

**OFFICIAL SUBMITTAL
TO ST. LOUIS COUNTY
BOUNDARY COMMISSION
FOR ANNEXATION
OF
AREA 9**

**Paddock Estates, Marietta, Eagle Crest, Reuben Musick Estate, Van
Crest Lane, Afshari Estates, Cindy & St. Ferdinand Commons
Subdivisions**

**BY
CITY OF FLORISSANT, MISSOURI**



JANUARY 2004

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SECTION 1 - EXECUTIVE SUMMARY

Proposed Annexation of Area 9

The City of Florissant is proposing a "Simplified Boundary Change: Annexation" of an area known as "Area 9."

Area 9 is located adjacent to the eastern portion of the City of Florissant and is more specifically identified by the locator map attached to the Plan of Intent, Tab 2, Attachment "A." This area is bounded by the City of Black Jack to the east, the City of Florissant's Golf Course to the north, the City of Florissant to the west and Parker Road to the south. Being bounded on two sides by the City, Area 9 is 72% contiguous to the City. It is approximately 157 acres in size including 5.05 miles of streets and an estimated population of 1,048 people (2000 U.S. Census). Further, Area 9 has an estimated assessed valuation of \$11,737,726 and will generate an estimated \$281,400 in revenues yearly. Area 9 is fully developed consisting primarily of R-3 residential properties and very little C-2 and C-8 commercial area along New Halls Ferry Road.

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

- This Area 9 is a combination of Area 9 and the northern part of Area 11 as defined on our June 2000 Master Annexation Plan Map;
- This is a "Simplified Boundary Change: Annexation," consequently, we have gathered the signatures of over 75% of the registered voters in this area;
- This annexation is a very natural and logical extension of our City boundaries.

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

The City's proposing agent/contact person is:

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

PROPOSED ANNEXATION

2004

PLAN OF INTENT

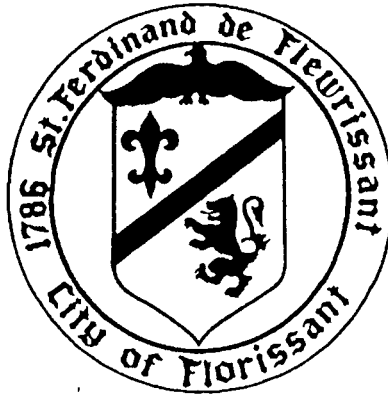
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CITY OF FLORISSANT

MISSOURI

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SECTION 2 - PLAN OF INTENT

Introduction

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

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

The City of Florissant is the largest municipality in St. Louis County having a population of 53,078, encompassing approximately 12.21 square miles in area, and having a current assessed value of \$483,913,917 (2003). The City operates daily under direct administration from the Office of the Mayor through the following departments:

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

Geographic

(1) General Description

Area 9 is generally bounded by the City of Black Jack to the east, the City of Florissant's Golf Course to the north, the City of Florissant to the west and Parker Road to the south. Please note that the legal description also includes all streets' rights-of-way, including Parker Road and New Halls Ferry. The City plans to leave maintenance of Parker Road to St. Louis

County and maintenance of New Halls Ferry to Missouri Department of Transportation (MoDOT). The City will pick up street maintenance on all other streets from St. Louis County. These are all logical and well-defined boundary lines, leaving no pockets and clearly showing the limits of services to be offered by the City of Florissant and St. Louis County.

(2) Map

Please see Location Map - Attachment "A"

(3) Second Map

Please see the City's larger Annexation Map, Tab 5. This map shows all of the City of Florissant, the surrounding municipalities, arterial roads and neighboring subdivisions adjacent to Area 9. This map also shows Florissant's City Hall, Fire/Police facilities, major parks and other facilities.

(4) Population/Area/Dwellings

Area 9 has:

<u>Population</u>	<u>Land Area</u>	<u>Dwelling Units</u>
1,048 (ref. 2000 Census)	157.14 Acres	417

(4a) Area/Street Comparison

Comparing area and streets:

	<u>Area</u>	<u>Public Streets</u>	<u>Private Streets</u>
Area 9	157.14 Acres	5.05 Miles	0.0 Miles
City of Florissant	7,822.2 Acres	166.85 Miles	25.0 Miles
Combined Total	7,979.34 Acres	171.90 Miles	25.0 Miles

(5) Community of Interest

The City is 72% contiguous to this area and by annexing this area, we hope to fulfill the following goals:

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

- Welcome into the City businesses and residents who share common local interests and who also are in search of a higher quality of life.
- Offer a more convenient, a more accessible level of government to County businesses and residents who share the City's commitment to maintain property values and to improve their quality of life.

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

Community interests in this area are very similar to ours primarily being preservation of property values through code enforcement, first-class police protection and better/closer parks/recreation facilities. Most of the residents in this area, if not all, attend the same schools and churches in the immediate area. Further, many of the retail stores along New Halls Ferry Road are patronized by both City & Area 9 residents.

(6) Subdivisions

Area 9 includes Paddock Estates Plats 1, 3, 5, 6 and 7; Marietta Subdivision Plats 1, 2, 3, 4, 4A, 4B, 4C, 4D, 5, 6, and 10; Eagle Crest Subdivision Lots 1 and 2; Reuben Musick Estate Lots 1, 2, 3 and 11; Van Crest Lane Subdivision; Afshari Estates No. 14; Cindy Subdivision; and Part of Blocks 24, 47 and 49 of St. Ferdinand Commons (the other parts of which are already within the city limits of Florissant. There will be no existing subdivisions split by this annexation. See "Subdivision Map" - Attachment "B."

(7) Compactness

The proposed Area 9 area will be very accessible for City services. Being 72% contiguous to existing City boundary lines, the City can readily and routinely provide services as needed from the City streets of Balmoral and Hambletonian. Access will also be from Parker Road and New Halls Ferry. This area is not and will not be stranded property "off-in-left-field" unable to receive City services.

Natural barriers/borders of this new area are relatively simple, Florissant city limit boundaries to the north and west, Parker Road to the south, and the City of Black Jack to the east. It is important to know that the City of Florissant can provide service to this area from several streets. This area has no rail, waterport or airport facility.

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

(8) Area Comparison

The present size of Area 9 is 157.14 acres as compared to 7,822.2 acres for the current size of the City of Florissant. The combined total will be 7,979.34 acres.

(9) Common and Adjacent to Florissant

Area 9 is 72% contiguous to the City of Florissant along the City's golf course and Florissant's city limits along residential back yards, residential front yards on New Halls Ferry and commercial areas along New Halls Ferry.

(10) Unincorporated Contiguous Area

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

(11) Future Plans

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

Again, Florissant's annexation of Area 9 is a very logical and common extension of our boundaries as backyards and streets are common to our unincorporated neighbors already. This annexation also squares off our city boundary lines and creates a logical separation of services between Florissant, the City of Black Jack and St. Louis County.

We have future annexation plans in this geographic area. Our Master Map plan shows that we plan to annex another area generally called Area 11 to the south of Area 9.

(12) Logical and Reasonable Boundaries

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

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

Financial

(1) Tax Rates

Relevant tax rates (2003) before and after annexation of Area 9 are as follows:

<u>Property Tax</u>	<u>Before</u>	<u>After</u>
City of Florissant	0	0
Ferguson/Florissant School District	5.04	5.04
State of Missouri	.03	.03
St. Louis Community College	.2312	.2312
Special School District	.833	.833
Metro. Zoo & Museum District	.226	.226
Sheltered Workshop	.085	.085
St. Louis County Library	.14	.14
St. Louis County	.58	.58
Metropolitan Sewer District	.069	.069
Florissant Valley Fire District	<u>1.048</u>	<u>1.048</u>
	8.2822	8.2822

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

Tax Rate will decrease from 5% to 3%

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

(2) Revenue/Expenditures of Annexed Area

This area proposed for annexation is primarily residential, as is the City of Florissant. Therefore, the tax base will be very compatible and mutually beneficial since the City is a "pool city." Revenues received by this area are estimated at \$281,400 and will be adequate to provide all City services to this area in a first-class fashion.

