

**CITY OF MANCHESTER, MISSOURI
ANNEXATION PLAN OF INTENT
"CARMAN – MANCHESTER AREA"
JULY, 2004**

Filed with the St. Louis County Boundary Commission



CITY OF MANCHESTER,

MISSOURI

Annexation Plan of Intent

***Carman – Manchester
Modified “Area A” and Partial “Area D”***

July 1, 2004

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EXECUTIVE SUMMARY



"A PROUD PAST A BRIGHT FUTURE"

SECTION 1 – EXECUTIVE SUMMARY

The City of Manchester is proposing to annex an area of unincorporated St. Louis County referred to a "Modified Area A". Modified Area A is mostly Area A and a portion of Area D formally submitted as the City of Manchester Map Plan of Intent in 2000 to the St. Louis County Boundary Commission. Modified Area A is located adjacent to the eastern city limits north of Carman Road. It consists of approximately 1,260 acres generally bordered by Manchester Road and the City of Town & Country corporate limits to the north, the centerline of Grand Glaize Creek to the east and Carman Road to the south.

Key Demographic and Geographic Factors are:

- The City of Manchester is approximately 45% contiguous to the annexation area.
- The existing City is approximately 4.8 square miles. The proposed annexation area is almost 2 square miles, therefore, after annexation, the City will become 6.8 square miles.
- Based on the U.S. Census, there are approximately 5,600 persons residing in this area living in approximately 2,600 dwelling units.
- Of the 2,600 dwelling units, approximately 1,000 units are renter-occupied, attached units.
- There are approximately 240 identified businesses in the proposed annexation area of which 67 businesses are retail.
- There are approximately 20 miles of streets within this area (15 miles of which are classified as privately maintained and operated).
- As of May 1, 2003, the annexation area has an estimated total assessed valuation including real and personal taxable property of \$104,004,414.
- According to the St. Louis County Department of Revenue, the total 2003 sales in this area was \$101,580,306. The estimated tax revenues generated from this area total approximately \$3 million annually. Some of these revenues will be received based on the "Pool City" distribution formula while the rest are derived from program-specific, City sales tax, i.e., capital improvement tax, and parks/recreation and storm water.
- Total expenditures for City services will total approximately \$2.9 million.
- The proposed annexation area is virtually built out. It has a mixture of uses with single-family, multi-family, and commercial being the 3 largest uses. St. Louis County currently maintains Love Park within the proposed annexation area.

The annexation is logical, concise, and economically feasible based on the following:

1. The annexation allows the City to square off its boundaries following successful annexations in 1997 and 1999. As a follow-up to earlier annexations, this proposal completes planned City expansion to the east up to the corporate limits of Town & Country and eventually Des Peres if they annex west towards Manchester as shown on their 2000 Map Plan of Intent. It should be noted that streets within the City provide access to the area and many of the residents of this area and the existing City attend church, have children attending the same schools, patronize the same area businesses, and participate in the same social/civic organizations together. This annexation brings

those residents who “share community” with existing Manchester residents into the City and allows them the same level of services existing residents enjoy.

2. The annexation removes the issues of providing services by St. Louis County to an area that is virtually surrounded by existing municipalities particularly the City of Manchester. Because of its proximity to the proposed annexation area, the City of Manchester can be much more effective and efficient in providing services to this area. Already serving this area on two sides, City services could easily be extended. The benefit of annexation upon the residents is the lower costs for services such as trash collection, yard waste pick-up, recycling, snow removal, lower utility tax rates, and lower subdivision assessments and lower parks and recreational fees. In addition, in speaking with St. Louis County officials, there appears to be a favorable response to the City of Manchester assisting the St. Louis County Parks & Recreation Department with developing and implementing a plan to upgrade John Allen Love County Park (Love Park). The City envisions development of a Master Plan for the park, having a boundary survey performed, installing new walking paths with possible connections to other parks, and updating the playground equipment and making improvements to make the facilities ADA compliant. Love Park would remain a County park.

3. There are no physical, financial, or governmental obstacles to annexing this property. Based on a financial review, it appears the revenue generated can afford the level of services that current residents of Manchester enjoy to be extended to the new residents in the proposed annexation area. Taxes will not have to be increased and residents in the proposed annexation area will eventually appreciate the value of services provided to them. The proposed boundary change does not split subdivisions nor is there a division of service districts with this annexation. For balanced political representation, the City of Manchester will initiate the process to expand from three to four aldermanic wards. The City of Manchester has comparable zoning districts to replace St. Louis County’s districts so that the transition will be apparently seamless without any threat to real property rights. The proposed annexation area is not an “established unincorporated area” and the City will do whatever is in its power to uphold the Traffic Generation Trust Fund, subdivision escrow accounts, and legal non-conformities, to name a few policies of St. Louis County until such time as they expire or Manchester is petitioned to take them over.

Following this Executive Summary, the Plan of Intent is organized into three sections including the Plan of Intent covering Geographic, Financial, Services, and Zoning/Land Use elements; Certifications made by City officials; and Supporting Documents. The Plan of Intent document also includes appendices, numerous tables, and maps to support the City’s efforts for a successful annexation.

PLAN OF INTENT



SECTION 2 – PLAN OF INTENT

At a minimum for Section 2, Plan of Intent, the following information shall be addressed in the proposal. If the proposing agent determines that such information is not applicable to its proposal, the proposing agent shall so state in writing.

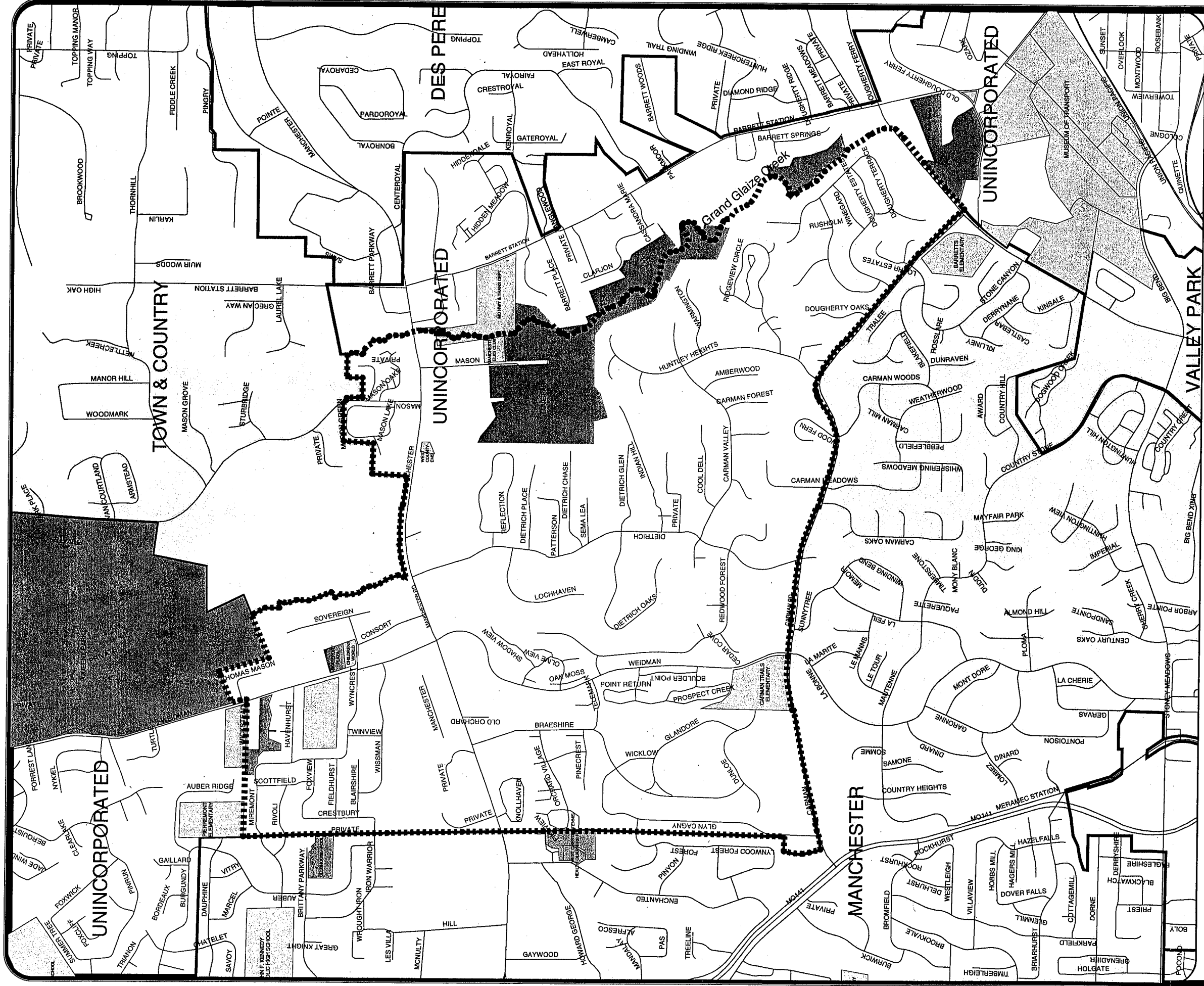
I. Geographic

- 1) *Provide a general description of the boundaries of the area to be annexed by identifying key geographical descriptions such as highways, creeks, rivers, arterial roads, etc. What is the logic for the selection of the boundary for the area to be annexed?*

The description of the boundaries of the area to be annexed can be summarized generally from the existing eastern City limits on the west, Miremont and Wickstead Roads over to the existing southern city limits of Town and Country on the north to the unnamed tributary of Grand Glaize Creek, then south along this unnamed tributary of Grand Glaize Creek to the main branch of Grand Glaize Creek to Dougherty Ferry Road to form the eastern boundary, then south along Dougherty Ferry Road to Carmen Road to form the southern boundary abutting the City of Manchester city limits. The logic for proposing to annex this area is how contiguous it is to existing City boundaries (west and south sides of the proposed annexation area). Also, the natural boundary formed by Grand Glaize Creek and its northern tributary was an agreement reached between the City of Des Peres and the City of Manchester since the City of Des Peres had expressed interest on their 2000 Map Plan of Intent in annexing out to Grand Glaize Creek as well. Going north of Manchester Road up to Miremont and Wickstead Roads and along the southern limits of Town & Country was in response to residents from those subdivisions expressing interest in being annexed by the City of Manchester. It also has the practical affect of eliminating pockets of unincorporated area from this annexation. Furthermore, the area is served by the current fire and school districts serving the City of Manchester.





- 2) *Provide a map of the area to be annexed, identifying significant geographical features, such as arterial streets, highways, recreation facilities, schools, etc. and the area's relationship to the existing boundary of the municipality.*

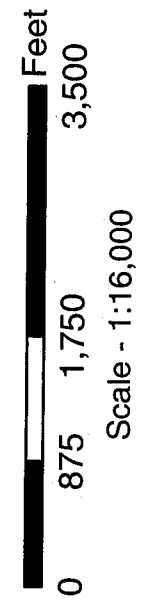
A map, labeled as Map 1, shows the location of the significant geographical features in the annexed area and their relationship to the existing boundary of the City of Manchester is provided on page 4.



City of Manchester

Map 1 - Proposed Annexation Area

-  Municipalities
-  Proposed Annexation
-  Public Facilities and Institutions
-  Parks and Recreation



Prepared by
St. Louis County
Department of Planning
May 2004

St. Louis COUNTY PLANNING
GEOGRAPHIC INFORMATION SYSTEMS

- 3) *Provide a second map of the area to be annexed, including the annexing municipality, surrounding municipalities, arterial roads and neighboring subdivisions adjacent to but not included in the area to be annexed. Identify the annexing municipality's public facilities, e.g., City Hall, Fire/Police facilities, recreation center, major parks etc.*

Map 2 shows the location of municipal facilities and parks within the community and is shown on page 6.

- 4) *In table format, provide the following information as it applies to the area to be annexed:*
- (a) The population, as of the most recent Census available, noting the year.*
 - (b) Land area in acres.*
 - (c) Number of dwelling units.*

Table 1 shows the 2000 U.S. Census Population, Land Area, and Number of Dwelling Units for the Proposed Annexation Area.

TABLE 1
U.S. Census Population, Land Area, and Number of Dwelling Units
In the Proposed Annexation Area







2000 U.S. Census Population	5,644 persons
Land Area	1,260 acres
Number of Dwelling Units	2,597 units

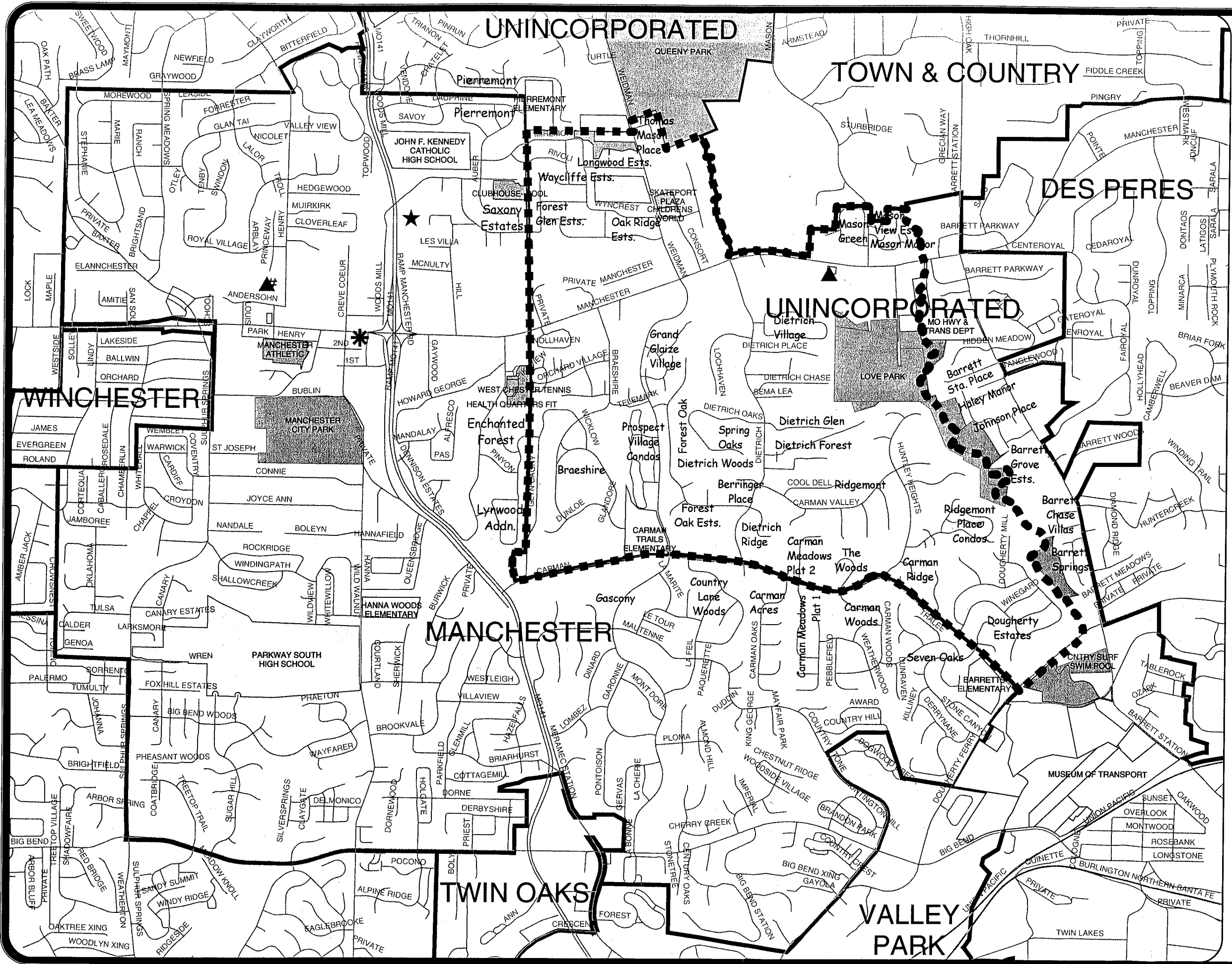
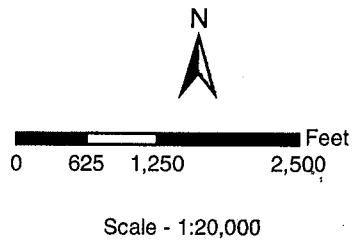
Source: Research and Statistics Division, St. Louis County Department of Planning, 2/24/2004.

