

**PROPOSED ANNEXATION BY
CITY OF MARYLAND HEIGHTS
(PAGE AVENUE AREA)**

**Report on BC 0302 Prepared by:
St. Louis County Department of Planning
for Submittal to:
Boundary Commission, St. Louis County
July 11, 2003**

Buzz Westfall
County Executive

Saint Louis
COUNTY
PLANNING

Glenn A. Powers
Director of Planning

July 11, 2003

Boundary Commission, St. Louis County
1516 South Brentwood Boulevard, Suite 101
St. Louis, Missouri 63144

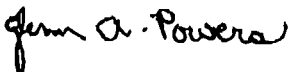
Re: Proposed Maryland Heights Annexation (BC 0302 – Page Avenue Area)

Dear Commissioners:

St. Louis County Government is pleased to submit its analysis of the annexation proposed by the City of Maryland Heights. This report is a review of the proposed annexation from the perspective of St. Louis County Government. It is intended as an objective analysis of this proposal that will serve as a guide to the Boundary Commission in its deliberations. Should this proposal be placed on the ballot, this report will also provide a source of information to assist citizens in making a decision at the polls.

Should the Commission require information in addition to what is contained in this report, we will make every effort to respond to your request in a timely manner.

Sincerely,



Glenn A. Powers, Director
Department of Planning

GAP/LJG

ANALYSIS OF PROPOSED MARYLAND HEIGHTS ANNEXATION

PAGE AVENUE AREA

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I. INTRODUCTION

A. Purpose

The purpose of this report is to provide information regarding a proposed annexation of 199.7 acres (0.31 square miles) of unincorporated St. Louis County by the City of Maryland Heights. This analysis is primarily based on a review of the Plan of Intent submitted to the Boundary Commission by the City of Maryland Heights.

II. GEOGRAPHIC INFORMATION

A. Area Proposed to be Annexed - General Description

The 199.7 acre area proposed for annexation is located along the southern limits of Maryland Heights. It is bounded by the city limits on the north and east; the Page Avenue right-of-way forms the southern boundary of the area. Basic data for the area are provided in the following table.

TABLE 1

BASIC ANNEXATION AREA	
DATA	
Area ¹	199.7 acres (2.0 square miles)
Population ²	1,596
Dwelling Units ²	924
Total Assessed Valuation ³	\$14,682,995
Assessed Valuation Per Capita ⁴	\$9,200

- Sources:
- ¹ City of Maryland Heights
 - ² 2000 U.S. Census
 - ³ St. Louis County Departments of Revenue and Planning, June, 2003
 - ⁴ St. Louis County Department of Planning.

It should be noted that while the City's count of 918 dwelling units is close to County estimates the City's population estimate of 2,053 significantly differs with the County's count. After discussion with the Department of Planning subsequent to the Boundary Commission's June 24, 2003 public hearing on this proposal the City indicated that their Plan of Intent estimates would be revised to agree with the County's counts. A July 8, 2003 dated communication from the City to the Boundary Commission accepted the County's population estimate.

The residential dwelling units in the area proposed to be annexed are mostly multiple family. Only 101 or 11 percent are single family units located in the Polo Parc Subdivision. 823 or 89 percent of the units are located in four multiple family complexes.

B. Compactness and Other Boundary Issues

The Plan of Intent indicates that the area proposed to be annexed is 55 percent contiguous to the City of Maryland Heights.

The proposed annexation would represent a logical extension of the City's boundaries from a geographic perspective. The new border proposed would result in more compact City boundaries in this area. By extending its boundaries to the southern right-of-way of Page Avenue the City's jurisdiction would include the entire road right-of way. It should be noted that all of Page Avenue is included within the limits of the City both east and west of the area proposed to be annexed. The result would be consistency in police responsibility along the entire roadway in this area.

III. FINANCIAL IMPACTS OF PROPOSED ANNEXATION

According to the Plan of Intent, the City does not assess a property tax. The City's utility tax rate is currently 5.5 percent. St. Louis County's utility tax rate is 5 percent for all utilities. The City's sales tax rate is \$.06575, which is one-half cent higher than the unincorporated County rate of \$.06075. The Plan of Intent reports that the additional one-half cent sales tax is for park and stormwater improvements. Maryland Heights is a "pool" sales tax city. Thus, it receives sales tax revenue as a "pool" sales tax city on a per capita basis.

A. Impact on Area Residents and Property Owners

Annexation by the City of Maryland Heights would have a minimal financial impact on residents and property owners in the annexation area. With the City's 5.5 percent utility tax rate it is estimated that there would be an increase in utility taxes of approximately \$10 per year for a typical dwelling unit. However, as reported in the Plan of Intent the City has a program which allows residents over the age of 65 to obtain a rebate on utility taxes paid for their occupied primary residence.

If the annexation is successful sales tax on any purchases made within the area will increase from \$.06075 to \$.06575. Since there are no commercial properties currently within the area proposed to be annexed there would be no effect on retail store purchases. However, sales tax on the purchase of a \$20,000 vehicle will increase by \$100 (without a trade-in).

If annexed, residents would experience a change in trash collection services. Currently, households individually contract for trash service from a private hauler. The residents would receive services from the trash hauler under contract with the City of Maryland Heights after an initial two year period that is legislatively mandated by State law. The Plan of Intent states that refuse collection fees should be reduced with services under the City's contract. However, no additional information on types of services, actual savings or if the City contract will affect multiple family complexes is provided.

Some savings could also be realized by the City's assumption of street lighting costs. However, the Plan of Intent does not indicate what the amount of the anticipated financial benefits to the homeowner would be. In addition, if the City only pays for street light maintenance along public streets this benefit would be limited since the vast majority of residential units in the area are in multiple family complexes that are served by private streets.