Estimated and projected revenues and expenditures for Area 9 for a three (3)-year period are as follows:

Revenues (Est.)	FY 1	FY 2	FY 3
Cigarette Tax	\$3,668	\$3,668	\$3,668
Gasoline Tax	26,619	26,619	26,619
Property Tax	0	0	0
Road & Bridge Tax	12,325	12,325	12,325
Sales Tax	125,760	125,760	125,760
Utility Tax	25,020	25,020	25,020
Capital Improvement Sales Tax	56,592	56,592	56,592
Business License Fees	0	0	0
Park Improvement Sales Tax	0	0	0
Motor Vehicle Sales Tax	6,812	6,812	6,812
Motor Vehicle Fee Increase	4,716	4,716	4,716
Cable TV Franchise Fee	5,004	5,004	5,004
Sewer Lateral Insurance Fee	11,559	11,559	11,559
Misc. Tax/Permits/Licenses/Fees/etc.	2,096	2,096	2,096
Misc. Commercial	600	600	600
Total	\$281,400	\$281,400	\$281,400

Expenditures (Est.)	FY 1	FY 2	FY 3
Administrative/Legislative/Municipal Courts/Economic Development/Media/Etc.	\$38,000	\$38,000	\$38,000
Health/Senior Services	8,200	8,200	8,200
Parks/Pool/Recreation/Theatre/Civic Centers/Etc.	39,300	39,300	39,300
Public Works/Engineering/Building/ Streets	35,800	35,800	35,800
Sewer Lateral Insurance Program	4,800	4,800	4,800
Police Services	79,600	79,600	79,600
Capital Improvements	32,400	32,400	32,400
Park Improvements	17,000	17,000	17,000
Golf Course Improvements	10,400	10,400	10,400
Total	\$265,500	\$265,500	\$265,500

Note: The City of Florissant will budget over a three (3) year period street repairs (estimated at \$43,700), sidewalks and ADA accessible curb cuts (estimated at \$5,000), and new street lights (estimated at \$105,000).

(3) Florissant's General Operating Fund

	2002	2003	2004
Revenues	\$20,022,843	\$15,450,952	\$14,974,000
Expenditures	\$20,396,278	\$18,484,189	\$20,168,010
Fund Balances	\$16,486,310	\$15,000,000	\$12,000,000

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

(4) Proforma Financial Statement

For Area 9 and Florissant, our three- (3) year estimate is as follows:

	FY 1	FY 2	FY 3
Revenues	\$15,410,000	\$15,560,000	\$15,720,000
Expenditures	\$20,300,000	\$20,600,000	\$21,000,000

(5) Capital Improvement Projects

Three-year (3-year) capital improvement projects are anticipated to proceed immediately after annexation of Area 9:

	FY 1	FY 2	FY 3
Street repairs/improvements	\$20,000	\$23,700	\$0
ADA Accessible Curb Cuts	\$5,000	\$0	\$0
New/additional streetlighting	\$50,000	\$40,200	\$14,800

Anticipated source of income would be the 1/2¢ Capital Improvement Sales Tax estimated at \$56,600 per year for this area. Obviously, the City will need to tap additional revenues to perform all Area 9 capital improvement projects

(6) Effect on County Tax Resources

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

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

We feel the City can provide services more cost effectively (than St. Louis County) and more quickly because we don't have the overhead in buildings, staff and equipment that the County does and, of course, our proximity affords us a quicker response. Therefore, any loss in revenues to St. Louis County may be more than offset by the savings to them in not having to provide certain services to this area.

(7) Lost Revenue to County

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

	<u>St. Louis County</u>
Cigarette Tax	\$3,668
Gasoline Tax	27,248
Road & Bridge Tax	12,325
Sales Tax	125,760
Utility Tax (5%)	41,700
Total	\$210,701

(8) Development Impact Fees

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

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

This trust fund does exist in this area for commercial or residential development. The City does not have an ordinance or policy prohibiting future participation in this fund.

(10) Existing Escrow Accounts

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

(11) Tax Base/Revenues

Since Area 9 is a relatively small area in comparison to St. Louis County and Florissant, we feel the City's annexation of Area 9 will have a negligible effect on the tax base or the ability to raise revenue of:

- a) Area 9 and its residents
- b) The City of Florissant and surrounding residents
- c) Surrounding residents
- d) St. Louis County and its residents

Services

Services Provided by Florissant

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

Boards & Commissions

There will no doubt be new opportunities for Area 9's residents to serve on several Boards and Commissions, i.e., Planning & Zoning Commission, Landmarks and Historic District Commission, Minimum Building Standards Board of Appeals, BOCA Board of Appeals, Traffic Commission, Citizen Participation Committee, Personnel Commission, Park & Recreation Advisory Board, Board of Adjustment, Safety Committee, Youth Advisory Commission, Senior Citizens Advisory Commission, SALT (Seniors & Lawmen Together), Environmental Quality Commission, Fair Housing Commission, Disability Awareness Commission and Valley of Flowers Committee.

It is no idle comment when we say that the City of Florissant educates and involves its residents more in the running of its government than does any other municipality in the area.

Administration

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

(1) List of Services

<u>Services</u>	<u>Current Provider</u>	<u>Proposed Provider</u>
Police, Protection-Neighborhood Watch, DARE, COPS & Other Crime Prevention Programs	St. Louis County/In-House	Florissant/In-House
Fire Protection-Includes Ambulance & Advanced Life Support	Black Jack/In-House	Black Jack/In-House
Street Improvements & Maintenance	St. Louis County/In-House & Contract	Florissant/In-House & Contract
Snow Removal	St. Louis County/In-House	Florissant/In-House
Street Lighting	Individual Cost	Florissant/In-House & Individual Cost
Sidewalk Improvement & Repair	St. Louis County/Contract	Florissant/In-House & Contract
Community Center-Recreation Activities & Classes, Theatre	St. Louis County/In-House	Florissant/In-House
Park Facilities-Recreational Activities	St. Louis County/In-House	Florissant/In-House
Ice Skating	St. Louis County/In-House	Florissant/In-House
Swimming Pool	St. Louis County/In-House	Florissant/In-House
Aquatic Center	None	Florissant/In-House
Golf Course	St. Louis County/In-House	Florissant/In-House

Skateboard Park	None	Florissant/In-House
Health Services-Rodent Infestation, Fogging & Animal Control	St. Louis County/In-House	Florissant/In-House
Senior Citizen Bus Service, FREE	None	Florissant/In-House
Financial Assistance for Home Repairs	St. Louis County/In-House	Florissant/In-House
Municipal Court	St. Louis County/In-House	Florissant/In-House
Refuse Collection	Individual Cost	Individual Cost

There will be discounted fees for the newly annexed residents of Area 9 at the Community Centers, Aquatic Center, Pools, Ice Rink and Golf Course, as applicable for specific events.

Major Services

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

Department of Public Works:

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

- a) Engineering Division: Manages Public Works projects, street surveys, street and bridge inventory, street sign inventory, traffic control, equipment and material specifications, stormwater/sanitary sewer projects, building maintenance and energy conservation program.
- b) Street Division: Maintains and repairs approximately 167 miles of streets, bridges, street lighting, traffic control devices/signings/pavement markings, ice and snow removal and equipment maintenance.
- c) Health Division: Manages health and safety requirements involving animals, insects, rodents, trash and debris, refuse collection, weed control and mosquito fogging.
- d) Building Division: Manages the issuing of building/construction/special permits, zoning enforcement, compliance with BOCA Building, National Fire, Electric, Plumbing, and Mechanical codes, construction inspections, and acts as liaison between City Hall and various boards and commissions.