- 5) *In acres, compare the present size of the area to be annexed to the total combined area affected by the proposal. In table format, provide the number of publicly and privately maintained street miles:*
- (a) In the area to be annexed.*
 - (b) In the annexing municipality.*
 - (c) The total combined area.*


The proposed annexation area is comprised of 1,260 acres of which 136 acres are right-of-way. The existing area of the City is nearly 3,100 acres. The proposed annexation will increase the City's geographical size by approximately 41%. Table 2 shows the Size of the Proposed Annexation Area Compared to the Existing City Limits and the Maintained Public vs. Private Street Miles

City of Manchester
 Map 2 - Proposed Annexation
 and Surrounding Area

-  Proposed Annexation
-  Municipalities
-  Public Facilities and Institutions
-  Parks and Recreation
-  Manchester City Hall
-  West County EMS Fire Station
-  Future Manchester Police Station



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 May 2004



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TABLE 2
Size of Annexation Area Compared to the Existing City Limits
And the Maintained Street Miles

	<u>Manchester</u>	<u>Annexed Area</u>	<u>Total</u>
Land Area (acres)	3,097.6	1,260	4,357.6
Land Area (square miles)	4.84	1.97	6.8
Street Mileage (public)	65.0	15.3	80.3
Street Mileage (private)	2.50	4.80	7.3

Source: City of Manchester Public Works Department and St. Louis County Department of Planning

- 6) *Define the community of interest between the area to be annexed and the annexing municipality. Does the annexation affect existing or natural neighborhood(s) or community(ies)?* The City of Manchester is 45% contiguous and adjacent to the proposed annexation area. By annexing this area, the City hopes to further the community of interest because:
- The area to be annexed and the annexing municipality share the same school district boundaries.
 - Both areas are served by the same service districts, i.e., West County Fire Protection and EMS District.
 - Being surrounded on two sides by the City of Manchester, many believe and associate this area with Manchester.
 - Members of both the proposed annexation area and Manchester share places of worship, participate in local athletic and civic association events, and shop together at local stores.
 - There is no separation of neighborhoods and subdivisions. In some cases (west side of proposed annexation area), the proposed annexation brings actual neighbors into the City.
- 7) *Provide a list of all subdivisions involved in the boundary changes proposal. Are any of these subdivisions in the area to be annexed split because of the proposed boundary change? If yes, on a separate map identify the subdivision being split. Explain how being split does not adversely affect the area to be annexed or the remaining unincorporated area.*

This annexation will not split any subdivisions. In fact, the proposed annexation will connect adjacent subdivisions. Too numerous to list here, the names of all subdivisions to be annexed are listed in Appendix 2.

- 8) *To what extent is the boundary of the area to be annexed common to the annexing municipality? Specify the actual percentage of adjacency to the annexing municipality.*

The City of Manchester is approximately 45% adjacent to the proposed annexation area. Manchester shares two sizable boundaries with the annexed area both to the east and northeast boundary lines of the City.

- 9) *Address the compactness of the area to be annexed, by identifying:*
- (a) *The number of street connections between the area to be annexed and the annexing municipality.*
 - (b) *The accessibility of the entire area for efficient delivery of services.*
 - (c) *Any natural or man-made barriers that would impede the efficient delivery of services.*

Upon annexation, will the area to be annexed be serviced directly from the annexing municipality?

While the proposed annexed area is a fairly sizeable amount of territory, the compactness of it is measured by the number of high volume street connections between it and the City of Manchester.

- a) Principal corridors such as Manchester Road (State Route 100) and Carman Road provide significant east-west access at the north and south ends of the annexation area. Weidman, Dietrich, Barrett Station and, to some extent, Dougherty-Ferry Roads, are St. Louis County arterials providing north-south connections.
- b) The streets and roads mentioned above provide for the efficient delivery of City services such as police and snow removal. Currently, the City traverses these roads, especially Carman Road to access incorporated areas. Since the police and public works staff already use this road to provide services, the extension of services will be provided efficiently to the proposed annexation area as well. The area to be annexed will be directly served from the City of Manchester.
- c) The proposed annexation area's perimeter is largely made up of traffic corridors so there are no man-made impediments in the delivery of services. The Grand Glaize Creek and a northern tributary (Grand Glaize East Creek) does form a natural boundary which if the annexation is successful will form the new eastern boundary of the City. If the City of Des Peres annexes as expected, they too will come up to the Grand Glaize Creek. There are no splits of subdivisions by this Creek thus there are no crossings in the eastern portion of the annexation area except at Dougherty Ferry Road (Weidman and Dietrich Roads both have bridge crossings over Grand Glaize Creek near Manchester Road). Since the development in this area was influenced by the presence of the creek, the delivery

of services will be from the same access points that residents must use so there will be no disruption in the provision of services.

Yes, the City of Manchester will directly service the proposed annexation area.

- 10) *Upon annexation, would any contiguous unincorporated area be left stranded, or unable to be accessed, except through another municipality and/or another County?*

The design of the proposed annexation boundaries is intended to remove or prevent any contiguous unincorporated area from being stranded or made inaccessible except through another municipality or another County. This design is predicated on the City of Des Peres annexing westward to the Grand Glaize Creek as indicated on their 2000 Map Plan of Intent filed with the St. Louis County Boundary Commission.

- 11) *Does the municipality have any plans or arrangements with other municipalities regarding growth or expansion? Explain how this annexation represents a logical extension of the municipality's future plans. How does the proposed boundary change relate to the municipality's plans for future annexation?*

The only arrangement made with another municipality is honoring the City of Des Peres 2000 Map Plan of Intent to annex westward to the Grand Glaize Creek. Initially, the City of Manchester sought to annex out to Barrett Station Road. Since this overlapped with the City of Des Peres annexation proposal, the City of Manchester recognizes Des Peres' wishes and is willing to acquiesce to their request. The City of Manchester's proposed annexation fulfills its future plans to incorporate as expressed in our 2000 Map Plan of Intent and to meet other municipal boundaries where applicable. This proposed annexation completes the City of Manchester's annexation plans to the east.

- 12) *Address how the annexation creates logical and reasonable municipal boundaries in the County?*

The current city limits show Manchester in the shape similar to that of an "L". This annexation will square the City's boundaries and abut the boundaries of the City of Town & Country and the future annexation plans by the City of Des Peres leaving no unincorporated pockets. The current city boundaries surround the proposed annexation area on two full sides.

II. Financial

- 1) *In table format, project by general category the revenues and expenditures (cost of providing service) which are applicable to the area to be annexed. This projection shall be for a period of three (3) fiscal years after annexation.*

Below is a table showing by general category the projected revenues and expenditures from the proposed annexation for the next three (3) fiscal years.

**TABLE 3
PROJECTED REVENUES AND EXPENDITURES
FROM ANNEXATION 2006-2008**

REVENUES	<u>2006</u>	<u>2007</u>	<u>2008</u>
	Total	Total	Total
Taxes	\$ 2,588,654	\$2,681,948	\$2,750,987
Intergovernmental Revenues	249,673	257,163	264,878
Licenses and Permits	<u>134,171</u>	<u>138,196</u>	<u>142,342</u>
Total Revenue	\$ 2,972,497	\$ 3,077,307	\$3,158,207
EXPENDITURES			
General Fund	\$ 1,482,285	\$ 1,537,562	\$1,595,687
Debt Service Fund	228,408	251,820	251,820
Capital Fund	593,740	608,297	628,997
Parks & Storm Water Fund	523,139	538,833	554,998
Sanitary Sewer Repair Fund	<u>68,880</u>	<u>68,880</u>	<u>68,990</u>
Total Expenditures	\$ 2,896,452	\$ 3,005,392	\$3,100,381
Excess of Revenues Over (under)			
Expenditures	<u>\$ 76,045</u>	<u>\$ 71,915</u>	<u>\$ 57,826</u>

- 2) *List, in table format, for the area to be annexed, all relevant tax rates before and after the boundary change. How will the changes in the tax structure, if any, affect the area to be annexed?*

Table 4 shows the relevant tax rates per \$100 of assessed valuation before and after the annexation.

**TABLE 4
RELEVANT TAX RATES PER \$100 OF ASSESSED VALUATION
BEFORE AND AFTER ANNEXATION**

PROPERTY TAX	Before	FY1	FY2	FY3
City of Manchester	0.2500	0.2500	0.2500	0.2500
County Park Maintenance	0.0350	0.0350	0.0350	0.0350
County Bond Retirement	0.0850	0.0850	0.0850	0.0850
County General	0.1900	0.1900	0.1900	0.1900
County Health Fund	0.1650	0.1650	0.1650	0.1650
County Library	0.1400	0.1400	0.1400	0.1400
Fire – West County EMS	0.9280	0.9280	0.9280	0.9280
Metropolitan Zoo	0.2260	0.2260	0.2260	0.2260
MSD Extension	0.0190	0.0190	0.0190	0.0190
Roads and Bridges	0.1050	0.1050	0.1050	0.1050
School - Parkway	3.4508	3.4508	3.4508	3.4508
Sewers – Meramec Basin	0.0700	0.0700	0.0700	0.0700
Sheltered Workshop	0.0850	0.0850	0.0850	0.0850
Special School District	0.8330	0.8330	0.8330	0.8330
St. Louis Comm. College	0.2312	0.2312	0.2312	0.2312
State of Missouri	0.0300	0.0300	0.0300	0.0300
Total Tax Rates	6.8430	6.8430	6.8430	6.8430
Add. Charge – Sewer Lateral	\$28.00	\$28.00	\$28.00	\$28.00

Notes:

- 1) These rates are subject to change. The City of Manchester does not presume to know when or if the other responsible taxing jurisdictions will change their rates in the future.

- 2) The \$0.25 per \$100 of assessed valuation (AV) levied by the City of Manchester on real property includes \$0.20 per \$100 to retire \$6.5 M in bonds issued to build a new police facility that residents approved in 2002. The remaining municipal tax of \$0.05/\$100 of AV goes to the General Fund.

- 3) *In table format for the annexing municipality's General Operating Fund, provide a three (3) year history of revenues, expenditures, and fund balance. The three (3) year period is for the most recent three (3) years, including the budget year in which the proposal is submitted.*

Table 5 shows the City of Manchester General Operating Fund, revenues and expenditures, and fund balance for the last 3 years.

**TABLE 5
GENERAL OPERATING FUND
FOR 2002-2004**

	2002	2003	2004
Revenues	\$7,293,654	\$7,078,100	\$7,061,850
Expenditures	\$6,304,384	\$6,518,853	\$6,950,692
Fund Balance	\$5,274,665	\$5,795,962	\$5,633,501

Please reference the City of Manchester FY2004 budget which gives a more detailed breakdown on the funds included in the general operating fund.

- 4) *In table format for the area subject to the proposal and the municipality, provide a pro forma financial statement which projects revenues and expenditures for a three (3) year period after annexation.*

Table 6 shows a pro forma financial statement for the revenues and expenditures for the 3 years after the annexation.

**TABLE 6
PRO FORMA FINANCIAL STATEMENT FOR 2006-2008**

	<u>2006</u>	<u>2007</u>	<u>2008</u>
	Total	Total	Total
Taxes			
Sales Tax	\$ 1,776,176	\$1,829,462	\$1,884,346
Gross Receipts: Utilities	400,640	412,659	425,039
Cable Franchise Fee	57,447	59,170	60,945
Property Taxes	354,390	380,657	380,657
Sub Total	2,588,654	2,681,948	2,750,987
Intergovernmental Revenues			
Cigarette Tax	21,763	22,416	23,089
County Road & Bridge Tax	227,910	234,747	241,790
Sub Total	249,673	257,163	264,878
Licenses, Permits, and Services	134,171	138,196	142,342
	<u>\$ 2,972,497</u>	<u>\$3,077,307</u>	<u>\$3,158,207</u>
Salary & Benefits	\$ 985,113	\$1,025,474	\$1,068,236
Recruitment/Employment	16,948	17,456	17,980
Uniforms & Equipment	39,653	40,842	42,067
Payroll Processing	668	688	709
Newsletters	8,090	8,333	8,583
Field Supplies	5,384	5,545	5,712

TABLE 6 Continued
PRO FORMA FINANCIAL STATEMENT FOR 2006-2008

Street Lighting	66,837	68,842	70,907
Utilities	912	939	967
Dues & Subscriptions	85	87	90
Postage	4,828	4,973	5,122
City Insurance	12,770	13,153	13,548
Equipment Rental	849	874	901
Maintenance & Repair	33,511	34,517	35,552
Gasoline & Oil	14,535	14,971	15,420
Small Tools & Equipment	1,545	1,591	1,639
Miscellaneous	515	530	546
Dispatching Contract	60,174	61,979	63,839
Prisoner Release	284	293	302
REJIS Fees	690	710	732
Waste Management	230,954	237,883	245,019
Capital Improvements	934,019	959,973	986,705
Capital Equipment	251,740	256,037	266,169
Debt Service	228,408	251,820	251,820
Total Expenditures	\$ 2,896,452	\$3,005,392	\$3,100,380
Excess of Revenue over Expenditures	<u>\$ 76,045</u>	<u>\$ 71,915</u>	<u>\$ 57,826</u>

- 5) *Identify any existing or anticipated capital improvement projects for the area to be annexed. Identify sources of revenues to fund these improvements.*

Anticipated capital improvement projects for the area include:

- a) Storm water channel studies and improvement
- b) Concrete street repair and replacement
- c) Concrete sidewalk repair and replacement
- d) Asphalt street repair and replacement
- e) New Street Light Installations

These will be paid for through the City's Capital Improvement Tax and storm water projects will be paid for with the City's Park and Storm Water Tax.

- 6) *Identify any extraordinary effect the proposed boundary change will have on the distribution of tax resources in St. Louis County.*

The tax resources impacted by the proposed boundary change are largely due to the shift of the population based within the proposed annexation area. Taxes that are distributed on a per capita basis, such as the one cent countywide sales tax, would result in a shift in the recipient governmental body. Since the area under consideration is currently unincorporated, the revenues generated by the one percent

(1%) sales tax are retained by St. Louis County. With annexation, the City of Manchester would receive the designated per capita revenue stream generated by this tax.

Another transfer of taxing authority would be seen in the tax that is levied on utilities within the identified area. The City of Manchester applies a five percent (5%) tax rate to the gross receipts of the various utilities (four and one half percent on electric). This rate is the same as is levied by St. Louis County on the consumption utility services. This change in taxing authority would result in a reduction of tax revenue to the County.

Offsetting these tax revenue shifts to Manchester would be the generation of new sales tax revenue for the County. The City imposes additional sales taxes on sales within the city limits that are not currently collected within the proposed annexation area. The City's local option sales tax, of one quarter of one percent; and the capital improvement sales tax, of one half of one percent; would produce a new revenue stream for the County.

Since the annexation area would be a new pool area to the city, fifty percent (50%) of the local option tax collected would be retained by St. Louis County. Additionally, the imposition of the one half percent capital improvement tax would be distributed eighty-five percent (85%) to the City with fifteen percent (15%) retained by the County.

In addition to the transfer of sales and gross receipts taxes a transfer of property tax would also occur. The County currently collects an assessment on real estate for the repair of sanitary sewers on the owner's property. As Manchester residents, this fee (along with the potential repair liability) would transfer to the City of Manchester.

- 7) *In table format, identify the sources of revenue which, if the proposed boundary change was approved, would no longer be a resource for any other taxing jurisdiction. Provide a one year projection of the value of each response.*

Table 7 shows the sources of revenue that would no longer go to other taxing jurisdictions.

