



Ferguson, Missouri

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OFFICIAL SUBMITTAL
TO ST. LOUIS COUNTY
BOUNDARY COMMISSION
FOR ANNEXATION
OF AN AREA REFERRED TO AS
“AREA 1 - AA”

JULY 15, 2014



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Section 1. Executive Summary

- a. The City of Ferguson proposes an “Annexation” of an area referred to as Area 1-AA in its entirety.
- b. Area 1-AA is encompassed by the City of Florissant to the west, the City of Black Jack to the northeast, Unincorporated St. Louis County to the north and east, and the City of Ferguson to the south. The proposed area can be seen on the map attached hereto as “Exhibit A”.

Area 1-AA is approximately 28% contiguous to the City of Ferguson. Area 1-AA is 868.5 acres in size and has a total of 13.71 miles of streets. Of those miles, 8.70 miles are City maintained, 4.44 miles are County/State maintained, and 0.57 miles are private streets. As of the 2010 Census, Area 1-AA had a population of 3,645 and a total of 1,759 housing units.

The Boundary Commission previously expressed concern over access to the Seven Hills Subdivision through the City of Ferguson’s boundaries. After careful review, this access would be provided by two streets, Satiris Drive, off of New Halls Ferry Road; and Rhines Drive off of Mehl Avenue.

The proposed annexation follows street center lines, municipal boundaries, and for a short distance, the northern subdivision boundary lines of SEVEN HILLS ADD PLAT 6, the southern boundary lines of Paddock Woods Plat 2 and Paddock Estates Plat 7. No subdivisions will be split in the proposed annexation area.

Emergency services are currently provided by the St. Louis County Police Department and the Florissant Valley and Black Jack Fire Protection Districts. The respective fire districts will continue to provide fire protection services after annexation. The City of Ferguson Police Department will assume police responsibilities.

Area 1-AA has an assessed value of approximately \$38,498,770 and will generate \$2,228,400 in revenues yearly.

- c. At this time, the City of Ferguson requests no special considerations or exceptions to be made or taken by the Boundary Commission.
- d. The City of Ferguson’s designated agent authorized to act on its behalf is:

John Shaw
City Manager
City of Ferguson
110 Church Street
Ferguson, Missouri 63135
314-524-5151

Section 2. Plan of Intent

i. Geographic

1. Description:

Area 1 - AA is encompassed by the City of Florissant to the west, the City of Black Jack to the northeast, Unincorporated St. Louis County to the north and east, and the City of Ferguson to the south. The proposed annexation area follows municipal boundaries, street center lines, and subdivision lines, making it a logical annexation area. Per the St Louis County Boundary Commission's rules, the proposal will not leave any unincorporated area left stranded. The boundaries extend to the street centerline of Old Halls Ferry Road to the east; Pohlman Road, Derhake Road (Dunegant Park), and the City of Florissant to the north and west; Interstate 270 and Dunn Road to the south; the City of Black Jack, Pohlman Road, and rear property lines of the Seven Hills Add Plat 6 Subdivision to the north and the southern boundary lines of Paddock Woods Plat 2 and Paddock Estates Plat 7.

2. Map of Area

Attached hereto as "Exhibit A".

3. Extended Map of Area

Attached hereto as "Exhibit B".

4. Population/Land Area/Dwelling Units

Population	Land Area	Dwelling Units
3,645 (ref. 2010 Census)	868.5 Acres	1,759 (ref. 2010 Census)

5. Size Comparison and Street Miles

Area	Acres
Area 1 - AA	868.5 Acres
City of Ferguson	3,942.24 Acres
Combined Total	4,810.74 Acres

Area 1 - AA Streets	Miles
City Maintained (proposed)	8.70 Miles
County / State Maintained	4.44 Miles
Private	0.57 Miles
Total Area 1 - AA	13.71 Miles

Ferguson Streets	Miles
City Maintained	69.41 Miles
County / State Maintained	13.32 Miles
Private	5.21 Miles
Total City of Ferguson	87.94 Miles

City of Ferguson and Area 1-AA	101.65 Miles
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6. Community of Interest

By pursuing the annexation of Area 1 - AA the City of Ferguson intends to accomplish the following:

1. Allow the residents of Area 1 - AA to take advantage of the City of Ferguson's facilities, programming, and wide range of services;
2. Encourage commercial and residential growth beneficial to Area 1 - AA and the City of Ferguson;
3. Implement appropriate planning and zoning beneficial to Area 1 - AA and the City of Ferguson;
4. Provide residents of Area 1 - AA with expanded recreational opportunities, code enforcement, public safety, and a professionally managed staff that is easily accessible.

The City of Ferguson is an established community with historic neighborhoods that benefit from established city services. These services include an exceptional Police and Fire Department, and first-rate Recreation and Public Works Departments. The economic base of the City is represented by a mixture of large commercial developments, small specialty shops, general services, and a few manufacturing companies.

The proposed annexation is beneficial to both Area 1 - AA and the City of Ferguson. The City does not anticipate any negative effects on the existing communities and/or neighborhoods involved. The City of Ferguson will continue to provide an array of benefits/services to the residents of the City of Ferguson while offering the same options to residents of the proposed annexed area.

The City of Ferguson was developed to the south of Area 1 - AA and along both West Florissant Avenue and New Halls Ferry Road. Therefore, the City has an interest in land use decisions on both sides of Interstate 270. In fact, the City of Ferguson and adjacent municipalities along West Florissant Avenue have already been working on a plan to coordinate the revitalization of the West Florissant Avenue Corridor. Ferguson's multi-jurisdictional planning efforts place the city in an excellent position to expand upon that effort. Continued stabilization of this area will provide a better quality of life for both current Ferguson residents of and residents within the proposed annexation area.

7. Subdivisions

There are approximately 11 formal and recorded subdivisions within the proposed annexation area. Those subdivisions are listed below. You may also refer to "Exhibit C".

SEVEN HILLS
VILLAGE AT LIBERTY LANDING
LINCOLN HILLS
SINGING PINES ACRES
AFSHARI ESTATES
SUGARPINES APARTMENTS
AFSHARI ESTATES CONDOMINIUMS
BRIGHTON
MEHL ACRES
WELLINGTON ARMS
KREHMEYER SUBDIVISION

The proposed annexation follows street center lines, municipal boundaries, and for a short distance, the northern subdivision boundary lines of Seven Hills Addn Plat 6 and the southern boundary lines of Paddock Woods Plat 2 and Paddock Estates Plat 7. No formal subdivisions within the proposed annexation area will be split.

8. Commonality

Area 1 - AA is nearly 28% contiguous to the City of Ferguson's northern boundary along Interstate 270.

9. Compactness

a. The proposed annexation is compact and contiguous with the City of Ferguson's northern boundaries. There are four major street connections between the City of Ferguson and Area 1 - AA. These street connections include New Halls Ferry Road, Old Halls Ferry Road, West Florissant Avenue, and Interstate 270.

b. The proposed annexation area can be efficiently and effectively accessed for delivery of services by the City of Ferguson and all of its contractors.

c. Although the proposed area is to the north of Interstate 270, the Interstate will not impede the delivery of services. There are (3) three arterial roadways that run almost perpendicular to Interstate 270 and provide access between the City of Ferguson and the proposed annexation area. These arterial roadways are: New Halls Ferry Road, Old Halls Ferry Road, and West Florissant Avenue.

d. Upon annexation, the newly incorporated area will be serviced by the City of Ferguson and its contractors. The area's respective fire districts, Florissant Valley Fire Protection District and the Black Jack Fire Protection District, will continue to provide fire protection and emergency services. Old Halls Ferry Road and West Florissant Avenue will continue to be maintained by St. Louis County Department of Highways & Traffic, and New Halls Ferry Road will continue to be maintained by the Missouri Department of Transportation.

10. Accessibility

Upon annexation, there will be no contiguous unincorporated area left stranded. However, there is an area to the north of the proposed annexation area which is located outside Ferguson's approved map plan that will remain unincorporated. This area will be completely surrounded by the Cities of Ferguson, Florissant, and Black Jack. By definition, this area is not considered an unincorporated pocket since its population exceeds 500 residents.

11. Plans and Expansion

The City of Ferguson does not currently have any plans or arrangements with other municipalities regarding growth or expansion. However, the City of Ferguson would consider joint planning efforts with neighboring municipalities and capacity building opportunities. The annexation of Area 1 - AA would not only compliment the development that has already occurred to the south of the proposed area, but also encourage the necessary stabilization for future growth. This proposed annexation would be the logical next step in the expansion of the City of Ferguson and would aid any future annexations and/or boundary adjustments.

12. Logical and Reasonable Boundaries

Area 1 - AA would extend the City of Ferguson's boundaries to the north, and would absorb currently unincorporated St. Louis County area. This area is surrounded by existing municipalities, and by definition will not leave any unincorporated pockets. Furthermore, Area 1- AA represents a reasonable boundary, given its proximity to the City of Ferguson and access to major arterial roadways.

During the Boundary Commission Public Hearing held at Florissant Valley Community College on October 24, 2012, the City of Ferguson presented its Map Plan. Subsequently, a Boundary Commission Member expressed concerns about accessibility of the Seven Hills Subdivision. Addressing those concerns, the City of Ferguson deemed that the Seven Hills Subdivision was accessible without the use of roadways in other municipalities. Access to this area would be provided by two streets, Satiris Drive, off of New Halls Ferry; and Rhine Drive off of Mehl Avenue.

ii. Financial

1. Revenues and Expenditures

A pro forma statement of revenues and expenditures for three (3) fiscal years can be found on the following page. Please note that on April 8, 2014, residents of the Black Jack Fire Protection District voted and approved two ballot proposals, giving the Board of Directors of the Black Jack Fire Protection District the authority to levy an additional tax of forty cents per one hundred dollars of assessed value and incurring an indebtedness of the District in the amount of Five Million Three Hundred and Sixty-Five Thousand Dollars (\$5,365,000). This pro forma takes into consideration the new tax rates and bond issue.

CITY OF FERGUSON, MISSOURI – ANNEXATION AREA

PRO FORMA STATEMENT OF REVENUES AND EXPENDITURES

	FY1	FY 2	FY 3
REVENUES			
Property Tax	\$ 364,900	\$ 364,900	\$ 364,900
State Gasoline Tax	95,800	95,800	95,800
County Road & Bridge Tax	34,100	34,100	34,100
Cigarette Tax	10,700	10,700	10,700
State Motor Vehicle Fees	16,500	16,500	16,500
State Vehicle Fees	23,500	23,500	23,500
Automobile Licenses	5,300	5,300	5,300
Rental Real Estate Licenses	17,300	17,300	17,300
Outdoor Advertising Licenses	800	800	800
Total Utility Taxes	364,500	364,500	364,500
Sales Tax – Pool	472,600	472,600	472,600
Sales Tax – Direct	200,000	200,000	200,000
Building Permits	10,000	10,000	10,000
Electrical Inspections	2,300	2,300	2,300
Plumbing and Heating	4,100	4,100	4,100
Occupancy Permits	8,100	8,100	8,100
Public Works Miscellaneous Fees	900	900	900
Weed Cutting	6,600	6,600	6,600
Special Assessments	4,800	4,800	4,800
Reproduction Fees	2,200	2,200	2,200
Municipal Court	564,500	564,500	564,500
Police Training Fees	8,000	8,000	8,000
Inmate Security Fund	6,000	6,000	6,000
Tow Release Fees	4,900	4,900	4,900
TOTAL REVENUES	2,228,400	2,228,400	2,228,400
EXPENDITURES			
Personnel			
Code Enforcement	63,000	63,000	63,000
Police	730,500	730,500	730,500
Court	32,400	32,400	32,400
Streets	125,400	125,400	125,400
Parks	66,100	66,100	66,100
Municipal Garage	7,900	7,900	7,900
Supplies and Services			
Code Enforcement	15,900	15,900	15,900
Police	25,800	25,800	25,800
Court	17,600	17,600	17,600
Streets	44,000	44,000	44,000
Municipal Garage	50,600	50,600	50,600
Fire District	769,600	769,600	769,600
TOTAL EXPENDITURES	1,948,800	1,948,800	1,948,800
NET REVENUE	\$ 279,600	\$ 279,600	\$ 279,600

2. Tax Rates

Property Tax Rates

Area 1-AA is comprised of multiple taxing districts. Below is a summary of each district's before and after annexation property tax rates for the year 2013.