As a point of information on tax rates, it should be noted that the current County tax rate is \$.58 per \$100 of assessed valuation of real and personal property. All property owners will continue to pay this tax to the County even if the area is annexed. In addition, \$.105 per \$100 assessed valuation collected for the Road and Bridge Tax from the County's \$.58 total tax rate would go to Maryland Heights if the annexation occurs.

B. Impact on St. Louis County

The total annual revenue loss that County Government could experience as a result of the proposed annexation is estimated to be \$363,989. A breakdown of County revenue loss by funding source is provided in the following table.

TABLE 2

ANNUAL COUNTY REVENUE LOSS FROM THE PROPOSED ANNEXATION	
	Annexation Area
Sales Tax ¹	\$148,875
Utility Tax ²	100,659
C.A.R.T. ³	42,028
County Road and Bridge ³	15,417
Cigarette Tax ⁴	6,049
Cable T.V. Tax ⁵	8,316
TOTAL	321,344

¹ Based on \$120 per capita less annexation adjustment of \$26.72 per capita.

² Assumes average annual utility bill of \$2,000 and a 5% utility tax.

³ Estimate by St. Louis County Department of Highways and Traffic.

⁴ Based on \$3.79 per capita.

⁵ St. Louis County calculates (Housing Units x .5) x (Annual Average Cost of Cable) x .03
= _____

The St. Louis County Police Department reports that the difference between revenue generated from the area and the cost of providing police service would result in a loss of \$40,963. With 556 calls for service in the area the cost of providing police service is reported at \$65,746. County Police Department revenues are obtained from the utility tax and the cigarette tax.

The St. Louis Department of Parks and Recreation reports that their cost of providing services to the people of the area is approximately \$46,000. If the area is annexed, area residents will continue to use county park facilities and there will be no savings for the Department of Parks and Recreation. Some 44 per cent of the department's budget is derived from sales tax receipts.

C. Impact on Annexing Municipality

The following table compares the City's and the County's estimates of new revenues for Maryland Heights if the annexation is successful. It should be noted that Maryland Heights estimates shown are taken from a July 8, 2003 dated communication from the City to the Boundary Commission that recognizes the County's population count. Thus, City revenue estimates that are based on population differ from those provided in the Plan of Intent.

TABLE 3

CITY AND COUNTY ESTIMATE OF MARYLAND HEIGHTS' NEW ANNUAL REVENUES		
Source	County Estimated Amount	City Estimated Amount⁹
Sales Tax ¹	\$ 191,520	\$ 190,680
Utility Gross Receipts Tax ²	110,659	68,370
State Road Aid (Gasoline and motor vehicle) ³	63,345	63,560
County Road and Bridge ⁴	15,417	67,984
Cigarette Tax ⁵	6,049	6,356
Property Tax ⁶	0	0
Cable T.V. Tax ⁷	8,316	8,316
Miscellaneous taxes/permits/licenses/fees ⁸	3,500	3,500
TOTALS	\$398,806	\$408,766

¹ County estimate based on \$120 per capita

² Assumes average annual utility bill of \$2,000 with Maryland Heights utility gross receipts tax rate of 5.5%.

³ State Road Aid includes: gasoline tax, motor vehicle sales tax, and auto license fees. County estimate based on \$39.69 per capita.

⁴ Rate is \$.105 per \$100 assessed valuation.

⁵ County estimate based on \$3.79 per capita.

⁶ No property tax is assessed by the City

⁷ St. Louis County calculates (Housing units x .50) x (Annual Average Cost of Cable) x .03 = _____. No estimate is provided by the City; County estimate is assumed for the City

⁸ City of Maryland Heights estimate.

⁹ Estimates from Maryland Heights Plan of Intent, except where noted.

The County estimates that Maryland Heights will receive \$398,806 from the area if annexed; the City estimates revenues of \$408,766. The difference between total estimates is \$9,960. However, there are significant differences between the City and County estimates of utility tax and county road and bridge tax revenues.

The Plan of Intent provides estimates on how the revenue generated from the area would be spent. The City's estimates are shown in the following table.

TABLE 4

CITY ESTIMATE OF ANNUAL EXPENDITURES FOR THE AREA	
Service	Estimates for Expenditures
Police	\$86,885
Public Works	13,250 ¹
Parks and Recreation	0
Administration/Municipal Courts	30,000
Capital Improvements	0
Code Enforcement	30,000
TOTAL	\$160,135

¹ Total includes sidewalk repair, street repair, street light maintenance, and miscellaneous street expenditures that are itemized in the Plan of Intent.

The Plan of Intent does not anticipate the hiring of any additional personnel to provide services in the area proposed to be annexed. The Plan of Intent states that the City plans no capital improvement projects for this area.

A comparison of County police service costs with the City's anticipated costs for police services, based upon cost per service call, indicates that the County spends approximately \$118 per service call while the City anticipates spending \$175 per service call as noted in the Plan of Intent.

In summary, it is noted that even without questioning the cost of anticipated City services to the area, Maryland Heights would reap an annual windfall of at least \$238,000 by annexing this area.

D. Traffic Generation Assessment

The Fee Fee - Schuetz - Mason - Midland Road Traffic Generation Assessment Road Trust Fund encompasses the proposed annexation area. The continuation of the Traffic Generation Assessment Road Trust Fund is integral in meeting the needs of area residents and the traveling public for road improvements in the area. The Plan of Intent states that the City of Maryland Heights does not acknowledge that there is a Traffic Generation Assessment Road Trust Fund established by the County in this area nor does it indicate that it will continue to require participation in the fund by any new development.

V. PROVISION OF SERVICES

A. Existing and Proposed Services

The provision of services to its residents is local government's primary responsibility and function. Currently, St. Louis County is the provider of a variety of municipal-type services to the annexation area. If the annexation election were successful, some of the current services provided by St. Louis County would be transferred to the City of Maryland Heights. The following table lists basic municipal-type services provided in the area proposed to be annexed and identifies their current and proposed provider.