**TABLE 7
PROJECTED TRANSFER OF REVENUES TO/(FROM) THE CITY OF
MANCHESTER FROM ANNEXATION 2006-2008**

	<u>2006</u>	<u>2007</u>	<u>2008</u>
<u>Transfers From Other Jurisdictions</u>			
One Cent Sales Tax	\$ 677,586	\$ 697,913	\$ 718,850
Gross Receipts (Utility) Tax	\$ 400,640	\$ 412,659	\$ 425,039
Cable Franchise Fee	\$ 57,447	\$ 59,170	\$ 60,945

TABLE 7
PROJECTED TRANSFER OF REVENUES TO/(FROM) THE CITY OF
MANCHESTER FROM ANNEXATION 2006-2008 Continued

Cigarette Tax	\$ 21,763	\$ 22,416	\$ 23,089
Road & Bridge Tax	\$ 227,910	\$ 234,747	\$ 241,790
Sanitary Sewer Repair Property Tax	\$ 68,880	\$ 68,880	\$ 68,880
Business License Fees	\$ 2,400	\$ 2,500	\$ 2,500
Traffic Violations	\$ 57,134	\$ 58,848	\$ 60,614

Transfers to Other Jurisdictions

Capital Improvement Sales Tax	\$ (76,185)	\$ (76,185)	\$ (76,185)
Local Option Sales Tax	\$ (130,785)	\$ (134,708)	\$ (138,749)

The tax resources impacted by the proposed boundary change are limited to the existing County wide one percent sales tax, as well as the implementation of additional city taxes. Since the area under consideration is currently unincorporated, the revenues generated by the one percent sales tax are retained by St. Louis County. Under an annexation, the City of Manchester would receive the designated per capita revenue stream generated by this tax. This would result in a transfer of sales tax revenue of approximately \$677,500, in the first year, to the City of Manchester.

The City imposes additional sales taxes on sales within the city limits that are not currently collected within the area. Therefore, under an annexation the following additional sales taxes would be imposed on sales within the potential annexation area: A local option sales tax, of one quarter of one percent; a capital improvement sales tax, of one half of one percent; and a parks and storm water sales tax of one half of one percent.

The annexation area would be a new pool area to the city, and as such, fifty percent (50%) of the local option tax would be retained by St. Louis County. This is expected to contribute approximately \$131,000 to the county in the first year of an annexation. Additionally, the imposition of the one half percent capital improvement tax would be distributed eighty-five percent (85%) to the City with fifteen percent (15%) retained by the County. The initial year capital improvement tax revenue to the County should be approximately \$76,000. Since the parks and storm water tax revenue would be retained one hundred percent (100%) by the City (less the application of a small charged back fee) there would be transfer to sales taxes involved.

- 8) *Does the municipality assess development impact fees as a part of any new development?*

The City of Manchester does not assess development impact fees on any development.

- 9) *Does a St. Louis County Traffic Generation Assessment Trust Fund area exist in the area to be annexed? If so, does the municipality intend to require continued participation in that Fund for any new development? Does the municipality have any policies or ordinances which prohibit participation?*

The area is located in the Manchester Road Corridor Traffic Generation Assessment Road Trust Fund (No. 549) area. This TGA and Trust Fund generally covers Manchester Road, Weidman and Dietrich Roads, and the north side of Carman Road. The south side of Carman Road is in the Big Bend-Oak-Kiefer Creek Corridor Traffic Generation Assessment Road Trust Fund (No. 543) which was incorporated by the City of Manchester in 1999/2000. As the City has shown with the Big Bend-Oak-Kiefer Creek TGA & Trust Fund, the City of Manchester agrees to continue the Manchester Road Corridor TGA & Trust Fund as established by St. Louis County.

- 10) *Are there any policies or ordinances in the municipality which would affect existing Subdivision Escrow Accounts in the area to be annexed?*

The City of Manchester would honor all existing subdivision escrow agreements. There are 3 subdivisions with outstanding escrow accounts in the area. With the outstanding dollar amounts as of 3/1/04 in parentheses, they are:

- Dietrich Chase (\$255,666)
- Dietrich Woods (\$177,479)
- Dietrich Glen (\$47,796)

For remaining escrow accounts, the City would merely contact the County to let them know when to release escrow funds. There are no ordinances or policies which would affect existing subdivision escrow accounts in the proposed annexation area.

- 11) *Discuss what impact the annexation would have on the tax base or the ability to raise revenue of:*
- a) *The area subject to the proposed boundary change and its residents;*
 - b) *The existing municipality proposing the boundary change and the residents thereof;*
 - c) *Adjoining areas not involved in the boundary change and the residents thereof, and*

d) The entire geographic area of the County and its residents.

The possible impacts associated with annexation on the tax base or the ability to raise revenue are:

- a) Unchanged for the area subject to the proposed boundary change and its residents;
- b) Enhanced by the addition of commercial properties and approximately 2,600 households but only to the extent that it covers the costs of servicing this area;
- c) Mixed when considering the adjoining community of Town & Country does not intend to annex territory at this time. Successful annexation by Manchester will preclude Town and Country from annexing this area. The City of Manchester on the other hand has amicably worked out a solution with the City of Des Peres letting them annex out to where they indicated on their 2000 Map Plan of Intent.
- d) Neutral. The tax base of the County remains the same. The sales tax generated from this area will be allocated in different proportions and distributed to the City of Manchester on a per capita basis.

III. Services

- 1) *In table format, provide:*
 - (a) *A list of services currently provided to the area to be annexed, who is responsible for providing these services and whether the service is provided by contract or in-house.*
 - (b) *A list of services which will be provided after annexation and who will be responsible for the providing the service and whether it will be provided by contract or in-house.*
 - (c) *A list identifying any change in the fee for service which will apply to all residents and businesses in the area to be annexed.*

Tables 8 and 9 show the list of services currently provided in the area to be annexed, who is responsible for the providing these services and whether the service is provided by contract or in-house.

TABLE 8
List of Services – Proposed Annexation Area – Before and After Annexation
Residential – Single Family and Condominium Type Dwellings

Service Item	Existing with Unincorporated County	Fee	With Annexation	Fee
1. Trash Collection				
a. Regular Trash	Homeowner	Paid by Homeowner	Manchester By Contract w/IESI	City pays \$6.76/month
b. Recycle Trash	Homeowner	Paid by Homeowner	Manchester By Contract w/ IESI	City pays \$1.64/month (for every other week service)
c. Yard Waste	Homeowner	Paid by Homeowner	Manchester By Contract w/ IESI	City pays \$3.88/month (for 9 month service)
d. Bulky Item	Homeowner	Paid by Homeowner	Manchester By Contract w/ IESI	By Homeowner \$25/item
2. Street and Sidewalk				
a. Maintenance	St. Louis County Highway Dept.	None	Manchester Public Works	None
b. Street & sidewalk slab replacement	St. Louis County Highway Dept.	None	Manchester Public Works	None
c. Street snow removal	St. Louis County Highway Dept.	None	Manchester Public Works	None
3. Street Lights in Public R.O.W.	Homeowner or Trustees	Paid by Owner in Subd. Fees	Manchester	City pays Ameren U.E. \$169/light/year
4. Storm Water Maintenance Issues				
a. Streets	St. Louis County Highway Dept.	None	Manchester Public Works	None
b. Yard Areas	Metrop. Sewer District (MSD)	None	Manchester PWD & MSD	½ cent sales tax for Parks & Storm Water
c. Creek Channels	MSD	None	Manchester PWD & MSD	½ cent sales tax for Parks & Storm Water
5. Electric Service	Ameren UE	Homeowner	Ameren UE	Homeowner
6. Sanitary Sewer	MSD	Homeowner	MSD	Homeowner
7. Sewer Lateral Repair	County Public Works	Property Tax \$28/yr	Manchester Public Works	Property Tax \$28/yr.
8. Natural Gas	Laclede Gas	Homeowner	Laclede Gas	Homeowner

Service Item	Existing with Unincorporated County	Fee	With Annexation	Fee
9. Telephone	SBC	Homeowner	SBC	Homeowner
10. Cable TV	Charter Communications	Homeowner	Charter Communications	Homeowner
11. Water Main	MO. American	Homeowner	MO. American	Homeowner
12. Water Service Repair Program	County Public Works	\$3 per quarter	County Public Works	\$3 per quarter
13. Fire Protection	West County EMS & FPD	\$0.928/\$100 AV	West County EMS & FPD	\$0.928/\$100 AV
14. Aquatic Center Pass	Manchester	\$275	Manchester	\$165
15. City Park Programs	Manchester	Higher Fees	Manchester	Lower Fees
16. Police Services	St. Louis County	No Fee	Manchester In-House	None
17. Emergency Preparedness	St. Louis County	No Fee	Manchester In-House	None
18. Planning and Zoning	St. Louis County	No Fee	Manchester In-House	None
19. Animal Control	St. Louis County	In-House	St. Louis County	None
20. Health Inspections	St. Louis County	In-House	St. Louis County	None
21. Tree Limb Removal (curbside service)	By Homeowner	Homeowner	Manchester In-House	2x/yr. no charge
22. Library	St. Louis County	\$0.14/\$100 of AV	St. Louis County	\$0.14/\$100 of AV

**TABLE 9
LIST OF SERVICES
Commercial (Business and Apartments)**

Service Item	Existing with Unincorporated County	Fee	With Annexation	Fee
1. Trash Collection	Business or Apartment Owner	By Contract	Business or Apart. Owner	By Contract
2. Private Street, Parking Lot and Sidewalk	Business or Apart. Owner	By Contract	Business or Apart. Owner	By Contract
3. Street Lights	By Governing Jurisdiction	None	By Governing Jurisdiction	None

Service Item	Existing with Unincorporated County	Fee	With Annexation	Fee
4. Storm Water Maintenance Issues				
a. Private streets, parking lots & sidewalks	Business or Apartment Owner	By Contract	Business or Apart. Owner	By Contract
b. Yard areas	Business or Apartment Owner	By Contract	Business or Apart. Owner	By Contract
c. Creek Channels	MSD	None	Manchester PWD & MSD	½ cent sales tax for Parks & Storm Water
5. Electric Service	Ameren UE	User Fees	Ameren UE	User Fees
6. Sanitary Sewer	MSD	User Fees	MSD	User Fees
7. Sewer Lateral Program	Not Applicable	None	Not Applicable	None
8. Natural Gas	Laclede Gas	User Fees	Laclede Gas	User Fees
9. Telephone	SBC	User Fees	SBC	User Fees
10. Cable TV	Charter Communications	User Fees	Charter Communications	User Fees
11. Water Main	MO. American	User Fees	MO. American	User Fees
12. Water Service Repair Program	County Public Works	Fees Paid by MO. American	St. Louis County Public Works	Fees Paid by MO. American
13. Fire Protection	West County EMS & FPD	\$0.949/\$100 AV	West County EMS & FPD	\$0.949/\$100 AV
14. Police Services	St. Louis County In-House	None	Manchester In-House	None
15. Emergency Preparedness	St. Louis County In-House	None	Manchester In-House	None
16. Planning and Zoning	St. Louis County In-House	None	Manchester In-House	None
17. Animal Control	St. Louis County In-House	None	St. Louis County In-House	None
18. Health Inspections	St. Louis County In-House	By Fee	St. Louis County In-House	By Established Fee
19. Aquatic Center Pass	Manchester In-House	\$275	Manchester In-House	\$165
20. City Park Programs	Manchester In-House	Higher Fees	Manchester In-House	Lower Fees
21. Business Licenses	St. Louis County Merchant & Mfg. Fee along with	\$5	Manchester In-House	By Established. Fee

	Personal Property Tax			
22. Library	St. Louis County In-House	\$0.14/\$100 of AV	St. Louis County In-House	\$0.14/\$100 of AV

Definitions Key

EMS	Emergency Management Services
AV	Assessed Value for Real Property in St. Louis County
FPD	Fire Protection District
MSD	Metropolitan Sewer District
COUNTY	St. Louis County
PWD	Public Works Department
ROW	Right of Way
SBC	Southwestern Bell Corporation
UE	Union Electric

Note

City of Manchester curbside trash collection rates are the average cost for the 5 year period of 2004 through 2008 with the IESI Corporation. All trash fees are subject to the CPI index increase in years 2 through 5 of the contract. Yard waste is collected on a 9 month basis. Recycle collection is on an every other week basis.

There should be no changes in the fee structures because many of the services provided are continued with the same providers, i.e., electric (Ameren UE), fire (West County EMS). The fees change where the City of Manchester picks up or covers the costs of the service for the residents, i.e., trash/recycling, park programs, and subdivision lighting. In these cases, the fees paid out by the residents for these services are lower.

- 2) *Provide a brief description of the major services offered by the annexing municipality.*

The following is a brief description of the major services offered by the City of Manchester. They include:

- i) The City of Manchester will offer free curbside trash collection services to the single family and condominium residents of the proposed annexation area. To extend trash collection service to the residents of the area to be annexed, the City of Manchester intends to comply with the provisions of the Revised Statutes of Missouri 260.247 regarding notice to solid waste collection service providers that the City will be taking over service.
- ii) A once a week regular trash, 9 month yard waste, and every other week collection of recyclables service is all provided through the City's contracted hauler IESI, Inc.
- iii) Through the contract with IESI, the City offers a curbside bulky item pick up at a set fee of \$25 per item, paid for by the homeowner.

- iv) The City will also take over the cost of all street lights which line the public street right-of-ways and the City has historically set aside funding each year to install several new street lights where a need is determined.
- v) The above referenced city provided services (i-iv) should save the average annexed area homeowner at least \$150/year but perhaps as much as \$300/year or more. In addition, the homeowner receives curbside tree limb chipping service during the spring and fall.
- vi) Because the City's Public Works Department garage facility is located at 800 2nd Street, it is generally within a mile of the center of the proposed annexation area. This geographic fact will allow the City to provide more timely snow removal and street repair services than can be currently provided by the St. Louis County Highway Department.
- vii) The City's Public Works Department will provide each spring and fall a curbside tree limb chipping program to the proposed annexation residents at no direct cost to them. The generated wood chips are ground into mulch and given away free at the City's Seibert Park to the general public.
- viii) The City owns and maintains over 58 acres of park land. There are 5 parks throughout the City. Each offers different amenities to Manchester residents and families. The main park, Paul A. Schroeder Park, is at the intersection of Hanna and Old Meramec Station Road. Within its 44 acres are the park office and maintenance building, municipal pool, tennis courts, ball diamonds, nature path, playground, soccer field, disc golf course, and picnic pavilions. The other four parks are strategically located throughout the City and offer pavilions, playgrounds, picnic sites, nature paths or wooden overlooks. The City of Manchester has a very active Parks and Recreation program. The City offers over 55 programs and special events that are designed for various interests and age groups. These programs are offered to both residents and nonresidents with the residents generally paying lower fees. The aquatic center programs include swimming lessons for all levels from children to adults, water exercise, and organized swimming and diving. The organized Park programs include day camps and tennis lessons, disc golf, T-ball for different age groups, and soccer. In addition, special events in the parks include the Fourth of July Fireworks Celebration, the Easter Egg Hunt, band concerts, and the City's annual Homecoming celebration. It is important to note that the City has been very successful at developing a large contingent of local volunteers to help with many of the organized Park programs. Approximately 200 volunteers help with coordinating and putting on programs, such as the Easter Egg Hunt, Halloween Spooktacular, and the annual Homecoming celebration. Several Parks and Recreation Department volunteers live in the proposed annexation area.

- ix) The City of Manchester Police Department is currently comprised of 38 officers. The police provide routine neighborhood patrols, traffic control/enforcement, and detective investigative services. In addition, they provide multiple programs, e.g., the D.A.R.E program, neighborhood watch, home and business security audits, citizen's police academy, law enforcement exploring, School Resource Officer (S.R.O.) programs, child fingerprinting, citizen emergency response training (C.E.R.T.) and also assistance with code enforcement.
 - x) The Planning and Zoning Department provides professional planning and technical support to the City's Planning and Zoning Commission with respect to short and long-range planning studies and zoning, subdivision, and sign ordinance administration. The Planning and Zoning Commission is comprised of the Mayor, an Aldermanic Liaison, and 6 appointed citizen members. The Planning and Zoning Department also provides technical support to the City's Board of Adjustment in handling appeals and variance requests. The Board of Adjustment is comprised of 5 regular and 2 alternate appointed citizen members. In addition, the Department provides code enforcement of city ordinances relating to property maintenance and oversees the re-occupancy inspections of rental units with the assistance of St. Louis County Department of Public Works.
 - xi) The administration of the City is managed by a City Administrator at the direction of the City of Manchester Board of Aldermen. In addition, to overall management of the City, administration services include administration of municipal court, municipal finance and budgeting, and business licensing. The City's municipal court, as a division of the St. Louis County Circuit Court, is responsible for the processing of all municipal traffic violations and the prosecution of all municipal ordinance violations. The part-time judge and prosecuting attorney are supported by a full-time court clerk staff who processes all summons, court dockets, and receives and deposits the payment of all fines.
 - xii) The City of Manchester's elected officials are comprised of the Mayor and six (6) aldermen. They serve two (2) year terms in conformance with State law regarding Fourth Class cities. The City currently has three (3) aldermanic wards. If the annexation is successful, the City will move to create four (4) aldermanic wards for balanced political representation.
- 3) *Identify any natural or man-made barriers that impede the efficient delivery of service to the area to be annexed.*

There are no natural or man-made barriers that impede the efficient delivery of services to the area to be annexed. The proposed annexation area is bounded on the South by Carman Road (and current City of Manchester city limits), the City of

Manchester city limits to the west, an area on either side of Weidman Road approximately a half mile north of Manchester Road and the city limits of the City of Town and Country to the north, and the Grand Glaize Creek and its northern tributary creek on the East. Neither the Grand Glaize Creek system nor the referenced man-made highway systems pose any barrier to our providing public works services to the proposed annexed area.

