u>	<u>FY 1</u>	<u>FY 2</u>	<u>FY 3</u>
Administrative/Legislative/Municipal Courts/Economic Development/Media/Etc.	\$22,000	\$22,000	\$22,000
Health/Senior Services	10,000	10,000	10,000
Parks/Pool/Recreation/Theatre/Civic Centers/Etc.	20,000	20,000	20,000
Public Works/Engineering/Building/ Streets	26,000	26,000	26,000

Sewer Lateral Insurance Program	0	0	0
Police Services	48,000	48,000	48,000
Capital Improvements	20,000	20,000	20,000
Park Improvements	12,500	12,500	12,500
Golf Course Improvements	8,000	8,000	8,000
Total	\$166,500	\$166,500	\$166,500

(3) Florissant's General Operating Fund

	2002	2003	2004
Revenues	\$20,022,843	\$15,450,952	\$14,974,000
Expenditures	\$20,396,278	\$18,484,189	\$20,353,010
Fund Balances	\$16,486,310	\$15,000,000	\$12,000,000

Also, please reference the City of Florissant's FY 2004 Budget (one copy submitted), which gives a little further breakdown of revenues and expenditures over these same three (3) year periods.

(4) Proforma Financial Statement

For Area 2a and Florissant, our three- (3) year estimate is as follows:

	FY 1	FY 2	FY 3
Revenues	\$15,295,400	\$15,448,400	\$15,602,900
Expenditures	\$20,328,100	\$20,531,400	\$20,736,705

(5) Capital Improvement Projects

Three-year (3-year) capital improvement projects are anticipated to proceed immediately after annexation of Area 2a:

	FY 1	FY 2	FY 3
Street repairs/improvements	\$5,000	\$5,000	\$2,000
Sidewalks & ADA Accessible Curb Cuts	\$2,000	\$1,000	\$0
New/additional streetlighting	\$5,000	\$4,000	\$0

Anticipated source of income would be the 1/2¢ Capital Improvement Sales Tax estimated at \$38,600 per year for this area.

(6) Effect on County Tax Resources

We do not presume to know in any great detail the extraordinary effect this proposed annexation will have on the distribution of tax resources in St. Louis County. St. Louis County itself can best present this information.

Since Florissant is a "pool city" and since this proposed annexation area is primarily residential, we feel the distribution of those revenues determined by population from St. Louis County to Florissant will be fair, appropriate and completely justifiable.

(7) Lost Revenue to County

Revenue sources which would no longer be available to St. Louis County (one year projection) are:

	<u>St. Louis County</u>
Cigarette Tax	\$2,500
Gasoline Tax	18,560
Road & Bridge Tax	4,990
Sales Tax	85,680
Utility Tax (5%)	<u>20,730</u>
Total	\$132,460

(8) Development Impact Fees

Florissant does not assess development impact fees as part of any new development.

(9) St. Louis County Traffic Generation Assessment Trust Fund

Area 2a is within St. Louis County's Bluff-Old Halls Ferry Road Traffic Generation Assessment Trust Fund (No. 551). The City does not have an ordinance or policy prohibiting participation in this fund.

(10) Existing Escrow Accounts

There are no City of Florissant policies or ordinances affecting existing Subdivision Escrow Accounts.

(11) Tax Base/Revenues

Since Area 2a is a very small area in comparison to St. Louis County and Florissant, we feel the City's annexation of Area 2a will have a negligible effect on the tax base or the ability to raise revenue of:

- a) Area 2a and its residents
- b) The City of Florissant and surrounding residents
- c) Surrounding residents
- d) St. Louis County and its residents

Services

Services Provided by Florissant

As stated earlier, the City of Florissant is governed by a Mayor - Council form of government, a full-time salaried Mayor and nine (9) salaried Council members representing constituents in nine wards. Currently, each City Council member represents an average 5,898 residents, a much better average than current representation on the St. Louis County Council. Each St. Louis County Council member currently represents about 203,300 residents.

Boards & Commissions

There will no doubt be new opportunities for Area 2a's residents to serve on several Boards and Commissions, i.e., Planning & Zoning Commission, Landmarks and Historic District

Commission, Minimum Building Standards Board of Appeals, BOCA Board of Appeals, Traffic Commission, Citizen Participation Committee, Personnel Commission, Park & Recreation Advisory Board, Board of Adjustment, Safety Committee, Youth Advisory Commission, Senior Citizens Advisory Commission, SALT (Seniors & Lawmen Together), Environmental Quality Commission, Fair Housing Commission, Disability Awareness Commission and Valley of Flowers Committee.

Administration

The City's Administration is headed by the Mayor who directs the operation of some 18 departments or divisions, as listed in the Introduction. The following is a listing of the municipal services provided currently in the "Unincorporated Area" and those that will be provided after annexation into the "City of Florissant."