Taxing District 111CF: FERGUSON FLORISSANT SCHOOL DISTRICT/FLORISSANT VALLEY FIRE PROTECTION DISTRICT

Taxing Authority	BEFORE						AFTER				
	Res.	Com.	Agr.	Per.	Man.		Res.	Com.	Agr.	Per.	Man.
State of Missouri	0.0300	0.0300	0.0300	0.0300	0.0300		0.0300	0.0300	0.0300	0.0300	0.0300
County General	0.2000	0.2000	0.2000	0.2000	0.2000		0.2000	0.2000	0.2000	0.2000	0.2000
County Health Fund	0.1400	0.1400	0.1400	0.1400	0.1400		0.1400	0.1400	0.1400	0.1400	0.1400
County Park Maintenance	0.0500	0.0500	0.0500	0.0500	0.0500		0.0500	0.0500	0.0500	0.0500	0.0500
County Bond Retire	0.0280	0.0280	0.0280	0.0280	0.0280		0.0280	0.0280	0.0280	0.0280	0.0280
Roads and Bridges	0.1050	0.1050	0.1050	0.1050	0.1050		0.1050	0.1050	0.1050	0.1050	0.1050
St. Louis Community College	0.2200	0.2200	0.2200	0.2200	0.2200		0.2200	0.2200	0.2200	0.2200	0.2200
Special School District	1.2400	1.2400	1.2400	1.2400	1.2400		1.2400	1.2400	1.2400	1.2400	1.2400
Metropolitan Zoo Museum District	0.2797	0.2797	0.2797	0.2797	0.2797		0.2797	0.2797	0.2797	0.2797	0.2797
County Library	0.2500	0.2640	0.2790	0.2250	0.2250		0.2500	0.2640	0.2790	0.2250	0.2250
School - Ferg - Flor	5.0400	5.0400	5.0400	5.0400	5.0400		5.0400	5.0400	5.0400	5.0400	5.0400
Metropolitan Sewer District	0.0874	0.0874	0.0874	0.0874	0.0874		0.0874	0.0874	0.0874	0.0874	0.0874
Sewers - Maline Cr	0.1000	0.1000	0.1000	0.1000	0.1000		0.1000	0.1000	0.1000	0.1000	0.1000
Fire - Florissant V	1.4900	1.4920	1.4930	1.4930	1.4930		-	-	-	-	-
City of Ferguson	-	-	-	-	-		1.2460	1.2460	1.2440	1.2440	1.2460
Sheltered Workshop	0.0890	0.0900	0.0900	0.0900	0.0900		0.0890	0.0900	0.0900	0.0900	0.0900
Total Tax Rates	9.3491	9.3661	9.3821	9.3281	9.3281		9.1051	9.1201	9.1331	9.0791	9.0811

Taxing District 139BZ and 139CH : HAZELWOOD SCHOOL DISTRICT/BLACK JACK FIRE PROTECTION DISTRICT/MALINE CREEK

Taxing Authority	BEFORE						AFTER				
	Res.	Com.	Agr.	Per.	Man.		Res.	Com.	Agr.	Per.	Man.
State of Missouri	0.0300	0.0300	0.0300	0.0300	0.0300		0.0300	0.0300	0.0300	0.0300	0.0300
County General	0.2000	0.2000	0.2000	0.2000	0.2000		0.2000	0.2000	0.2000	0.2000	0.2000
County Health Fund	0.1400	0.1400	0.1400	0.1400	0.1400		0.1400	0.1400	0.1400	0.1400	0.1400
County Park Maintenance	0.0500	0.0500	0.0500	0.0500	0.0500		0.0500	0.0500	0.0500	0.0500	0.0500
County Bond Retire	0.0280	0.0280	0.0280	0.0280	0.0280		0.0280	0.0280	0.0280	0.0280	0.0280
Roads and Bridges	0.1050	0.1050	0.1050	0.1050	0.1050		0.1050	0.1050	0.1050	0.1050	0.1050
St. Louis Community College	0.2200	0.2200	0.2200	0.2200	0.2200		0.2200	0.2200	0.2200	0.2200	0.2200
Special School District	1.2400	1.2400	1.2400	1.2400	1.2400		1.2400	1.2400	1.2400	1.2400	1.2400
Metropolitan Zoo Museum District	0.2797	0.2797	0.2797	0.2797	0.2797		0.2797	0.2797	0.2797	0.2797	0.2797
County Library	0.2500	0.2640	0.2790	0.2250	0.2250		0.2500	0.2640	0.2790	0.2250	0.2250
School - Hazelwood	6.2204	6.3677	6.4900	6.3450	6.3450		6.2204	6.3677	6.4900	6.3450	6.3450
Metropolitan Sewer District	0.0874	0.0874	0.0874	0.0874	0.0874		0.0874	0.0874	0.0874	0.0874	0.0874
Sewers - Maline Cr	0.1000	0.1000	0.1000	0.1000	0.1000		0.1000	0.1000	0.1000	0.1000	0.1000
Fire - Black Jack	1.4090	1.4180	1.1660	1.4180	1.4180		-	-	-	-	-
City of Ferguson	-	-	-	-	-		1.2460	1.2460	1.2440	1.2440	1.2460
Sheltered Workshop	0.0890	0.0900	0.0900	0.0900	0.0900		0.0890	0.0900	0.0900	0.0900	0.0900
Total Tax Rates	10.4485	10.6198	10.5051	10.5581	10.5581		10.2855	10.4478	10.5831	10.3841	10.3861

Taxing District 111CY : FERGUSON-FLOISSANT SCHOOL DISTRICT/BLACK JACK FIRE PROTECTION DISTRICT/COLD WATER CREEK

BEFORE					
Taxing Authority	Res.	Com.	Agr.	Per.	Man.
State of Missouri	0.0300	0.0300	0.0300	0.0300	0.0300
County General	0.2000	0.2000	0.2000	0.2000	0.2000
County Health Fund	0.1400	0.1400	0.1400	0.1400	0.1400
County Park Maintenance	0.0500	0.0500	0.0500	0.0500	0.0500
County Bond Retire	0.0280	0.0280	0.0280	0.0280	0.0280
Roads and Bridges	0.1050	0.1050	0.1050	0.1050	0.1050
St. Louis Community College	0.2200	0.2200	0.2200	0.2200	0.2200
Special School District	1.2400	1.2400	1.2400	1.2400	1.2400
Metropolitan Zoo Museum District	0.2797	0.2797	0.2797	0.2797	0.2797
County Library	0.2500	0.2640	0.2790	0.2250	0.2250
School - Ferg - Flor	5.0400	5.0400	5.0400	5.0400	5.0400
Metropolitan Sewer District	0.0874	0.0874	0.0874	0.0874	0.0874
Sewers - Cold Water	0.1000	0.1000	0.1000	0.1000	0.1000
Fire - Black Jack	1.4090	1.4180	1.1660	1.4180	1.4180
City of Ferguson	-	-	-	-	-
Sheltered Workshop	0.0890	0.0900	0.0900	0.0900	0.0900
Total Tax Rates	9.2681	9.2921	9.0551	9.2531	9.2531

AFTER				
Res.	Com.	Agr.	Per.	Man.
0.0300	0.0300	0.0300	0.0300	0.0300
0.2000	0.2000	0.2000	0.2000	0.2000
0.1400	0.1400	0.1400	0.1400	0.1400
0.0500	0.0500	0.0500	0.0500	0.0500
0.0280	0.0280	0.0280	0.0280	0.0280
0.1050	0.1050	0.1050	0.1050	0.1050
0.2200	0.2200	0.2200	0.2200	0.2200
1.2400	1.2400	1.2400	1.2400	1.2400
0.2797	0.2797	0.2797	0.2797	0.2797
0.2500	0.2640	0.2790	0.2250	0.2250
5.0400	5.0400	5.0400	5.0400	5.0400
0.0874	0.0874	0.0874	0.0874	0.0874
0.1000	0.1000	0.1000	0.1000	0.1000
-	-	-	-	-
1.2460	1.2460	1.2440	1.2440	1.2460
0.0890	0.0900	0.0900	0.0900	0.0900
9.1051	9.1201	9.1331	9.0791	9.0811

Taxing District 139CK : HAZELWOOD SCHOOL DISTRICT/FLOISSANT VALLEY FIRE PROTECTION DISTRICT/MALINE CREEK

BEFORE					
Taxing Authority	Res.	Com.	Agr.	Per.	Man.
State of Missouri	0.0300	0.0300	0.0300	0.0300	0.0300
County General	0.2000	0.2000	0.2000	0.2000	0.2000
County Health Fund	0.1400	0.1400	0.1400	0.1400	0.1400
County Park Maintenance	0.0500	0.0500	0.0500	0.0500	0.0500
County Bond Retire	0.0280	0.0280	0.0280	0.0280	0.0280
Roads and Bridges	0.1050	0.1050	0.1050	0.1050	0.1050
St. Louis Community College	0.2200	0.2200	0.2200	0.2200	0.2200
Special School District	1.2400	1.2400	1.2400	1.2400	1.2400
Metropolitan Zoo Museum District	0.2797	0.2797	0.2797	0.2797	0.2797
County Library	0.2500	0.2640	0.2790	0.2250	0.2250
School - Hazelwood	6.2204	6.3677	6.4900	6.3450	6.3450
Metropolitan Sewer District	0.0874	0.0874	0.0874	0.0874	0.0874
Sewers - Maline Cr	0.1000	0.1000	0.1000	0.1000	0.1000
Fire - Florissant V	1.4900	1.4920	1.4930	1.4930	1.4930
City of Ferguson	-	-	-	-	-
Sheltered Workshop	0.0890	0.0900	0.0900	0.0900	0.0900
Total Tax Rates	10.5295	10.6938	10.8321	10.6331	10.6331

AFTER				
Res.	Com.	Agr.	Per.	Man.
0.0300	0.0300	0.0300	0.0300	0.0300
0.2000	0.2000	0.2000	0.2000	0.2000
0.1400	0.1400	0.1400	0.1400	0.1400
0.0500	0.0500	0.0500	0.0500	0.0500
0.0280	0.0280	0.0280	0.0280	0.0280
0.1050	0.1050	0.1050	0.1050	0.1050
0.2200	0.2200	0.2200	0.2200	0.2200
1.2400	1.2400	1.2400	1.2400	1.2400
0.2797	0.2797	0.2797	0.2797	0.2797
0.2500	0.2640	0.2790	0.2250	0.2250
6.2204	6.3677	6.4900	6.3450	6.3450
0.0874	0.0874	0.0874	0.0874	0.0874
0.1000	0.1000	0.1000	0.1000	0.1000
-	-	-	-	-
1.2460	1.2460	1.2440	1.2440	1.2460
0.0890	0.0900	0.0900	0.0900	0.0900
10.2855	10.4478	10.5831	10.3841	10.3861

Pending Impact of Ballot Issues

As of the date of official submittal, a Primary Election is scheduled for August 5, 2014. The Florissant Valley Fire Protection District has two items on the ballot. They are requesting the following:

“ Proposition E ” - Shall the Board of Directors of the Florissant Valley Fire Protection District be authorized to levy an additional tax of not more than forty cents on the one hundred dollars of assessed valuation to provide funds for the support of the district?

“ Proposition B ” - Shall the Florissant Valley Fire Protection District of St. Louis County, Missouri, incur an indebtedness of the District in the amount of Seven Million One Hundred and Sixty-Five Thousand Dollars (\$7,165,000) and issue the bonds of said District in evidence thereof for the purpose of purchasing real property, constructing, equipping and maintaining fire stations and purchasing and equipping ambulances and fire protection and fire-fighting apparatus and auxiliary equipment therefor?

If both ballot measures are approved, the City of Ferguson estimates a financial impact of approximately \$118,000.00 in additional expenditures.

Sales Tax Rate

Sales Tax	
Before	After
7.113%	8.613%

Within the annexed area the sales tax rate will change from 7.113%, or St. Louis County's rate, to 8.613%. This new rate is reflective of the addition of the City of Ferguson's ½ cent Capital Improvement Sales Tax, ½ cent Park and Stormwater Sales Tax, the ¼ cent Local Option Sales Tax, and the ¼ cent Firefighting Sales Tax.

