

Simplified Boundary Change:

Transfer of Jurisdiction

Between St. Louis County and the City of Valley Park



TABLE OF CONTENTS

	<u>Page</u>
Section 1—Executive Summary	1
Section 2—Plan of Intent	2
(i) Geographic	2
(ii) Financial	3
(iii) Services	6
(iv) Zoning and Land Use	6
(v) Summary	7
Section 3—Appendix A: Attachments	9
Section 4—Appendix B: Certifications	15
Section 5—Appendix C: Supporting Documents	22

Section 1—Executive Summary

The property that is subject to this boundary change proposal (“Subject Area”) is adjacent and contiguous to the southern and western quadrants of the City of Valley Park (“City”) municipal boundaries. The Subject Area is bordered by the Meramec River to the north, Interstate 44 to the south, Lone Elk Park and conservation area owned by the State of Missouri to the west, and Williams Creek and various industrial uses to the east. This Subject Area is comprised of 527.25 acres and consists of a gravel mining operation, asphalt and recycling plant, and vacant land. There are no subdivisions and no one lives in the Subject Area.

The Subject Area is a logical extension of the City’s municipal boundaries as shown on the Map Plan presented to the Boundary Commission on November 13, 2018. Upon the effective date of the boundary change, the City will assume the responsibility of municipal services, including but not limited to trash removal services, snow removal services and other street maintenance. The Subject Area will continue to receive the services of the Valley Park Fire Protection District. St. Louis County (“County”) supports transferring jurisdiction of the Subject Area to the City.

Pursuant to the Boundary Commission Rules, the following people shall act on behalf of the City and the County to present the Plan of Intent to the Boundary Commission:

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Section 2—Plan of Intent

I. Geographic

- 1) General Description. The Subject Area is located in unincorporated southwestern St. Louis County. The Subject Area is bordered by the Meramec River to the north, Interstate 44 to the south, Lone Elk Park and conservation area owned by the State of Missouri to the west, and Williams Creek and various industrial uses to the east.
- 2) Public Property or Public Rights-of-Way. The boundary change does not involve any public property or public rights-of-way.
- 3) Logical Change in Boundaries. The boundary change represents a logical change in the boundaries of the City and the County because the Subject Area is bordered by the City entirely along its eastern boundary and along a substantial portion of its northern boundary. Additionally, the Subject Area represents a logical westward expansion of the City’s municipal boundaries. Furthermore, the boundary change would not leave any unincorporated pockets once the boundary change is complete.
- 4) Map of the Jurisdiction to be Transferred. Figure 1 depicting the Subject Area is contained in the attachments section.
- 5) Map of the Jurisdiction to be Transferred, including Surrounding Municipalities, Roads and Subdivisions. Figure 2 depicting the surrounding area is contained in the attachments section.
- 6) Population and Area Table.

Table 1

	Proposed Annexation Area
Population	Zero
Land Area (Acres)	527.25 acres
Dwelling Units	Zero

- 7) Community of Interest. The Subject Area is served by the Valley Park Fire Protection District and 25% of the Subject Area is bordered by the City. The boundary change does not negatively impact existing or natural neighborhoods or communities.
- 8) Subdivisions and Splits. The Subject Area contains no subdivisions.
- 9) Compactness.
 - a) There is one street connection between the Subject Area and the City;
 - b) The entire Subject Area is accessible from the North Outer Road;

- c) There are no natural or man-made barriers that would impede the efficient delivery of services to the Subject Area.

The Subject Area will be serviced directly from the City.

- 10) Common Boundaries. The entire eastern boundary line and approximately 42% of the northern boundary line of the Subject Area borders the City.
- 11) Access to Nearby, Contiguous, Unincorporated Areas. Upon transfer, no contiguous unincorporated area would be accessed only through another municipality or another county.
- 12) Logical and Reasonable Boundaries. The proposed boundary change creates logical and reasonable municipal boundaries between the County and the City. The City’s municipal boundary is directly adjacent to the Subject Area and no pockets of unincorporated areas will be created by the boundary change.

II. Financial

- 1) Tax Rate Table.

Table 2 – Tax Rates for Commercial Property

Taxing Jurisdiction	Existing Real Property Tax Rates	Real Property Tax Rates After Boundary Change	Existing Personal Property Tax Rates	Personal Property Tax Rates After Boundary Change
State of Missouri	0.0300	0.0300	0.0300	0.0300
County General	0.1860	0.1860	0.2090	0.2090
County Health Fund	0.1250	0.1250	0.1400	0.1400
County Park Maintenance	0.0440	0.0440	0.0500	0.0500
County Bond Retire	0.0190	0.0190	0.0190	0.0190
Roads and Bridges	0.0930	0.0930	0.1050	0.1050
St. Louis Comm. College	0.1986	0.1986	0.1986	0.1986
Special School District	1.1077	1.1077	1.1077	1.1077
Metropolitan Zoo Museum District	0.2549	0.2549	0.2549	0.2549
County Library	0.2430	0.2430	0.2250	0.2250
School - Rockwood	4.3463	4.3463	4.3463	4.3463
MSD Extension	0.1077	0.1077	0.1077	0.1077
Fire – Valley Park	1.8150	1.8150	2.0100	2.0100
Dev. Disability	0.0840	0.0840	0.0900	0.0900
City of Valley Park	NA	0.5670	NA	0.5700
Total Real Property Tax Rate	8.6542	9.2212	NA	NA
Total Personal Property Tax Rate	NA	NA	8.8932	9.4632