TABLE 5

SERVICES		
Service	Current Provider	Proposed Provider
Police Protection	St. Louis County	City of Maryland Heights
Fire Protection/EMS/ALS	Maryland Heights FPD, Creve Coeur FPD, Chesterfield FPD	
Streets ¹	Missouri Dept. of Transportation, St. Louis County	Missouri Dept. of Transportation, St. Louis County, City of Maryland Heights
Sidewalk Improvement and Repair	St. Louis County	City of Maryland Heights
Parks and Recreation	St. Louis County	St. Louis County, City of Maryland Heights
Refuse Collection	Private Haulers	City of Maryland Heights (contract with private haulers)
Street Lighting	Property Owner	City of Maryland Heights
Planning, Zoning, and Subdivision Regulations	St. Louis County	City of Maryland Heights
Building Code, Mechanical Permits and Inspections ²	St. Louis County	St. Louis County, City of Maryland Heights
Residential Occupancy Permits and Inspections ³	None	City of Maryland Heights
Health Services - Rodent Control, Mosquito Fogging, Animal Control ⁴	St. Louis County	City of Maryland Heights, St. Louis County
Municipal Court	St. Louis County	City of Maryland Heights

- ¹ Page Avenue (State Route 364) would continue to be maintained by the Missouri Department of Transportation. Some .97 miles of roads on the County Road System would be transferred to Maryland Heights if the annexation occurs. The .98 miles of roads on the Arterial Road System (Bennington Place and Marine Avenue) will continue to be maintained by St. Louis County. There are also a number of private roads in the area, mostly affiliated with multiple family complexes, which are not maintained by St. Louis County.
- ² Maryland Heights contracts with St. Louis County to issue permits or enforce codes relating to residential and commercial mechanical, electrical, plumbing, explosives, fire suppression systems, elevators and conveyors, amusement rides, and periodic inspections of mechanical equipment.
- ³ While no residential occupancy permits and associated inspections program exist in this area, residents could petition the County Council to authorize a Property Conservation District in their area. The City of Maryland Heights apparently has a residential occupancy permits and inspections program. The program is only alluded to in the Plan of Intent and no details are provided. However, city officials indicated at the Boundary Commission's June 24, 2003 public hearing on this proposal that they do operate such a program.
- ⁴ While the City of Maryland Heights would assume primary responsibility for these services, St. Louis County would continue to provide certain rodent and animal control services even if the City annexes the area.

In response to questions raised at public hearing by the Commission, the Department of Highways and Traffic indicates that the average annual cost for snow removal in the area is \$1,301. The average annual cost of road maintenance in the area is \$14,611.

In response to questions raised at public hearing by the Commission, the St. Louis County Police

Department reports that the area is located within the Second Precinct, which has its main station at 1333 Ashby Road. There are 55 commissioned officers serving the precinct. The annexation area makes up part of a beat. The police department does not anticipate any reduction in force if this annexation is approved.

In response to a question posed by the City of Maryland Heights subsequent to public hearing, the St. Louis County Police Department indicated that its average call response time is 4.56 minutes.

Provision of County Services

The Plan of Intent states that..."The annexation removes the difficult issue of providing service by St. Louis County to an area that is isolated from other areas of unincorporated St. Louis County."The Plan of Intent also notes that the Page Avenue Extension isolates the area from other parts of unincorporated St. Louis County and this area is a rather isolated "pocket."

St. Louis County currently is able to reasonably access the area proposed to be annexed via Amiot Drive and Bennington Place. Such access will not be diminished with the completion of the Page Avenue Extension. In addition, it should be noted that St. Louis County provides quality efficient municipal services to the proposed annexation area and will continue to do so if desired by the voters of the area.

B. Services Not Affected

The area is serviced by the Maryland Heights Fire Protection District or the Creve Coeur Fire Protection District, which are independent taxing jurisdictions that will not be affected by annexation. Thus, property owners in the area will continue to pay the 2002 tax rate of \$ 1.092 (Maryland Heights FPD) or \$.996 (Creve Coeur FPD) per \$100 of assessed valuation. The Chesterfield Fire Protection District services two parcels of subdivision common ground with no structures.

The St. Louis County Water Company and the Metropolitan St. Louis Sewer District will continue to provide water and sewer services, respectively. The area will continue to be served by the Parkway School District and the St. Louis County Library system. These services would not be affected by annexation.

V. SUMMARY OF ISSUES

1. Impact on Area Residents and Property Owners

Annexation by the City of Manchester would have a minimal financial impact on residents and property owners in the annexation area. With the City's 5.5 percent utility tax rate it is estimated that there would be an increase in utility taxes of approximately \$10 per year for a typical dwelling unit. However, as reported in the Plan of Intent the City has a program which allows residents over the age of 65 to obtain a rebate on utility taxes paid for their occupied primary residence.

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2. Impact on St. Louis County

The total annual revenue loss that County Government could experience as a result of the proposed annexation is estimated to be \$321,344.

3. Impact on Annexing Municipality

Maryland Heights would reap an annual windfall of at least \$238,000 by annexing this area.

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5. Accessibility of County Services

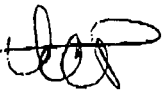
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MEMORANDUM

Date: July 11, 2003

To: Len Groszek, Department of Planning
Comprehensive Planning Division

From: Enola Coffelt-Tullos 
Planning Supervisor

Subject: Information Request Relative to the Proposed Annexation of the
"Page Avenue Area" by the City of Maryland Heights

Reference is made to your memorandum dated June 13, 2003, where you requested information from this Department relative to the proposed annexation of the "Page Avenue Area" by the City of Maryland Heights.