(1) List of Services

Services	Current Provider	Proposed Provider
Police, Protection-Neighborhood Watch, DARE, COPS & Other Crime Prevention Programs	St. Louis County/In-House	Florissant/In-House
Fire Protection-Includes Ambulance & Advanced Life Support	Florissant Valley/In-House	Florissant Valley/In-House
Street Improvements & Maintenance	St. Louis County/In-House & Contract	Florissant/In-House & Contract
Snow Removal	St. Louis County/In-House	Florissant/In-House
Street Lighting	Individual Cost	Florissant/In-House & Individual Cost
Sidewalk Improvement & Repair	St. Louis County/Contract	Florissant/In-House & Contract
Community Center-Recreation Activities & Classes, Theatre	St. Louis County/In-House	Florissant/In-House
Park Facilities-Recreational Activities	St. Louis County/In-House	Florissant/In-House
Ice Skating	St. Louis County/In-House	Florissant/In-House
Swimming Pool	St. Louis County/In-House	Florissant/In-House
Aquatic Center	None	Florissant/In-House
Golf Course	St. Louis County/In-House	Florissant/In-House
Skateboard Park	None	Florissant/In-House
Health Services-Rodent Infestation, Fogging & Animal Control	St. Louis County/In-House	Florissant/In-House
Senior Citizen Bus Service, FREE	None	Florissant/In-House
Financial Assistance for Home Repairs	St. Louis County/In-House	Florissant/In-House
Municipal Court	St. Louis County/In-House	Florissant/In-House
Refuse Collection	Individual Cost	Individual Cost

There will be discounted fees for the newly annexed residents of Area 2a at the Community Centers, Aquatic Center, Pools, Ice Rink and Golf Course, as applicable for specific events.

Resident/Non-Resident Fees

There are set fees for residents and non-residents as set out in the City's Code Book. These can be briefly categorized as alcoholic beverage licensing fees (Sec. 3-75 and 3-127), building permit fees (Sec. 5-2), sign fees (5-236), business license fees (Sec. 14-46, 14-88, 14-129, 14-193, 14-227, 14-275, 14-313, 14-374, 14-388, 14-423, 14-458, 14-492, 14-534, 14-580, 14-646, 14-649, 14-665, 14-679, 14-772, 14-803, and 14-817), parks and recreation fees (Sec. 17-19 and 17-44), golf course fees (Sec. 17-220), vehicles for hire (Sec. 25-50, 25-71), subdivision permit fees (Appendix A, Sec. V-i) and zoning permit fees (Appendix B, Sec. 34).

Most residents and non-residents would, from time to time, be involved with building permit fees, park and recreation fees and golf course fees. Please see Attachment "C"

<u>Service</u>	<u>St. Louis County</u>	<u>Florissant</u>	<u>Fee Change</u>
Commercial & Industrial Construction Permit Fees	County Fee Schedule	Florissant Fee Schedule	No Change - Florissant adopted County's fee schedule
Residential Construction Permit Fees	County Fee Schedule	Florissant Fee Schedule	No Change - Florissant adopted County's fee schedule
Electrical Permit Fees	County Fee Schedule	Florissant Fee Schedule	1 st unit costs are the same. County is higher on "each additional unit" costs, i.e., Service over 600 amperes - County \$39/Florissant \$22.
Mechanical Permit Fees	County Fee Schedule	Florissant Fee Schedule	No Change - Florissant adopted County's fee schedule
Plumbing & Sewer Permit Fees	County Fee Schedule	Florissant Fee Schedule	No Change - Florissant adopted County's fee schedule
Pier Permit Fees	County Fee Schedule	None	Florissant does not have additional pier charges; they are included in the initial construction permit fee
Parking Lot Permit Fees	County Fee Schedule	None	Florissant does not have this permit fee
Sign Permit Fees	County Fee Schedule	Florissant Fee Schedule	There will be a variation in charges for signs. County assesses cost according to square footage, i.e., \$101/up to 100 sq. ft. Florissant assesses cost based upon total cost of construction as submitted by the applicant, i.e. sign costing up to \$2,000/\$100.
Planning & Zoning/Rezoning	\$300-\$820	\$125	Special Use Permits and rezoning fees for Florissant are a fixed fee whereas County charges by acreage
Board of Adjustment	\$25-\$50	\$65	Florissant has a fixed fee for variance requests not dependent upon kind of structure
Subdivisions	\$50-\$300	\$100	Florissant has a fixed fee whether major/minor request is made
Home Day Care License	\$50	\$50	No Change

Business License	\$5 Merchant Fee if selling a product	\$50-\$150	Florissant's business license fees are charged according to square footage of retail.
Home Occupation Business License	None	\$25	This is a flat yearly charge to operate a business out of your home.
Occupancy Inspections	Residential-None except for Property Conservation District (\$50 residential/\$25 apts.) No occupancy permit fee/Commercial-\$50	Residential-\$40 inspection fee \$40 occupancy permit/Commercial-\$40	Florissant's program is set up to eliminate safety and health issues from a property and to maintain property values. St. Louis County also performs occupancy inspections for various municipalities. The charge for these inspections is \$95.35 for residential.
Ice Rink Rental	\$150/hr.	\$90/hr.	\$60 difference
Ice Rink Admission	Child \$1.50/Adult \$4.00/Senior \$1.50	Child \$1.50/Adult \$2.25/Senior \$1.75	Adult and Senior rates vary
Swimming Pool Admission	North County Recreational Center - Outdoor Pool - Child (4 & Under) Free/Youth \$2.00/Adult \$3.00/Senior \$2.00	Indoor Pool - Youth \$1.00/Adult \$1.75/Senior \$1.25 Outdoor Pools - Child (5 & Under) \$2.00/Youth \$2.50/Adult \$3.50/Senior \$2.25	County's outdoor rates are slightly cheaper and they have no indoor pool available in the Florissant area.
Golf Course	Eagle Springs Course - 18 Holes Weekdays \$19.50/Weekends \$29.50/Cart \$10.50	Old Fleurissant Golf Club - 18 Holes Weekdays \$18/Weekends \$28/Cart \$14	Greens fees at Florissant are a little cheaper, but cart fees are higher