Franchise Tax Rates

Utility Tax	
Before	After
5%	6% electric, gas, water, telecom 5% cable

3. Revenues, Expenditures, and Fund Balance of the City of Ferguson

	2012	2013	2014*
Revenues	\$ 11,590,163	\$ 12,746,894	\$ 12,547,900
Expenditures	\$ 11,777,540	\$ 12,724,930	\$ 12,900,300
Fund Balance	\$ 9,661,932	\$ 10,500,066	\$ 10,431,882

* Fiscal Year 2013-2014 Adopted Budget

4. Pro Forma Financial Statement for Area 1-AA Only

	FY 1	FY 2	FY 3
Revenues	\$ 2,228,400	\$ 2,228,400	\$ 2,228,400
Expenditures	\$1,948,800	\$1,948,800	\$1,948,800

5. Capital Improvement Projects

Capital improvement projects are anticipated to begin approximately six months following the date of election. The anticipated source of income would be the ½ cent Capital Improvement Sales Tax estimated at \$200,000 per year for this area.

	FY 1	FY 2	FY 3
New Streets and Resurfacing	\$25,000	\$25,000	\$25,000
Sidewalks	\$5,000	\$5,000	\$5,000
Common Fleet	\$60,000	\$60,000	\$60,000
Police Cars	\$70,000	\$70,000	\$70,000

6. Distribution of Tax Resources

The City of Ferguson does 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 is best suited to present this information.

The City of Ferguson has used its best efforts to both identify and to quantify those taxes and fees either indigenous to the area or shared on a prorated basis from state revenues. Those items are identified and quantified in the City’s response to or at ii. Financial – 7. While they may exist, the City is aware of no others; ordinary or extraordinary.

7. Resources

Resource	FY 1
State Gasoline Tax	\$95,800
County Road & Bridge Tax	\$34,100
Cigarette Tax	\$10,700
State Motor Vehicle Tax	\$16,500
State Vehicle Fees	\$23,500
Automobile Licenses	\$5,300
Total Utility Taxes	\$364,500
Sales Tax (from Pool)	\$472,600
Construction and Public Works Miscellaneous Fees	\$31,050
Total	\$1,054,050

8. Development Impact Fees

The City of Ferguson does not assess Development Impact fees for new developments.

9. St. Louis County Traffic Generation Assessment Trust Fund

The area proposed for annexation contains two traffic general assessment trust fund areas, in whole or in part: (i) the Parker-Redman TGA Trust Fund Area and (ii) the New Halls Ferry Road Corridor Trust Fund Area. Upon annexation, the City of Ferguson intends to require developers within those two areas to conform to conditions established previously by any rezoning ordinances approved by the St. Louis County Council for the properties within those areas. The City of Ferguson does not have any policies or ordinances which would prohibit participation by the developers in those areas in the County's traffic generation assessment and road trust funds.

10. Subdivision Escrow Accounts

There are no policies and/or ordinances that would affect existing subdivision escrow accounts in the proposed annexed area.

11. Tax Base/Ability to Raise Revenue

The annexation of Area 1 – AA would have no impact on the tax base or the ability to raise revenue of:

- a. Area 1 – AA and its residents
- b. The City of Ferguson
- c. Surrounding residents
- d. St. Louis County and its residents

iii. Services

1. Current and Future Services

After annexation, residents of Area 1 - AA will be eligible to participate in Ferguson programs and pay the resident fee when applicable. Some programs are strictly limited to residents of the City of Ferguson including the senior citizen trolley service, teen activities, new community center memberships, aquatic complex memberships, and certain facility rentals.

A chart of services and their current and proposed provider can be found below. A chart of applicable fees before and after annexation can be found on the following page.

Services	Current Provider	Proposed Provider
Police Protection, Criminal Investigation, D.A.R.E, and Crime Prevention Programs	St. Louis County Police Department	Ferguson Police Department
Municipal Court	St. Louis County	City of Ferguson
Fire Protection and Emergency Medical Services	Florissant Valley Fire Protection District and Black Jack Fire Protection District	Florissant Valley Fire Protection District and Black Jack Fire Protection District
Neighborhood Streets and Sidewalk Maintenance	St. Louis County / "Contract"	City of Ferguson / "Contract"
Snow Removal - Neighborhood Streets	St. Louis County / "Contract"	City of Ferguson / "Contract"
New Halls Ferry Road & Sidewalk - Maintenance and Snow Removal	MoDOT / "Contract"	MoDOT / "Contract"
Old Halls Ferry Road & Sidewalk - Maintenance and Snow Removal	St. Louis County / "Contract"	St. Louis County / "Contract"
West Florissant Avenue & Sidewalk - Maintenance and Snow Removal	St. Louis County / "Contract"	St. Louis County / "Contract"
Street Lighting	St. Louis County Individual Cost / Private	St. Louis County / City of Ferguson Individual Cost / Private
Parks and Recreation	St. Louis County	City of Ferguson
Refuse / Trash Collection	St. Louis County / "Contract"	City of Ferguson / "Contract"
Parks Facilities	St. Louis County	City of Ferguson
Aquatic Facilities	St. Louis County	City of Ferguson
Community Center	St. Louis County	City of Ferguson (Summer 2014)
Senior Citizen Trolley Service	St. Louis County / Volunteers	City of Ferguson
Pavilion Rental	St. Louis County	City of Ferguson
Sports Leagues and Activities	St. Louis County	City of Ferguson
Teen Activities	St. Louis County	City of Ferguson
Recreation Special Events	St. Louis County	City of Ferguson
Fitness and Instructional Classes	St. Louis County	City of Ferguson

Service	St. Louis County	Ferguson	Fee Change
Commercial Property Construction Permit	County Fee Schedule	\$100 Application Fee; \$50 Review Fee; \$3.00 per thousand on the total cost of the project; \$40.00 per inspection	Varies
Residential Property Construction Permit	County Fee Schedule	\$50 Review Fee; \$3.00 per thousand on anything over \$2,000 on total cost of project; \$40 for each inspection	Varies
Mechanical Permit	County Fee Schedule	\$50 (original and final inspection; any additional inspection is \$50)	Varies
Plumbing Permit	County Fee Schedule	\$10 - \$50	Varies
Electrical Permit	County Fee Schedule	\$50 minimum (varies based on number of amps, number of circuits, and number of inspections)	Varies
Sign Permits	County Fee Schedule	(.03 on total valuation of sign) + (.30 x square footage of sign) = Total Fee; If total less than \$40 Sign permit is \$40	Varies
Residential Refuse & Trash Collection	County/Allied Waste Fee Schedule	\$57.75 Quarterly Ferguson/Allied Waste Fee Schedule	Varies
Temporary Sign Permits	County Fee Schedule	\$40	Varies
Board of Adjustment Appeal	County Fee Schedule	\$50 to apply	Varies
Business Licenses	County Fee Schedule	See Regular Business District or Special Business District Fees below	Varies
Regular Business District	County Fee Schedule	Amount Due is based on Gross Receipts/ Sales	Varies
Special Business District	County Fee Schedule	Amount Due is based on Gross Receipts/ Sales. Additional fee for Special Business District, 50% of license fee.	Varies
Liquor Licenses	\$11 - \$501	\$25 - \$750	Varies
Site Plan Review	County Fee Schedule	\$150	Varies
Special Use Permit	\$500 - \$1,500	\$250	Varies
Rezoning Application	\$500 - \$1,500	\$100	Varies
Aquatic Facility Admission	None currently at the North County Rec. Center; Site of future water park	Resident- \$3.50; Non-Resident - \$6.50	Unknown at this time
Facility Rental	County Fee Schedule	Pavilion Rental: \$50 ; Aquatic Facility: \$130 - \$300 Community Center rooms available in 2014	Varies

2. Major Services

Police Protection

The City of Ferguson proposes to provide full-service police protection to the residents and visitors in the proposed annexation area.

The Ferguson Police Department is a full-service law enforcement agency with a staff of fifty-four (54) full-time P.O.S.T. licensed police officers, supervisors, and commanders. All Ferguson police officers are licensed by the State of Missouri, are fully insured, and participate in ongoing P.O.S.T. certified training programs. The Department has a full-time detective bureau, state of the art evidence processing center, indoor firearms range, modern dispatching center, full-time corrections facility, school resource officers, community resource officers, traffic officers, and four (4) police canine officers. The Ferguson Police Department participates in the neighborhood watch program and is supported by an active volunteer staff. The Department is governed by General Orders, State, and Federal laws, and follows a detailed Mission Statement and an Organizational Principals Policy. Officers are governed by the Code of Conduct and the General Orders of the Ferguson Police Department.

Uniformed Patrol

Patrol Officers strive to maintain peace and enforce ordinances of the City of Ferguson, including traffic enforcement, and those laws of the State of Missouri. In marked vehicles throughout the City of Ferguson, the Police Department provides high visibility. Officers patrol the City throughout the day under a sector plan which maximizes visibility and response time giving effective 24/7 coverage. The City has primary response units with overlay units, and other sectors provide backup assistance as necessary. The Department operates under a patrol command structure and includes one (1) Captain, two (2) Lieutenants, and four (4) Sergeants.

Criminal Investigations

The City of Ferguson employs a full-time Bureau of Criminal Investigation, staffed by one (1) Captain and seven (7) Detectives. Detectives assigned to the Bureau conduct investigations of property crimes, fraud, and crimes against persons. The Ferguson Police Department participates in the Missouri State Highway Patrol intelligence sharing, through the Missouri Information Analysis Center (MIAC). The Department also participates in Amber Alert, SARAA Alert, and Silver Alert Systems. The Ferguson Police Department is also a member of The Greater St. Louis Major Case Squad.

Drug Enforcement

The Ferguson Police Department is a member agency of the St. Louis County Multi - Jurisdictional Drug Task Force. These services are available to participating agencies at no additional cost.

Police Canine

The Ferguson Police Department has four (4) multi-purpose patrol dogs assigned to the Division of Patrol. These specially trained animals provide drug enforcement, tracking, and protection duties.

Identification Services

The Ferguson Police Department maintains its own state of the art evidence room which utilizes bar code technology. The evidence room is under the control of a full-time evidence manager.

Communications

The City of Ferguson maintains its own full service dispatching center capable of processing Emergency 911 and non-emergency police, fire and EMS calls for service.

Jail Facility

The Ferguson Police Department operates a full-time temporary prisoner holding facility, which is staffed twenty-four hours per day by trained corrections officers.

Police Records

The record room processes and maintains crime and incident reports using the ITI Records Management System and makes such reports available to the public as authorized by law. The Police Department also completes necessary Uniform Crime Index (UCI) reports by the City.

Municipal Court

The Ferguson Municipal Court is a member of the 21st Judicial Circuit. Court staff includes three full-time and two part-time court clerks as well as a judge and two city prosecuting attorneys.

The Ferguson Police Department also participates in the following programs, all of which will be available to the annexation area at no additional cost:

- Vacation Watch
- VIPS (Volunteers in Police Service)
- Neighborhood Watch
- Community Resource Officers
- Bicycle Patrols
- School Resource Officers
- D.A.R.E Officers
- Traffic Accident Reconstruction Team
- Interstate Highway Joint Traffic Enforcement
- St. Louis County Mobile Response Team

In addition, the Ferguson Police Department is currently undergoing significant structural improvements including a modern dispatch facility and new court room. The court room will also be used for community meetings and other activities when not in use.

Fire Protection and Emergency Medical Services

The Florissant Valley Fire Protection District and the Black Jack Fire Protection District are currently responsible for fire protection and emergency medical services in this area, and will continue to provide service to their respective districts.

Public Works

The Ferguson Public Works Department is responsible for the general maintenance and care of the City. The Department has two divisions, Code Enforcement and Municipal Services.

Code Enforcement

The Code Enforcement Division conducts building inspections for both residential and commercial structures, reviews building plans, and is responsible for issuing and reviewing permits. An Exterior Appearance Program is in place to provide guidelines to residents of the City of Ferguson to maintain an attractive property. Ferguson has also enacted the “Responsible Landlord Initiative”, which is a performance based approach to regulating rental properties and the integrity of their interior. The initiative holds landlords responsible for property maintenance and tenant conduct.