Attached is a document labeled "Proposed Annexation by the City of Maryland Heights (Page Avenue Area)" which shows this Department's loss of revenue, road maintenance costs, etc. within the area proposed for annexation. The data is intended to aid you in evaluating the impact on Saint Louis County Government and the Cities' ability to continue uninterrupted service on the affected roadways. Also attached is a map of the proposed annexation, a listing of the streets maintained by this Department and the Missouri Department of Transportation (MoDOT) within the proposed annexation area, a copy of the "Saint Louis County Highway System Plan" page for this area, as well as other relevant information.

CITY OF MARYLAND HEIGHTS PETITION:

The proposed area of annexation is located in the "Fee Fee-Schuetz-Mason-Midland Traffic Generation Assessment Road Trust Fund (No. 703)", established by Saint Louis County Ordinance No. 16326, 1993. A map showing the limits of this trust fund is attached.

This annexation area is served by Bennington Place and Marine Avenue, which are maintained by this Department as a part of the Saint Louis County Arterial Road System (ARS). These roadways will continue to be maintained as a part of the ARS if the annexation is successful. Page Avenue (State Route 364) is under construction from Interstate 270 to Highway 94 in Saint Charles County. This roadway will be maintained by the Missouri Department of Transportation (MoDOT) as a part of the State of Missouri highway system.

July 11, 2003

Amiot Drive is scheduled for sidewalk improvement from Marine Avenue, west to the Page Avenue (State Route 364) overpass. The project, "SWK-945, Amiot Drive Sidewalk", is to be let as a part of project "SWK-1074, 2001 Sidewalk Program, Federal Project No. STP-5500(648)". The bid opening for this project is scheduled for September 2003, with construction scheduled to start no earlier than November 2003. The completion of this project should not be affected if this annexation is successful.

DEPARTMENT OF HIGHWAY AND TRAFFIC RECOMMENDATION:

Since the "Fee Fee-Schuetz-Mason-Midland Traffic Generation Assessment Road Trust Fund (No. 703)" is integral in meeting the needs of area residents and the traveling public for road improvements, as development progresses in the area proposed for annexation by the City of Maryland Heights, this Department recommends that the Boundary Commission make the City of Maryland Heights proposal contingent upon the City making provisions for the continuance of the "Traffic Generation Assessment Road Trust Fund" administered by Saint Louis County.

ECT/GLL
Attachments

cc: Mr. J. Michael Dooley, P.E. Director

Proposed Annexation by the City of Maryland Heights (Page Avenue Area)

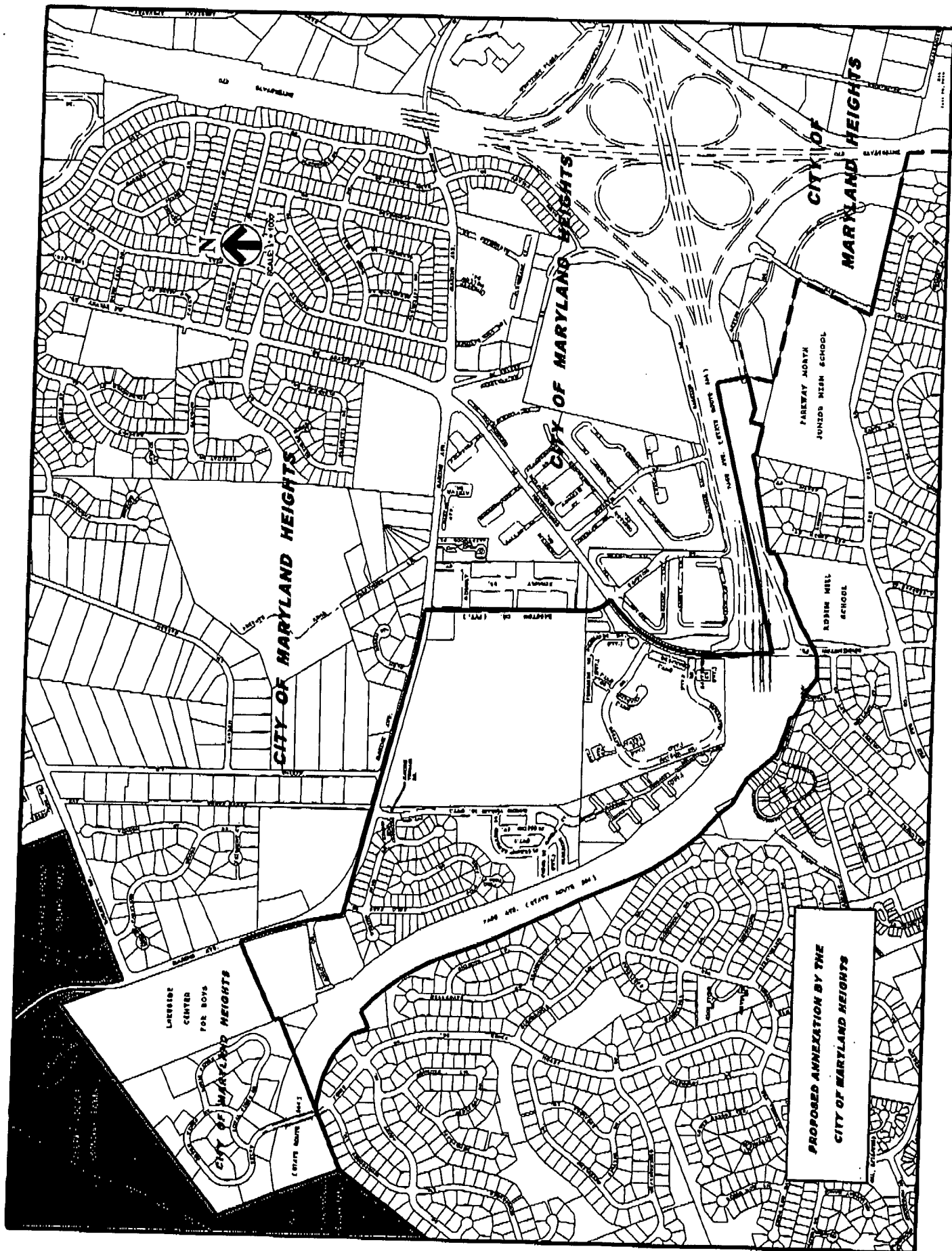
*Estimated Revenue Loss to Bonded Counties from
Missouri Highway User Tax Loss Due to Proposed Annexation
(From Counties: St. Louis, St. Charles, St. Louis County)*