(2) Barriers

There are no natural or man-made barriers that would impede the efficient delivery of services to Area 2a after annexation.

(2a) City Policies

The City's policy on acceptance, maintenance, new construction and installation of the following area are:

- a) Private Roads: They will remain private and the responsibility of the owner to maintain. However, they may be dedicated to the City for public use and City maintenance if agreeable to both parties.
- b) Sidewalks: Public sidewalks are maintained by the City. The City also installs and maintains all ADA accessible ramps between streets and sidewalks.
- c) Driveway Approaches: Driveway approaches are maintained by the property owner they serve.
- d) Street Lights: The City will install some new street lights and will maintain all new and existing street lights.

- e) Subdivision Common Ground: Subdivision common ground will remain the responsibility of the subdivision. However, if both parties agree, the City may accept common ground as a public park or for public use and accept all future responsibility for maintenance.
- f) Park Land: St. Louis County parks will remain their responsibility. Subdivision parks will also remain their responsibility unless both parties agree to dedicate the park land to the City for public use.

(3) Effective Date of Services

The City of Florissant will extend all services to the newly annexed area on December 1, 2004, or an earlier date if so established by the Boundary Commission.

Of course, residents in this new 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 Florissant Valley Fire Protection District.

After approval of this Simplified Boundary Change and during the six (6) months prior to the effective date of annexation, the City will work closely with the residents, property owners and businesses to see that they learn all they can about the City and to effect a smooth transition 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.

Major Services

The following categories are a brief listing of the many services historically and currently available to the City residents and will be extended to the area annexed. It should be noted that the Florissant Valley Fire Protection District is administered by a separate taxing district and has been listed with the following categories due to the importance of the service.

Department of Public Works:

The Public Works Department consists of fifty-one (51) full-time employees and fourteen (14) part-time employees in four (4) divisions and providing a variety of services as follows:

- a) Engineering Division: Manages Public Works projects, street surveys, street and bridge inventory, street sign inventory, traffic control, equipment and material specifications, stormwater/sanitary sewer projects, building maintenance and energy conservation program.
- b) Street Division: Maintains and repairs approximately 167 miles of streets, bridges, street lighting, traffic control devices/signings/pavement markings, ice and snow removal and equipment maintenance.

- c) Health Division: Manages health and safety requirements involving animals, insects, rodents, trash and debris, refuse collection, weed control and mosquito fogging.
- d) Building Division: Manages the issuing of building/construction/special permits, zoning enforcement, compliance with BOCA Building, National Fire, Electric, Plumbing, and Mechanical codes, construction inspections, and acts as liaison between City Hall and various boards and commissions.

The Public Works Department will provide services to the proposed annexation area on an equal basis and level already enjoyed by City of Florissant residents and businesses. To clarify specifically for annexation area, the potable water service will be supplied by Missouri-American Water Co., and the storm/sanitary sewer service will be supplied by the St. Louis Metropolitan Sewer District (MSD).

Parks & Recreation Division:

The Division has forty-two (42) full-time and fifty (50) part-time people who administer and maintain the Parks and Recreation activities at the following facilities:

- | | |
|----------------------------------|--|
| James J. Eagan Center | 1 Outdoor Aquatic Center |
| John F. Kennedy Community Center | 1 Lake (Approximately 2 Acres) |
| Florissant Theatre | 18 Tennis Courts (17 Lighted) |
| Old Fleurissant Golf Course | 27 Ball Fields (11 Lighted) |
| 17 Parks Totaling 380± Acres | 4 Handball Courts |
| 1 Indoor Swimming Pool | 1 Lighted & Covered Outdoor Ice Rink/Roller Rink |
| 1 Outdoor Swimming Pool | 1 Skateboard Park |

All of the City parks contain barbecue pits, play equipment and the five- (5) larger parks have comfort stations. The lake is located in St. Ferdinand Park and is stocked each month of the summer. The parks are open to residents of Florissant and their guests and applications may be filed for picnic permits or ball field permits.

All classes and activities are advertised in the North County Journal. Non-residents may participate with increased fees and Senior Citizens participate at a reduced price.

The City runs a summer playground at three (3) different locations for the residents and has one (1) handicapped playground program for residents and non-residents. It is held for six (6) weeks during the summer.

Various special events include, but are not limited to: Craft Shows in the winter and spring, Breakfast with the Easter Bunny, Fishing Derby, Breakfast with Santa, Fireworks Display, the Annual Tree Lighting Ceremony, and field trips outside the City.