Municipal Services

Municipal Services is responsible for upkeep of the City’s streets, parks, and the Municipal Garage. Responsibilities include:

- City Streets
- Buildings
- Forestry
- Lighting
- City Parks
- Repairing City Vehicles and Equipment
- Right-of-Ways
- Sidewalks
- Mosquito Prevention

Parks and Recreation

Ferguson’s Parks and Recreation Department is made up of 4 full-time employees, 6 part-time employees, and over 50 seasonal employees who administer and maintain the City’s Parks and a wide range of recreation activities. The Department’s primary responsibilities include:

- Recreation Programs
- Special Events
- Splash at Wabash Aquatic Complex and Winter / Spring Swim Programs
- Ferguson Sports Complex at Forestwood Park
- Parks-facility management and maintenance coordination
- Other recreation services

The City has 11 parks totaling 106 acres. These parks feature ball fields, play systems, picnic pavilions, volleyball courts, tennis courts, an archery range, multi-use trails, open-park land, and other amenities. The City's Parks and their most distinguishable amenities include:

- January Wabash Memorial Park
 - Parks and Recreation Office
 - Splash at Wabash Aquatic Complex
 - Lake (5.5 acres) and fishing
 - Bandshell
- Ferguson Sports Complex
 - 4 lighted softball fields
 - 2 lighted soccer fields
 - Lighted baseball field
 - 5/8 mile multi-use trail
 - 8 lighted tennis courts
 - Lighted batting cages
- Hudson Park
 - 2 picnic pavilions
 - Archery Range
 - Horseshoe Pit
 - Sand Volleyball
- Dade Park
 - Ball Field
 - Picnic Pavilion
 - 2 basketball courts
- Jeske Park
 - Ball Field
 - Multi-Use Trail
- Lang-Royce Park
 - Pavilion
 - Playground
 - Horseshoe Pit
- Nesbit-Newton Park
 - Playground
 - Pavilion
- Robert-Superior Park
 - Ball Field
 - Playground
 - Picnic Pavilion
- Spring-Valley Park
 - Playground
- Wayside Park Unleashed
 - Dog Park

New Ferguson Community Center - The Ferguson Community Center is a 27,000 square foot facility that is scheduled to open late summer 2014. It will house an active senior program, teen center and game room, fitness classes, as well as a variety of programming for families. It will have several multi-purpose rooms that will be utilized for local meetings, rentals, and special events. The Ferguson Community Center will also feature a gymnasium, fitness center, child care area, internet café, and outdoor patio. The site will also host a multi-use building, green space, and outdoor concession stand.

3. Barriers

There are no natural or man-made barriers that would impede the efficient delivery of services to the proposed annexation area. Although the area is to the north of Interstate 270, there are (3) three arterial roadways that run almost perpendicular to Interstate I-270 and provide easy access between the City of Ferguson and the annexation area. These arterial roadways include: New Halls Ferry Road, Old Halls Ferry Road, and West Florissant Avenue.

Derhake Park is situated near the intersection of Derhake Rd and Pohlman Rd. Due to the park's location, there are (3) three residential properties and (2) two Ferguson-Florissant School District properties along Derhake Rd that will need to be accessed through the City of Florissant's municipal boundaries. This will not impede the efficient delivery of Ferguson's services or isolate the residents of the area. Per the St Louis County Boundary Commission's rules, the City of Ferguson will not leave any unincorporated area left stranded. In the future, the City of Ferguson may consider working with the City of Florissant to establish more uniformed municipal boundaries through a transfer of jurisdiction and/or boundary adjustment.

In addition, fire protection services are currently provided by the Florissant Valley Fire Protection District and will continue to be provided by this District after annexation. It is also important to note that a fire station is located approximately ¼ mile away from this area at the intersection of Derhake Rd and Pohlman Rd.

Earlier concerns of the Boundary Commission regarding access to the Seven Hills Subdivision through the City of Ferguson's boundaries have been addressed. After careful review, this access would be provided by two streets, Satiris Drive, off of New Halls Ferry Road; and Rhines Drive, off of Mehl Avenue.

The proposed annexation area follows municipal boundaries, street center lines, and subdivision lines, making it a logical annexation area. Per the St Louis County Boundary Commission's rules, the proposal will not leave any unincorporated area left stranded.

4. Policies

The City of Ferguson's policies on accepting public improvements are as follows:

- a) Private roads will remain the responsibility of the owner to maintain.
- b) Private, County, and State maintained sidewalks will remain the responsibility of the owner to maintain, unless transferred to Ferguson's care if the adjacent roadway is to be taken over by the City of Ferguson.
- c) Driveway approaches will remain private and the responsibility of the owner to maintain.
- d) Street lights located in the public right-of-way that are currently being paid for by St. Louis County may be transferred to Ferguson's care if the adjacent roadway is to be taken over by the City of Ferguson. All other lights will remain in the care of their current party.
- e) Subdivision common ground will remain in the care and responsibility of the deed holder.

- f) St Louis County Park land and any applicable policies will remain in the care and responsibility of St. Louis County.

5. Effective Date

Delivery of services by the Ferguson Public Works Department, Ferguson Police Department, and the Ferguson Parks and Recreation Department will begin approximately six months following the date of election. The existing fire districts will remain the same and continue providing fire protection and emergency services.

iv. Zoning/Land Use

1. Current Land Use Percentages

Current Land Use	Percentage
Commercial	23.5%
Institution/ Government	27%
Single Family Residence	25%
Multi-Family Residence	18%
Industrial	0%
Vacant/Common Ground	6.5%
Total	100%

2. Area Maps of Zoning

Attached hereto are the current zoning map, “Exhibit D”, and the proposed zoning map, “Exhibit E”.

3. Zoning/Land Use Changes

The proposed annexed area contains eleven (11) zoning classifications. Outlined below are the present zoning classifications of St. Louis County and a comparable zoning classification of the City of Ferguson.

There should be no significant impact to the proposed zoning, since a majority of the land has already developed. However, the city will evaluate all zoning districts to ensure they are reclassified to a district that closely resembles the current zoning. If regulations vary considerably from all existing Ferguson Zoning Districts, the City may consider the creation of additional zoning districts and/or revisions to their current zoning code.

Current St. Louis County Zoning Districts in Area 1-AA: (Refer to Exhibit D)

"R 2" Residence District Regulations
(Minimum Area Single Family - 15,000 sq.ft.)

"R 3" Residence District Regulations
(Minimum Area Single Family - 10,000 sq.ft.)

"R 4" Residence District Regulations
(Minimum Area Single Family - 7,500 sq.ft.)

"R 6A" Residence District Regulations
(Minimum Area Single Family - 4,500 sq. ft.)
(Minimum Area Two Family - 4,500 sq. ft. per unit)
(Minimum Area Three Family - 4,000 sq. ft. per unit)
(Minimum Area Multiple Family - 4,000 sq. ft. per unit)

"R 6" Residence District Regulations
(Minimum Area Single Family - 4,500 sq. ft.)
(Minimum Area Two Family - 2,500 sq. ft. per unit)
(Minimum Area Three Family - 2,000 sq. ft. per unit)
(Minimum Area Multiple Family - 2,000 sq. ft. per unit)

"R 7" Residence District Regulations
(Minimum Area Single Family - 4,500 sq. ft.)
(Minimum Area Two Family - 2,500 sq. ft. per unit)
(Minimum Area Three Family - 2,000 sq. ft. per unit)
(Minimum Area Multiple Family - 1,750 sq. ft. per unit)

"C 2" Shopping District Regulations
(Minimum Lot Area - 12,000 sq.ft.)

"C 3" Shopping District Regulations
(Minimum Lot Area - 12,000 sq.ft.)

"C 4" Highway Service Commercial District Regulations
(Roadway frontage of not less than 200 feet if fronting on a two-lane road or 300 feet if fronting on a four-lane road)

"C 6" Office and Research Service District Regulations
(Minimum Lot Area for separate land use or buildings permitted in this District - 12,000 sq.ft.)

"M 1" Industrial District Regulations
(No minimum lot area shall be required for this District, but lot dimensions shall be sufficient to meet other requirements set forth in this section or in the conditions of the ordinance governing the particular Planned Commercial District).

City of Ferguson Zoning Districts: (Refer to Exhibit E)

“R-1C” Single Family Residence District
(Minimum Area Single Family - 10,000 sq.ft.)

“R-3” Multiple Family Residence District
(Minimum Area Single Family – 7,500 sq. ft.)
(Minimum Area Two Family – 5,000 sq. ft. per unit)
(Minimum Area Multiple Family - 5,000 sq. ft. per unit)

“C-1” General Commercial District
(Minimum Lot Area - 10,000 sq.ft.)

“C-2” Planned Commercial District *-Used for New Site Development or Redevelopment*
(Minimum Lot area of two (2) acres, unless contiguous to a property zoned C-2)

“M-1” Industrial District
(Minimum Lot Area - 10,000 sq.ft.)

4. Non-Conformities

In general, setback requirements and allowed uses vary between zoning districts. However, the buildings and uses in the newly annexed area determined as non-conforming, shall adhere to Chapter 49, Zoning Ordinance, Section 19.0 Non-Conforming Uses.

The following procedure shall be used for all properties located in the proposed annexation area:

- a) Each property will be evaluated by size and use.
- b) Each property will be given a City of Ferguson Zoning District classification, which closely resembles the current St. Louis County Zoning.
- c) Any property that does not closely resemble a Ferguson Zoning District will be re-classified to a similar zoning district. Building and uses located on these properties will be considered non-conforming and shall adhere to Chapter 49, Zoning Ordinance, Section 19.0 Non-Conforming Uses.
- d) Any use that would require a Special Use Permit under Chapter 49, Zoning Ordinance, would be considered a non-conforming use.
- e) Groups of concentrated properties that vary considerably from all existing Ferguson Zoning Districts may be evaluated for the creation of a new Ferguson Zoning District.
- f) Properties located in the floodplain will be subject to the requirements of Chapter 18 of the City Code, Floodplain Management. Existing structures that do not meet this ordinance would be treated as non-conforming structures.

- d) Provide residents of Area 1 - AA with expanded recreational opportunities, code enforcement, public safety, and a professionally managed staff that is easily accessible.

The City of Ferguson is an established community with historic neighborhoods that benefit from established city services. These services include an exceptional Police and Fire Department and first-rate Recreation and Public Works Departments. The economic base of the City is represented by a mixture of commercial enterprises, numerous specialty shops, support services, and a few small industrial firms. Area 1-AA residents already frequent many of these businesses.

The proposed annexation is beneficial to both the residents of Area 1 - AA and the City of Ferguson. Since the City of Ferguson was developed to the south of the proposed area and along West Florissant Avenue, Old Halls Ferry Road, and New Halls Ferry Road, the City has an interest in land use decisions on both sides of Interstate 270. In fact, the City of Ferguson and adjacent municipalities along West Florissant Avenue have been working on a plan to coordinate the revitalization of the West Florissant Corridor. Because of the multi-jurisdictional control and the lack of a single, coordinated vision, the corridor has suffered in the past from conflicting zoning, saturation of commercial uses, and disinvestment.

The annexation of West Florissant Avenue, north of Interstate 270, would avoid this problem in the future. The City of Ferguson's multi-jurisdictional planning efforts place the City in an excellent position to expand upon that effort. The stabilization of these areas will provide a better quality of life for the residents of Area 1 – AA.

Best Interests of St. Louis County

The annexation of Area 1 - AA is in the best interest of St. Louis County, since the City of Ferguson can efficiently provide expanded City services. In addition, the City of Ferguson can more easily monitor the code enforcement of properties in the annexed area, which would help stabilize the surrounding area, cultivate growth, and preserve property values in the county as a whole.