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

Parks & Recreation Division:

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

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

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

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

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

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

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

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

Police Department:

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

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

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

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

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

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

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

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

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

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

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

Senior Citizens Services

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

Activities and services include:

- a) Recreational Activities - Senior citizens are entitled to discounts on all recreational activities.
- b) Golden Age Pass - Admission pass to all City sponsored activities. Allow special discount to selected retail outlets.
- c) Bus Transportation - Two (2) Flert buses (one being Handicap Accessible) provide free door-to-door transportation to medical, banking, and shopping centers within the City of Florissant. In addition, the City has two (2) 28-passenger buses to provide free transportation to social activities in and outside of the City limits.
- d) Circuit Breaker Assistance - Technical assistance on completing tax returns for property tax or rental payments.

- e) Dining Center - The City provides a dietary meal at the Dining Center located at 621 rue St. Francois. Social activities are available to the senior citizens after the meals are served.
- f) Trash Discount Tags - Special tags are available to senior citizens for discount from licensed trash haulers.
- g) Vial of Life - A plastic vial is available for the resident to place personal medical information inside the refrigerator for reference by emergency personnel.
- h) Tele-Care - Shut-ins exchange telephone numbers to check on each other on a scheduled basis.
- i) Meals on Wheels - Hot meals are provided on a daily basis and delivered to the individual's home.
- j) Arts and Craft Fair - Opportunities are provided to participate in various Arts and Craft activities.
- k) Swimming - The "Older Adult Recreational Swim" is provided for the senior citizen on a scheduled basis.

Municipal Court

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

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

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

Fire Protection/LSV

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

Existing Public Services

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

PUBLIC SECTOR

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

PRIVATE SECTOR

Missouri-American Water Company
Laclede Gas Company
Union Electric Company
Southwestern Bell Telephone Company
Christian Northwest Hospital
Christian Northeast Hospital
St. Louis Post Dispatch
North County Journal
Florissant Valley Reporter
Chamber of Commerce
Various Waste Haulers (Midwest, Pezold, Wilson, Zykan, etc.)

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

Resident/Non-Resident Fees

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

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

(2) Barriers

There are no natural or man-made barriers that would impede the efficient delivery of services to Area 9 after annexation.

(2a) City Policies

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

- a) Private Roads: They will remain private and the responsibility of the owner to maintain. However, they may be dedicated to the City for public use and City maintenance if agreeable to both parties.
- b) Sidewalks: Public sidewalks are maintained by the City. The City also installs and maintains all ADA accessible ramps between streets and sidewalks.
- c) Driveway Approaches: Driveway approaches are maintained by the property owner they serve.
- d) Street Lights: The City will install some new street lights and will maintain all new and existing street lights.
- e) Subdivision Common Ground: Subdivision common ground will remain the responsibility of the subdivision. However, if both parties agree, the City may accept common ground as a public park or for public use and accept all future responsibility for maintenance.
- f) Park Land: St. Louis County parks will remain their responsibility. Subdivision parks will also remain their responsibility unless both parties agree to dedicate the park land to the City for public use.

(3) Effective Date of Services

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

Of course, residents in this new area will not see any changes in existing Public or Private Sector services referenced earlier. There will certainly be no confusion as to fire protection, since the area to be annexed will continue to receive service from Black Jack Fire Protection District.

After approval of this Simplified Boundary Change and during the six (6) months prior to the effective date of annexation, the City will work closely with the residents, property owners and businesses to see that they learn all they can about the City and to effect a smooth transition into the City. The City will work with the new area to establish new ward boundaries and make sure this new area is fully represented on the City Council.

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

Zoning/Land Use

(1) Current Land Use %

Commercial (C-2 & C-8)	8%
Industrial	0%
Institutional/Governmental	0%
Single-Family Residential (R-3)	91%
Multi-Family Residential	0%
Vacant - NU	1%
	100%

(2) Current/Proposed Zonings

- a) See attached the "Current" Zoning Map for Area 9 (Attachment "D").
- b) See attached the "Proposed" Zoning Map for Area 9 (Attachment "E").

(3) Zoning and Land Use Changes

The area proposed to be annexed by the City contains two zoning classifications - R-4 and C-8. Outlined below are the present zoning classifications of St. Louis County and the comparable zoning classification of the City of Florissant:

St. Louis County

R-3 Residence (10,000 SF)

C-2 Central Business District

C-8 Planned Commercial

NU Non-Urban District

Florissant

R-3 Single Family Dwelling
 (Minimum 10,000 SF)

B-2 Central Business District

B-5 Planned Commercial

NU Non-Urban District

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

(4) Non-Conforming Zoning

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

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

- a) Each property will be evaluated as to acreage and use.

- b) Each property would then be classified with a City zoning district which it most closely matches up with in St. Louis County.
- c) Any property which does not match up with a City zoning district would be classified with a zoning district that comes the closest to it. That property would then be considered a non-conforming property building or use in accordance with Section 24 of the City Zoning Code.
- d) Any use which would normally require a special use under the City zoning code would be considered a non-conforming use in accordance with Section 24 of the City Zoning Code.
- e) Properties which are in a flood plain would be subject to the requirements of Chapter 11 of the City Code, Flood Damage Prevention and Control. Existing structures which do not meet this ordinance would be treated as non-conforming in accordance with Section 11-54 of the City Code.
- f) Any property which may vary considerably from all City zoning districts would be evaluated and recommendations for a new zoning district would be made. However, buildings would still be treated as non-conforming in accordance with Section 24 of the zoning code unless, of course, all aspects of the use or property conform to the new district regulations.
- g) All non-conforming uses, properties and buildings would be documented to eliminate any conflicts in the future. This documentation will be part of the permanent property file.

(5) Other Regulations

Upon annexation, Area 9 will be subject to all City codes and ordinances. This area is not in a floodplain, historic preservation district, or neighborhood district. The most immediate regulation affecting this area will be our "Occupancy Permit" codes and inspections and our property maintenance codes.

(6) Prospective Development

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

(7) Code Compliance with On-Going Developments

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

(8) Future Growth/Development

The likelihood of any significant future growth or development in this area is very small since 98% of the property has already been developed.

Summary

(1) Best Interest of Florissant

As stated earlier, annexation of Area 9 is in the City's best interest for the following reasons and goals:

- This area is very contiguous (72%) to the City of Florissant and identical neighborhoods.
- We wish to realign City boundaries to natural and logical borders.
- We are interested in steady growth of the City.
- We want to ensure the quality of life through proper community involvement, good planning and zoning, and enforcement of property maintenance codes.
- We wish to prevent adverse land development and improper land usage along adjacent commercial/residential areas.
- We wish to allow Area 9 businesses/residents the opportunity to receive Florissant services and use Florissant facilities.
- Florissant wants to welcome businesses/residents into the City who share common interests and who also desire a higher quality of life.
- Florissant wants to offer a more convenient, more accessible level of government to Area 9 businesses/residents who share the City's commitment to maintaining property values and their quality of life.

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

This area proposed for annexation is primarily residential, as is the City of Florissant. Therefore, the tax base will be very compatible and mutually beneficial since the City is a "pool city." Revenues received by this area are estimated at \$281,400 and will be adequate to provide all City services to this area in a first-class fashion.

(2) Best Interest of County

We feel it is in the best interest of St. Louis County to support this annexation primarily because the City of Florissant can provide service to this area quicker and cheaper. We can also maintain this area better than St. Louis County. St. Louis County may better explain why it is in their best interest for Florissant to annex the Area 9 area.