Rooms may be rented at the James J. Eagan Center and are free at two (2) other locations - Bangert Meeting Room and JFK Community Center - based upon 50% residency. Both centers have oversized gymnasiums, which may be rented for wedding receptions and other not-for-profit occasions.

<u>Services</u>	<u>Unincorporated Annexation Areas</u>	<u>City of Florissant</u>
Community Center Classes, Activities	None in close proximity. No.County Rec.Ctr.	Lower Resident Fee or No Fee
Park Facilities	None in close proximity. No.County Rec.Ctr.	17 Parks
Swimming Pools	None in close proximity. No.County Rec.Ctr.	2 Pools (1-Inside) (1-Outside)
Aquatic Center	None in No.County	1 @ Koch Park

Police Department:

Florissant is consistently one of the safest American cities in the 50,000 – 100,000 population category. This measure is based upon crime reports analyzed by the Federal Bureau of Investigation and the Missouri State Highway Patrol. The crime index of Florissant is lower than comparable cities in the area including St. Peters and St. Charles. This ranking is accomplished by a cooperative spirit between the residents of the city and the men and women of the Florissant Police Department. In fact, the mission statement of the Police Department states: the mission of the Florissant Police Department is to provide the highest quality of police services to the people of the City of Florissant by promoting a safe environment through police and citizen interaction, with an emphasis on integrity, fairness, and professionalism.

The Florissant Police Department is internationally accredited and nationally recognized. On March 24, 2001, the Commission on Accreditation for Law Enforcement Agencies (CALEA), awarded accreditation to the department after determining that the department had successfully demonstrated compliance with 369 standards of professionalism. Florissant is one of only 14 accredited law enforcement agencies in the state of Missouri.

The department is staffed by 81 commissioned officers and 22 civilian employees responsible for providing 24 hour a day public safety services to the City of Florissant. Each officer is highly trained and certified by the Police Officers Standards and Training Commission of the State of Missouri. Newly hired officers must have a minimum of two years of college education and receive 800 hours of P.O.S.T. approved basic academy training. Officers receive ongoing specialized training far in excess of the 16 hours minimum continuing education required by P.O.S.T.

The Florissant Police Department is under the direct command of Colonel William Karabas, Chief of Police.

The Crime Prevention Unit, reporting to the Chief of Police, is responsible for the analysis of crime trends for the most efficient deployment of department resources. The Crime Prevention Officer also coordinates many of the department's public programs including the Neighborhood Watch, Citizen Auxiliary Unit, Citizen Police Academy, and "FPD Roll Call" on cable channel 104.

The department is organized into three bureaus, the commander of each reporting to the Chief of Police:

The Bureau of Field Operations (BFO), under the command of a Captain, is the most visible component of the department and provides the first line police service to the community. The patrol function is carried out by 47 uniformed officers divided among three platoons covering seven patrol sectors on three shifts each and every day. These officers are supported by the nine officers assigned to the Special Operations Unit that includes the Traffic Safety, Canine, and Anti-Crime functions. In addition, the department has a Police Reserve Officer unit that enlists and trains non-sworn civilian volunteers to assist the sworn officers.

The Bureau of Investigation, under the command of Lieutenant, is responsible for the follow-up investigation of all reported crimes as well as any specialized investigations and criminal intelligence gathering. All 12 officers of the BOI are also members or supervisors of the Major Case Squad of Greater St. Louis. These investigators are specialists in the areas of crimes against persons, arson, evidence collection, polygraph, and narcotics. The Juvenile Unit of the BOI not only investigations juvenile and family offenses, but is active in programs aimed at prevention of juvenile delinquency.

The BOI is also responsible for the operation of the department jail facility that is staffed by five full time Corrections Officers. The facility houses prisoners held on warrants issued by the Florissant Municipal Court and prisoners arrested and awaiting transfer to other agencies or facilities.

The Bureau of Support Services, under the command of a Captain, is responsible for the many operations that support the delivery of police services. These functions include the, Communications Unit, Records Unit, Information Systems Management, Professional Standards Unit, and the five D.A.R.E. and School Resource Officers. The BSS is also responsible for the maintenance of the police facilities and a fleet of 35 police vehicles.

The Florissant Police Department is a 911 public safety answering point with state of the art computerized communications capabilities. Each patrol car is equipped with global positioning satellite equipment that allows the dispatchers to identify and dispatch the closest unit to emergency situations. This insures an emergency response time of less than three minutes.

Senior Citizens Services

The City of Florissant provides many diversified services for the senior citizen over the age of 60. All services and activities are coordinated through the Office of the Mayor and the Senior Citizen Office in City Hall. The Senior Citizen Committee plays a major role in formulating the various programs.

Activities and services include:

- a) Recreational Activities - Senior citizens are entitled to discounts on all recreational activities.
- b) Golden Age Pass - Admission pass to all City sponsored activities. Allow special discount to selected retail outlets.