Total Projected Revenue to All Counties of Missouri CY/02	\$108,821,054
Missouri Total County Miles on 12/31/2002	71,944.70
Saint Louis County CART Road Mileage on 12/31/2002	1,130.10
Missouri's Total Assessment Dollars on 12/31/2002	\$15,147,230,541
Saint Louis County Assessment Dollars on 12/31/2002	\$3,296,169,760
Annexation Area (Acres)	199.7
Housing Units	924
Population (Proposed Annexation Area)	1,596
Saint Louis County Assessment Dollars Lost	\$14,682,995
Annual Cost of Road Maintenance (ARS Roads)	\$58,077
Annual Cost of Snow Removal (ARS Roads)	\$2,395
Annual Cost of Road Maintenance (CRS Roads)	\$14,611
Annual Cost of Snow Removal (CRS Roads)	\$1,301
Saint Louis County Road Miles Lost (CRS Centerline)	0.97
Saint Louis County Road Miles Lost (CRS Lane Miles)	1.94
Road and Bridge Tax Loss	\$15,417
Estimated Missouri Highway User Tax Loss (CART)	\$42,028
Saint Louis County Cable TV Revenue Loss	\$8,316

*Estimated Revenue Gain to City from
Missouri Highway User Tax Gain Due to Annexation
(From Cities: St. Louis, St. Charles, St. Louis County)*

Total Projected Revenue to All Missouri Cities	\$145,599,782
Total Population of Missouri Cities	3,661,941
Estimated Missouri Highway User Taxes (City Gain)	\$63,430

Jerry Uppold
Saint Louis County Department of Highways & Traffic
July 11, 2003



PROPOSED ANNEXATION BY THE
CITY OF MARYLAND HEIGHTS

Proposed City of Maryland Heights Annexation

ARS Roads (Remain County Maintenance)

<u>Street Name</u>	<u>Mileage</u>
Bennington Place	0.35
Marine Avenue	<u>0.63</u>
Total:	0.98

CRS Roads (Maintenance to Maryland Heights)

<u>Street Name</u>	<u>Mileage</u>
Amiot Drive	0.22
Polo Parc Court	0.05
Polo Parc Drive	0.39
Riding Spur Crossing	0.03
Riding Spur Drive	<u>0.28</u>
Total:	0.97

Unaccepted Public Road Right-of-Way (Not Maintained by Saint Louis County)

Marine Terrace Drive	0.04
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Private Streets (Not Maintained by Saint Louis County)