- 4) *Describe the municipality's policy in the area to be annexed regarding acceptance of the following for maintenance and/or new construction installation:*

The City of Manchester municipal policies regarding acceptance for future maintenance and/or new construction/installation is as follows:

- (a) Private Streets: Approximately 5 miles of the streets in the proposed annexed area are posted as "private streets". There are a number of reasons why some streets are "private". The reasons include:

1. Failure to meet St. Louis County Highway Department and City of Manchester design and construction standards, or,
2. The residents of a subdivision wish to limit public access thereby providing no dedicated public right-of-way.

The City of Manchester will respect the rights and wishes of those residents who wish to maintain their "private street" and limited access rights. However, should residents wish to have the streets accepted and maintained by the City, the City of Manchester will consider their request after evaluation of the street condition and review for conformance to the zoning and subdivision regulations.

- (b) Sidewalks: All sidewalks located in the public street right-of-ways of the proposed annexation area will be maintained or replaced as required by the City's Public Works Department in order to maintain proper pedestrian safety.
- (c) Driveway Approaches: Wherever street or sidewalk replacement work has an adverse effect on the proposed annexed area residents' driveway approach, such pavement approach will be removed, replaced or repaired as necessary in the maintenance of the public street and sidewalk systems as is currently done in the City.
- (d) Street Lights: The City will take over the monthly payments to Ameren UE for all street lights located along the public street right-of-ways. In addition, the City of Manchester has historically budgeted funds for several new street light installations each year as the need has been determined by the area residents or becomes a public safety issue.

- (e) Subdivision Common Ground: Depending how the subdivision record plat and indentures are written, the common ground areas in the proposed annexation area will remain in the various trustees' control. However, if legal procedures would allow, the City would consider any dedication of common ground for City "park land uses". Such a transfer may not always be possible or practical.
- (f) Park Land: The proposed annexation area contains the John Allen Love County Park (Love Park). Comprised of approximately 40 acres, this is the only public park property in the proposed annexation area. In conversations with St. Louis County officials, there appears to be a favorable response to the City of Manchester partnering with St. Louis County to assist the St. Louis County Parks & Recreation Department with developing and implementing a plan to upgrade Love Park. The City envisions at a minimum developing a Master Plan for the park, performing a boundary survey, installing new walking paths and connections to other parks, and bringing the playground equipment and other facilities into ADA compliance. Love Park would remain a County Park unless this Park would be deeded to the City of Manchester.
- (g) Right-of-way Tree Trimming: The City of Manchester's Public Works Department will trim the trees in the public street and sidewalk right-of-ways to provide 14 feet of vertical clearance over streets and 7 feet of vertical clearance over sidewalks (2 feet horizontal clearance in both cases) to ensure the public safety of motorized vehicles and pedestrian traffic at no direct cost to the resident.
- (h) Spring and Fall Curbside Tree Limb Chipping Program: Each spring and fall, residents in the proposed annexation area have two opportunities to have their tree limbs collected. Residents place limbs at the street curb for pickup. They are then chipped and the mulch is available to residents free of charge. This program can save residents many dollars in tree service contractor costs.
- (i) Sewer Lateral Program: For over three (3) years the City's Public Works Department has overseen the repair and replacement of numerous single-family dwelling residential sewer laterals. The City of Manchester program does cover all residential structures with six (6) units or less. The sewer lateral repair program is funded by a \$28 per year property tax. This program will be provided to all the affected residents in the proposed annexed area. The City's program is similar to the St. Louis County Sewer Lateral Program.
- (j) Water Service Line Repair: The St. Louis County Department of Public Works administers this county-wide program for the City of Manchester and the proposed annexation area. St. Louis County will continue to administer this program for the City of Manchester and the proposed annexation area.

- (k) Storm Water Channel Improvements: The City's ½ cent Parks and Storm Water Sales Tax provides a funding mechanism to address storm water flow/erosion concerns that MSD and St. Louis County cannot address at this time. The residents of the proposed annexation area will be eligible to receive the benefits from the City's Parks and Storm Water Sales Tax.

All of the policies referenced above are currently in effect in the City of Manchester and will be implemented or continued in the proposed annexation area.

- 5) *What is the proposed effective date for delivery of services? Will all services be provided upon that date? If not, which one(s) will not be provided? Explain.*

The proposed effective date for delivery of services would be within six (6) months after voter approval. The stated six month period will provide sufficient time to hire additional staff and purchase all the necessary equipment for the various City departments. In addition, during the referenced time period between the approving annexation vote and the effective service commencement date, the City will effectively communicate with the residents and businesses of the annexed area to ensure that they become familiar with all the City ordinances, policies and various services. The City will also prepare the necessary revised aldermanic ward boundaries to ensure that the newly-annexed residents are fully represented on the Board of Aldermen and Planning & Zoning Commission. All services are expected to be available to residents by the end of the six (6) month time frame.

IV. **Zoning/Land Use**

- 1) *In table format, identify in the area to be annexed the percentage of the use of land by the following categories:*
- a) *Commercial*
 - b) *Industrial/Utility*
 - c) *Institutional/Governmental*
 - d) *Single-Family Residential*
 - e) *Multi-Family Residential*
 - f) *Duplex/Townhome*
 - g) *Common Ground*
 - h) *Park*
 - i) *Recreation*
 - j) *Vacant/Agriculture*

The percentage of land use in the proposed annexation area is as follows:

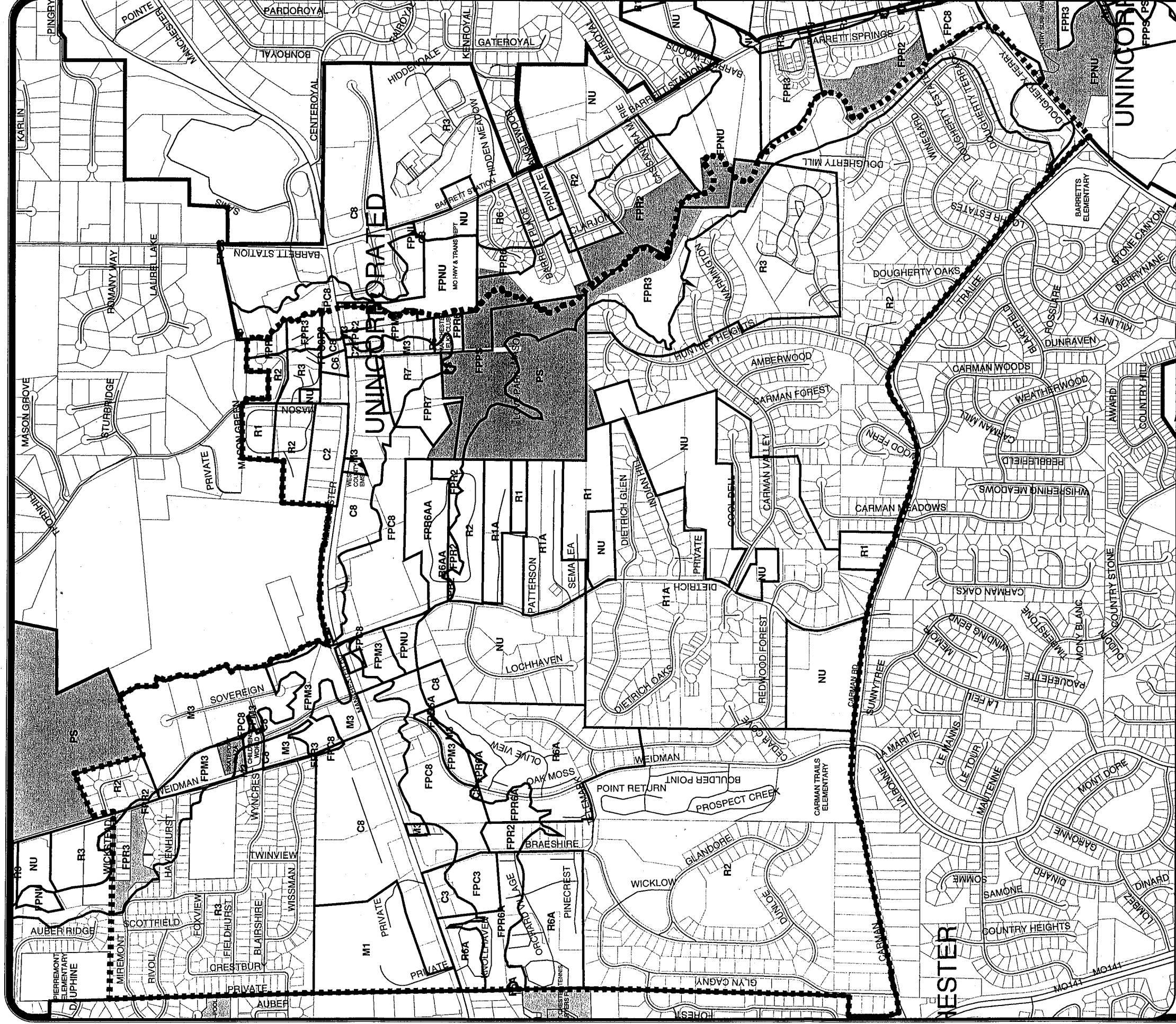
**TABLE 10
EXISTING LAND USE**

LAND USE	ACRES	PERCENT
Commercial	130.3	10.3
Industrial/Utility	62.5	5.0
Institutional/Governmental	42.6	3.4
Single-Family Residential	480.2	38.1
Multi-Family Residential	164.0	13.0
Duplex/Townhome	2.9	0.3
Common Ground	106.1	8.4
Park/Recreation	87.4	6.9
Vacant	48.3	3.8
Right-of-Way	135.7	10.8
TOTAL	1,260.0	100.0

Source: St. Louis County Departments of Revenue and Planning

- 2) *Provide two (2) maps of the area identifying the zoning of the area to be annexed:*
- (a) As the zoning currently exists*
 - (b) How the municipality proposes to zone the area after annexation*

Maps 3 and 4 show the County zoning as it currently exists and the proposed zoning once the City of Manchester annexes the area.

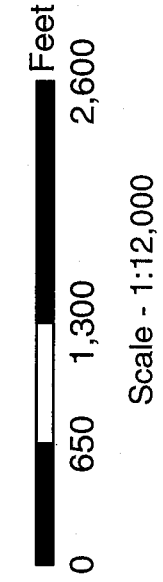


City of Manchester

Map 3 - Proposed Annexation Area

Existing St. Louis County Zoning

- Municipalities
- Proposed Annexation
- Public Facilities and Institutions
- Parks and Recreation

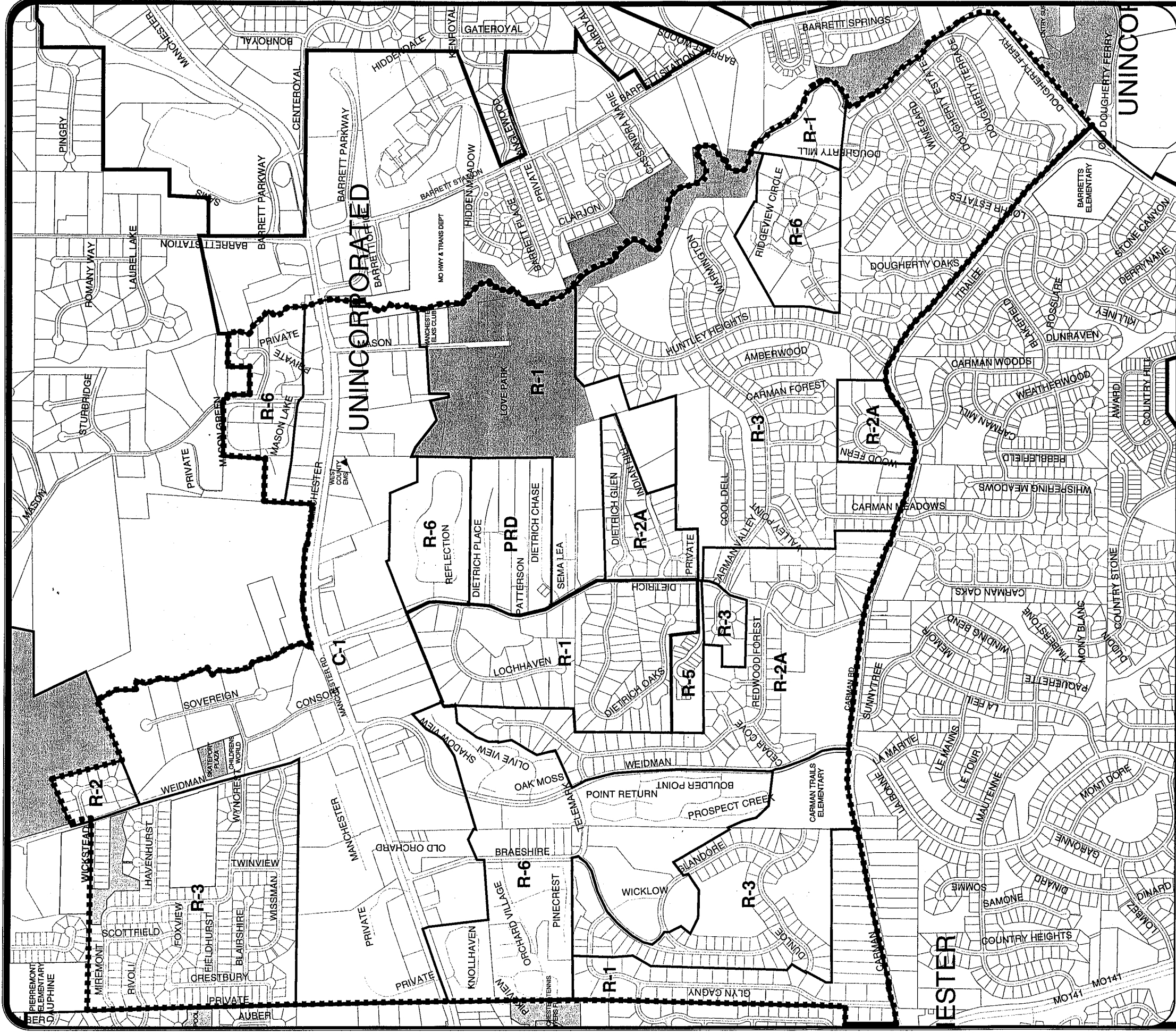


Prepared by
St. Louis County
Department of Planning
May 2004

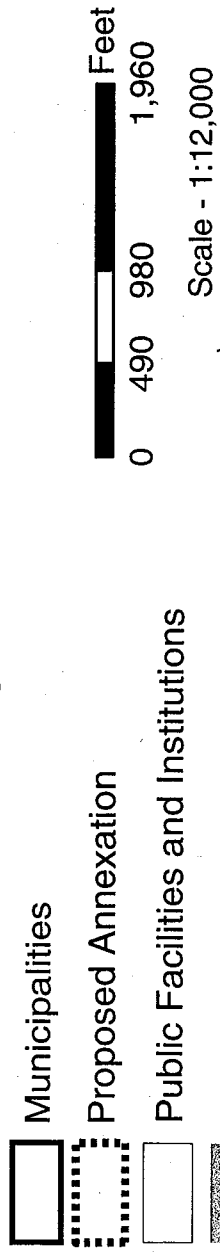
St. Louis County
PLANNING
GEOGRAPHIC INFORMATION SYSTEMS

St. Louis County Zoning Districts are shown on the map. Refer to Annexation Plan of Intent for explanation of zoning categories.