Best Interests of Area 1 – AA

The proposed annexation is in the best interest of those residents in Area 1 - AA for the reasons stated above. Area 1 - AA displays signs of property neglect and a lack of economic activity. The City of Ferguson already finds itself providing public safety assistance in these areas from both Police and Fire. The City would be able to provide an array of benefits to the proposed annexation area that surrounding communities may not offer or be unable to provide. Additionally, residents will have access to the following:

- Accessible City staff
- Access to Ferguson facilities (Parks, Aquatic Center, and Community Center)
- Expanded recreation programming opportunities.
- Senior Citizen trolley service
- Streamlined permitting
- Ferguson Neighborhood Improvement Program (FNIP)

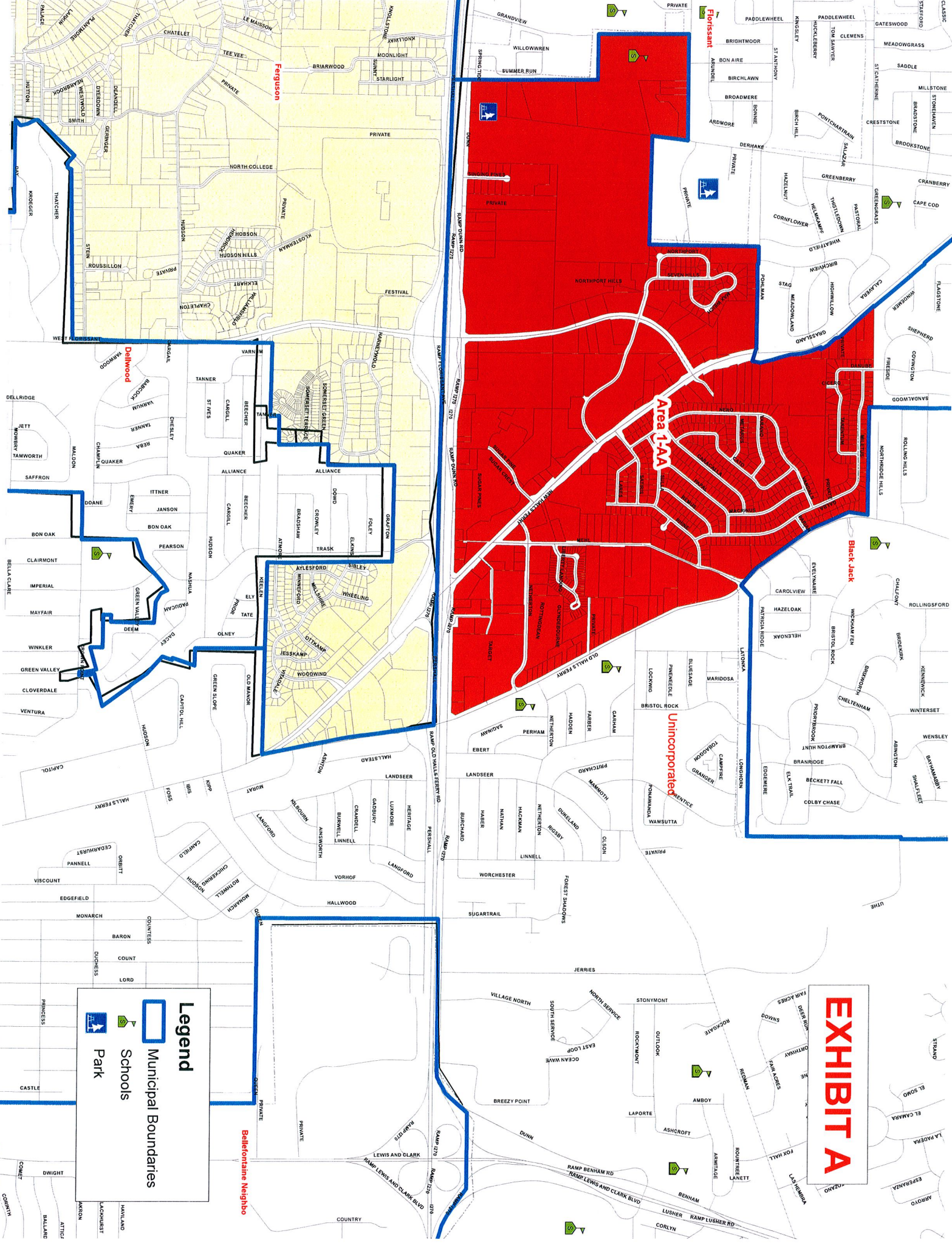


EXHIBIT A

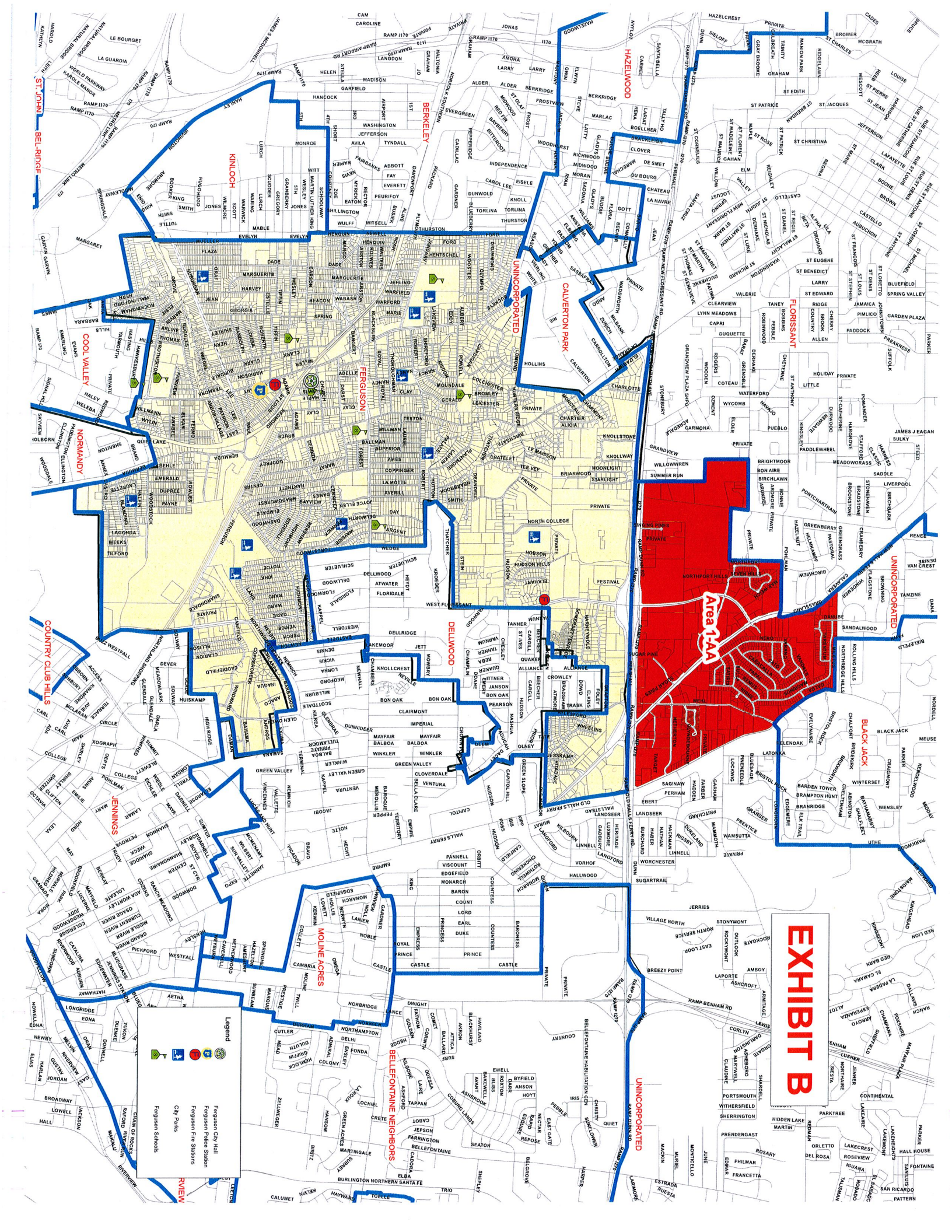
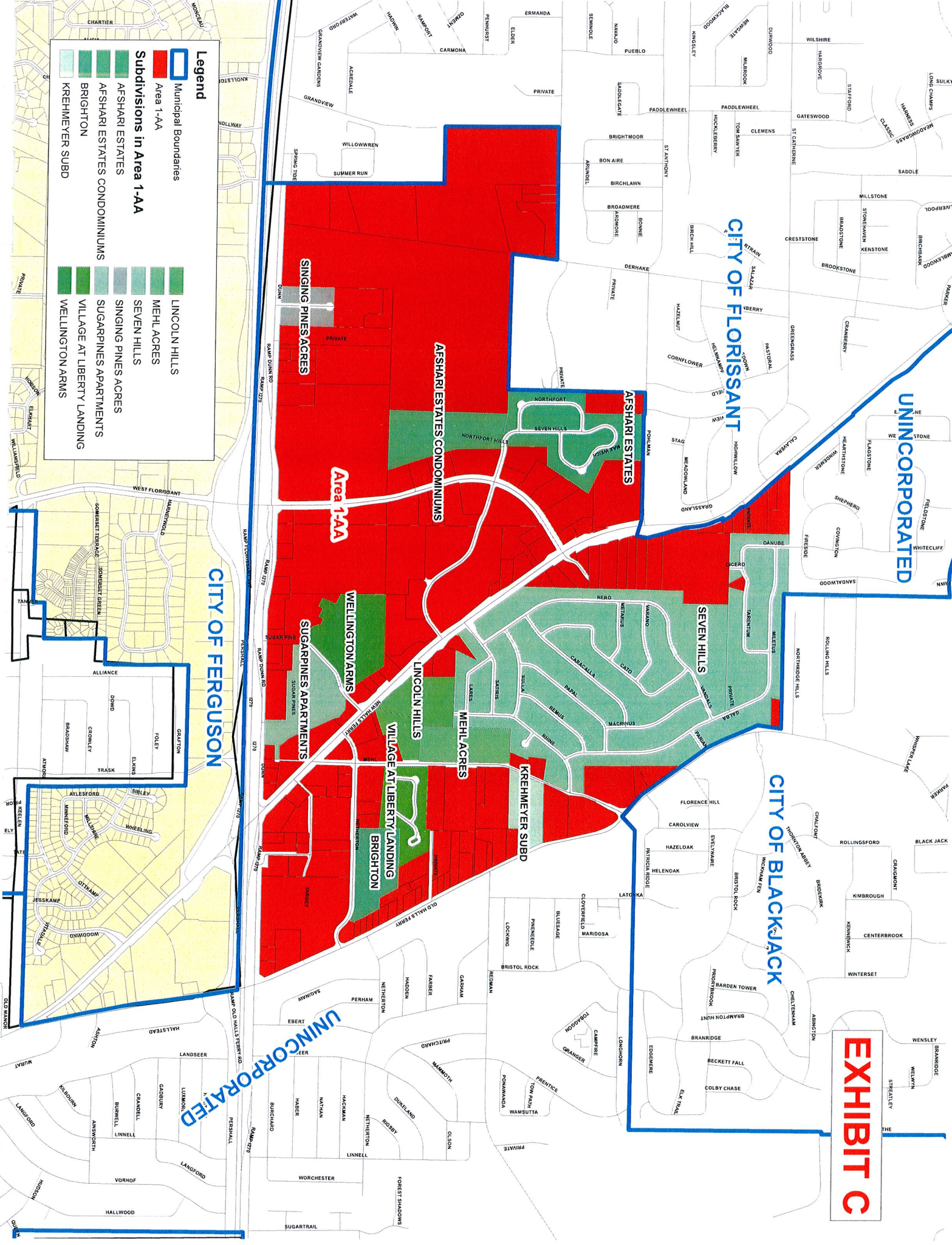


EXHIBIT B

Legend

- Ferguson City Hall
- Ferguson Police Station
- Ferguson Fire Stations
- City Parks