- c) Bus Transportation - Two (2) Flert buses (one being Handicap Accessible) provide free door-to-door transportation to medical, banking, and shopping centers within the City of Florissant. In addition, the City has two (2) 28-passenger buses to provide free transportation to social activities in and outside of the City limits.
- d) Circuit Breaker Assistance - Technical assistance on completing tax returns for property tax or rental payments.
- e) Dining Center - The City provides a dietary meal at the Dining Center located at 621 rue St. Francois. Social activities are available to the senior citizens after the meals are served.
- f) Trash Discount Tags - Special tags are available to senior citizens for discount from licensed trash haulers.
- g) Vial of Life - A plastic vial is available for the resident to place personal medical information inside the refrigerator for reference by emergency personnel.
- h) Tele-Care - Shut-ins exchange telephone numbers to check on each other on a scheduled basis.
- i) Meals on Wheels - Hot meals are provided on a daily basis and delivered to the individual's home.
- j) Arts and Craft Fair - Opportunities are provided to participate in various Arts and Craft activities.
- k) Swimming - The "Older Adult Recreational Swim" is provided for the senior citizen on a scheduled basis.

Municipal Court

The Florissant Municipal Court is a division of the St. Louis County Circuit Court, twenty-first Judicial Circuit.

The Court has one (1) part-time Judge, two (2) part-time Prosecuting Attorneys, one (1) Judge for Division #2 and three (3) full-time Clerks.

The Court meets every Wednesday evening with one night set aside for the trial docket. If this area is annexed, there will be no need for the Municipal Court Department to expand its personnel or operating budget.

Fire Protection/LSV

The Florissant Valley Fire Protection District is responsible for fire protection and emergency medical service for this area. The Fire District also has mutual aid contracts with all of the surrounding Fire Districts and Departments, including the City of St. Louis.

Existing Public Services

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

PUBLIC SECTOR

Hazelwood School District
U.S. Postal Service - Florissant
North County Technical School
Florissant Valley Public Library
St. Louis Metropolitan Sewer District (MSD)
Florissant Valley Fire Protection District
Bi-State Bus Service

PRIVATE SECTOR

Missouri-American Water Company
Laclede Gas Company
AmerenUE
SBC
Christian Northwest Hospital
Christian Northeast Hospital
St. Louis Post Dispatch
North County Journal
Florissant Valley Reporter
Chamber of Commerce
Various Waste Haulers (Midwest, Pezold, Wilson, Waste Management, etc.)

These sectors of public and private services are also a major factor, which establishes the proposed annexation as a homogeneous part of the City.

Zoning/Land Use

(1) Current Land Use %

Commercial (C-8)	3%
Industrial	0%
Institutional/Governmental	0%
Single-Family Residential (R-2)	4%
Single-Family Residential (R-3)	2%
Single-Family Residential (R-4)	10%
Multi-Family Residential (R-6)	80%
Vacant - NU	1%
	100%

(2) Current/Proposed Zonings

- a) See attached the "Current" Zoning Map for Area 2a (Attachment "D").
- b) See attached the "Proposed" Zoning Map for Area 2a (Attachment "E").

(3) Zoning and Land Use Changes

The area proposed to be annexed by the City contains six (6) zoning classifications - R-2, R-3, R-4, R-6, NU and C-8. Outlined below are the present zoning classifications of St. Louis County and the comparable zoning classification of the City of Florissant:

<u>St. Louis County</u>		<u>Florissant</u>	
R-2	Single Family Residential (15,000 SF)	R-2	Single Family Dwelling (Minimum 15,000 SF)
R-3	Residence (10,000 SF)	R-3	Single Family Dwelling (Minimum 10,000 SF)
R-4	Residence (7,500 SF)	R-4	Single Family Dwelling (Minimum 7,500 SF)
R-6	Residential District	R-6	Multiple Dwelling
C-8	Planned Commercial	B-5	Planned Commercial
NU	Non-Urban District	NU	Non-Urban District

There will be no impact from the zoning and land use changes.

(4) Non-Conforming Zoning

Generally, the setback requirements do vary between all districts; however, any newly annexed existing structures will be treated as non-conforming.

The following is a breakdown of procedures, which would be followed as properties are annexed into the City:

- a) Each property will be evaluated as to acreage and use.
- b) Each property would then be classified with a City zoning district which it most closely matches up with in St. Louis County.
- c) Any property which does not match up with a City zoning district would be classified with a zoning district that comes the closest to it. That property would then be considered a non-conforming property building or use in accordance with Section 24 of the City Zoning Code.
- d) Any use which would normally require a special use under the City zoning code would be considered a non-conforming use in accordance with Section 24 of the City Zoning Code.
- e) Properties which are in a flood plain would be subject to the requirements of Chapter 11 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 11-54 of the City Code.

- f) Any property which may vary considerably from all City zoning districts would be evaluated and recommendations for a new zoning district would be made. However, buildings would still be treated as non-conforming in accordance with Section 24 of the zoning code unless, of course, all aspects of the use or property conform to the new district regulations.
- g) All non-conforming uses, properties and buildings would be documented to eliminate any conflicts in the future. This documentation will be part of the permanent property file.

(5) Other Regulations

Upon annexation, Area 2a will be subject to all City codes and ordinances. This area is not in a floodplain, historic preservation district, or neighborhood district. The most immediate regulation affecting this area will be our "Occupancy Permit" codes and inspections and our property maintenance codes.