Sources: St. Louis County Department of Planning and Revenue Technical Services Division.
Annexation boundary description from City of Manchester.



City of Manchester Map 4 - Proposed Annexation Area Proposed Manchester Zoning



Prepared by
St. Louis County
Department of Planning
May 2004

St. Louis
COUNTY
PLANNING
GEOGRAPHIC INFORMATION SYSTEMS

Proposed Manchester Zoning Districts are shown on the map. Refer to Annexation Plan of Intent for explanation of zoning categories.

Sources: St. Louis County Department of Planning and Revenue Technical Services Division.
Annexation boundary description and zoning districts from City of Manchester.

- 3) *Include a description of the relevant zoning and land use changes after annexation. Describe the impact the proposed boundary change would have on zoning and land use changes.*

The proposed area contains 15 zoning classifications: PS, NU, R-1, R-1A, R-2, R-3, R-6, R-6A, R-6AA, R-7, C-2, C-3, C-8, M-1, and M-3. This number essentially doubles when you consider that several areas with these classifications also have the flood plain (FP) overlay district on them as well, e.g., FPPS, FPNU, FPR-2, FPR-3, FPR-6, FPC-3, FPC-8, and FPM-3. Some of these match with the City's current zoning classifications while others do not. The City will adopt or revise its current zoning classifications to integrate them in with the area's zoning. With that in mind, there should be little to no impact upon the proposed annexation area with the zoning changes. The proposed integration is reflected below:

<u>St. Louis County</u>	<u>City of Manchester</u>
• PS Parks and Scenic	R-1 Single Family Residential. Minimum Lot Size 18,000 SF
• NU Non-Urban - 3 acres	R-1 Single Family Residential Minimum Lot Size 18,000 SF
• R-1 Residence - 1 acre	R-1 Single Family Residential Minimum Lot Size 18,000 SF
• R-2 Residence - 15,000 SF	R-2A Single Family Residential Minimum Lot Size 15,000 SF
• R-3 Residence - 10,000 SF	R-3 Single Family Residential Minimum Lot Size 10,000 SF
• R-4 Residence - 7,500 SF	R-4 Single Family Residential Minimum Lot Size 7,500 SF
• R-5 Residence - 6,000 SF per lot or unit	R-6 Multi-Family Residential 3,000 SF per lot or unit
• R-6A Residence 4,500 SF per lot 4,000 SF per unit	R-6 Multi-Family Residential 3,000 SF per lot or unit
• R-6AA Residence 4,500 SF per lot 3,000-3,500 SF per unit	R-6 Multi-Family Residential 3,000 SF per lot or unit

<u>St. Louis County</u>	<u>City of Manchester</u>
• R-6 Residence - 4,500 SF per lot 2,000-2,500 SF per unit	R-6 Multi-Family Residential 3,000 SF per lot or unit
• R-7 Residence 4,500 SF per lot 1,750-2,500 per unit	R-6 Multi-Family Residential 3,000 SF per lot or unit
• C-2 Shopping District 12,000 SF per lot	C-1 Commercial No minimum
• C-3 Shopping District 12,000 SF per lot	C-1 Commercial No minimum
• C-8 Planned Commercial District	PCD Planned Commercial District No minimum but at least 200 linear feet road frontage
• M-2 Industrial No minimum but shall be sufficient to meet other regulations	C-1 Commercial No minimum
• M-3 Planned Industrial Conditions established by Ordinance	PCD Planned Commercial District No minimum but at least 200 linear feet road frontage.

- 4) *Would the changes in zoning create any non-conformities in the area to be annexed? If yes, how will the municipality handle these non-conformities?*

It is possible that requirements will vary between City and County zone districts. With the City having previously annexed unincorporated territory, regulations are written into City ordinances where non-conformities may be expected but allowed to occur. Similarly, where St. Louis County has imposed terms and conditions on the use of property or subject to other ordinances, such property shall continue to be governed by the terms and conditions of such ordinance unless and until the terms and conditions of such ordinance shall be modified by an ordinance adopted by the Board of Aldermen of the City. If any non-conformities exist at the time of annexation, they may remain lawful and continue to operate. They also can be transferred from one owner to another so long as they are not discontinued for more than six (6) months.

- 5) *Identify any regulations, such as subdivision, flood plain management, historic preservation district, neighborhood improvement district, or other regulations that would affect the area to be annexed.*

The City of Manchester has subdivision, flood plain management, and historic review commission ordinances. The subdivision and flood plain management regulations may be slightly different from St. Louis County's, but essentially the subdivision ordinance promotes orderly development and property conveyance and the flood plain regulations restrict in the community's flood plains for the overall health, safety, and welfare of the community. These regulations would apply to any new development that occurred after successful annexation by the City of Manchester. The Historic Review Commission is an entity that identifies historically significant buildings 75 years or older. It promotes their preservation by nominating structures or landmarks to the National Register of Historic Places. It also has an advisory capacity in reviewing any future alterations to such buildings or landmarks. There appear to be a couple of historically significant buildings off of Dietrich Road. The HRC will have to investigate these properties to ascertain their historic or architectural significance.

- 6) *Would prospective development be affected directly or indirectly by the proposed boundary change?*

The proposed boundary change would entail seeking zoning approval for the prospective development by the City of Manchester instead of St. Louis County. The City is generally receptive to new growth and will genuinely consider prospective development proposals. In the approval process, the City has a Planning and Zoning Commission that makes recommendations to the Board of Aldermen on development proposals. The city also contracts with St. Louis County to provide building permitting and inspection service so obtaining building permits etc., for new development will be virtually the same with the proposed boundary change.

- 7) *How does the municipality plan to address code compliance with on-going development projects in the area to be annexed?*

The City plans to administer code compliance in the proposed annexation area as equitably as it does in the current incorporated area. It is unlikely that building codes will differ between the County and the City since the City adopts the codes adopted by St. Louis County. Where zoning codes differ, some may be regarded as legal non-conforming uses or structures but where there are property maintenance issues, properties in the proposed annexation area will be expected to comply as all other properties do.

- 8) *What is the likelihood of any significant future growth or development in the area to be annexed within the first three (3) years after annexation?*

Most of the proposed annexation area is built-out. Now, underway are several residential developments (Dietrich Chase, Dietrich Woods, and Dietrich Glen) off of Dietrich Road, but within the three (3) year time frame it is difficult to anticipate where additional development might occur. However, the City is aware of a large parcel south of Manchester Road at its intersection with Mason Lane. The City is unaware of what is proposed for this property, however, based on its location and current zoning, it has the potential to develop as commercial (C-8) or high-density residential (R-6). With the proposed annexation area largely built-out, there is a greater potential for redevelopment opportunities. The City of Manchester will have to be cognizant of this potential.

V. **Summary**

Provide a summary as to why the proposal is in the best interest of:

- (1) The affected municipality,*
- (2) The areas of the County next to such proposed boundary, and*
- (3) The unincorporated areas affected by the proposal.*

There are several important reasons why the annexation proposal is in the best interest of the City of Manchester, the areas adjoining the proposal, and the proposed annexation area. They are:

1. The annexation allows the city to extend its eastern border into areas where services are shared between Manchester residents and unincorporated St. Louis County. Many of the residents of this area utilize schools, churches, and businesses together with Manchester residents. Streets within the City are used to access the proposed annexation area and local services districts encompass both areas. Therefore, this proposed annexation area has an established relationship with the City. The annexation will allow those residents to enjoy the same services available from the City of Manchester as their neighbors inside the City currently enjoy.
2. The annexation area provides population growth for the City. The City of Manchester is relatively "built out". The only way for the City to grow is by gaining population.
3. The annexation provides adequate revenues to provide a high level of service by the City to this area equal to the level of services provided to the current Manchester residents.

4. The proposed annexation will leave an unincorporated corridor between Manchester and Des Peres (along Barrett Station Road). The City of Manchester has not included this in its annexation proposal out of deference to the City of Des Peres' 2000 Map Plan of Intent to annex the area. The remaining proposal eliminates potential "pockets" by extending to adjacent municipal boundaries (Town & Country) and squaring off the boundaries between the Cities of Manchester and Town & Country.
5. The proposed annexation gives residents of this area improved access to their local government. Merely based on population and size of government, this annexation will provide the residents of the proposed annexation area with a more easily accessible and representative local government and zoning issues. Residents will have greater possibilities of being involved or representing their neighbors with participation on the City's boards and commissions.

CERTIFICATIONS



SECTION 3 - CERTIFICATIONS

For Section 3, Certifications, the following information shall be addressed in the proposal. If the proposing agent determines that such information is not applicable to its proposal, it shall so state in writing.

- i. *Certification declaring that the area covered by the proposal either:
(1) Is not unincorporated area, or
(2) Includes unincorporated area which is less than fifty percent (50%) of the combined land subject to the proposal, or
(3) Includes unincorporated area which is greater than fifty percent (50%) of the combined land subject to the proposal and has a combined population of more than ten thousand (10,000) people.*

Certification that the area covered under this Annexation Plan of Intent included unincorporated area which is less than fifty percent (50%) of the combined land subject to the proposal is attached.

- ii. *Certification declaring whether any platted subdivision(s) is (are) being split by the proposal for the boundary change.*

Certification that there are no platted subdivisions being split as a result of the proposed annexation is attached.

- iii. *Certification declaring whether at the time of official submittal any of the area covered by the proposal overlaps with any other proposal(s) before the Commission. If there is an overlap, the area involved must be separately described and identified on a map.*

Certification that the proposal does not overlap with any other proposal before the Commission is attached.

- iv. *Certification declaring that at least fifteen percent (15%) of the boundary of the territory proposed for annexation is adjacent to the municipality which is proposing the annexation.*

Certification declaring that at least fifteen percent (15%) of the boundary of the territory proposed for annexation is adjacent to the City of Manchester is attached (45% of the proposed annexation area is contiguous to the City).

- v. *Certification declaring that one (1) copy of the municipality's most recently adopted budget and audit report has been provided to the office of the Boundary Commission, along with twenty-one (21) copies of this proposal.*

The City of Manchester has provided one copy of its recently adopted budget (FY2004) and audit report (FY2003) and has provided the Boundary Commission with twenty-one (21) copies of this proposal.

- vi. *Certification declaring that the proposing agent will bear all costs of the Boundary Commission relating to publications, notifications, copies, etc. In the event that the proposing agent is a municipality, such certification shall indicate that such municipality has paid the Application Fee and will pay any expenses incurred by the Commission in excess of such Application Fee.*

The City has paid the requisite application fee of \$1 per area resident (\$5,644) and will pay any expenses incurred by the Commission in excess of this Application Fee.

- vii. *Certification declaring that identical copies of the proposal have been either delivered or mailed to:*

- (1) The St. Louis County Clerk;*
- (2) The clerk of each village (by name) and municipality (by name) of St. Louis County with boundaries contiguous to the area covered by the proposal.*

The City of Manchester has provided an identical copy of this proposal to the City of Town & Country which is contiguous to the area covered by the proposal. As a courtesy, the City of Manchester is also providing copies to the City of Des Peres, City of Kirkwood, and City of Valley Park due to their proximity to the boundaries of the proposed annexation area.

- viii. *Certification declaring that the proposed boundary change:*

- (1) Contains no more than sixty percent (60%) of the area subject to a previous boundary change which was disapproved by the voters within two (2) years of the date of the official submittal of the newly proposed boundary change.*
- (2) Does not contain any unincorporated area which is currently in an established unincorporated area.*

The City of Manchester declares that the proposal contains no area previously disapproved by voters within two (2) years of the date of the official submittal and does not contain any area, which is classified as an established unincorporated area is attached.



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

June 8, 2004

St. Louis County Boundary Commission
168 N. Meramec Avenue
Suite 140
Clayton, MO. 63105

RE: Annexation Proposal For Carman-Manchester Modified "Area A" and Partial "Area D" as shown on the City's 2000 Map Plan of Intent of Manchester, Missouri

Dear Commission Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations of October 23, 2001, I certify that the *Carman-Manchester Modified Area A and Partial Area D* of the City of Manchester Missouri's Plan of Intent conforms to the following requirements in that:

1. The proposed annexation area is less than fifty percent (50%) of the combined land subject to the proposal.
2. No platted subdivisions are being split by the proposed annexation.
3. At the time of official submittal, this proposal does not overlap any other proposal before the St. Louis Boundary Commission.
4. At least fifteen percent (15%) is contiguous to the City of Manchester.

Respectfully,

A handwritten signature in black ink, appearing to read "Ed Blattner", with a long horizontal flourish extending to the right.

Ed Blattner, P.E.
Acting City Administrator



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

June 8, 2004

St. Louis County Boundary Commission
168 N. Meramec Avenue
Suite 140
Clayton, MO. 63105

**RE: Annexation Proposal For Carman – Manchester Modified “Area A” and
Partial “Area D” as shown on the City’s 2000 Map Plan of Intent of
Manchester, Missouri**

Dear Commission Members:

In accordance with Article III, 5(a) of the St. Louis County Boundary Commission Rules and Regulations, please be advised that I certify that the City of Manchester most recently adopted budget (FY 2004) and audit report (FY 2003) are included with this proposal.

Respectfully,

A handwritten signature in cursive script that reads "Marsha K. Knudtson".

Marsha Knudtson
Director of Finance



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

June 8, 2004

St. Louis County Boundary Commission
168 N. Meramec Avenue
Suite 140
St. Louis, MO. 63105

**RE: Annexation Proposal For Carman – Manchester Modified “Area A” and
Partial “Area D” as shown on the City’s 2000 Map Plan of Intent of
Manchester, Missouri**

Dear Commission Members:

In accordance with St. Louis County Boundary Commission Rules and Regulations of October 23, 2001, I certify that the City of Manchester will bear all costs of the Boundary Commission relating to publications, notifications, copies, etc. In addition, I certify that the City of Manchester has paid the Application Fee when this annexation proposal was presented to the Boundary Commission, and the City of Manchester will pay other attendant costs related to the annexation proposal of *Carman-Manchester Modified Area A and Partial Area D* submitted by the City of Manchester.

Respectfully,

A handwritten signature in black ink, appearing to read "Ed Blattner".

Ed Blattner
Acting City Administrator



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

June 8, 2004

St. Louis County Boundary Commission
168 N. Meramec Avenue
Suite 140
Clayton, MO. 63105

**RE: Annexation Proposal For Carman – Manchester Modified “Area A” and
Partial “Area D” as shown on the City’s 2000 Map Plan of Intent of
Manchester, Missouri**

Dear Commission Members:

I certify that an identical copy of the Official Submittal constituting the proposal by the City of Manchester to annex *Carman-Manchester Modified Area A and Partial Area D* as presented on the City’s 2000 Map Plan of Intent has been delivered to the County Clerk of St. Louis County at 7900 Carondelet Avenue, St. Louis, Missouri 63105.

In addition, identical copies of this Official Submittal have been presented to the Cities of Town & Country, Des Peres, Kirkwood, and Valley Park. Also, an identical copy has been submitted to St. Louis County Department of Planning.

Respectfully,

Ed Blattner
Acting City Administrator



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

June 8, 2004

St. Louis County Boundary Commission
168 N. Meramec Avenue
Suite 140
Clayton, MO. 63105

RE: **Annexation Proposal For Carman – Manchester Modified “Area A” and Partial “Area D” as shown on the City’s 2000 Map Plan of Intent of Manchester, Missouri**

Dear Commission Members:

In accordance with St. Louis County Boundary Commission Rules and Regulations of October 23, 2001, I certify that the proposed annexation of *Carman-Manchester Modified Area A and Partial Area D* as presented on the City’s 2000 Map Plan of Intent was neither disapproved by voters within the last two (2) years nor is it a part of an “Established Unincorporated Area.”

Respectfully,

A handwritten signature in black ink, appearing to read "Ed Blattner", with a long horizontal flourish extending to the right.

Ed Blattner
Acting City Administrator

SUPPORTING DOCUMENTS



"A PROUD PAST A BRIGHT FUTURE"

SECTION IV: SUPPORTING DOCUMENTS

For Section 4, Supporting Documents, at minimum the following information shall be addressed in the proposal. If the proposing agent determines that such information is not applicable to its proposal, they shall so state in writing.

i. A certified copy of the ordinance adopting the Annexation Boundary Change Proposal.