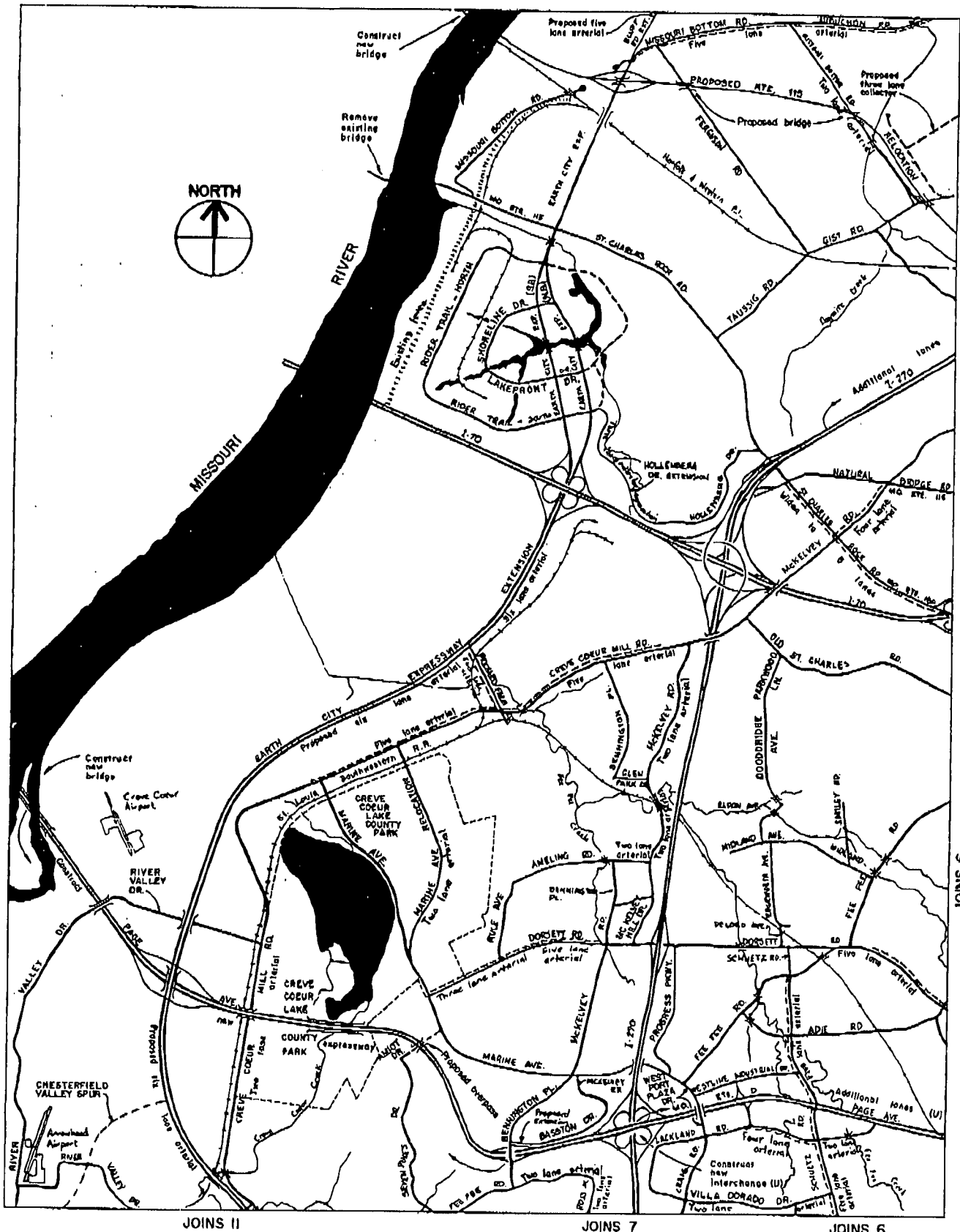
Street Name

Basston Drive (Pvt.)
Chablis Drive (Pvt.)
Clermont Crossing Court (Pvt.)
Clermont Crossing Drive (Pvt.)
Coeur de Monde Court (Pvt.)
Marine Terrace Drive (Pvt.)
Mateus Drive (Pvt.)
Pommarde Drive (Pvt.)
Sauterne Court (Pvt.)
Sauterne Drive (Pvt.)
Tavel Court (Pvt.)

Roads Maintained by MoDOT

<u>Street Name</u>	<u>Route</u>	<u>Mileage</u>
Page Avenue	State Route 364	1.49

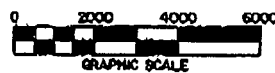
GLL
June 23, 2003



ST. LOUIS COUNTY HIGHWAY SYSTEM PLAN
 PREPARED BY THE DEPARTMENT OF PLANNING AND
 THE DEPARTMENT OF HIGHWAYS AND TRAFFIC
 AUGUST 25, 1987, REV. 3-14-89, 12-20-89, 9-5-90, 1-18-96

9-5-90

80.00-12



10

80.00 Highway System Plan

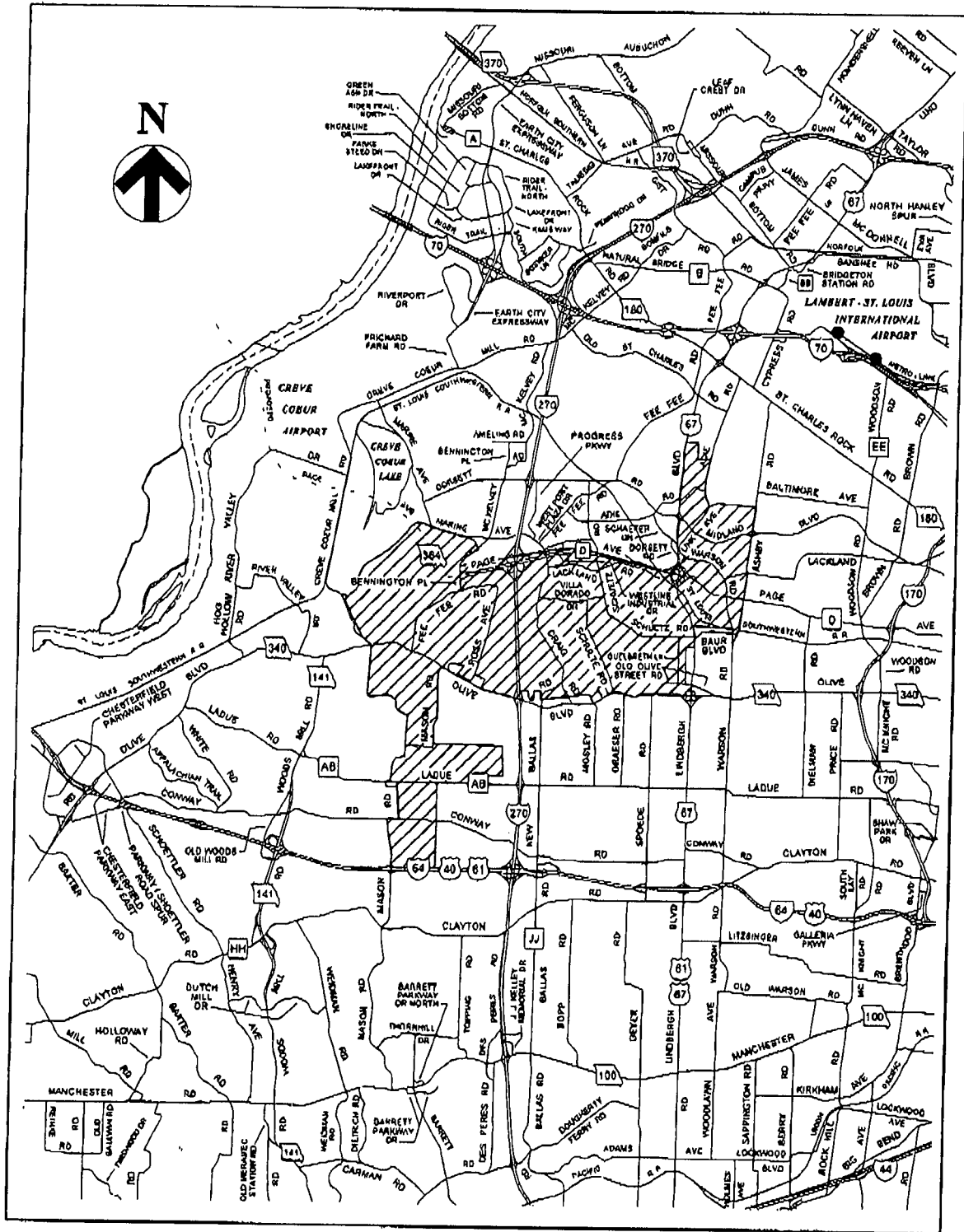
The Highway System Plan depicts the general alignment and nature of road improvements for existing and future classified roads on the St. Louis County Arterial Road System and County Road System. Improvements to State roads are based on information provided by the Missouri Department of Transportation. Improvements to municipality maintained roads and privately maintained roads are generally not indicated.