(6) Prospective Development

Our zoning and land use ordinances and codes are similar to St. Louis County; therefore, prospective development would not adversely be affected. To the contrary, new development will find a more business-friendly and quicker process to deal with in Florissant. Consequently, new development will be directly and indirectly affected in a positive way by this annexation.

(7) Code Compliance with On-Going Developments

There are no current on-going developments. However, if there were, we would enforce development ordinances and codes as were approved by St. Louis County and treat these on-going developments as non-conforming.

(8) Future Growth/Development

The likelihood of any significant future growth or development in this area is very small since 90% of the property has already been developed.

Summary

(1) Best Interest of Florissant

As stated earlier, annexation of Area 2a is in the City's best interest for the following reasons and goals:

- This area is very contiguous (56.7%) to the City of Florissant and identical neighborhoods.
- We wish to realign City boundaries to natural and logical borders.
- We are interested in steady growth of the City.
- We want to ensure the quality of life through proper community involvement, good planning and zoning, and enforcement of property maintenance codes.
- We wish to control land development and land usage along adjacent commercial/residential areas.

- We wish to allow Area 2a businesses/residents the opportunity to receive Florissant services and use Florissant facilities.
- Florissant wants to welcome businesses/residents into the City who share common interests.

The City of Florissant is a well-established community in which the residential neighborhoods (with affordable housing, good schools, parks, and public facilities) are the major assets of the community, both in terms of attracting new residents and retaining existing residents. We feel this annexation will be mutually beneficial for both parties involved, and is reasonable and necessary for the proper growth and development of the City of Florissant.

This area proposed for annexation is primarily residential, as is the City of Florissant. Therefore, the tax base will be very compatible and mutually beneficial since the City is a "pool city."

(2) Best Interest of County

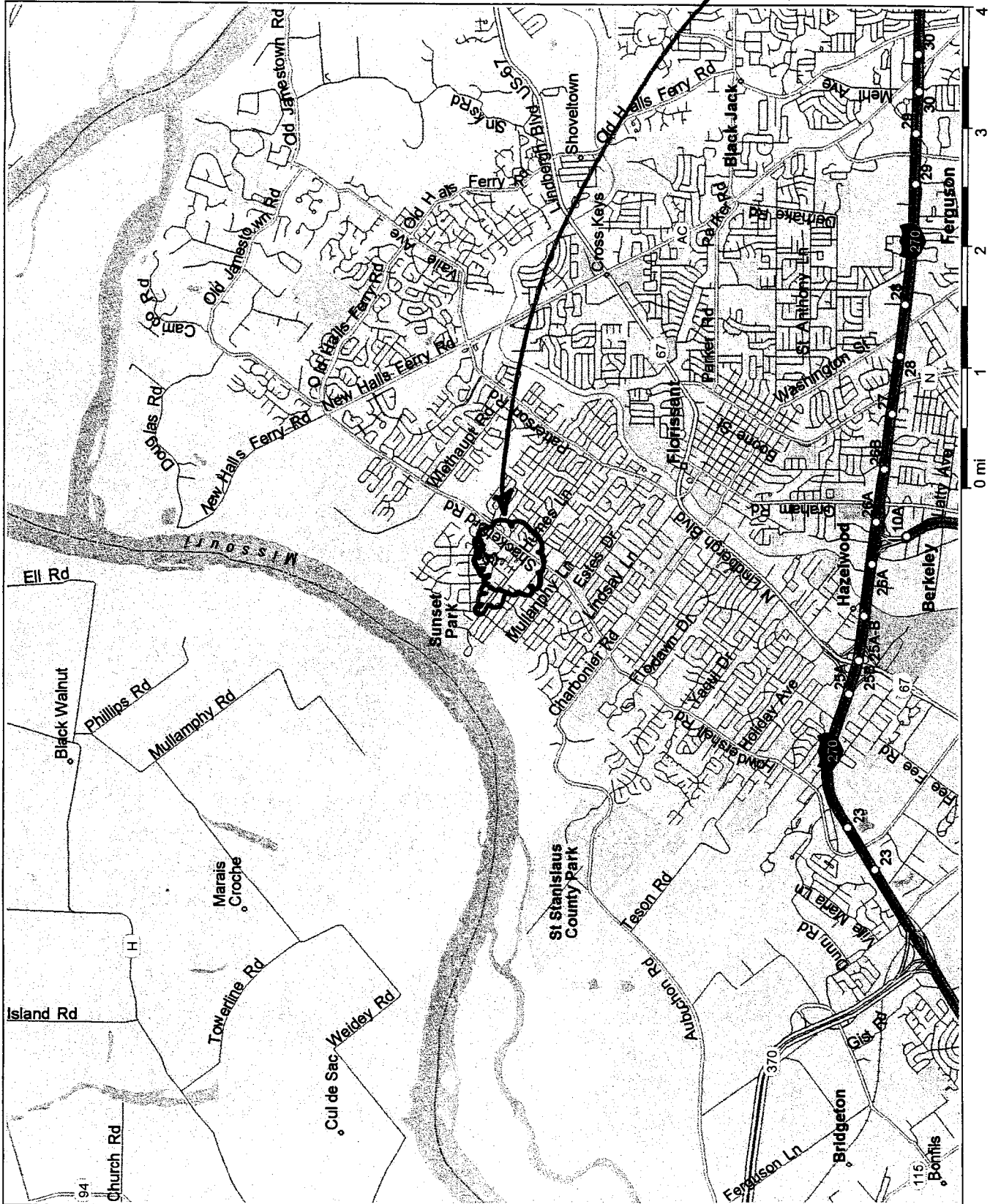
We feel it is in the best interest of St. Louis County to support this annexation primarily because the City of Florissant can provide service to this area more easily. We can also maintain this area in a consistent manner in which adjacent properties are maintained. Sunset Park Drive is already maintained by the City.