Table 3 – Real Estate Taxes Rates for Agricultural Property

Taxing Jurisdiction	Real Property Tax Rates Before Boundary Change	Real Property Tax Rates After Boundary Change	Personal Property Tax Rates Before Boundary Change	Personal Property Tax Rates After Boundary Change
State of Missouri	0.0300	0.0300	0.0300	0.0300
County General	0.1570	0.1570	0.2090	0.2090
County Health Fund	0.1050	0.1050	0.1400	0.1400
County Park Maintenance	0.0380	0.0380	0.0500	0.0500
County Bond Retire	0.0190	0.0190	0.0190	0.0190
Roads and Bridges	0.0790	0.0790	0.1050	0.1050
St. Louis Comm. College	0.1986	0.1986	0.1986	0.1986
Special School District	1.1077	1.1077	1.1077	1.1077
Metropolitan Zoo Museum District	0.2549	0.2549	0.2549	0.2549
County Library	0.2190	0.2190	0.2250	0.2250
School - Rockwood	4.3463	4.3463	4.3463	4.3463
MSD Extension	0.1077	0.1077	0.1077	0.1077
Fire – Valley Park	2.0100	2.0100	2.0100	2.0100
Dev. Disability	0.0700	0.0700	0.0900	0.0900
City of Valley Park	NA	0.0000	NA	0.5700
Total Property Tax Rate	8.7422	8.7422	NA	NA
Total Personal Property Tax Rate	NA	NA	8.8932	9.4632

Table 4 – Other Taxes, Fees, and Surcharges

Tax, Fee or Surcharge	Rate Before Boundary Change	Rate After Boundary Change
State Sales Tax	4.2250	4.2250
St. Louis County Sales Tax	1.0000	1.0000
County Transportation Sales Tax	0.5000	0.5000
Mass Transit Sales Taxes	0.7500	0.7500
Public Safety Sales Tax	0.5000	0.5000
Regional Parks and Trails Sales Tax	0.1880	0.1880
Parks Commission Sales Tax	0.1000	0.1000
Children’s Trust Fund Sales Tax	0.2500	0.2500
St. Louis Zoo Sales Tax	0.1250	0.1250
Emergency Communication Sales Tax	0.1000	0.1000
Valley Park Stormwater Sales Tax	NA	0.5000

Valley Park Capital Improvement Sales Tax	NA	0.5000
Valley Park Business License Fee	NA	
St. Louis County Business License Fee		NA
St. Louis Co. Comm. Surcharge	\$1.70/\$100 of assessed value	\$1.70/\$100 of assessed value

2) Revenues and Expenditures Table.

Table 5

	Estimated Additional Revenues ¹	Estimated Additional Expenses ²
2021	\$75,151.30	\$0
2022	\$76,497.60	\$0
2023	\$78,448.02	\$0

3) Capital Improvement Projects Table. None.

4) Extraordinary Effect on Distribution of Tax Resources in St. Louis County. The transfer of jurisdiction is not anticipated to cause a reduction in revenues to St. Louis County. Furthermore, it is not anticipated to impact the provision of municipal services to unincorporated areas adjacent to or near the Subject Area. As such, the transfer of jurisdiction will not negatively impact the provision of public services to adjacent unincorporated areas.

5) Impact on Tax Base. The transfer of jurisdiction will not substantially impact the tax base of the Subject Area, the adjoining areas surrounding the Subject Area, the adjoining residents, or the County. The Subject Area has no residents. The transfer of jurisdiction will increase the tax base of the City. See Table 5.

¹ Assumes a 3% annual increase in sales tax revenue and a 3% increase in real property tax revenue in between 2022 and 2023. This total does not take into account the 1% distribution Valley Park receives as its share of the St. Louis County sales tax.

² Given the nature of the Subject Property, the only cost to the City of Valley Park will be police protection. Valley Park subcontracts its police protection to the St. Louis County Police Department for an annual cost of \$1,528,864.68 through June 30, 2022. The St. Louis County Police Department has informed the Valley Park City Attorney that adding the Subject Area to the City will not increase the amount of the police contract between Valley Park and the St. Louis County Police Department. As such, there is no incremental cost increase to the City for adding the Subject Property to the City.

III. Services

1) Service Providers and Fee Changes.