The detailed requirements for such improvements on County roads as pavement, shoulders, curbs and gutters, signals, bridges and drainage have not been indicated but are available from the St. Louis County Department of Highways and Traffic. Other minor road improvements such as minor realignments, additional turning lanes, removal of on-street parking, sidewalk construction and other improvements may be required to bring existing roads to County or State Highway Department standards, but are not specifically identified on the plan. The State and County Highway Departments should be contacted for this information.

The Highway System Plan will be updated from time to time when conditions such as land use, traffic volume, accident data, and other agency improvements change. The St. Louis County Department of Highways and Traffic (615-8507) or Missouri Department of Transportation (340-4100) should be contacted for the most recent approved changes.

4-9-97

80.00-1



**FEE FEE- SCHUETZ-MASON-MIDLAND
TRAFFIC GENERATION ASSESSMENT ROAD TRUST FUND (NO. 703)**

AREA MAP

12-22-97

75.10-46

APPENDIX

CORRESPONDENCE FROM OTHER COUNTY DEPARTMENTS



INTER-OFFICE MEMORANDUM

RECEIVED JUN 25 2003

June 23, 2003

TO: LEN GROSZEK
Comprehensive Planning Division

FROM: COLONEL RONALD A. BATTELLE
Chief of Police *Handwritten signature: R. A. Battelle*

SUBJECT: PROPOSED ANNEXATION - MARYLAND HEIGHTS (PAGE AVENUE AREA)

The St. Louis County Police Department has been requested to provide information concerning the proposed annexation of the Page Avenue Area by the City of Maryland Heights. Listed below are our costs of providing service to the area and the amount of revenue lost should this annexation be successful.

Police Service Cost	\$ 65,746
Calls for Service	556

REVENUE LOSS

Utilities Gross Receipt Tax	\$100,659
Cigarette Tax	<u>6,049</u>

TOTAL	\$106,708
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The difference between the revenue from this area and the cost of providing police service would result in a loss of \$40,962.

When combined with revenue losses from other annexations, this loss could severely limit our ability to provide countywide support and technical services to municipal police departments. These services include the Crime Laboratory, Tactical Operations, Crime Scene and Emergency Management. For this reason the St. Louis County Police Department opposes this annexation and recommends that St. Louis County Government oppose it as well.


Buzz Westfall
County Executive

Saint Louis
COUNTY
PARKS
MEMORANDUM

Genie Zakrzewski, CPRP
Director of Parks & Recreation

June 23, 2003

TO: Len Groszek
Comprehensive Planning Division
Department of Planning

FROM: Genie Zakrzewski, CPRP 
Director

RE: **Proposed Annexation (Page Avenue area)**
By the City of Maryland Heights

RECEIVED JUN 24 2003

The Department of Parks and Recreation has reviewed the subject Annexation proposal and submits the following comments.

All annexation proposals have the general effect of the loss of revenue receipts from the sales tax pool. St. Louis County Parks and Recreation suffers the most because 44% of the Department's budget is dependent upon the sales tax receipts. Most of the annexation proposals will cause a shortfall in County's sales tax receipts. Unless the imbalance is offset by means of a compensating revenue increase from another source, the Unincorporated County could experience a reduction of services.

The cost of services to the County for the effected area will be around \$46,000 per year. If the areas were annexed, the area residents will continue to use County park facilities and there will be no savings for County Parks Department.

As to capital improvements, the subject areas contain no existing or proposed County Parks, and are not located within any proposed greenbelt that could serve as a future linear parkway. The immediate area is currently served by St. Louis County Creve Coeur Park, therefore there is no new park planned for the area either.

For additional information regarding the annexation proposal, please contact Herbert Liu at 615-7875.

GZ:HL:ps

cc: Herbert Liu

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Buzz Westfall
County Executive


Saint Louis
COUNTY
REVENUE

Robert H. Peterson
Acting Director of Revenue

June 18, 2003

MEMORANDUM

TO: Mr. Len Groszek
Comprehensive Planning Division

FROM: Robert H. Peterson 
Acting Director of Revenue

SUBJECT: Proposed Annexation by the City of Maryland Heights

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We have reviewed the impact the annexation might have on any of the divisions in the Department of Revenue. At this point it looks as though there would be very little if any impact on any of our divisions. Generally we are not affected by annexation changes other than changing the tax coding for personal property, real property, merchants/manufacturers and sales tax to reflect the new incorporated boundaries and make the necessary revision on our mapping database.

The proposed annexation appears to be a logical expansion of the City's boundaries. We have no objection to the annexation change from St. Louis County to the City of Maryland Heights.

RHP/jg

SUBDIVISION TRUSTEES/COMMUNITY LEADERS

MEETINGS REPORT

St. Louis County Department of Planning

A series of five meetings with subdivision trustees and other community leaders was conducted by the St. Louis County Department of Planning in various parts of unincorporated St. Louis County during February and March of 2001. The purpose of the meetings was to gauge the interest of residents of these areas regarding their desire to either remain unincorporated or become a part of a municipality.