A certified copy of the ordinance adopting the Annexation Boundary Change by the City of Manchester Board of Aldermen is attached.

ii. A list of no fewer than three (3) sites, (including contact person, address, and telephone number) which can accommodate a public hearing appropriate for the size of the application. The sites must be:

(1) A facility generally open and used by the public, including private schools and churches;

(2) Handicap accessibility;

(3) Geographically located based on the following priorities:

(a) Within the area covered by the proposal;

(b) Within two (2) miles of the area covered by the proposal;

(c) The offices of the Boundary Commission;

(d) Within the County seat of St. Louis County.

The City of Manchester has selected three (3) sites that meet the established criteria to conduct a public hearing regarding the proposed annexation. They are:

Site #1 First Evangelical Free Church
1375 Carman Road
Manchester, MO 63021
(636) 779-2118
Contact Person: Ms. LouAnn Muehleisen

Site #2 Parkway South Senior High School
801 Hanna Road
Manchester, MO 63021
(636) 415-7700
Contact Person: Dr. Gary Mazzola – Principal

Site #3

Manchester City Hall
14318 Manchester Road
Manchester, MO 63011
Contact Person: Ed Blattner Acting City Administrator
Phone: (636) 227-1385 ext. 109

iii. *A copy of a legal opinion to the proposing agent(s) stating that all statutory requirements, which are applicable to the proposing agent(s), have been satisfied.*

The legal opinion from the City Attorney, Mr. Patrick Gunn of Gunn & Gunn of St. Louis, Missouri, stating conformance by the City of Manchester to the Rules for the St. Louis County Boundary Commission is attached.

iv. *Written statement from the proposing agent that:*

- (1) It does not seek any change in fire protection and emergency medical services, or*
- (2) If a change in services is planned, the proposing agent shall include a certified copy of an ordinance or binding resolution of the fire protection district(s) approving the proposal for fire protection and emergency medical services by the proposing agent.*

The City of Manchester is seeking no change in fire protection or emergency medical services. This certification is attached.

v. *A draft of the proposed language, provided as to form by the Commission, for a public notice of public hearing shall include:*

- (1) The identity of the proposing agent(s);*
- (2) A clear, concise description of the proposed boundary change, which may include but not necessarily be confined to a legal description;*
- (3) The proposal's official submittal date;*
- (4) "Blanks" for the date, time, and location of the hearing, identifying it as a function of the Boundary Commission, St. Louis County, Missouri.*

The City of Manchester has prepared language for the public hearing that meets the above criteria. A copy of the public hearing notice is attached.

- vi. *A metes and bounds legal description of the area covered by the proposal. The Boundary Commission, at its discretion, may require the proposing agent to verify the legal description by a registered surveyor.*

A metes and bounds legal description of the area proposed for annexation is attached as Appendix 1.

- vii. *A statement identifying a proposed effective date for the proposed boundary change.*

Pending approval from the St. Louis County Boundary Commission to have annexation to be considered by a vote of the people, the City of Manchester will contact the St. Louis County Election Board to set a date for a vote. Upon a successful vote, the City will provide available services immediately to the annexation area. Full City services are expected to be provided to the annexation area within a six month timeframe.



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

I, Ed Blattner, duly appointed Acting City Administrator/Clerk for the City of Manchester, County of St. Louis, State of Missouri, hereby certify that the attached Ordinance # 04-1510 is a true and correct copy of the original document taken from the permanent records of the City of Manchester which are under my exclusive control, care and dominion.

CERTIFIED THIS 8th DAY OF June, 2004.

CITY OF MANCHESTER

By:

Ed Blattner
Acting City Administrator/Clerk

STATE OF MISSOURI)
) ss:
COUNTY OF ST. LOUIS)

On this 8th day of June, 2004, Ed Blattner personally appeared before me.

Notary Public

My term expires: 2/29/2008



RUTH E. BAKER
St. Louis County
My Commission Expires
February 29, 2008

INTRODUCED BY ALDERMAN MASTROIANNI

BILL NO. 04-1571

ORDINANCE NO. 04-1510

AN ORDINANCE PROVIDING FOR THE ANNEXATION BY THE CITY OF MANCHESTER, MISSOURI OF AN AREA OF UNINCORPORATED LAND DESCRIBED HEREIN AND REFERRED TO AS "MODIFIED AREA 'A' (AREA A AND PARTIAL AREA D) FROM THE CITY OF MANCHESTER 2000 MAP PLAN OF INTENT" AND PROVIDING FOR APPROVAL OF AN ANNEXATION PLAN AND BOUNDARY CHANGE PROPOSAL TO BE SUBMITTED TO THE ST. LOUIS COUNTY BOUNDARY COMMISSION FOR ITS CONSIDERATION AND SUBSEQUENT ELECTION BY THE VOTERS OF THE CITY OF MANCHESTER AND OF THE AREA PROPOSED TO BE ANNEXED.

WHEREAS, the City desires to seek the annexation of a certain area of the unincorporated land, lying generally from the existing eastern City limits on the west, Miremont and Wickstead Roads over to the existing southern city limits of Town & Country on the north to the unnamed tributary of Grand Glaize Creek, then south along this unnamed tributary of Grand Glaize Creek to the main branch of Grand Glaize Creek to Dougherty Ferry Road to form the eastern boundary, then south along Dougherty Ferry Road to Carman Road to form the southern boundary abutting the City of Manchester City limits and more fully described in Appendix 2 attached hereto and made part hereof (hereinafter referred to as "Annexation Area, Carman-Manchester Area A and Partial D"); and,

WHEREAS, the area proposed for annexation constitutes an "unincorporated pocket" as that term is defined in Section 72.407.1 (2) of the Revised Statutes of Missouri; and,

WHEREAS, the City has developed a Plan of Intent to be submitted to the St. Louis County Boundary Commission for approval of the annexation of Annexation Area, Carman-Manchester Area A and Partial D, as an unincorporated pocket, by the City setting forth, among other things, the various impacts of the boundary change proposal, a legal description of the proposed annexation area, a proposed time schedule for the provision of services to the proposed annexation area, the current tax rates, the revenue sources, the effect of the boundary change on St. Louis County resource distribution, the proposed zoning, the compactness of the Plan of Intent, and the effective date of the proposed annexation.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: The City of Manchester will seek the inclusion of Annexation Area, Carman-Manchester Area A and Partial D, as herein defined, within the City's limits through a boundary change proposal, which is in the best interest of the City of Manchester, the unincorporated area subject to the boundary change proposal and the areas adjacent to the unincorporated area subject to the proposed boundary change.

Section Two: The City has directed the preparation of a Plan of Intent for submission to the St. Louis County Boundary Commission, wherein the City has described and analyzed:

- a. The various impacts of the boundary change proposed;
- b. The ability to accommodate the orderly incorporation of St. Louis County;
- c. A legal description of Annexation Area, Carman-Manchester Area A and Partial D;
- d. The present level of major services provided by the City and St. Louis County and proposed to be provided to the proposed area of annexation;

INTRODUCED BY ALDERMAN MASTROIANNI

BILL NO. 04-1571

ORDINANCE NO. 04-1510

- e. The proposed time schedule for the provision of services to the proposed area of annexation;
- f. The current tax rates;
- g. The revenue sources;
- h. The anticipated effect of boundary change on St. Louis County resource distribution;
- i. The proposed zoning of the proposed annexation area;
- j. The compactness of the proposed annexation area;
- k. The effective date of the proposed annexation.

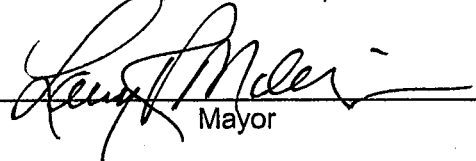
Section Three: The City, being well-prepared to effectuate the annexation of Annexation Area, Carman-Manchester Area A and Partial D, as described in the Plan of Intent, hereby adopts said Plan. The Plan of Intent, a certified copy of this Ordinance, including Appendix 2, and all other information deemed necessary by the St. Louis County Boundary Commission, shall be submitted to the St. Louis County Boundary Commission for its consideration and approval.

Section Four: Upon the approval of the proposed boundary change by the St. Louis County Boundary Commission, this proposal shall be submitted to the voters at an election to be held as directed by the St. Louis County Boundary Commission and the St. Louis County Election Board. If the annexation proposal is subsequently approved by a majority of votes cast in the proposed annexation area and approved by a separate majority of votes cast in the whole City which would result from the proposed annexation and boundary change, then the annexation of such identified unincorporated area shall become effective six (6) months from the date of such favorable election.

Section Five: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS 7TH DAY OF JUNE, 2004.

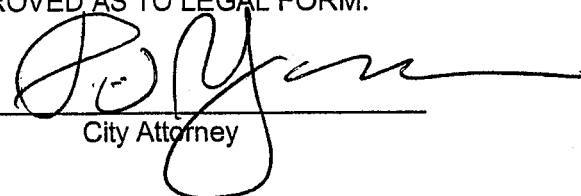
CITY OF MANCHESTER, MISSOURI

By 
Mayor

ATTEST:


Acting City Administrator

APPROVED AS TO LEGAL FORM:


City Attorney

APPENDIX 2

ANNEXATION AREA LEGAL DESCRIPTION

LEGAL BOUNDARY DESCRIPTION

CARMAN – MANCHESTER, AREA A & PARTIAL D

The point of beginning is located by starting at the most north eastwardly corner of the city limits of the City of Manchester, Missouri, said point being the northeast corner of lot 52 of Pierremont Subdivision, Plat 2; hence southwardly along the city limits a distance of approximately 600 feet to the point of intersection with the northwest corner of lot 115 of Waycliffe Estates No. 4, said intersecting point being the point of beginning; hence eastwardly along said northern line of lots 115 through lots 124 of Waycliffe Estates No.4; hence continuing eastwardly along the prolonged northern line of the Longwood Estates Recreation Area a distance of around 350 feet to the point of intersection with the northwest corner of the Wickstead Road, a 40 feet wide right-of-way, hence; eastwardly along said northern right-of-way to its point of intersection with the west right-of-way line of Weidman Road, hence; eastwardly to a point on the east right-of-way line of Weidman Road, hence; northwardly along said right-of-way to the point of intersection with the northwest corner of lot 1 of Thomas Mason Place, hence; eastwardly along the northern line of lots 1, 2, 3, and 4 of Thomas Mason Place to the northeast corner of said lot 4, hence; southwardly along the eastern line of lots 4 through 10 of Thomas Mason Place to a point of intersection with the north line of lot 14 of Regency Park, hence; eastwardly on said north line of lots 14 and 13 of said Regency Park, to the point of intersection with the eastern line of lot 13, said point also being the point of intersection with the Town and Country city limits, hence; southwardly along the irregular eastern line of lots 13, 11, 9, 8, 7 and 2 of Regency Park said line also being the city limits of Town and Country, to the point of intersection with the northern right-of-way line of Manchester Road, hence; eastwardly along said northern right-of-way line, said line being the Town and Country city limits, to the point of intersection with the western line of lot A of the Nolte Subdivision, said line being the Town and Country city limits, hence; northwardly along said western line of lot A and Plat 5 of Mason Green to the northwest corner of Plat 5, said line being the Town and Country city limits, hence; eastwardly along the north line of Plat 5 to its point of intersection with the west line of Plat 6 of Mason Green, said line being the Town and Country city limits, hence; northwardly along the western line of Plat 6 and Plat 4, said line being the city limits of Town and Country, to a point of intersection with the northwest corner of said Plat 4, hence; eastwardly along the north line of Plat 4 and Plat 3 of Mason Green, said line being the city limits of Town and Country, to a point of intersection with the western right-of-way line of Mason Road, hence; continuing eastwardly along the prolonged said northern line of Plat 3 of Mason Green to a point of intersection with the eastern right-of-way line of Mason Road, said line being the city limits of Town and Country, hence; southwardly along the said eastern and widen right-of-way line of Mason Road to the point of intersection with the northwest corner of the Noelker, Timothy & Deirdre H/W property, (Locator No. 22P230714), said line being the city limits of Town & Country, hence; southwardly

on said property west line to its intersection with the northwest corner of lot 1 of Mason View Estates, said line being the city limits of Town and Country, hence; eastwardly along the north line of lots 1 and 2 to a point of intersection on the west line of lot 3 of Mason View Estates, said line being the city limits of Town and Country, hence; northwardly on the west line of lots 3 and 4 to the northwest corner of said lot 4, hence; eastwardly on the north line of lots 4 and 5 of Mason View Estates, said lines being the city limits of Town and Country, to a point of intersection with the centerline of the Grand Glaize West Creek and continuing southwardly to its point of confluence with the Grand Glaize East Creek, said creeks being a northern tributary of the Grand Glaize Creek; hence southwardly along the said Grand Glaize East Creek centerline to the northern right-of-way line of Manchester Road, hence passing under Manchester Road to the southern right-of-way line of Manchester Road, hence; southwardly along said Grand Glaize East Creek centerline approximately 0.3 mile to its point of confluence with the centerline of the Grand Glaize Creek, hence southwardly along the said creek centerline approximately 1 mile to the point of intersection with the southern right-of-way line of Dougherty Ferry Road, hence; proceeding southwestwardly along said Dougherty Ferry Road right-of-way a distance of approximately 0.3 mile to a point of intersection with the prolonged northern right-of-way line of Carman Road, said point being the city limits of the City of Manchester, Missouri, hence; northwestwardly along the said prolonged northern right-of-way line of Carman Road, said right-of-way being the city limits of Manchester, a distance of approximately 1.7 miles, to a point of intersection with the southwest corner of lot 1 of section 1 Glyn Cagney Subdivision, Block A, hence; northwardly along said subdivision west lot lines of lots 1 through 5, said line being the city limits of Manchester, to the northwest corner of said lot 5, hence; eastwardly on the north line of lot 5 to the northeast corner of said lot 5, said line being the city limits of Manchester, hence; northwardly along the western lot lines of common ground and lots 1 through 10 of Glyn Cagney PT. Blk. 2, hence; continuing northwardly along the western line of lots 1, 2 & 3 of Glyn Cagney PT. Blk. 4 to the northwest corner of said lot 3, said line being the city limits of Manchester, hence; northwardly along the western line of Old Orchard Village Plt. 2 and Plt. 3 to its intersection with the southern right-of-way line of Manchester Road, said line being the city limits of Manchester, hence; northwardly to the point of intersection with the north right-of-way line of Manchester Road and the southwest corner of Benjamin Lacy Estates PT. Lot 1, said line being the city limits of Manchester, hence; northwardly to the northwest corner of said Benjamin Lacy Estates PT. Lot 1, said point being the southwest corner of Forest Glen EST's., hence; northwardly along the west line of park & recreational ground and northwardly along the west line of lots 20 through 24 of Forest Glen EST's., said line being the city limits of Manchester, hence; northwardly along the western line of lots 74 through 82 of Waycliffe Estates Plat 3, said line being the city limits of Manchester, hence; northwardly along the western line of lots 98, 99, 114 and 115 of Waycliffe Estates No. 4, said line being the city limits of Manchester, to the northwest corner point of said lot 115, said point being the point of beginning.

LAW OFFICES
GUNN AND GUNN
A PROFESSIONAL CORPORATION

DONALD J. GUNN, JR.
PATRICK R. GUNN
SHARON R. WICE
PATRICK J. BOYLE

FIRST BANK BUILDING
GREVE COEUR
11901 OLIVE BOULEVARD, SUITE 312
P. O. BOX 419002
ST. LOUIS, MISSOURI 63141
(314) 432-4550
FAX (314) 432-4489

June 8, 2004

Mr. Edwin M. Blattner
Acting City Administrator
City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

Re: ANNEXATION PROPOSAL FOR CARMAN-MANCHESTER MODIFIED "AREA A"
AND PARTIAL "AREA D" AS SHOWN ON THE CITY'S 2000 MAP PLAN OF
INTENT OF MANCHESTER, MISSOURI

Dear Mr. Blattner:

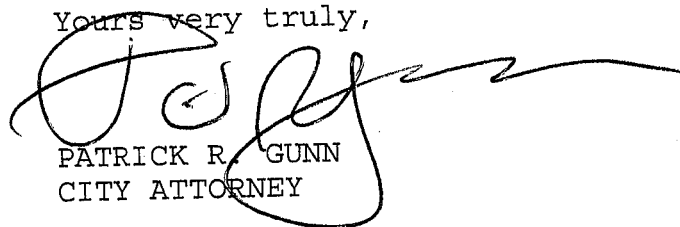
In accordance with the Rules and Regulations of the St. Louis County Boundary Commission, I am obligated to render an opinion of the proposed annexation of *Carman-Manchester Modified Area A and Partial Area D* with respect to the City of Manchester.