Table 6

Service	Provided Before Boundary Change	Provided After Boundary Change	Any Change in Fee for Service
Police Protection	St. Louis County	Valley Park (Contract with St. Louis County Police)	None
Street Maintenance ³	Missouri Department of Transportation	Missouri Department of Transportation	None
Building Code Enforcement	St. Louis County	Valley Park	None
Street Lighting ⁴	Missouri Department of Transportation	Missouri Department of Transportation	None
Municipal Court	St. Louis County	Valley Park	None
Planning and Zoning	St. Louis County	Valley Park	None
Snow Removal ⁵	Missouri Department of Transportation	Missouri Department of Transportation	None
Residential Garbage and Recycling Collection	Private Contractor	Private Contractor	None
Fire Protection District	Valley Park	Valley Park	None

2) Natural or Man-Made Barriers to Service. There are no natural or man-made barriers to impede service to the Subject Area.

3) Proposed Effective Date. The Applicants propose that the effective date be immediately upon the Boundary Commission’s adoption of its written report of approval. Given that there are no resident living in the Subject Area and minimum transition of services is required, there is no need for a transition period.

IV. Zoning and Land Use

1) Zoning Maps. See Figures 3 and 4 for existing and proposed zoning in the attachments section. (Please amend Figure 3 to indicate location of existing FPM-3 zoning parcel.)

2) Zoning and Land Use Changes. The portion of the Subject Area shown as being in floodplain on Figure 3 (the “Floodplain Property”) is currently zoned Floodplain Non-Urban with the exception of a small area zone Floodplain M-3. The portion of the Subject Property not located in a floodplain is currently zoned Non-Urban. A conditional use permit for the mining of sand, gravel, and other raw

³ The Subject Area is only serviced by Outer 44, which is maintained by the Missouri Department of Transportation. Internal roads are privately maintained.

⁴ Id.

⁵ Id.

materials was issued in 1988. A new conditional use permit for the mining of sand and gravel and accessory uses was issued in 2015 and is currently in effect.

Immediately after the boundary change, the City will match the zoning of the Subject Area as closely as possible to the Subject Area's zoning under County ordinances to prevent non-conformities. Once the boundary change is complete, the City expects to rezone the Subject Area to a Planned Industrial District, with permissible land uses to include the industrial and manufacturing uses for which the Subject Area is currently used, including asphalt and materials mixing plants; retail building materials; wholesale building materials and lumber; building and construction general contracting services; cement mixing; compost dumping; concrete mixing and manufacturing; ready-mix plants; concrete construction and paving services; construction, mining, and materials handling machinery and equipment; stone products cutting and manufacturing; landfill and trash transfer stations; lime product mining and manufacturing; wholesale of petroleum; materials recovery and recycling facilities; parks; petroleum bulk stations and terminals; radio transmitting stations and towers; railroad freight terminals; refuse incineration; road maintenance yards; skeet and trap shooting ranges; waste and trash transfer stations; steel pipe and tube manufacturing; steel wire, nail, and spike manufacturing; telephone relay towers; television transmitting stations and relay towers; wholesale construction and lumber materials; electrical generator plants; manufacturing of fabricated structural metal products; manufacturing of fabricated wire products; manufacturing of farm machinery and equipment; gas utility maintenance yards; petroleum refining; storage and warehousing of non-hazardous products; tire cord and fabric manufacturing; tire and inner tube manufacturing; and wire products manufacturing.

3) Non-Conformity Issues. The boundary change will not create any non-conformity issues.

4) Conservation Easement. In connection with the transfer of jurisdiction, St. Louis County will be granted a conservation easement over the area shown on the exhibit titled "Conservation Easement Exhibit", which is contained in the attachments section as Figure 5. The conservation easement will be 72.28 total acres. The easement will ensure that the easement area is preserved in perpetuity. No development activity will be permitted in the easement area. Additionally, there will be a permanent setback line ranging from 100 to 185 feet from the edge of the easement area. The exact location of the setback line is shown on Figure 5.

V. Summary

1) Boundary Change In Valley Park's and County's Best Interest.

- a. The boundary change is in the best interest of the City because the City will grow westward, add property that was identified as a high priority on the Map Plan on file with the Boundary Commission, and increase revenue by expanding its property and sales tax base. It will also allow the City to have regulatory authority over a large piece of property contiguous to its boundaries that directly effects other City properties.
- b. The boundary change is in the best interest of the County because it will relieve the County of a large piece of unincorporated land located far from the county seat, which will allow the County to focus its resources and manpower to other unincorporated areas.

2) Boundary Change In the Subject Area's Best Interest. The boundary change is in the Subject Area's best interest because, upon approval of the boundary change, the Subject Area will be regulated by a locality

that is near the businesses located in the Subject Area that manages the unique geographic issues that faces the Subject Area on a day-to-day basis, including flood plain management. Given the nature of the existing businesses in the Subject Area, there is substantial benefit in having regulatory authority vested in a locality that is nearby and able to respond quickly to issues facing the Subject Area.