EXHIBIT C



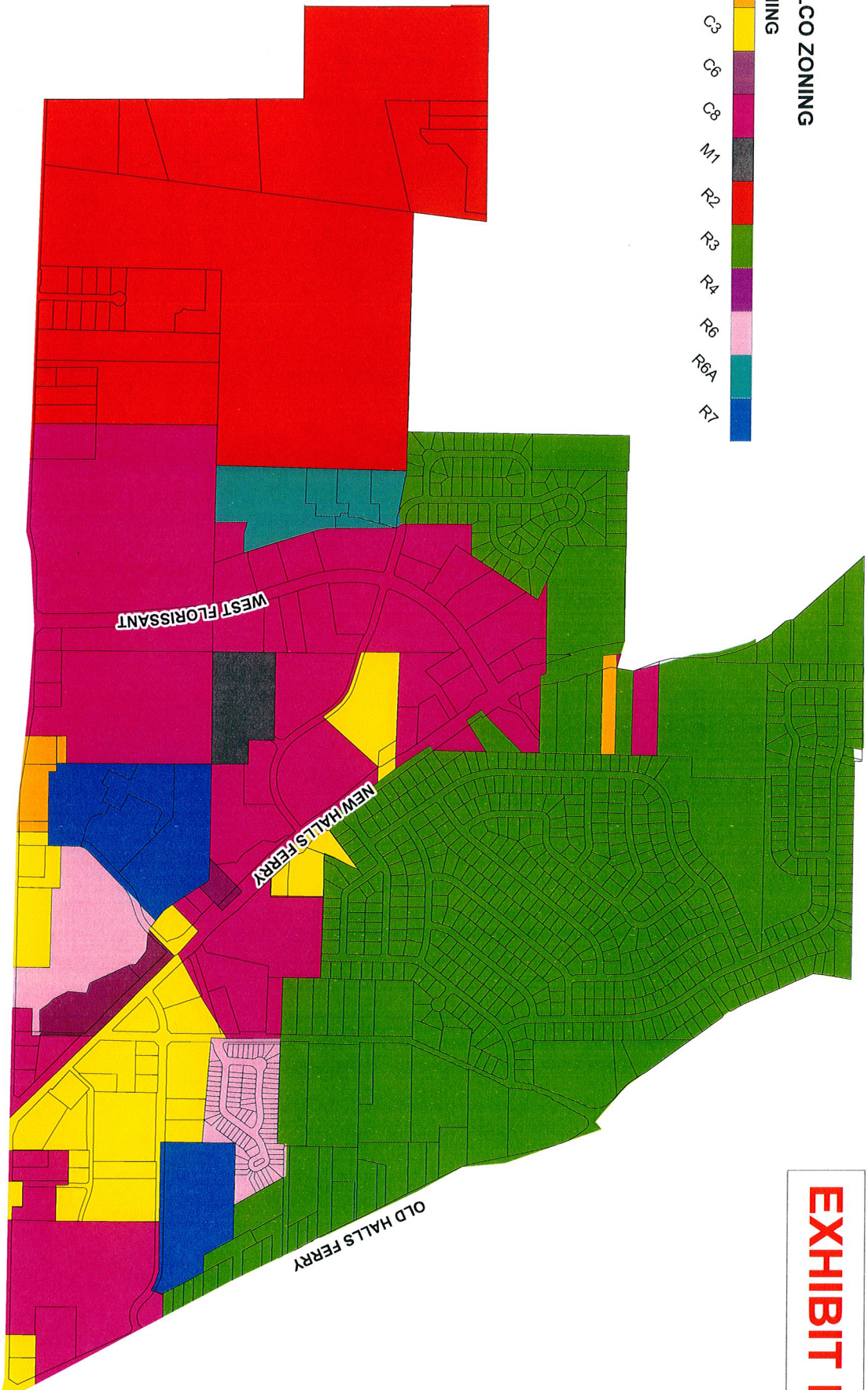
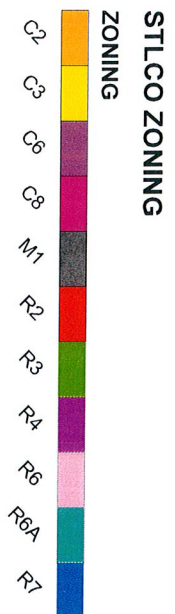
Legend

- Municipal Boundaries
- Area 1-AA

Subdivisions in Area 1-AA

- AFSHARI ESTATES
- AFSHARI ESTATES CONDOMINIUMS
- BRIGHTON
- KREHMEYER SUBD
- LINCOLN HILLS
- MEHL ACRES
- SEVEN HILLS
- SINGING PINES ACRES
- SUGARPINES APARTMENTS
- VILLAGE AT LIBERTY LANDING
- WELLINGTON ARMS

EXHIBIT D

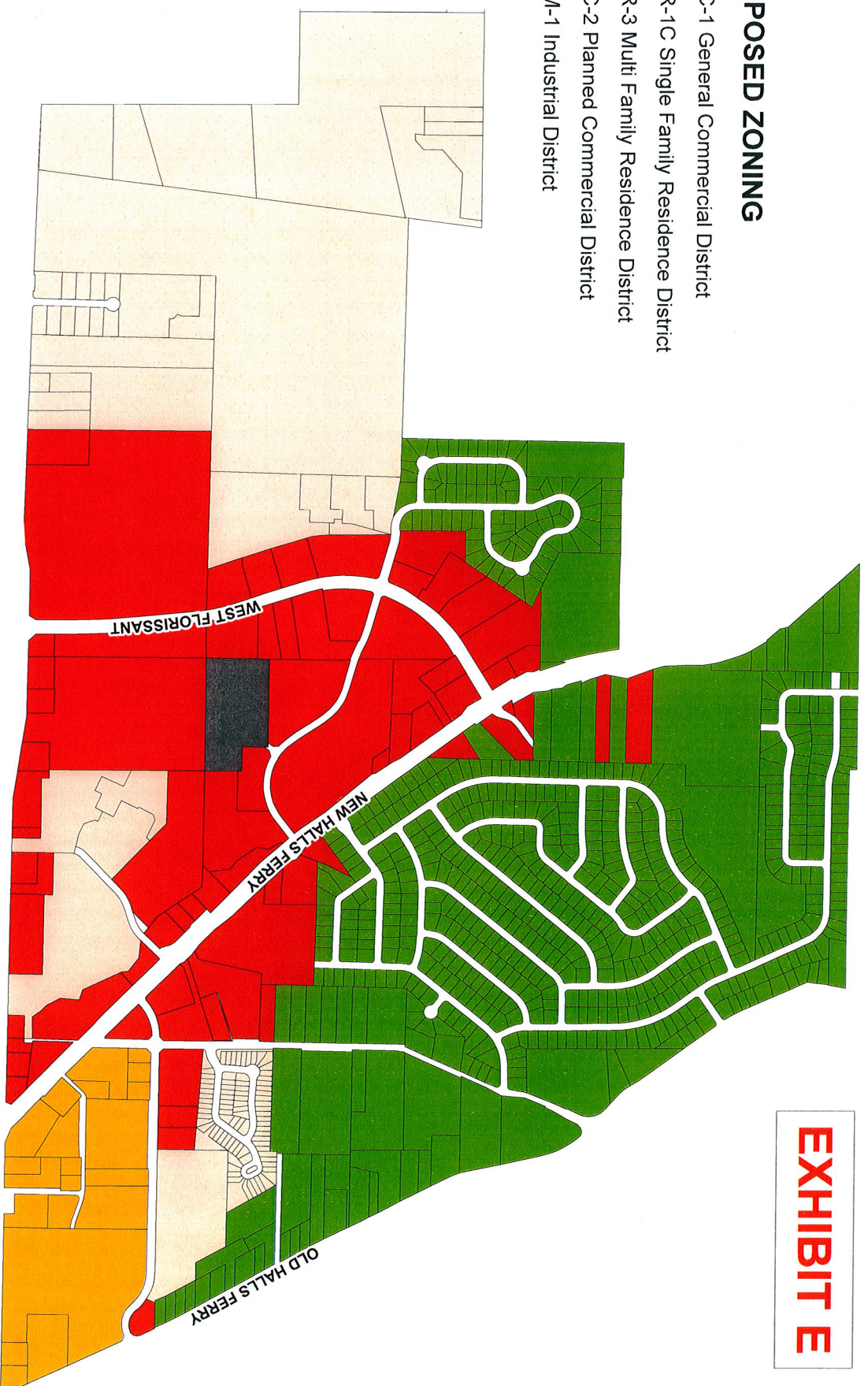


Current Zoning of Area 1-AA

EXHIBIT E

PROPOSED ZONING

- C-1 General Commercial District
- R-1C Single Family Residence District
- R-3 Multi Family Residence District
- C-2 Planned Commercial District
- M-1 Industrial District



Proposed Zoning of Area 1-AA

Section 3. Certifications

The Commission has asked that the City certify the following:

- i. Certification declaring that the area covered by the proposal includes unincorporated area which is less 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.
- ii. Certification declaring whether any platted subdivisions are being split by the proposal for the boundary change.
- iii. 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.
- iv. 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.
- v. 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.
- vi. Certification declaring that the proposing agent will bear all costs of the Boundary Commission related 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.
- vii. Certification declaring that identical copies of the proposal have been either delivered or mailed to :
 - a. The St. Louis County Clerk;
 - b. The Clerks of the Cities of Black Jack and Florissant.
- viii.
 - 1) Certification declaring that the proposed boundary change 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.
 - 2) Certification declaring that the proposed boundary change does not contained any unincorporated area which is currently in an established unincorporated area.

Please see the City Clerk's letter certifying same.



CITY OF FERGUSON

MISSOURI 63135

July 15, 2014

Members of the St. Louis County
Boundary Commission
168 North Meramec Avenue, Suite 140
Clayton, MO 63105

RE: Annexation Proposal Certifications for Area 1 – AA

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules, Section 3, Certifications, I do hereby certify the following:

- i. The area covered by the proposal includes unincorporated area which is less than fifty percent (50%) of the area consisting of both the unincorporated area and the city and furthermore, the combined area of the unincorporated area and the City has a combined population of more than 10,000 people (in fact, the current population of the City is greater than 10,000 inhabitants);
- ii. The proposed annexation follows street center lines, municipal boundaries, and subdivision boundary lines - there will be no splitting of the platted subdivisions in the proposed annexation area.
- iii. The City has no knowledge of any other submitted proposal which includes Area 1-AA or portion thereof; based on the City's knowledge at this point in time, there are no other municipalities indicating they wish to annex Area 1-AA.
- iv. More than fifteen percent (15%) of the boundary of the territory proposed for annexation is adjacent to the City of Ferguson, the proposing municipality;
- v. One (1) copy of the City of Ferguson'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;
- vi. The City of Ferguson has paid the Application Fee of \$3,645.00 and will pay any expenses incurred by the Commission and related to this proposal in excess of such Application Fee;

CITY HALL
110 Church St.
(314) 521-7721
FAX # (314) 524-5173

CLERK of COURT
222 S. Florissant Rd.
(314) 524-5264
FAX # (314) 524-4127

POLICE
DEPARTMENT
222 S. Florissant Rd.
(314) 522-3100
FAX # (314) 524-5290

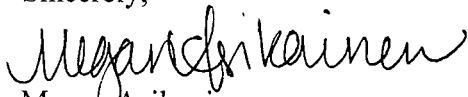
FIRE
DEPARTMENT
110 Church St.
(314) 522-1122
FAX # (314) 521-9213

RECREATION
DEPARTMENT
501 N. Florissant Rd.
(314) 521-4661
FAX # (314) 524-5077

MUNICIPAL
GARAGE
901 Ferguson Ave.
(314) 521-8373
FAX # (314) 521-5165

- vii. Identical copies of this proposal have been (delivered or mailed) to the St. Louis County Clerk (Genevieve Frank) and the City Clerks of the City of Florissant (Karen Goodwin) and the City of Black Jack (Karen Robinson); and
- viii. This proposal does not contain more than sixty percent (60%) of the area subject to a previous boundary change which was disapproved by voters within the last two (2) years and does not contain any unincorporated area which is currently in an established unincorporated area.

Sincerely,

A handwritten signature in cursive script, appearing to read "Megan Asikaninen".

Megan Asikaninen
City Clerk
City of Ferguson

Section 4. Supporting Documents

- i. *Annexation Ordinance* – Please see attached a certified copy of the ordinance adopting and providing for approval of the annexation of Area 1- AA.
- ii. *Sites for Public Hearing* - The following are several sites (including address, phone number and contact person) which can accommodate a public hearing. The following sites are open to and used by the public; they are accessible for the disabled and are within two (2) miles of the proposal area.
The sites are as follows:
 - Florissant Valley Community College
Ferguson, MO 63135
314-524-5152 (Megan Asikainen)
 - First Baptist Church
333 N Florissant Rd
Ferguson, MO 63135
314-524-5152 (Megan Asikainen)
 - St. Stevens & Devine
33 N Clay
Ferguson, MO 63135
314-524-5152 (Megan Asikainen)
 - Ferguson Municipal Public Library
35 N Florissant Rd
Ferguson, MO 63135
314-524-5152 (Megan Asikainen)
- iii. *Legal Opinion ref. Statutory Requirements* - Please see attached.
- iv. *Change in Fire Protection and Emergency Medical Services* – The City of Ferguson is **not** seeking a change.
- v. *Proposed language for Public Hearing Notice* – Please see attached.
- vi. *Legal Description* – please see attached.
- vii. *Effective Annexation Date* -Upon the approval of the proposed boundary change by the St. Louis County Boundary Commission, such proposal shall be submitted to the voters at an election to be held as directed by the St. Louis County Boundary Commission and the St. Louis County Election Board. If the annexation proposal is approved by the voters in accordance with applicable law, then the annexation of such unincorporated area shall become effective six (6) months from the date of such election.