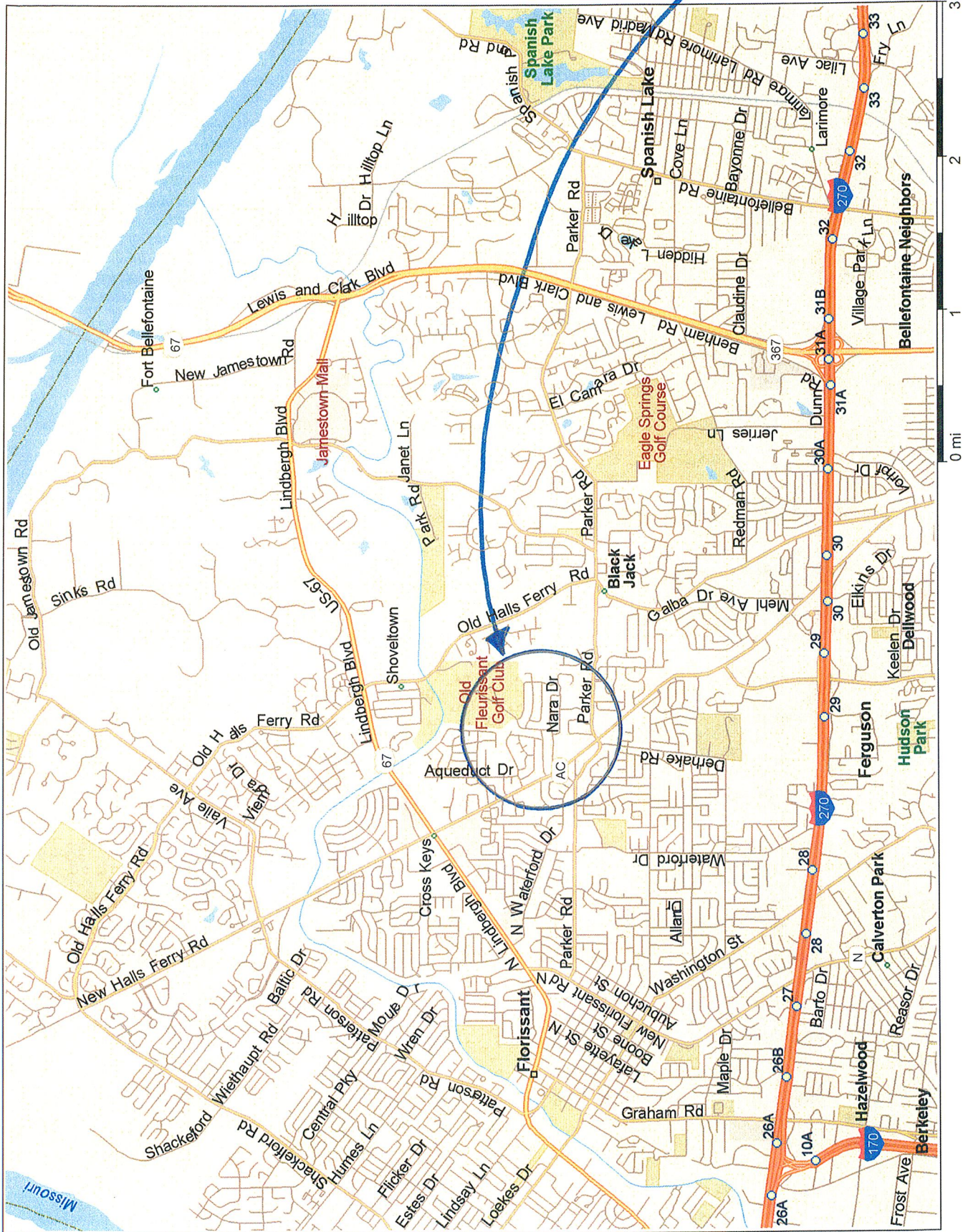
(3) Best Interest of Area 9

We feel it is in the best interest of Area 9 to be annexed by Florissant for all the reasons stated in (1) and (2) above. Primarily, Florissant can maintain the streets better, will install additional street lighting, can maintain property values through our occupancy permit and property maintenance programs, can guarantee property values through our Home Equity Assurance and Housing Grant programs, and can offer a better quality of life through all the services and facilities that the City has to offer.

Simply, a local City municipality can provide better governmental representation and services over a County-wide governmental agency.

Missouri, United States, North America

Location Map
Area 9
Attachment "A"



City of
FLORISSANT
St. Louis County, Missouri

POTENTIAL
ANNEXATION
AREA 9 REVISED
SUBDIVISIONS

OLD
FLORISSANT

PADDOCK
ESTATES

GOLF
COURSE

FLORISSANT

ST FERDINAND
COMMONS

CLUB GROUNDS SOUTH

PADDOCK
ESTATES

MARIETTA

VAN
CREST
LANE
REUBEN
MUSICK
ESTATE

EAGLE
CREST
LOTS

ST FERDINAND
COMMONS
AFSHARI
ESTATES

Streets

Parcel Boundary

Municipal Boundary

Scale is 1:7,000

0 583 Feet

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

UNINCORPORATED

Prepared by
St. Louis County
Department of Planning
May 2008
ST. LOUIS COUNTY
PLANNING
DIVISION

Attachment C removed from this scanned document because it made the file too large to upload. Attachment C is available at the Boundary Commission office. It is 12 double-sided pages copied from Florissant's Building Codes outlining all the fee schedules in the City of Florissant ranging from building permits to babysitting to cable television to archery and everything in between.

City of
FLORISSANT
St. Louis County, Missouri

POTENTIAL
ANNEXATION
AREA 9 REVISED
ZONING

OLD
FLORISSANT

GOLF
COURSE

Streets
Parcel Boundary
Municipal Boundary

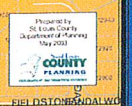
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583
Feet



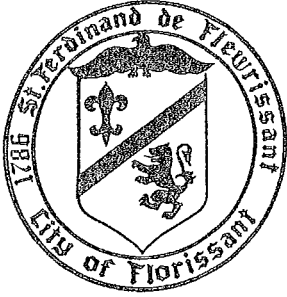
Sources: City of Florissant and St. Louis County Departments of Planning, Police, and Revenue.

Prepared by
St. Louis County
Department of Planning
May 2023
ST. LOUIS COUNTY
PLANNING DEPARTMENT



SECTION 3 - CERTIFICATION

- (i) Certification that Area 9 is less than fifty percent of the combined land subject to this proposal - see attached.
- (ii) Certification that any platted subdivision is being split - **This is not applicable, no subdivision is being split.**
- (iii) Certification that this proposal does not overlap another proposal - see attached.
- (iv) Certification that Area 9 is at least 15% contiguous - see attached.
- (v) Certification that one copy of the most recently adopted City Budget and audit and 21 copies of the proposal have been provided to the Boundary Commission.
- (vi) Certification that the City of Florissant will bear all costs, etc. and that the City of Florissant has paid the Application Fee (\$1,048.00), etc. - see attached.
- (vii) Certification that copies of the proposal have been sent to the St. Louis County Clerk and the City Clerk for the City of Black Jack. There are no other municipalities with contiguous boundaries to the proposed area - see attached.
- (viii) Certification that a verified petition has been signed by seventy-five percent (75%) of the registered voters of Area 9, which is predominantly residential in character and has an average residential density of not less than one dwelling unit per three (3) acres, and has been presented to the Boundary Commission. The number of registered voters within Area 9 was established as of the date the first signature on the verified petition was obtained and there are no exclusions for signatures collected in areas originally included in the proposal but annexed or incorporated as a municipality.
- (ix) Certification of Past Voter Disapproval or part of "Established Unincorporated Area" - see attached.