(3) Best Interest of Area 2a

We feel it is in the best interest of Area 2a to be annexed by Florissant for all the reasons stated in (1) and (2) above. Primarily, Florissant is more accessible and more responsive, can maintain property values through our occupancy permit and property maintenance programs, can guarantee property values through our Home Equity Assurance and Housing Grant programs.

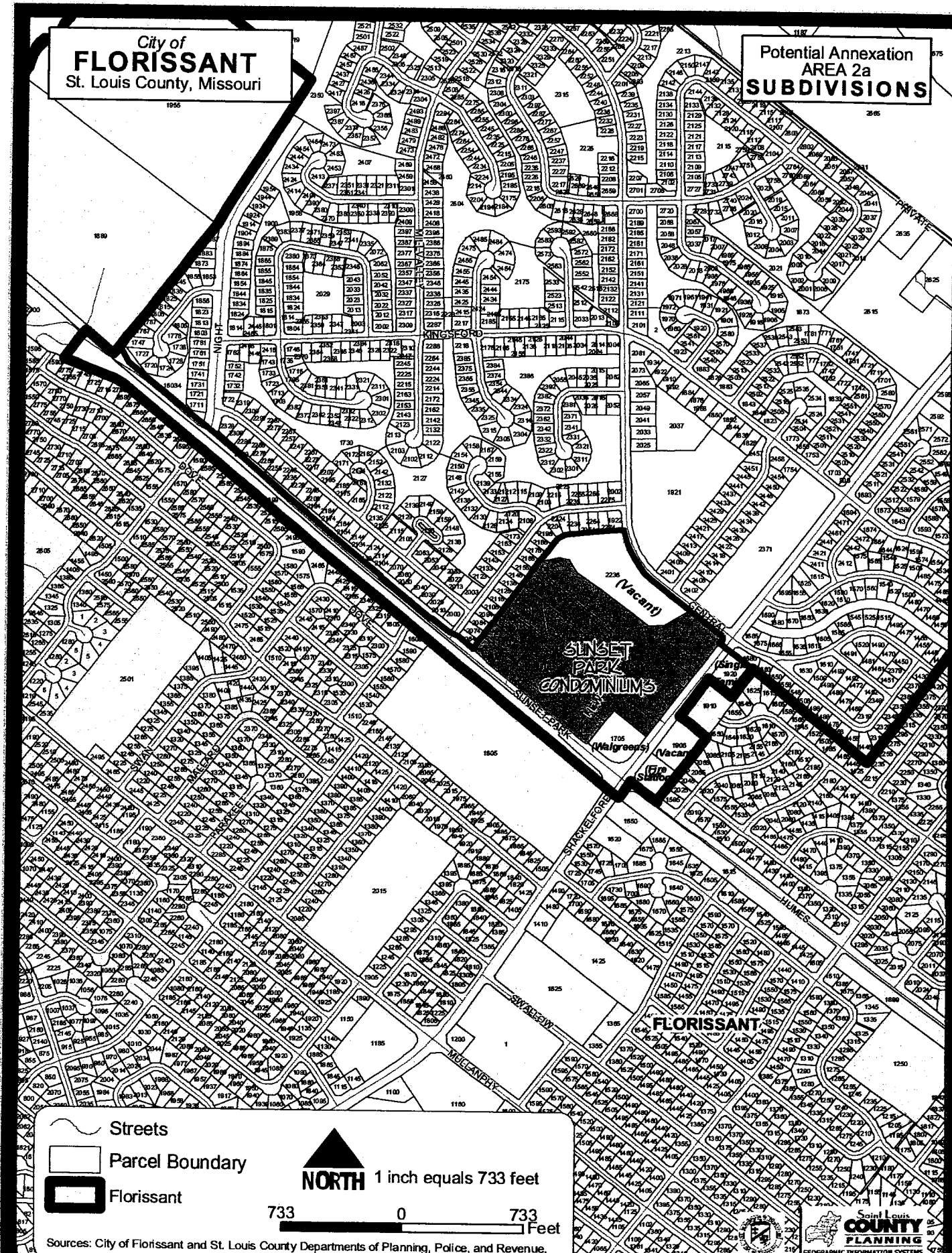
Florissant, Missouri, United States

Location Map
Area 2a
Attachment "A"



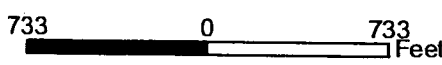
City of
FLORISSANT
St. Louis County, Missouri

Potential Annexation
AREA 2a
SUBDIVISIONS



- Streets
- Parcel Boundary
- Florissant

NORTH 1 inch equals 733 feet



Sources: City of Florissant and St. Louis County Departments of Planning, Police, and Revenue.