CITY OF FERGUSON

MISSOURI 63135

July 15, 2014

Members of the St. Louis County Boundary Commission
168 Meramac Avenue, Suite 140
Clayton, MO 63105

RE: Annexation Proposal for Area 1-AA
Supporting Documents

Dear Members:

In accordance with the St. Louis Boundary Commission Rules and Regulations, Section 4 – Supporting Documents, please be advised that I, Megan Asikainen, City Clerk for the City of Ferguson, St. Louis County, Missouri, do hereby certify that the following constitutes a true and correct copy of Ordinance No. 2014-3559 as the same appears of record in my office.

In Testimony Whereof, I hereunto set my hand and affix the official seal of the City of Ferguson, St. Louis County, Missouri, on this 15th day of July, 2014.

Sincerely,

Megan Asikainen
City Clerk
City of Ferguson



CITY HALL
110 Church St.
(314) 521-7721
FAX # (314) 524-5173

CLERK of COURT
222 S. Florissant Rd.
(314) 524-5264
FAX # (314) 524-4127

POLICE
DEPARTMENT
222 S. Florissant Rd.
(314) 522-3100
FAX # (314) 524-5290

FIRE
DEPARTMENT
110 Church St.
(314) 522-1122
FAX # (314) 521-9213

RECREATION
DEPARTMENT
501 N. Florissant Rd.
(314) 521-4661
FAX # (314) 524-5077

MUNICIPAL
GARAGE
901 Ferguson Ave.
(314) 521-8373
FAX # (314) 521-5165

AN ORDINANCE PROVIDING FOR THE ANNEXATION BY THE CITY OF FERGUSON, MISSOURI, OF AN AREA OF UNINCORPORATED LAND DESCRIBED AND IDENTIFIED ON THE ATTACHED DOCUMENTS; AUTHORIZING AN ANNEXATION PLAN AND BOUNDARY CHANGE PROPOSAL TO BE SUBMITTED TO THE ST. LOUIS COUNTY BOUNDARY COMMISSION FOR ITS CONSIDERATION; AND APPROVING AN ELECTION ON THE ANNEXATION PROPOSITION TO BE SUBMITTED TO THE VOTERS OF THE CITY OF FERGUSON 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 north of the existing city limits and described and identified on Exhibit A, attached hereto and incorporated herein (hereinafter "Annexation Area"); 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 and the City has considered and has set forth, among other things, the various impacts of the boundary change proposal, a proposed time schedule for the provision of the services to the Annexation Area, the effect of the boundary change on the St. Louis County resource distribution, and the proposed zoning.

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

Section 1. The City will seek the inclusion of the Annexation Area within the City's boundaries through a boundary change proposal. The City Council believes that such proposed annexation is in the best interest of the City of Ferguson, the unincorporated area subject to the boundary change proposal and the areas adjacent to such unincorporated area.

Section 2. The City has caused to be prepared a Plan of Intent for submission to the St. Louis County Boundary Commission, wherein the City has considered and analyzed:

(1) The impact, including but not limited to the impact on the tax base or on the ability to raise revenue, of such proposal on:

- (a) The area subject to the proposed boundary change and its residents;
- (b) The existing municipality or municipalities, if any, proposing the boundary change and the residents thereof;
- (c) Adjoining areas not involved in the boundary change and the residents thereof;
and
- (d) The entire geographic area of the county and its residents;

(2) A legal description of the area to be annexed, incorporated, consolidated, or subject to the transfer of jurisdiction;

(3) The creation of logical and reasonable municipal boundaries in the county, and for such purpose the commission shall have the ability to make additions, deletions and modifications which address legal boundaries, technical or service delivery problems or boundaries which overlap those of other proposals; however, such additions, deletions and modifications shall not make substantial changes to any proposed boundary petition;

(4) The present level of major services provided by the municipality or other provider, provided to the unincorporated area by the county, and proposed to be provided by the annexing municipality or municipality to be incorporated or consolidated, including, but not limited to, police protection, fire protection, water and sewer systems, street maintenance, utility agreements, parks, recreation, and refuse collections;

(5) A proposed time schedule whereby the municipality or proposed municipality plans to provide such services to the residents of the area to be annexed, incorporated or consolidated within three years from the date the municipal boundary change is to become effective;

(6) The current tax rates of the areas subject to the proposal;

(7) What sources of revenue other than property tax are collected or are proposed to be collected by the municipality or proposed municipality;

(8) The extraordinary effect the boundary change will have on the distribution of tax resources in the county;

(9) How the municipality or proposed municipality proposes to zone any area not presently incorporated;

(10) The compactness of the area subject to such proposal;

(11) When the proposed boundary change shall become effective.

Section 3. The City Council hereby adopts the Plan of Intent and, further, authorizes that a boundary change proposal, which includes the above-referenced Plan of Intent and other necessary documents and studies, be submitted to the St. Louis Boundary Commission.

Section 4. The City is well-prepared to effectuate the annexation of the Annexation Area and hereby states its intent to carry out the annexation and extend services to such Annexation Area in the event that the annexation is approved as provided for by law.

Section 5. Upon the approval of the proposed boundary change by the St. Louis County Boundary Commission, such proposal shall be submitted to the voters at an election to be held as

directed by the St. Louis County Boundary Commission and the St. Louis County Election Board. If the annexation proposal is approved by the voters in accordance with applicable law, then the annexation of such unincorporated area shall become effective six (6) months from the date of such election.

Section 6. This Ordinance shall be in full force and effect from and after the date of its passage by the City Council.

FIRST READING: June 10, 2014 SECOND READING: June 24, 2014

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FERGUSON,
MISSOURI, THIS 24th DAY OF June 2014.

ATTEST:

Heidi Kainer
City Clerk

James Knowles III
James Knowles III, Mayor



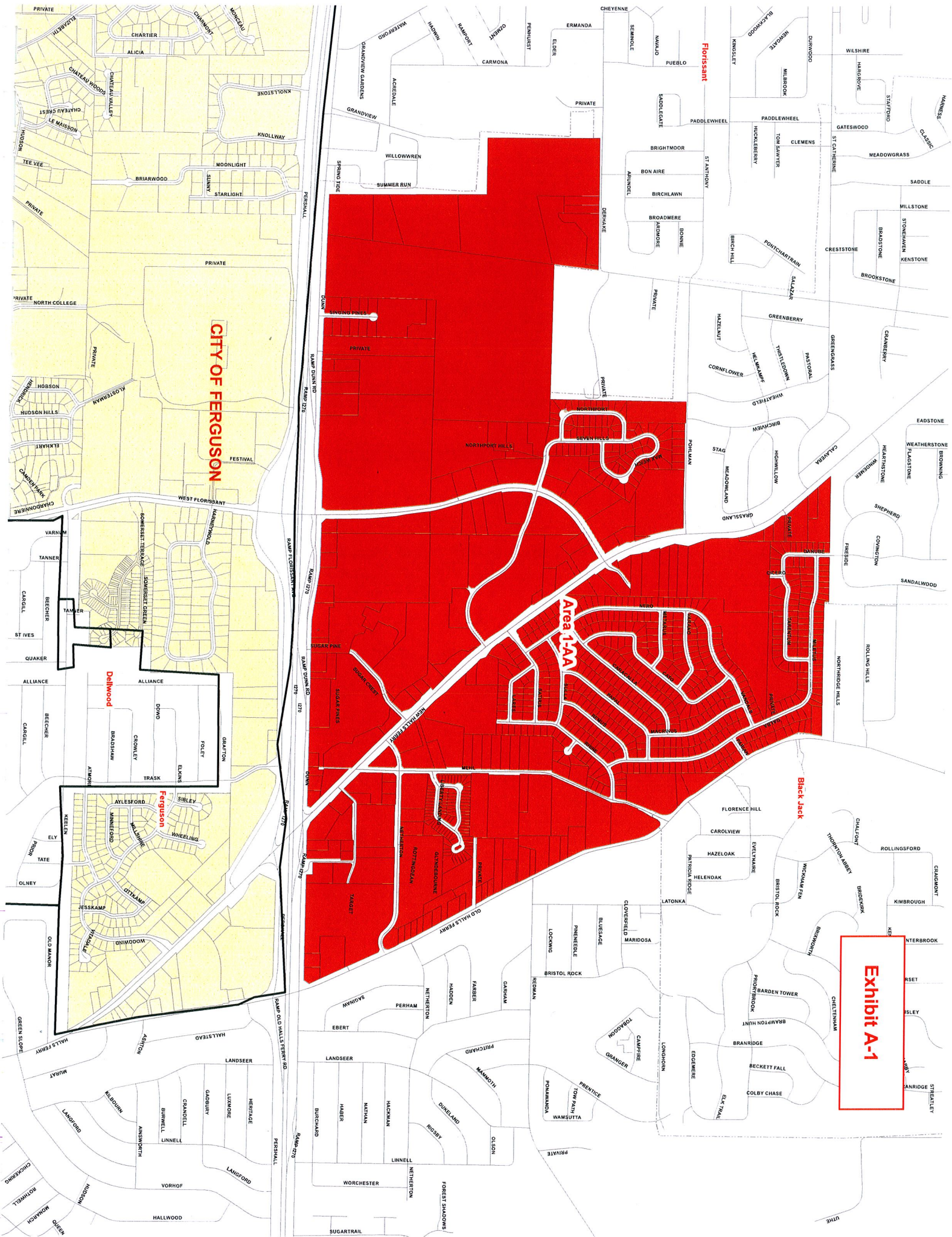


Exhibit A-1

Exhibit A-2

CITY OF FERGUSON
AREA 1-AA
ANNEXATION DESCRIPTION
JUNE 17, 2014

BEGINNING AT THE SOUTHEAST CORNER OF SUMMERWOOD CONDOMINIUMS PHASE 1 RECORDED IN PLAT BOOK 194, PAGE 72 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, SAID POINT BEING LOCATED ON THE NORTH RIGHT OF WAY LINE OF DUNN (SERVICE) ROAD AND BEING SITUATED ON THE EASTERN CITY LIMIT LINE OF THE CITY OF FLORISSANT AS IT EXISTS IN JUNE OF 2014; THENCE NORTHWARDLY ALONG THE CURRENT EAST CITY LIMIT LINE OF THE CITY OF FLORISSANT AND ALONG THE EAST LINE OF SUMMERWOOD CONDOMINIUMS PHASES 1, 2, 4 & 5 TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ST. LOUIS CHRISTIAN COLLEGE RECORDED IN DEED BOOK 3912, PAGE 576; THENCE WESTWARDLY ALONG SAID CURRENT CITY LIMIT LINE TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE SPECIAL SCHOOL DISTRICT OF ST. LOUIS COUNTY RECORDED IN DEED BOOK 5832, PAGE 557; THENCE NORTHWARDLY ALONG SAID CURRENT CITY LIMIT LINE OF THE CITY OF FLORISSANT TO THE SOUTH RIGHT OF WAY LINE OF DERHAKE ROAD, 40 FEET WIDE; THENCE EASTWARDLY ALONG SAID CURRENT CITY LIMIT LINE AND SAID SOUTH RIGHT OF WAY LINE OF DERHAKE ROAD TO ITS INTERSECTION WITH THE EASTERN LINE OF ST. FERDINAND COMMONS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE SPECIAL SCHOOL DISTRICT OF ST. LOUIS COUNTY RECORDED IN DEED BOOK 10986, PAGE 2174 AND THE WESTERN LINE OF DUNEGANT PARK; THENCE SOUTHWARDLY ALONG SAID CURRENT CITY LIMIT LINE AND THE EAST LINE OF SAID ST. FERDINAND COMMONS TO THE SOUTHWEST CORNER OF A 52.66 ACRE TRACT OF LAND CONVEYED TO THE CITY OF FLORISSANT, BEING THE SOUTHWEST CORNER OF DUNEGANT PARK AND THE SOUTHWEST CORNER OF FRACTIONAL SECTION 25, TOWNSHIP 47 NORTH, RANGE 6 EAST; THENCE EASTWARDLY ALONG SAID CURRENT CITY LIMIT LINE, AND ALONG THE SOUTH LINE OF DUNEGANT PARK AND SAID SOUTH LINE OF FRACTIONAL SECTION 25 TO THE SOUTHEAST CORNER OF SAID DUNEGANT PARK, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF AFSHARI ESTATES NUMBER 13 RECORDED IN PLAT BOOK 193, PAGE 53 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG THE CURRENT CITY LIMIT LINE OF THE CITY OF FLORISSANT AND THE EAST LINE OF SAID DUNEGANT PARK TO THE SOUTH RIGHT OF WAY LINE OF POHLMAN ROAD; THENCE EASTWARDLY ALONG THE CURRENT CITY LIMIT LINE OF THE CITY OF FLORISSANT AS IT EXISTS IN 2014 AND ALONG THE SOUTHERN RIGHT OF WAY LINE OF POHLMAN ROAD TO THE WESTERN RIGHT OF WAY LINE OF NEW HALLS FERRY ROAD, VARIABLE WIDTH; THENCE EASTWARDLY ALONG THE CURRENT CITY LIMIT LINE OF THE CITY OF FLORISSANT TO THE EASTERN RIGHT OF WAY LINE OF SAID NEW HALLS FERRY, VARIABLE WIDTH, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PAUL & SHERRY BAY RECORDED IN DEED BOOK 7790, PAGE 539 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH AND NORTHWESTERLY