Florissant, Missouri

Honorable
Robert G. Lowery, Sr.
MAYOR

CITY HALL
955 Rue St. Francois
Florissant, MO 63031
314 / 921-5700
Fax: 314 / 921-7111
TDD: 314 / 839-5142

POLICE DEPARTMENT
1700 North Highway 67
Florissant MO 63033
314 / 831-7000
Fax: 314 / 830-6045

PARKS DEPARTMENT
#1 James J. Eagan Dr.
Florissant, MO 63033
314 / 921-4466
Fax: 314 / 839-7672

MUNICIPAL COURT
1055 Rue St. Francois
Florissant, MO 63031
314 / 921-3322
Fax: 314 / 839-7663

www.florissantmo.com

 12

January 28, 2004


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

RE: Annexation Proposal for "Area 9"

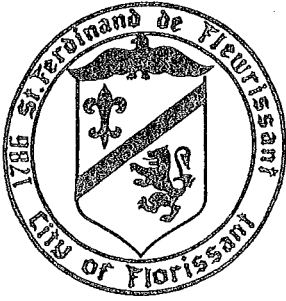
Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that Area 9 is less than fifty percent (50%) of the combined land subject to the proposal, that Area 9 is at least fifteen percent (15%) contiguous to the City of Florissant (being 72% contiguous), and that at the time of official submittal, this proposal did not overlap any other proposal before the Commission.

Very truly yours,


Louis B. Jearls, Jr., P.E.
Director of Public Works

/pas



Florissant, Missouri

January 28, 2004

Honorable
Robert G. Lowery, Sr.
MAYOR

CITY HALL
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Members of the St. Louis County
Boundary Commission
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Clayton, MO 63105

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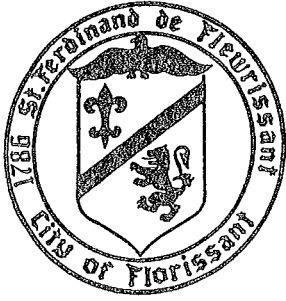
Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that one copy of the most recently adopted budget and audit report and twenty-one (21) copies of this annexation proposal have been delivered to the Boundary Commission.

Very truly yours,


Louis B. Jearls, Jr., P.E.
Director of Public Works

/pas



Florissant, Missouri

January 28, 2004

Honorable
Robert G. Lowery, Sr.
MAYOR

CITY HALL
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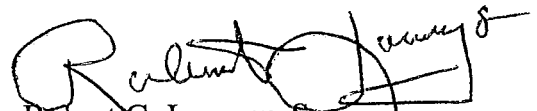
St. Louis County Boundary Commission
168 North Meramec Avenue, Suite 140
Clayton, MO 63105

RE: Annexation Proposal of "Area 9"

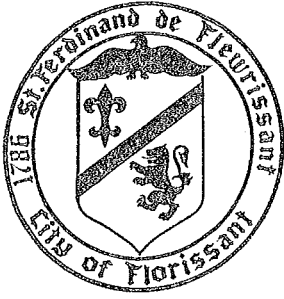
Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that the City of Florissant will bear all costs of the Boundary Commission relating to publications, notifications, copies, etc., that the City of Florissant has paid the Application Fee (\$1,048) when this annexation proposal was presented to the Boundary Commission, and that the City of Florissant will pay other attendant costs related to the annexation proposal of Area 9 submitted by the City of Florissant.

Very truly yours,


Robert G. Lowery, Sr.
Mayor

/pas



Florissant, Missouri

CERTIFICATE OF SERVICE

Honorable
Robert G. Lowery, Sr.
MAYOR

CITY HALL
955 Rue St. Francois
Florissant, MO 63031
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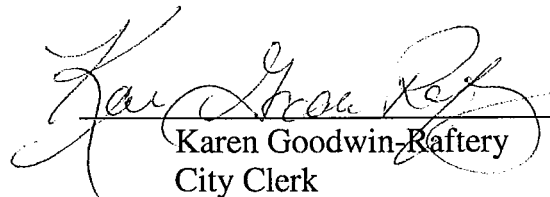
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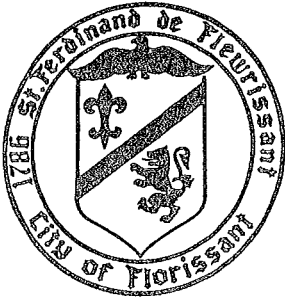
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www.florissantmo.com

The undersigned, Karen Goodwin-Rahtery, City Clerk for the City of Florissant, certifies that on 2/5/04, an identical copy of the Official Submittal constituting the proposal by the City of Florissant to annex Area 9 has been mailed, via U.S. mail, postage prepaid, to the County Clerk of St. Louis County at 7900 Carondelet Avenue, St. Louis, Missouri 63105 and to the City Clerk of the City of Black Jack, 12500 Old Jamestown Road, Black Jack, Missouri 63033. I also certify that there are no other villages/municipalities which are contiguous to the Area 9 proposal area.


Karen Goodwin-Rahtery
City Clerk



Florissant, Missouri

Honorable
Robert G. Lowery, Sr.
MAYOR

CITY HALL
955 Rue St. Francois
Florissant, MO 63031
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January 28, 2004

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

RE: Annexation Proposal for "Area 9"

Dear Members:

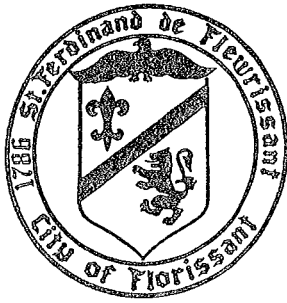
In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that a verified petition signed by seventy-five percent (75%) of the registered voters within Area 9, which is predominantly residential in character and has an average residential density of not less than one dwelling unit per three (3) acres, has been submitted with this proposal to the Boundary Commission.

I also certify that the number of registered voters within Area 9 was established on the date the first signature on the verified petition was obtained and that there are no exclusions for signatures collected in areas originally included in the proposal but annexed or incorporated as a municipality.

Very truly yours,


Captain John Foster
Florissant Police Department

/pas



Florissant, Missouri

Honorable
Robert G. Lowery, Sr.
MAYOR

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January 28, 2004

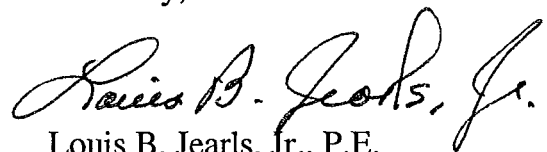
Members of the St. Louis County
Boundary Commission
168 North Meramec Avenue, Suite 140
Clayton, MO 63105

RE: **Annexation of "Area 9"**

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that the proposed annexation of Area 9 was not disapproved by voters within the last two (2) years nor is it a part of an "Established Unincorporated Area."

Sincerely,


Louis B. Jearls, Jr., P.E.
Director of Public Works

/pas

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 9.

(ii) Sites for Public Hearing

The following is a list of three 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 handicap accessible and are geographically desirable.

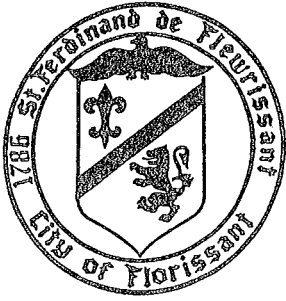
The sites are as follows:

Florissant City Hall
955 St. Francois
Florissant, Mo. 63031
(314) 921-5700
Mayor Robert G. Lowery, Sr.

James J. Eagan Center
#1 James J. Eagan Drive
Florissant, Mo. 63033
(314) 921-5700
Mayor Robert G. Lowery, Sr.

Old Fleurissant Golf Club
50 Country Club Lane
Florissant, Mo. 63033
(314) 921-5700
Mayor Robert G. Lowery, Sr.