St. Louis
COUNTY
PLANNING
GEOGRAPHIC INFORMATION SYSTEMS

BUILDING CODE

ARTICLE I. IN GENERAL

Sec. 5-1. Fire District No. 1.

Fire District No. 1 of the city as referred to in the building code adopted by article II shall include all areas now or hereafter included in the limits of the city except that property now or hereafter included in the R-1, R-2, R-3, R-4, R-5, and R-6 zoning districts by the provisions of the zoning ordinance, or any amendment thereto.

(Code 1980, § 6-1)

Sec. 5-2. Building permit fees.

(1) The permittee of any permit for the erection, alteration, enlargement, repair or removal of any structures or buildings shall pay the City a fee for such permit as set forth in paragraphs (a) and (b) below or alternatively by use of the schedule of unit prices set forth in paragraphs (c) (d) and (e) below:

(a) Commercial and Industrial Construction Permit Fees:

The fee for a building permit and inspection of commercial and industrial construction shall be determined by applying the table of fee rates as set forth below to the total estimated cost of construction, as determined by Section 5.3 of this Article. Permit processing, plan review and inspection charges are included in the fee rate. However, the minimum permit fee shall be fifty dollars (\$50.00) where no plan review is required, and seventy-three dollars (\$73.00) where a plan review is required.

TOTAL COST PER THOUSAND \$

TOTAL FEE

UP TO 1	73
UP TO 2	100
UP TO 3	118
UP TO 4	137
UP TO 5	170
UP TO 6	194
UP TO 7	204
UP TO 8	226
UP TO 9	236
UP TO 10	239
UP TO 11	239
UP TO 12	239
UP TO 13	239
UP TO 14	239
UP TO 15	239
UP TO 16	240
UP TO 17	249
UP TO 18	249
UP TO 19	262
UP TO 20	262
UP TO 21	262
UP TO 22	262
UP TO 23	262
UP TO 24	272
UP TO 25	272
UP TO 26	284
UP TO 27	284
UP TO 28	295
UP TO 29	295
UP TO 30	295
UP TO 31	306
UP TO 32	306
UP TO 33	306
UP TO 34	317
UP TO 35	317
UP TO 36	328
UP TO 37	329
UP TO 38	340
UP TO 39	342
UP TO 40	352
UP TO 42	363
UP TO 44	374
UP TO 46	384

BUILDING CODE

<u>TOTAL COST PER THOUSAND \$</u>	<u>TOTAL FEE</u>	<u>TOTAL COST PER THOUSAND \$</u>	<u>TOTAL FEE</u>
UP TO 48	398	UP TO 190	1,202
UP TO 50	408	UP TO 195	1,224
UP TO 52	420	UP TO 200	1,247
UP TO 54	441	UP TO 210	1,304
UP TO 56	442	UP TO 220	1,360
UP TO 58	452	UP TO 230	1,412
UP TO 60	466	UP TO 240	1,463
UP TO 62	476	UP TO 250	1,519
UP TO 64	488	UP TO 260	1,564
UP TO 66	498	UP TO 270	1,622
UP TO 68	511	UP TO 280	1,667
UP TO 70	522	UP TO 290	1,724
UP TO 72	533	UP TO 300	1,767
UP TO 74	544	UP TO 310	1,789
UP TO 76	556	UP TO 320	1,872
UP TO 78	567	UP TO 330	1,914
UP TO 80	578	UP TO 340	1,971
UP TO 82	590	UP TO 350	2,017
UP TO 84	601	UP TO 360	2,073
UP TO 86	612	UP TO 370	2,120
UP TO 88	624	UP TO 380	2,164
UP TO 90	646	UP TO 390	2,221
UP TO 92	657	UP TO 400	2,267
UP TO 94	670	UP TO 420	2,358
UP TO 96	680	UP TO 440	2,460
UP TO 98	692	UP TO 460	2,551
UP TO 100	702	UP TO 480	2,652
UP TO 105	726	UP TO 500	2,743
UP TO 110	759	UP TO 520	2,834
UP TO 115	781	UP TO 540	2,937
UP TO 120	816	UP TO 560	3,026
UP TO 125	838	UP TO 580	3,118
UP TO 130	874	UP TO 600	3,207
UP TO 135	896	UP TO 620	3,298
UP TO 140	930	UP TO 640	3,390
UP TO 145	952	UP TO 660	3,480
UP TO 150	986	UP TO 680	3,571
UP TO 155	1,009	UP TO 700	3,662
UP TO 160	1,032	UP TO 720	3,752
UP TO 165	1,065	UP TO 740	3,843
UP TO 170	1,088	UP TO 760	3,933
UP TO 175	1,123	UP TO 780	4,024
UP TO 180	1,146	UP TO 800	4,116
UP TO 185	1,168	UP TO 820	4,206