Based upon my review of the annexation proposal for *Carman-Manchester Modified Area A and Partial Area D* and relevant documents, it is my opinion that all statutory requirements applicable to the City of Manchester have been satisfied in connection with this annexation proposal.

If you have any questions, please contact me.

Thank you.

Yours very truly,



PATRICK R. GUNN
CITY ATTORNEY

PRG:SAS



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

June 8, 2004

St. Louis County Boundary Commission
168 N. Meramec Avenue
Suite 140
Clayton, MO. 63105

RE: **Annexation Proposal For Carman – Manchester Modified “Area A” and Partial “Area D” as shown on the City’s 2000 Map Plan of Intent of Manchester, Missouri**

Dear Commission Members:

In accordance with St. Louis County Boundary Commission Rules and Regulations of October 23, 2001, please be advised that the proposal for annexation of *Carman-Manchester Modified Area A and Partial Area D* annexation area does not seek any change in fire protection and emergency services.

Respectfully,

A handwritten signature in black ink, appearing to read "Ed Blattner", written over a horizontal line.

Ed Blattner
Acting City Administrator

ST. LOUIS COUNTY BOUNDARY COMMISSION
NOTICE OF RECEIPT OF ANNEXATION PROPOSAL
AND PUBLIC HEARING

Notice is hereby given that the St. Louis County Boundary Commission received a proposal for boundary change from the Mayor and Board of Aldermen of the City of Manchester, Missouri, on _____. The following legal description has been submitted by the Mayor and Board of Aldermen City of Manchester, Missouri for the area to be annexed, called the ***Carman-Manchester Modified Area A and Partial Area D*** (as depicted on the City's 2000 Map Plan of Intent) which encompasses 1.97 square miles. The Commission will consider the proposed boundary change by the City of Manchester. A legal description of the area to be included in the corporate limits of the City of Manchester is attached to this Notice.

Notice is hereby given that the St. Louis County Boundary Commission will hold a Public Hearing regarding the proposed boundary change at _____ p.m. on _____, 2004 at _____ in Manchester, Missouri.

The St. Louis County Boundary Commission invites public comments on the proposal submitted. Written and oral comments may be presented to the Commission in conjunction with the Public Hearing or, in addition, may be received after the Public Hearing and will be filed for the reference of the Commission.

A copy of the map depicting the proposed annexation area is available for review at the St. Louis County Boundary Commission office, 168 N. Meramec Avenue, Suite 140, Clayton, Missouri 63105 during weekdays between the hours of 9:00 a.m. and 3:00 p.m. The phone number is (314) 863-3005.

Executive Director of the St. Louis County Boundary Commission

Dated: _____, 2004

LEGAL BOUNDARY DESCRIPTION

CARMAN – MANCHESTER, AREA A & PARTIAL D

The point of beginning is located by starting at the most north eastwardly corner of the city limits of the City of Manchester, Missouri, said point being the northeast corner of lot 52 of Pierremont Subdivision, Plat 2; hence southwardly along the city limits a distance of approximately 600 feet to the point of intersection with the northwest corner of lot 115 of Waycliffe Estates No. 4, said intersecting point being the point of beginning; hence eastwardly along said northern line of lots 115 through lots 124 of Waycliffe Estates No.4; hence continuing eastwardly along the prolonged northern line of the Longwood Estates Recreation Area a distance of around 350 feet to the point of intersection with the northwest corner of the Wickstead Road, a 40 feet wide right-of-way, hence; eastwardly along said northern right-of-way to its point of intersection with the west right-of-way line of Weidman Road, hence; eastwardly to a point on the east right-of-way line of Weidman Road, hence; northwardly along said right-of-way to the point of intersection with the northwest corner of lot 1 of Thomas Mason Place, hence; eastwardly along the northern line of lots 1, 2, 3, and 4 of Thomas Mason Place to the northeast corner of said lot 4, hence; southwardly along the eastern line of lots 4 through 10 of Thomas Mason Place to a point of intersection with the north line of lot 14 of Regency Park, hence; eastwardly on said north line of lots 14 and 13 of said Regency Park, to the point of intersection with the eastern line of lot 13, said point also being the point of intersection with the Town and Country city limits, hence; southwardly along the irregular eastern line of lots 13, 11, 9, 8, 7 and 2 of Regency Park said line also being the city limits of Town and Country, to the point of intersection with the northern right-of-way line of Manchester Road, hence; eastwardly along said northern right-of-way line, said line being the Town and Country city limits, to the point of intersection with the western line of lot A of the Nolte Subdivision, said line being the Town and Country city limits, hence; northwardly along said western line of lot A and Plat 5 of Mason Green to the northwest corner of Plat 5, said line being the Town and Country city limits, hence; eastwardly along the north line of Plat 5 to its point of intersection with the west line of Plat 6 of Mason Green, said line being the Town and Country city limits, hence; northwardly along the western line of Plat 6 and Plat 4, said line being the city limits of Town and Country, to a point of intersection with the northwest corner of said Plat 4, hence; eastwardly along the north line of Plat 4 and Plat 3 of Mason Green, said line being the city limits of Town and Country, to a point of intersection with the western right-of-way line of Mason Road, hence; continuing eastwardly along the prolonged said northern line of Plat 3 of Mason Green to a point of intersection with the eastern right-of-way line of Mason Road, said line being the city limits of Town and Country, hence; southwardly along the said eastern and widen right-of-way line of Mason Road to the point of intersection with the northwest corner of the Noelker, Timothy & Deirdre H/W property, (Locator No. 22P230714), said line being the city limits of Town & Country, hence; southwardly on said property west line to its intersection with the northwest corner of lot 1 of Mason View Estates, said line being the city limits of Town and Country, hence; eastwardly along the north line of lots 1 and 2 to a point of intersection on the west line of lot 3 of Mason View Estates, said line being the city limits of Town and Country, hence; northwardly on the west line of lots 3 and 4 to the northwest corner of said lot 4, hence; eastwardly on the north line of lots 4 and 5 of

Mason View Estates, said lines being the city limits of Town and Country, to a point of intersection with the centerline of the Grand Glaize West Creek and continuing southwardly to its point of confluence with the Grand Glaize East Creek, said creeks being a northern tributary of the Grand Glaize Creek; hence southwardly along the said Grand Glaize East Creek centerline to the northern right-of-way line of Manchester Road, hence passing under Manchester Road to the southern right-of-way line of Manchester Road, hence; southwardly along said Grand Glaize East Creek centerline approximately 0.3 mile to its point of confluence with the centerline of the Grand Glaize Creek, hence southwardly along the said creek centerline approximately 1 mile to the point of intersection with the southern right-of-way line of Dougherty Ferry Road, hence; proceeding southwestwardly along said Dougherty Ferry Road right-of-way a distance of approximately 0.3 mile to a point of intersection with the prolonged northern right-of-way line of Carman Road, said point being the city limits of the City of Manchester, Missouri, hence; northwestwardly along the said prolonged northern right-of-way line of Carman Road, said right-of-way being the city limits of Manchester, a distance of approximately 1.7 miles, to a point of intersection with the southwest corner of lot 1 of section 1 Glyn Cagney Subdivision, Block A, hence; northwardly along said subdivision west lot lines of lots 1 through 5, said line being the city limits of Manchester, to the northwest corner of said lot 5, hence; eastwardly on the north line of lot 5 to the northeast corner of said lot 5, said line being the city limits of Manchester, hence; northwardly along the western lot lines of common ground and lots 1 through 10 of Glyn Cagney PT. Blk. 2, hence; continuing northwardly along the western line of lots 1, 2 & 3 of Glyn Cagney PT. Blk. 4 to the northwest corner of said lot 3, said line being the city limits of Manchester, hence; northwardly along the western line of Old Orchard Village Plt. 2 and Plt. 3 to its intersection with the southern right-of-way line of Manchester Road, said line being the city limits of Manchester, hence; northwardly to the point of intersection with the north right-of-way line of Manchester Road and the southwest corner of Benjamin Lacy Estates PT. Lot 1, said line being the city limits of Manchester, hence; northwardly to the northwest corner of said Benjamin Lacy Estates PT. Lot 1, said point being the southwest corner of Forest Glen EST's., hence; northwardly along the west line of park & recreational ground and northwardly along the west line of lots 20 through 24 of Forest Glen EST's., said line being the city limits of Manchester, hence; northwardly along the western line of lots 74 through 82 of Waycliffe Estates Plat 3, said line being the city limits of Manchester, hence; northwardly along the western line of lots 98, 99, 114 and 115 of Waycliffe Estates No. 4, said line being the city limits of Manchester, to the northwest corner point of said lot 115, said point being the point of beginning.



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

June 8, 2004

St. Louis County Boundary Commission
168 N. Meramec Avenue
Suite 140
Clayton, MO. 63105

**RE: Annexation Proposal For Carman – Manchester Modified “Area A” and
Partial “Area D” as shown on the City’s 2000 Map Plan of Intent of
Manchester, Missouri**

Dear Commission Members:

Pending approval from the St. Louis County Boundary Commission to go to a vote of the people, the City of Manchester will contact the St. Louis County Election Board immediately to set a date for a vote. Upon a successful vote, the City will move quickly to provide available City services to the annexation area. Full City services are expected to be provided to the annexation area within six months.

Respectfully,

A handwritten signature in black ink, appearing to read "Ed Blattner", with a stylized flourish extending from the end.

Ed Blattner
Acting City Administrator

APPENDIX 1

ANNEXATION AREA LEGAL DESCRIPTION

LEGAL BOUNDARY DESCRIPTION

CARMAN – MANCHESTER, AREA A & PARTIAL D

The point of beginning is located by starting at the most north eastwardly corner of the city limits of the City of Manchester, Missouri, said point being the northeast corner of lot 52 of Pierremont Subdivision, Plat 2; hence southwardly along the city limits a distance of approximately 600 feet to the point of intersection with the northwest corner of lot 115 of Waycliffe Estates No. 4, said intersecting point being the point of beginning; hence eastwardly along said northern line of lots 115 through lots 124 of Waycliffe Estates No.4; hence continuing eastwardly along the prolonged northern line of the Longwood Estates Recreation Area a distance of around 350 feet to the point of intersection with the northwest corner of the Wickstead Road, a 40 feet wide right-of-way, hence; eastwardly along said northern right-of-way to its point of intersection with the west right-of-way line of Weidman Road, hence; eastwardly to a point on the east right-of-way line of Weidman Road, hence; northwardly along said right-of-way to the point of intersection with the northwest corner of lot 1 of Thomas Mason Place, hence; eastwardly along the northern line of lots 1, 2, 3, and 4 of Thomas Mason Place to the northeast corner of said lot 4, hence; southwardly along the eastern line of lots 4 through 10 of Thomas Mason Place to a point of intersection with the north line of lot 14 of Regency Park, hence; eastwardly on said north line of lots 14 and 13 of said Regency Park, to the point of intersection with the eastern line of lot 13, said point also being the point of intersection with the Town and Country city limits, hence; southwardly along the irregular eastern line of lots 13, 11, 9, 8, 7 and 2 of Regency Park said line also being the city limits of Town and Country, to the point of intersection with the northern right-of-way line of Manchester Road, hence; eastwardly along said northern right-of-way line, said line being the Town and Country city limits, to the point of intersection with the western line of lot A of the Nolte Subdivision, said line being the Town and Country city limits, hence; northwardly along said western line of lot A and Plat 5 of Mason Green to the northwest corner of Plat 5, said line being the Town and Country city limits, hence; eastwardly along the north line of Plat 5 to its point of intersection with the west line of Plat 6 of Mason Green, said line being the Town and Country city limits, hence; northwardly along the western line of Plat 6 and Plat 4, said line being the city limits of Town and Country, to a point of intersection with the northwest corner of said Plat 4, hence; eastwardly along the north line of Plat 4 and Plat 3 of Mason Green, said line being the city limits of Town and Country, to a point of intersection with the western right-of-way line of Mason Road, hence; continuing eastwardly along the prolonged said northern line of Plat 3 of Mason Green to a point of intersection with the eastern right-of-way line of Mason Road, said line being the city limits of Town and Country, hence; southwardly along the said eastern and widen right-of-way line of Mason Road to the point of intersection with the northwest corner of the Noelker, Timothy & Deirdre H/W property,

(Locator No. 22P230714), said line being the city limits of Town & Country, hence; southwardly on said property west line to its intersection with the northwest corner of lot 1 of Mason View Estates, said line being the city limits of Town and Country, hence; eastwardly along the north line of lots 1 and 2 to a point of intersection on the west line of lot 3 of Mason View Estates, said line being the city limits of Town and Country, hence; northwardly on the west line of lots 3 and 4 to the northwest corner of said lot 4, hence; eastwardly on the north line of lots 4 and 5 of Mason View Estates, said lines being the city limits of Town and Country, to a point of intersection with the centerline of the Grand Glaize West Creek and continuing southwardly to its point of confluence with the Grand Glaize East Creek, said creeks being a northern tributary of the Grand Glaize Creek; hence southwardly along the said Grand Glaize East Creek centerline to the northern right-of-way line of Manchester Road, hence passing under Manchester Road to the southern right-of-way line of Manchester Road, hence; southwardly along said Grand Glaize East Creek centerline approximately 0.3 mile to its point of confluence with the centerline of the Grand Glaize Creek, hence southwardly along the said creek centerline approximately 1 mile to the point of intersection with the southern right-of-way line of Dougherty Ferry Road, hence; proceeding southwestwardly along said Dougherty Ferry Road right-of-way a distance of approximately 0.3 mile to a point of intersection with the prolonged northern right-of-way line of Carman Road, said point being the city limits of the City of Manchester, Missouri, hence; northwestwardly along the said prolonged northern right-of-way line of Carman Road, said right-of-way being the city limits of Manchester, a distance of approximately 1.7 miles, to a point of intersection with the southwest corner of lot 1 of section 1 Glyn Cagney Subdivision, Block A, hence; northwardly along said subdivision west lot lines of lots 1 through 5, said line being the city limits of Manchester, to the northwest corner of said lot 5, hence; eastwardly on the north line of lot 5 to the northeast corner of said lot 5, said line being the city limits of Manchester, hence; northwardly along the western lot lines of common ground and lots 1 through 10 of Glyn Cagney PT. Blk. 2, hence; continuing northwardly along the western line of lots 1, 2 & 3 of Glyn Cagney PT. Blk. 4 to the northwest corner of said lot 3, said line being the city limits of Manchester, hence; northwardly along the western line of Old Orchard Village Plt. 2 and Plt. 3 to its intersection with the southern right-of-way line of Manchester Road, said line being the city limits of Manchester, hence; northwardly to the point of intersection with the north right-of-way line of Manchester Road and the southwest corner of Benjamin Lacy Estates PT. Lot 1, said line being the city limits of Manchester, hence; northwardly to the northwest corner of said Benjamin Lacy Estates PT. Lot 1, said point being the southwest corner of Forest Glen EST's., hence; northwardly along the west line of park & recreational ground and northwardly along the west line of lots 20 through 24 of Forest Glen EST's., said line being the city limits of Manchester, hence; northwardly along the western line of lots 74 through 82 of Waycliffe Estates Plat 3, said line being the city limits of Manchester, hence; northwardly along the western line of lots 98, 99, 114 and 115 of Waycliffe Estates No. 4, said line being the city limits of Manchester, to the northwest corner point of said lot 115, said point being the point of beginning.