The meetings were conducted to fulfill a commitment made by the County to seek additional citizen input after the Boundary Commission's Map Plan Public Hearings, which were conducted during the fall of 2000. At those public hearings thirty-three municipalities presented their conceptual plans for annexation during the next five years. The County's map plan showed areas that could remain unincorporated should residents vote to do so.

Subdivision trustees who are on the County's trustee list and reside in an area that could be proposed for annexation were notified by mail of the meeting in their area. Community association officers, other community leaders, and individual citizens who had expressed an interest in being informed of boundary change activities through the map plan hearing process were also sent a notice of the meeting in their part of the County.

Each of the meetings was very well attended. Attendance ranged from 75 to 120 at the five meetings. Each meeting's agenda included an overview of the boundary change process in St. Louis County, an explanation of the options available to unincorporated residents, a question and answer period, and an opportunity for citizen input. Copies of the municipal and county map plans were displayed at the meetings. Along with informational handouts, attendees were provided with a comment form that essentially served as an informal opinion survey. Residents were encouraged to complete the form at the meeting to indicate whether they wished to remain unincorporated, would like to be annexed, or were undecided.

North County

Persons attending the North County meeting expressed a strong desire to remain unincorporated. Some persons expressed the opinion that St. Louis County was not doing enough to protect their interest in staying unincorporated. About one-quarter of the comment form respondents were undecided.

West County (Northeast)

Residents who came to the meeting for the West County area around Queeny Park west of Des Peres and east of Manchester expressed a mixture of aspirations. While these meeting attendees were not displeased with the County and its services, the geographic proximity to a municipality made it more likely that they would be favorable to an annexation. Yet, respondents to the comment forms were closely split between wanting to be annexed and remaining unincorporated. A larger amount were undecided, opting to wait for more information before making a decision.

Central West County

Those residents who attended the meeting for the Central West County area located south of Maryland Heights and north of Creve Coeur were also divided in their opinions. However, respondents to the comment forms expressed a substantial interest in remaining unincorporated. Smaller numbers indicated a desire to be annexed or were undecided.

Many participants at the meeting expressed their opposition to subdivisions being split by annexation. Others were also concerned about effects on the remainder of the area that was not a part of any municipal map plan annexation area. Such an area would be a left-over unincorporated island if the municipalities' map plans were fulfilled.

South County

Persons attending the South County meeting were strongly in favor of remaining unincorporated as indicated by a show of hands requested by a resident at the meeting. However, only thirty-nine comment forms, which represents less than one-half of the meeting attendees, were turned in at this meeting.

West County (South)

The meeting held for the West County area situated both north and south of the Meramec River, extending from west of Fenton and Valley Park to Wildwood and Eureka, was the best attended. An overwhelming sentiment to remain unincorporated was registered on the comment forms.

Many residents of the Sherman community attended the meeting and were represented on the bulk of the comment forms submitted. Of 60 comment forms submitted by Sherman residents, 58 wished to remain unincorporated and 2 were undecided. Some residents of subdivisions west of Fenton, but outside of that municipality's map plan area, expressed an interest in being part of that city or remaining unincorporated.

Summary

General themes heard at all of the meetings include citizens' desire to be informed of possible annexations in their area with an accompanying frustration that they are not made aware of possible annexations that are being submitted or discussed. Citizens also want more information concerning the pros and cons of annexation.

A more detailed report on the attendance and a summary of the results of the comment forms returned at each of the five meetings follows.

CENTRAL WEST COUNTY SUBDIVISION TRUSTEES/COMMUNITY LEADERS MEETING - FEBRUARY 27, 2001

MEETING REPORT AND SUMMARY

Attendance: Approximately 80 (75 names on sign-in sheet). 34 indicated they were subdivision trustees.

Comment Forms: 52 forms were returned. The position indicated by the respondents on these forms is as follows:

24 (46%) wish to remain unincorporated

2 wish to remain unincorporated with qualifications

13 (25%) would like to be annexed by a municipality

13 (25%) were undecided

Subdivisions Represented: 18 subdivisions were represented by trustees or individual residents on the comments forms.

The position indicated on the comment forms by trustees and individual citizens by subdivision is as follows:

Subdivision	Remain Unincorporated	Favor Annexation	Undecided
Brookdale	10	3	1
Charter Oaks	1	1	
Field Pointe Condos	2		
Graeser Acres		2	
Old Farm Estate	7	1	1
Orchard Lakes	1	3	
Parkway Gardens Vil Condos			2
Pembroke	1		
Pendleton Place		1	
Queen Anne Village	3		
Quiet Village			3

Subdivision	Remain Unincorporated	Favor Annexation	Undecided
Robin Hill	1		
Ross Estates		2	
Springdale Vil -1 st Addition			1
Sun View		1	
Valley Oaks	3	3	
Villadorado Condos			1
Willowbrook			1

In addition, a representative of the Lake Placid subdivision indicated that they were undecided. However, no comment form was submitted.

ADDITIONAL CORRESPONDENCE

In addition to the comment forms returned at the trustees/community leaders meeting additional communications concerning boundary issues have been received before and after the meeting from residents of the Central West County area. These communications, including petitions, were sent via letter, e-mail, or fax. Some citizens recorded their position by phone call.

The following is a compilation of the various communications received that expressed an opinion on boundary issues. It should be noted that some of the communications were received from the same citizens who returned comment forms at the trustees/community leaders meeting.

Subdivision	#	Position Stated	Source
Brookdale	1	Remain Unincorporated	phone call
Quiet Village	1	Want Annexation by Creve Coeur	phone call
Valley Oaks	1	Want Annexation by Creve Coeur	phone call
Valley Oaks	1	Remain Unincorporated	phone call
Valley Oaks	1	Remain Unincorporated	e-mail
Willow Brook	35	Remain Unincorporated	subdivision survey
Willow Brook	45	Undecided	subdivision survey
Willow Brook	44	Want Annexation by Creve Coeur	subdivision survey