- (iii) Legal Opinion ref. Statutory Requirements - please see attached.
- (iv) Legal Opinion ref. Requirements of Statutes and Rules of the Boundary Commission for Simplified Boundary Change - please see attached.
- (v) Change in Fire Protection and Emergency Medical Services - The City of Florissant is seeking no change - see attached.
- (vi) Proposed Language for Public Hearing Notice - see attached.
- (vii) Legal Description - see attached.
- (viii) Effective Annexation Date
Pending approval from the Boundary Commission, the proposed effective date for the simplified boundary adjustment will be August 1, 2004, or an earlier date if so established by the Boundary Commission. The City will move quickly (in conjunction with a common transition committee) to provide full City services immediately.
- (ix) Copy of documents from the St. Louis Board of Election Commissioners - see submitted documents.



Florissant, Missouri

Honorable
Robert G. Lowery, Sr.
MAYOR

CITY HALL
955 Rue St. Francois
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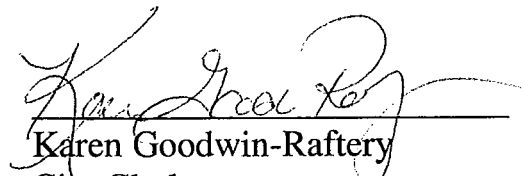
MUNICIPAL COURT
1055 Rue St. Francois
Florissant, MO 63031
314 / 921-3322
Fax: 314 / 839-7663

www.florissantmo.com



I, Karen Goodwin-Raftery, City Clerk of the City of Florissant, St. Louis County, Missouri, do hereby certify that the following constitutes a true and correct copy of Ordinance No. 6973 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 Florissant, St. Louis County, Missouri, on this 2nd day of February, 2004.


Karen Goodwin-Raftery
City Clerk

1 INTRODUCED BY COUNCIL AS A WHOLE
2 JANUARY 26, 2004

3
4 BILL NO. 7886

ORDINANCE NO. 6973

5
6 **AN ORDINANCE PROVIDING FOR THE ANNEXATION BY THE CITY**
7 **OF FLORISSANT, MISSOURI OF AN AREA OF UNINCORPORATED**
8 **LAND DESCRIBED HEREIN AND REFERRED TO AS "AREA 9", AND**
9 **PROVIDING FOR APPROVAL OF AN ANNEXATION PLAN AND A**
10 **SIMPLIFIED BOUNDARY CHANGE PROPOSAL TO BE SUBMITTED**
11 **TO THE ST. LOUIS COUNTY BOUNDARY COMMISSION FOR ITS**
12 **CONSIDERATION.**

13
14 WHEREAS, the City has received verified petitions signed by at least seventy-five
15 percent (75%) of the registered voters within an area of land located in unincorporated St. Louis
16 County referred to as "Area 9" in the City of Florissant's Annexation Map Plan of 2000
17 submitted to the St. Louis County Boundary Commission, hereinafter referred to as "Area 9";
18 and

19 WHEREAS, the area proposed to be transferred, referred to as "Area 9", is predominantly
20 residential in character and has an average residential density of not less than one dwelling unit
21 per three (3) acres; and

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

24 WHEREAS, the City of Florissant proposes to annex the property referred to as "Area 9
25 into the City as a simplified boundary change pursuant to 72.405.6 of the Revised Statutes of the
26 State of Missouri; and

27 WHEREAS, the City has developed a Plan of Intent to be submitted to the St. Louis
28 County Boundary Commission for approval of the simplified boundary change of the area
29 referred to as "Area 9" by the City setting forth, among other things, the various impacts of the
30 boundary change proposal, a legal description of the Annexation Area, proposed time schedule
31 for the provision of the services to the Annexation Area, the current tax rates, the revenue
32 sources, the effect of the simplified boundary change on St. Louis County resource distribution,
33 the proposed zoning, and the effective date of the proposed Annexation.

34
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39 NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
40 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

41
42
43 Section 1: The City will seek the inclusion of the Area 9 within the City's limits through
44 a simplified boundary change proposal as being in the best interest of the City of Florissant, the
45 unincorporated area subject to the simplified boundary change proposal and the areas adjacent to
46 the unincorporated area subject to the proposed simplified boundary change.

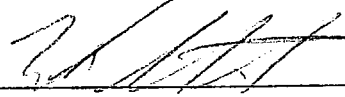
47
48 Section 2: The City has caused to be prepared a Plan of Intent for submission to the St.
49 Louis County Boundary Commission, wherein the City has described and analyzed:

- 50 a) The verified petitions signed by the property owners;
- 51 b) The various impacts of the boundary change proposed;
- 52 c) The ability to accommodate the orderly incorporation in the city;
- 53 d) Legal description of the Area 9;
- 54 e) Present level of major services provided by the City and St. Louis County
55 and proposed to be provided to the Area 9;
- 56 f) Proposed time schedule for the provision of services to Area 9;
- 57 g) Current tax rates;
- 58 h) Revenue sources;
- 59 i) Effect of boundary change on St. Louis County resource distribution;
- 60 j) Proposed zoning;
- 61 k) Compactness of the Annexation Area 9; and
- 62 l) Effective date of the proposed transfer.

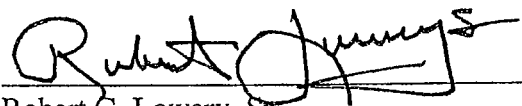
63
64
65
66 Section 3: The City is well prepared to effectuate the simplified boundary change of the
67 Area 9 as described in the Plan of Intent, which the City hereby adopts. The Plan of Intent, a
68 certified copy of the Ordinance including Appendix "A", and all other information deemed
69 necessary to the St. Louis County Boundary Commission, shall be submitted to the St. Louis
70 County Boundary Commission for its consideration and approval.

71
72 Section 4: This ordinance shall become in force and effect immediately upon its passage
73 and approval.

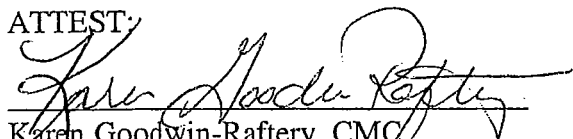
Adopted this 26 day of Jan, 2004.


 Mark Schmidt
 President of the Council
 City of Florissant

Approved this 29 day of January, 2004.


 Robert G. Lowery, Sr.
 Mayor, City of Florissant

ATTEST:


 Karen Goodwin-Raftery, CMC
 City Clerk, City of Florissant

AREA 9LEGAL DESCRIPTION

A tract of land located in U.S. Survey 104, Fractional Section 13 and Section 24, in Township 47 North, Range 6 East, St. Louis County, Missouri. Subdivisions included in this tract of land are as follows:

Paddock Estates, Plats 1, 3, 5, 6 and 7.
 Marietta Subdivision, Plats 1, 2, 3, 4, 4A, 4B, 4C, 4D, 5, 6, and 10.
 Eagle Crest Subdivision, Lots 1 and 2.
 Reuben Musick Estate, Lots 1, 2, 3 and 11.
 Van Crest Lane Subdivision
 Afshari Estates No. 14
 Cindy Subdivision
 Part of Blocks 24, 47 and 49 of St. Ferdinand Commons

All of the above subdivisions are on file at the office of the Recorder of Deeds of St. Louis County, Missouri.