ALONG THE CURRENT CITY LIMIT LINE OF THE CITY OF FLORISSANT AND ALONG THE EASTERN RIGHT OF WAY LINE OF NEWS HALLS FERRY ROAD, VARIABLE WIDTH, TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE UNITED STATES OF AMERICA, RECORDED IN DEED BOOK 6918, PAGE 81 OF THE ST. LOUIS COUNTY RECORDS; THENCE DEPARTING SAID CITY LIMIT LINE OF THE CITY OF FLORISSANT AND DEPARTING THE EASTERN RIGHT OF WAY LINE OF NEW HALLS FERRY ROAD, EASTWARDLY ALONG THE SOUTHERN LINE OF PADDOCK WOODS PLAT 2, RECORDED IN PLAT BOOK 116, PAGE 37 AND ALONG THE SOUTHERN LINE OF PADDOCK ESTATES ADDITION PLAT 7, RECORDED IN PLAT BOOK 114, PAGE 58 OF THE ST. LOUIS COUNTY RECORDS TO THE SOUTHEAST CORNER OF SAID PADDOCK ESTATES ADDITION PLAT 7, SAID POINT ALSO BEING LOCATED ON THE CURRENT CITY LIMIT LINE OF THE CITY OF BLACK JACK AS IT EXISTS IN JUNE OF 2014 ; THENCE SOUTHWARDLY ALONG SAID CURRENT CITY LIMIT LINE OF THE CITY OF BLACK JACK TO THE SOUTHWEST CORNER OF LOT 10 OF NORTHRIDGE HILLS RECORDED IN PLAT BOOK 75, PAGE 13 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG THE CURRENT CITY LIMIT OF BLACK JACK AND ALONG THE SOUTHERN LINE OF SAID NORTHRIDGE HILLS SUBDIVISION TO A POINT LOCATED ON THE WESTERN RIGHT OF WAY LINE OF OLD HALLS FERRY, VARIABLE WIDTH; THENCE SOUTHEASTWARDLY ALONG THE CURRENT CITY LIMIT LINE OF THE CITY OF BLACK JACK AND THE WESTERN RIGHT OF WAY LINE OF SAID OLD HALLS FERRY ROAD TO ITS INTERSECTION WITH THE CURRENT SOUTHWESTERN CORNER OF THE CITY OF BLACK JACK CORPORATE LIMITS; THENCE EASTWARDLY ALONG THE CURRENT SOUTHERN BLACK JACK CITY LIMIT LINE TO THE CENTERLINE OF OLD HALLS FERRY ROAD; THENCE IN A SOUTHEASTWARDLY DIRECTION ALONG THE CENTERLINE OF OLD HALLS FERRY ROAD, TO IT'S INTERSECTION WITH THE NORTH CITY LIMIT LINE AS ANNEXED BY THE CITY OF FERGUSON ACCORDING TO ORDINANCE NUMBER 62-663 PASSED ON JANUARY 23, 1962, AND BEING THE CURRENT CITY LIMIT LINE AS IT EXISTS IN 2014; THENCE IN A WESTERLY DIRECTION ALONG SAID NORTHERN CITY LIMIT LINE OF THE CITY OF FERGUSON, TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE EASTERN PROPERTY LINE OF SAID SUMMERWOOD CONDOMINIUMS PHASE 1, RECORDED IN PLAT BOOK 194, PAGE 72 OF THE ST. LOUIS COUNTY RECORDS, ALSO BEING THE EASTERN CITY LIMIT LINE OF THE CITY OF FLORISSANT AS IT EXISTS IN 2014; THENCE NORTHWARDLY ALONG SAID PROJECTION OF THE CITY LIMIT LINE TO THE POINT OF BEGINNING.

CURTIS, HEINZ, GARRETT & O'KEEFE, P. C.

ATTORNEYS AT LAW

130 SOUTH BEMISTON, SUITE 200

ST. LOUIS, MISSOURI 63105

(314) 725-8788

FAX (314) 725-8789

STEPHANIE E. KARR
PRINCIPAL

SKARR@LAWFIRMEMAIL.COM

July 10, 2014

Mr. John Shaw
City Manager, City of Ferguson
110 Church Street
Ferguson, Missouri 63135

Re: Annexation Proposal for Area 1-AA

Dear Mr. Shaw:

In accordance with the Rules and Regulations of the St. Louis County Boundary Commission, I have been requested to render an opinion with respect to the City's proposed annexation of the area referred to "Area 1-AA".

Based upon my review of the annexation proposal and relevant documents, it is my opinion that all statutory and Commission requirements applicable to the City of Ferguson and the annexation proposal have been satisfied.

Please do not hesitate to contact me if you have any questions or need anything further from me.

Very truly yours,



Stephanie E. Karr
City Attorney



CITY OF FERGUSON

MISSOURI 63135

July 15, 2014

Members of the St. Louis County Boundary Commission
168 Meramac Avenue, Suite 140
Clayton, MO 63105

RE: Annexation Proposal for Area 1-AA
Supporting Documents

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations,
Section 4 – Supporting Documents, please be advised that the proposal for annexation of Area 1-AA
does not seek any change in fire protection and emergency medical services.

Sincerely,

John Shaw
City Manager
City of Ferguson

CITY HALL
110 Church St.
(314) 521-7721
FAX # (314) 524-5173

CLERK of COURT
222 S. Florissant Rd.
(314) 524-5264
FAX # (314) 524-4127

POLICE
DEPARTMENT
222 S. Florissant Rd.
(314) 522-3100
FAX # (314) 524-5290

FIRE
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110 Church St.
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501 N. Florissant Rd.
(314) 521-4661
FAX # (314) 524-5077

MUNICIPAL
GARAGE
901 Ferguson Ave.
(314) 521-8373
FAX # (314) 521-5165

ST. LOUIS COUNTY BOUNDARY COMMISSIONS

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 proposing agent, City of Ferguson, by and through the Mayor and City Council, Ferguson, Missouri, on _____. The following legal description has been submitted by the City of Ferguson for the tract to be annexed, Area 1-AA, which encompasses 868.5 acres. The Commission will consider the proposed boundary change by the City of Ferguson. A legal description of the area to be included in the corporate limits of the City of Ferguson is attached to this Notice.

Notice is hereby given that the St. Louis Boundary Commission will hold a Public Hearing regarding the proposed boundary change at _____ p.m. on _____, 2014 at _____ in _____, Missouri.

The St. Louis County Boundary Commission invites public comments to be submitted on the proposal. 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, 168 North Meramec Avenue, Suite 140, Clayton, Missouri 63105 during weekdays between the hours of 9:00 a.m. and 3:00 p.m. The phone number is 314-863-3005.

Secretary of St. Louis County Boundary Commission

Dated: _____, 2014

POEHLMAN & PROST, INC.

Land Surveying and Civil Engineering

P.O. Box 8340
9280 Dielman Industrial Dr.
St. Louis, Missouri 63132
(314) 997-5777
Fax 997-0407

CITY OF FERGUSON
AREA 1-AA
ANNEXATION DESCRIPTION
JUNE 17, 2014

BEGINNING AT THE SOUTHEAST CORNER OF SUMMERWOOD CONDOMINIUMS PHASE 1 RECORDED IN PLAT BOOK 194, PAGE 72 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, SAID POINT BEING LOCATED ON THE NORTH RIGHT OF WAY LINE OF DUNN (SERVICE) ROAD AND BEING SITUATED ON THE EASTERN CITY LIMIT LINE OF THE CITY OF FLORISSANT AS IT EXISTS IN JUNE OF 2014; THENCE NORTHWARDLY ALONG THE CURRENT EAST CITY LIMIT LINE OF THE CITY OF FLORISSANT AND ALONG THE EAST LINE OF SUMMERWOOD CONDOMINIUMS PHASES 1, 2, 4 & 5 TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ST. LOUIS CHRISTIAN COLLEGE RECORDED IN DEED BOOK 3912, PAGE 576; THENCE WESTWARDLY ALONG SAID CURRENT CITY LIMIT LINE TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE SPECIAL SCHOOL DISTRICT OF ST. LOUIS COUNTY RECORDED IN DEED BOOK 5832, PAGE 557; THENCE NORTHWARDLY ALONG SAID CURRENT CITY LIMIT LINE OF THE CITY OF FLORISSANT TO THE SOUTH RIGHT OF WAY LINE OF DERHAKE ROAD, 40 FEET WIDE; THENCE EASTWARDLY ALONG SAID CURRENT CITY LIMIT LINE AND SAID SOUTH RIGHT OF WAY LINE OF DERHAKE ROAD TO ITS INTERSECTION WITH THE EASTERN LINE OF ST. FERDINAND COMMONS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE SPECIAL SCHOOL DISTRICT OF ST. LOUIS COUNTY RECORDED IN DEED BOOK 10986, PAGE 2174 AND THE WESTERN LINE OF DUNEGANT PARK; THENCE SOUTHWARDLY ALONG SAID CURRENT CITY LIMIT LINE AND THE EAST LINE OF SAID ST. FERDINAND COMMONS TO THE SOUTHWEST CORNER OF A 52.66 ACRE TRACT OF LAND CONVEYED TO THE CITY OF FLORISSANT, BEING THE SOUTHWEST CORNER OF DUNEGANT PARK AND THE SOUTHWEST CORNER OF FRACTIONAL SECTION 25, TOWNSHIP 47 NORTH, RANGE 6 EAST; THENCE EASTWARDLY ALONG SAID CURRENT CITY LIMIT LINE, AND ALONG THE SOUTH LINE OF DUNEGANT PARK AND SAID SOUTH LINE OF FRACTIONAL SECTION 25 TO THE SOUTHEAST CORNER OF SAID DUNEGANT PARK, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF AFSHARI ESTATES NUMBER 13 RECORDED IN PLAT BOOK 193, PAGE 53 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG THE CURRENT CITY LIMIT LINE OF THE CITY OF FLORISSANT AND THE EAST LINE OF SAID DUNEGANT PARK TO THE SOUTH RIGHT OF WAY LINE OF POHLMAN ROAD; THENCE EASTWARDLY ALONG THE CURRENT CITY LIMIT LINE OF THE CITY OF FLORISSANT AS IT EXISTS IN 2014 AND ALONG THE SOUTHERN RIGHT OF WAY LINE OF POHLMAN ROAD TO THE WESTERN RIGHT OF WAY LINE OF NEW HALLS FERRY ROAD, VARIABLE WIDTH; THENCE EASTWARDLY ALONG THE CURRENT CITY LIMIT LINE OF THE CITY OF FLORISSANT TO THE EASTERN RIGHT OF WAY LINE OF SAID NEW HALLS FERRY, VARIABLE WIDTH, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PAUL & SHERRY BAY RECORDED IN DEED BOOK 7790, PAGE 539 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH AND NORTHWESTERLY ALONG THE CURRENT CITY LIMIT LINE OF THE CITY OF FLORISSANT AND ALONG THE

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