Said tract of land is further described as follows:

Beginning at a point in the Western line of Lot 3 of the Tyler Estates, being also the Eastern line of St. Ferdinand Commons, said point distant North 07 degrees 46 minutes 00 seconds East 355.01 feet from the Southwestern corner of said Lot 3; thence South 60 degrees 54 minutes 15 seconds East 390.86 feet; thence South 64 degrees 55 minutes 00 seconds East 152.07 feet to a point in the Northwestern line of Club Grounds North Drive, 50.00 feet wide; thence along said line Northeastwardly 48.30 feet along a curve to the left having a radius of 340.00 feet to a point of tangency; thence North 30 degrees 31 minutes 00 seconds East 198.99 feet; thence North 59 degrees 29 minutes 00 seconds West 132.00 feet; thence Northeastwardly 173.83 feet along a curve to the right having radius of 1328.00 feet to a point of tangency; the chord of which bears North 34 degrees 16 minutes 00 seconds East 173.71 feet; thence North 38 degrees 01 minute 00 seconds East 245.53 feet to a point of curve; thence continuing Northeastwardly 157.46 feet along a curve to the left having a radius of 1388.00 feet to a point of tangency; thence North 31 degrees 31 minutes 00 seconds East 62.21 feet to a point of curve; thence continuing Northeastwardly 261.66 feet along a curve to the right having a radius of 1874.00 feet to a point of reverse curve; thence continuing Northeastwardly 433.37 feet along a curve to the left having a radius of 828.00 feet to a point of tangency; thence North 09 degrees 31 minutes 00 seconds East 249.05 feet to a point of curve; thence continuing Northwardly 67.07 feet along a curve to the left having a radius of 183.00 feet to a point of tangency; thence North 11 degrees 29 minutes 00 seconds West 70.00 feet; thence North 78 degrees 31 minutes 00 seconds East 132.00 feet; thence North 11 degrees 29 minutes 00 seconds West 18.47 feet to a point of curve; thence Northwardly and Northeastwardly 47.28 feet along a curve to the right having a radius of 50.00 feet; thence North 47 degrees 16 minutes 49 seconds West 29.99 feet; thence North 17 degrees 55 minutes 15 seconds West 148.79 feet; thence Eastwardly 143.24 feet

along a curve to the right having a radius of 222.00 feet, the chord of which bears North 80 degrees 23 minutes 18 seconds East 140.77 feet; thence South 11 degrees 40 minutes 00 seconds East 189.63 feet; thence South 65 degrees 09 minutes 00 seconds West 30.00 feet; thence Southwardly and Southwestwardly 70.99 feet along a curve to the right having a radius of 50.00 feet to a point of reverse curve, the chord of which bears South 15 degrees 48 minutes 51 seconds West 65.18 feet; thence Southwestwardly and Southwardly 35.59 feet along a curve to the left having a radius of 30.00 feet to a point of tangency; thence South 11 degrees 29 minutes 00 seconds East 14.31 feet to a point of curve; thence continuing Southwardly 133.78 feet along a curve to the right having a radius of 365.00 feet to a point of tangency; thence South 09 degrees 31 minutes 00 seconds West 77.86 feet; thence South 80 degrees 29 minutes 00 seconds East 119.92 feet; thence South 09 degrees 31 minutes 00 seconds West 67.16 feet; thence South 21 degrees 59 minutes 00 seconds East 130.44 feet to a point of curve; thence continuing Southwardly 204.66 feet along a curve to the right having a radius of 902.00 feet to a point of tangency; thence South 08 degrees 59 minutes 00 seconds East 318.08 feet; thence Southwardly, Southwestwardly, and Westwardly 458.08 feet along a curve to the right having a radius of 182.00 feet to a point, the chord of which bears South 28 degrees 09 minutes 29 seconds West 346.39 feet; thence North 79 degrees 44 minutes 15 seconds West 88.77 feet; thence South 83 degrees 01 minute 00 seconds West 94.08 feet to a point of curve; thence continuing Westwardly 125.35 feet along a curve to the left having a radius of 513.00 feet to a point of tangency; thence South 69 degrees 01 minute 00 seconds West 304.50 feet; thence South 38 degrees 01 minute 00 seconds West 110.00 feet; thence North 51 degrees 59 minutes 00 seconds West 100.00 feet; thence South 38 degrees 01 minute 00 seconds West 56.26 feet to a point of curve; thence continuing Southwestwardly 150.01 feet along a curve to the left having a radius of 1146.00 feet to a point of tangency; thence South 30 degrees 31 minutes 00 seconds West 198.99 feet to a point of curve; thence continuing Southwestwardly 124.28 feet along a curve to the right having a radius of 390.00 feet; thence South 59 degrees 29 minutes 00 seconds East 157.96 feet to a point of curve; thence continuing Eastwardly 197.85 feet along a curve to the left having a radius of 436.00 feet to a point of tangency; thence South 85 degrees 29 minutes 00 seconds East 225.27 feet to a point of curve; thence continuing Eastwardly 348.03 feet along a curve to the left having a radius of 2266.00 feet to a point of tangency; thence North 85 degrees 43 minutes 00 seconds East 343.26 feet; thence South 55 degrees 11 minutes 15 seconds East 178.24 feet; thence North 52 degrees 15 minutes 30 seconds East 83.42 feet; thence North 73 degrees 04 minutes 30 seconds East 83.78 feet; thence South 83 degrees 53 minutes 00 seconds East 175.02 feet to the Eastern line of Lot 1 of the Estate of Reuben Musick; also being the Northeast corner of Lot 380 of Paddock Estates Plat 3; thence South 01 degrees 12 minutes West 601.71 feet along the East line of Paddock Estates Plat 3 to the South east corner of Lot 375 of Paddock Estates Plat 3; thence North 82 degrees 43 minutes 15 seconds West 318.85 feet to the Northeast corner of Paddock Estates Plat 5; thence South 01 degrees 01 minutes West 707.11 feet to Southeast corner of Lot 157 of Marietta Plat 5; thence South 82 degrees 54 minutes East 318.63 feet to the Northeast corner of Lot 96 of Marietta Plat 6; thence South 01 degrees 23 minutes West 692.34 feet to the Southeast corner of Lot 91 of Marietta Plat 6; also, being the Northeast corner of Lot 2 of Eagle Crest; thence South 01 degrees 16 minutes 39 seconds West to its intersection with the South right-of-way line of Parker Road; thence Westwardly along the South right-of-way line of Parker Road to its intersection with the West right-of-way line of New Halls Ferry Road (also State Highway A/C); thence Northwestwardly along the West right-of-way line of New Halls Ferry Road to its intersection with the westerly prolongation of the South line of

John Knox Presbyterian Church Subdivision; thence North 89 degrees 41 minutes 30 seconds East along this prolonged line to the Northwest corner of Commons Lot 1 of Cindy Subdivision, also being the Southwest corner of John Knox Presbyterian Church Subdivision; thence North 89 degrees 41 minutes 30 seconds East along the South line of John Knox Presbyterian Church Subdivision to the Southeastern corner of said subdivision; thence North 7 degrees 51 minutes 30 seconds East 598.71 feet along the East line of John Knox Presbyterian Church Subdivision to the Northeast corner and North line of said subdivision; thence South 84 degrees 41 minutes 30 seconds West along the North line, and its westerly prolongation, of John Knox Presbyterian Church Subdivision to its intersection with the West right-of-way line of New Halls Ferry Road; said North line also being the South line, and its prolongation, of Marietta Plat 3 Subdivision; and said intersection being a point on the East line of Paddock Hills Plat 14 Subdivision; thence Northwesterly along the West right-of-way line of New Halls Ferry Road to the Northeast corner of Lot 1095 of Paddock Hills Plat 14; thence continuing Northwesterly along the West right-of-way line of New Halls Ferry Road to its intersection with the Westerly prolongation of the South line of Lot PT1196 Paddock Hills Plat 15 Subdivision; thence in an Easterly direction along the prolonged South line of Lot PT1196 Paddock Hills Plat 15 Subdivision to the Southeast corner of said property, also being the Southwest corner of Lot 1249 of Paddock Hills Plat 15 Subdivision; thence Easterly along the South line of Lot 1249 of Paddock Hills Plat 15 Subdivision to the Southeast corner of said lot; thence Southerly 156.81 feet along the West line of Lot 1250 of Paddock Hills Plat 15 Subdivision to the Southwest corner of said lot, also being a point that lies on the North line of Block PT24 of St. Ferdinand Commons Subdivision; thence Eastwardly along the North line of Block PT24 of St. Ferdinand Commons Subdivision to the Northeast corner of said property, also being the Northwest corner of Lot 603 of Paddock Estates Plat 6 Subdivision; thence South 89 degrees 46 minutes 30 seconds East along the North line of Paddock Estates Plat 6 Subdivision to the Northeast corner of Lot 608 of Paddock Estates Plat 6 Subdivision, also being the Northwest corner of Lot 170 of Paddock Estates Plat 1 Subdivision; thence continuing South 89 degrees 46 minutes 30 seconds East 786.99 feet along the North line of Paddock Estates Plat 1 Subdivision to its intersection with the West line of same, said point of intersection being 27.64 feet East of the Northeast corner of Lot 163 of Paddock Estates Plat 1 Subdivision, said point also being at the Southeast corner of Lot 1267 of Paddock Hills Plat 16 Subdivision; thence North 07 degrees 46 minutes East 825.74 feet along the West line of Paddock Estates Plat 1 Subdivision to the Northwestern corner of Lot 152 of same subdivision, also being the Southwest corner of Lot 701 of Paddock Estates Plat 7 Subdivision; thence continuing North 07 degrees 46 minutes East 325.00 feet along the West line of Lot 701 of Paddock Estates Plat 7 Subdivision to the Northwest corner of same and to the point of beginning.

LEWIS, RICE & FINGERSH, L.C.

ATTORNEYS AT LAW

500 N. BROADWAY, SUITE 2000
ST. LOUIS, MISSOURI 63102-2147
WWW.LRF.COM
JHESSEL@LEWISRICE.COM

JOHN M. HESSEL
DIRECT (314) 444-7735

TEL (314) 444-7600
FAX (314) 612-7735

January 28, 2004

Mayor Robert G. Lowery, Sr.
City of Florissant
955 rue St. Francois
Florissant, Missouri 63031

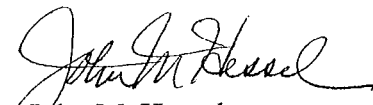
Re: Annexation Proposal for "Area 9"

Dear Mayor Lowery:

In accordance with the Rules and Regulations of the St. Louis County Boundary Commission, I am obligated to render an opinion with respect to the City of Florissant's proposed annexation of "Area 9." Based upon my review of the annexation proposal for "Area 9" and relevant documents, it is my opinion that all statutory and Boundary Commission requirements applicable to the City of Florissant have been satisfied in connection with its Simplified Boundary Change proposal.

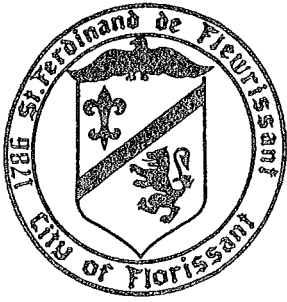
If you have any questions, please do not hesitate to contact me.

Very truly yours,



John M. Hessel

JMH/trm



Florissant, Missouri

Honorable
Robert G. Lowery, Sr.
MAYOR

CITY HALL
955 Rue St. Francois
Florissant, MO 63031
314 / 921-5700
Fax: 314 / 921-7111
TDD: 314 / 839-5142

POLICE DEPARTMENT
1700 North Highway 67
Florissant MO 63033
314 / 831-7000
Fax: 314 / 830-6045

PARKS DEPARTMENT
#1 James J. Eagan Dr.
Florissant, MO 63033
314 / 921-4466
Fax: 314 / 839-7672

MUNICIPAL COURT
1055 Rue St. Francois
Florissant, MO 63031
314 / 921-3322
Fax: 314 / 839-7663

www.florissantmo.com



January 28, 2004

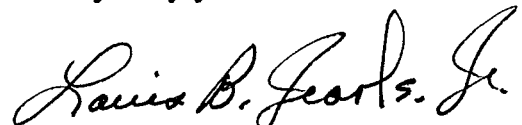
Members of the St. Louis County
Boundary Commission
168 North Meramec Avenue, Suite 140
Clayton, MO 63105

RE: Annexation Proposal for "Area 9"

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, please be advised that the proposal for annexation of Area 9 does not seek any change in fire protection and emergency medical services.

Very truly yours,


Louis B. Jearls, Jr., P.E.
Director of Public Works

/pas

AREA 9

LEGAL DESCRIPTION

A tract of land located in U.S. Survey 104, Fractional Section 13 and Section 24, in Township 47 North, Range 6 East, St. Louis County, Missouri. Subdivisions included in this tract of land are as follows:

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Reuben Musick Estate, Lots 1, 2, 3 and 11.
Van Crest Lane Subdivision
Afshari Estates No. 14
Cindy Subdivision
Part of Blocks 24, 47 and 49 of St. Ferdinand Commons

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John Knox Presbyterian Church Subdivision; thence North 89 degrees 41 minutes 30 seconds East along this prolonged line to the Northwest corner of Commons Lot 1 of Cindy Subdivision, also being the Southwest corner of John Knox Presbyterian Church Subdivision; thence North 89 degrees 41 minutes 30 seconds East along the South line of John Knox Presbyterian Church Subdivision to the Southeastern corner of said subdivision; thence North 7 degrees 51 minutes 30 seconds East 598.71 feet along the East line of John Knox Presbyterian Church Subdivision to the Northeast corner and North line of said subdivision; thence South 84 degrees 41 minutes 30 seconds West along the North line, and its westerly prolongation, of John Knox Presbyterian Church Subdivision to its intersection with the West right-of-way line of New Halls Ferry Road; said North line also being the South line, and its prolongation, of Marietta Plat 3 Subdivision; and said intersection being a point on the East line of Paddock Hills Plat 14 Subdivision; thence Northwesterly along the West right-of-way line of New Halls Ferry Road to the Northeast corner of Lot 1095 of Paddock Hills Plat 14; thence continuing Northwesterly along the West right-of-way line of New Halls Ferry Road to its intersection with the Westerly prolongation of the South line of Lot PT1196 Paddock Hills Plat 15 Subdivision; thence in an Easterly direction along the prolonged South line of Lot PT1196 Paddock Hills Plat 15 Subdivision to the Southeast corner of said property, also being the Southwest corner of Lot 1249 of Paddock Hills Plat 15 Subdivision; thence Easterly along the South line of Lot 1249 of Paddock Hills Plat 15 Subdivision to the Southeast corner of said lot; thence Southerly 156.81 feet along the West line of Lot 1250 of Paddock Hills Plat 15 Subdivision to the Southwest corner of said lot, also being a point that lies on the North line of Block PT24 of St. Ferdinand Commons Subdivision; thence Eastwardly along the North line of Block PT24 of St. Ferdinand Commons Subdivision to the Northeast corner of said property, also being the Northwest corner of Lot 603 of Paddock Estates Plat 6 Subdivision; thence South 89 degrees 46 minutes 30 seconds East along the North line of Paddock Estates Plat 6 Subdivision to the Northeast corner of Lot 608 of Paddock Estates Plat 6 Subdivision, also being the Northwest corner of Lot 170 of Paddock Estates Plat 1 Subdivision; thence continuing South 89 degrees 46 minutes 30 seconds East 786.99 feet along the North line of Paddock Estates Plat 1 Subdivision to its intersection with the West line of same, said point of intersection being 27.64 feet East of the Northeast corner of Lot 163 of Paddock Estates Plat 1 Subdivision, said point also being at the Southeast corner of Lot 1267 of Paddock Hills Plat 16 Subdivision; thence North 07 degrees 46 minutes East 825.74 feet along the West line of Paddock Estates Plat 1 Subdivision to the Northwestern corner of Lot 152 of same subdivision, also being the Southwest corner of Lot 701 of Paddock Estates Plat 7 Subdivision; thence continuing North 07 degrees 46 minutes East 325.00 feet along the West line of Lot 701 of Paddock Estates Plat 7 Subdivision to the Northwest corner of same and to the point of beginning.