APPENDIX 2

LIST OF SUBDIVISIONS

SINGLE FAMILY	Plats	Location	# of Units
BERRINGER PLACE		Berringer Place & Carman Valley	10
BRAESHIRE	3		34
BRAESHIRE	2		58
BRAESHIRE WOODS	2		3
BRAESHIRE WOODS	1		2
BRAESHIRE WOODS	3		1
CARMAN HEIGHTS		Carman Road & Dietrich	5
CARMAN MEADOWS	2	Carman Meadows Dr. North	15
CARMAN MEADOWS ESTATES		Carman Meadows Drive	13
CARMAN RIDGE			19
DIETRICH FOREST			11
DIETRICH GLEN		Dietrich Glen	26
DIETRICH OAKS	2	Dietrich Oaks	22
DIETRICH OAKS	1	Dietrich Oaks	13
DIETRICH RIDGE		Dietrich Ridge Ct.	19
DOUGHERTY ESTATES	1	Dougherty Estates	42
DOUGHERTY ESTATES	2	Waterford View, Dougherty Terrace	37
DOUGHERTY ESTATES	3	Waterford Ridge Dr. & Ct., Wingard Dr., Dougherty Tr.	85
DOUGHERTY ESTATES	4	Dougherty Terrace	15
DOUGHERTY ESTATES ADD	2	Dougherty Mill Ln.	1
ELESE ACRES		Carman near Glyn Gagny	4
FOREST GLEN ESTATES		Blairshire, Wissman, & Crestbury	52
FOREST OAK ESTATES	1	Redwood Forest Dr.	40
FOREST OAK ESTATES	2	Redwood Forest Dr.	40
GLYN ACRES LOTS 1 & 2 & 3 BOUNDARY ADJ		Carman & Glyn Gagny	3
	SECTION		
GLYN CAGNY	1	Carman & Glyn Gagny	35
INDIGO ESTATES			2
LOCHHAVEN		Lochhaven Ln & Dietrich Rd.	23
LOEHR ESTATES		Loehr Est. Dr. & Carman Rd	22
LONGWOOD ESTATES		Havenhurst & Weidman	55
MASON VIEW ESTATES			9
NATHAN RANNELL FARM			1
OAK RIDGE ESTATES		Wissman & Weidman	30
OESCH SUB. (1) OESCH LOTS 1 & 2 BOUNDARY ADJ.		Carman Road	3
PROBST ACRES		Dietrich Road	2
RIDGEMONT	6	Cool Dell Valley Pt.	62
RIDGEMONT	5	Amberwood Carman Forest	51
RIDGEMONT	4	Forestview Ridge Ln & View Ln.	45
RIDGEMONT	3	Carman Valley	20
RIDGEMONT	2	Warmington Ct.	41

SINGLE FAMILY	Plats	Location	# of Units
RIDGEMONT	1	Huntley Heights	24
SAN SHAR ACRES LOTS 1 & 2 BDY			2
SPRING OAKS		Dietrich Rd.	17
SURVEY LOTS			19
THE WOODS		Wood Fern Dr.	19
THOMAS MASON PLACE		Thomas Mason Pl. & Weidman	15
WAYCLIFFE ESTATES	1	Wyncrest & Weidman	32
WAYCLIFFE ESTATES	2	Fieldhurst & Wyncrest	26
WAYCLIFFE ESTATES	3	Crestbury & Foxview	32
WAYCLIFFE ESTATES	4	Scottfield & Rivoli	43
WESTRICH		Dietrich & Carman Valley	3

MULTI FAMILY	Plats	Location	# of Units
DIETRICH CHASE		Dietrich Chase Lane	28
DIETRICH WOODS		Dietrich Woods Ct.	12
DIETRICH VILLAGE PT.		Reflection Cove Apts.	194
MASON GREEN CONDOS	#1-6	Mason Green Drive	29
MASON MANOR CONDOS		Mason Rd & Mason Meadows	28
RIDGEVIEW PLACE CONDOS	17	Ridgeview Circle Drive	195
BRAESHIRE CONDOMINIUMS		Braeshire & Wicklow	118
BRAESHIRE WOODS CONDOS	2	176 Braeshire Drive	8
GRAND GLAIZE VILLAGE SUBD.		Weidman & Oak Moss	176
OLD ORCHARD VILLAGE	#1-3	Braeshire & Knollhaven	370
PROSPECT CREEK APTS		Weidman & Prospect Crossing	273
PROSPECT VILLAGE CONDO		Weidman	30

COMMERCIAL	Plats	Location	# of Units
BASSETT FARM PLACE			8 Lots
BENJ. LACY ESTATES			2 Lots
CARAFIOLS PLAZA SUBD.			4 Lots
DWYER OFC. PARK		Barrett Office Dr.	6 Lots
J&H BASSET FAARMS			8 Lots
KOMAN PLAZA			2 Lots
LACY ESTATE TRACT			5 Lots
MANCHESTER AUTO CENTER			2 Lots
MANCHESTER PARK LOT 3 RESUB			3 Lots
MCDONALDS COMMERCIAL CENTER			4 Lots
NOLTE SUBDIVISION			4 Lots
OLD ORCHARD CENTER			4 Lots
PS MANCHESTER		Barrett Parkway Dr.	4 Lots
REGENCY PARK		Weidman & Manchester	15 Lots
SALVATORI SUB.			2 Lots

COMMERCIAL	Plats	Location	# of Units
SCHALL LOTS 1 & 2 AND SUTTON EST.			5 Lots
SUTTON ESTATE Pt OF LOT 2		Weidman	1 Lot
SUTTON TRACT SUBDIVISION			6 Lots
THE MARKETPLACE			4 Lots
US 1 100 SUBD.			1 Lot
WENDY'S PLAZA			2 Lots

II. *Financial*

- 1) *In table format, project by general category the revenues and expenditures (cost of providing service) which are applicable to the area to be annexed. This projection shall be for a period of three (3) fiscal years after annexation.*

Below is a table showing by general category the projected revenues and expenditures from the proposed annexation for the next three (3) fiscal years.

**TABLE 3
PROJECTED REVENUES AND EXPENDITURES
FROM ANNEXATION 2006-2008**

REVENUES	<u>2006</u>	<u>2007</u>	<u>2008</u>
	Total	Total	Total
Taxes	\$ 2,588,654	\$2,681,948	\$2,750,987
Intergovernmental Revenues	249,673	257,163	264,878
Licenses and Permits	<u>134,171</u>	<u>138,196</u>	<u>142,342</u>
Total Revenue	\$ 2,972,497	\$ 3,077,307	\$3,158,207
EXPENDITURES			
General Fund	\$ 1,482,285	\$ 1,537,562	\$1,595,687
Debt Service Fund	228,408	251,820	251,820
Capital Fund	593,740	608,297	628,997
Parks & Storm Water Fund	523,139	538,833	554,998
Sanitary Sewer Repair Fund	<u>68,880</u>	<u>68,880</u>	<u>68,990</u>
Total Expenditures	\$ 2,896,452	\$ 3,005,392	\$3,100,381
Excess of Revenues Over (under)			
Expenditures	<u>\$ 76,045</u>	<u>\$ 71,915</u>	<u>\$ 57,826</u>

- 2) *List, in table format, for the area to be annexed, all relevant tax rates before and after the boundary change. How will the changes in the tax structure, if any, affect the area to be annexed?*

Table 4 shows the relevant tax rates per \$100 of assessed valuation before and after the annexation.

TABLE 4
RELEVANT TAX RATES PER \$100 OF ASSESSED VALUATION
BEFORE AND AFTER ANNEXATION

PROPERTY TAX	Before	FY1	FY2	FY3
City of Manchester	0.2500	0.2500	0.2500	0.2500
County Park Maintenance	0.0350	0.0350	0.0350	0.0350
County Bond Retirement	0.0850	0.0850	0.0850	0.0850
County General	0.1900	0.1900	0.1900	0.1900
County Health Fund	0.1650	0.1650	0.1650	0.1650
County Library	0.1400	0.1400	0.1400	0.1400
Fire – West County EMS	0.9280	0.9280	0.9280	0.9280
Metropolitan Zoo	0.2260	0.2260	0.2260	0.2260
MSD Extension	0.0190	0.0190	0.0190	0.0190
Roads and Bridges	0.1050	0.1050	0.1050	0.1050
School - Parkway	3.4508	3.4508	3.4508	3.4508
Sewers – Meramec Basin	0.0700	0.0700	0.0700	0.0700
Sheltered Workshop	0.0850	0.0850	0.0850	0.0850
Special School District	0.8330	0.8330	0.8330	0.8330
St. Louis Comm. College	0.2312	0.2312	0.2312	0.2312
State of Missouri	0.0300	0.0300	0.0300	0.0300
Total Tax Rates	6.8430	6.8430	6.8430	6.8430
Add. Charge – Sewer Lateral	\$28.00	\$28.00	\$28.00	\$28.00

Notes:

- 1) These rates are subject to change. The City of Manchester does not presume to know when or if the other responsible taxing jurisdictions will change their rates in the future.

- 2) The \$0.25 per \$100 of assessed valuation (AV) levied by the City of Manchester on real property includes \$0.20 per \$100 to retire \$6.5 M in bonds issued to build a new police facility that residents approved in 2002. The remaining municipal tax of \$0.05/\$100 of AV goes to the General Fund.

- 3) *In table format for the annexing municipality's General Operating Fund, provide a three (3) year history of revenues, expenditures, and fund balance. The three (3) year period is for the most recent three (3) years, including the budget year in which the proposal is submitted.*

Table 5 shows the City of Manchester General Operating Fund, revenues and expenditures, and fund balance for the last 3 years.

**TABLE 5
GENERAL OPERATING FUND
FOR 2002-2004**

	2002	2003	2004
Revenues	\$7,293,654	\$7,078,100	\$7,061,850
Expenditures	\$6,304,384	\$6,518,853	\$6,950,692
Fund Balance	\$5,274,665	\$5,795,962	\$5,633,501

Please reference the City of Manchester FY2004 budget which gives a more detailed breakdown on the funds included in the general operating fund.

- 4) *In table format for the area subject to the proposal and the municipality, provide a pro forma financial statement which projects revenues and expenditures for a three (3) year period after annexation.*

Table 6 shows a pro forma financial statement for the revenues and expenditures for the 3 years after the annexation.

**TABLE 6
PRO FORMA FINANCIAL STATEMENT FOR 2006-2008**

	<u>2006</u>	<u>2007</u>	<u>2008</u>
	Total	Total	Total
Taxes			
Sales Tax	\$ 1,776,176	\$1,829,462	\$1,884,346
Gross Receipts: Utilities	400,640	412,659	425,039
Cable Franchise Fee	57,447	59,170	60,945
Property Taxes	354,390	380,657	380,657
Sub Total	<u>2,588,654</u>	<u>2,681,948</u>	<u>2,750,987</u>
Intergovernmental Revenues			
Cigarette Tax	21,763	22,416	23,089
County Road & Bridge Tax	227,910	234,747	241,790
Sub Total	<u>249,673</u>	<u>257,163</u>	<u>264,878</u>
Licenses, Permits, and Services	134,171	138,196	142,342
	<u>\$ 2,972,497</u>	<u>\$3,077,307</u>	<u>\$3,158,207</u>
Salary & Benefits	\$ 985,113	\$1,025,474	\$1,068,236
Recruitment/Employment	16,948	17,456	17,980
Uniforms & Equipment	39,653	40,842	42,067
Payroll Processing	668	688	709
Newsletters	8,090	8,333	8,583
Field Supplies	5,384	5,545	5,712

TABLE 6 Continued
PRO FORMA FINANCIAL STATEMENT FOR 2006-2008

Street Lighting	66,837	68,842	70,907
Utilities	912	939	967
Dues & Subscriptions	85	87	90
Postage	4,828	4,973	5,122
City Insurance	12,770	13,153	13,548
Equipment Rental	849	874	901
Maintenance & Repair	33,511	34,517	35,552
Gasoline & Oil	14,535	14,971	15,420
Small Tools & Equipment	1,545	1,591	1,639
Miscellaneous	515	530	546
Dispatching Contract	60,174	61,979	63,839
Prisoner Release	284	293	302
REJIS Fees	690	710	732
Waste Management	230,954	237,883	245,019
Capital Improvements	934,019	959,973	986,705
Capital Equipment	251,740	256,037	266,169
Debt Service	228,408	251,820	251,820
Total Expenditures	\$ 2,896,452	\$3,005,392	\$3,100,380
Excess of Revenue over Expenditures	<u>\$ 76,045</u>	<u>\$ 71,915</u>	<u>\$ 57,826</u>

- 5) *Identify any existing or anticipated capital improvement projects for the area to be annexed. Identify sources of revenues to fund these improvements.*

Anticipated capital improvement projects for the area include:

- a) Storm water channel studies and improvement
- b) Concrete street repair and replacement
- c) Concrete sidewalk repair and replacement
- d) Asphalt street repair and replacement
- e) New Street Light Installations

These will be paid for through the City's Capital Improvement Tax and storm water projects will be paid for with the City's Park and Storm Water Tax.

- 6) *Identify any extraordinary effect the proposed boundary change will have on the distribution of tax resources in St. Louis County.*

The tax resources impacted by the proposed boundary change are largely due to the shift of the population based within the proposed annexation area. Taxes that are distributed on a per capita basis, such as the one cent countywide sales tax, would result in a shift in the recipient governmental body. Since the area under consideration is currently unincorporated, the revenues generated by the one percent

(1%) sales tax are retained by St. Louis County. With annexation, the City of Manchester would receive the designated per capita revenue stream generated by this tax.

Another transfer of taxing authority would be seen in the tax that is levied on utilities within the identified area. The City of Manchester applies a five percent (5%) tax rate to the gross receipts of the various utilities (four and one half percent on electric). This rate is the same as is levied by St. Louis County on the consumption utility services. This change in taxing authority would result in a reduction of tax revenue to the County.

Offsetting these tax revenue shifts to Manchester would be the generation of new sales tax revenue for the County. The City imposes additional sales taxes on sales within the city limits that are not currently collected within the proposed annexation area. The City's local option sales tax, of one quarter of one percent; and the capital improvement sales tax, of one half of one percent; would produce a new revenue stream for the County.

Since the annexation area would be a new pool area to the city, fifty percent (50%) of the local option tax collected would be retained by St. Louis County. Additionally, the imposition of the one half percent capital improvement tax would be distributed eighty-five percent (85%) to the City with fifteen percent (15%) retained by the County.

In addition to the transfer of sales and gross receipts taxes a transfer of property tax would also occur. The County currently collects an assessment on real estate for the repair of sanitary sewers on the owner's property. As Manchester residents, this fee (along with the potential repair liability) would transfer to the City of Manchester.

- 7) *In table format, identify the sources of revenue which, if the proposed boundary change was approved, would no longer be a resource for any other taxing jurisdiction. Provide a one year projection of the value of each response.*

Table 7 shows the sources of revenue that would no longer go to other taxing jurisdictions.

**TABLE 7
PROJECTED TRANSFER OF REVENUES TO/(FROM) THE CITY OF
MANCHESTER FROM ANNEXATION 2006-2008**

<u>Transfers From Other Jurisdictions</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
One Cent Sales Tax	\$ 677,586	\$ 697,913	\$ 718,850
Gross Receipts (Utility) Tax	\$ 400,640	\$ 412,659	\$ 425,039
Cable Franchise Fee	\$ 57,447	\$ 59,170	\$ 60,945

TABLE 7
PROJECTED TRANSFER OF REVENUES TO/(FROM) THE CITY OF
MANCHESTER FROM ANNEXATION 2006-2008 Continued

Cigarette Tax	\$ 21,763	\$ 22,416	\$ 23,089
Road & Bridge Tax	\$ 227,910	\$ 234,747	\$ 241,790
Sanitary Sewer Repair Property Tax	\$ 68,880	\$ 68,880	\$ 68,880
Business License Fees	\$ 2,400	\$ 2,500	\$ 2,500
Traffic Violations	\$ 57,134	\$ 58,848	\$ 60,614
Transfers to Other Jurisdictions			
Capital Improvement Sales Tax	\$ (76,185)	\$ (76,185)	\$ (76,185)
Local Option Sales Tax	\$ (130,785)	\$ (134,708)	\$ (138,749)

The tax resources impacted by the proposed boundary change are limited to the existing County wide one percent sales tax, as well as the implementation of additional city taxes. Since the area under consideration is currently unincorporated, the revenues generated by the one percent sales tax are retained by St. Louis County. Under an annexation, the City of Manchester would receive the designated per capita revenue stream generated by this tax. This would result in a transfer of sales tax revenue of approximately \$677,500, in the first year, to the City of Manchester.

The City imposes additional sales taxes on sales within the city limits that are not currently collected within the area. Therefore, under an annexation the following additional sales taxes would be imposed on sales within the potential annexation area: A local option sales tax, of one quarter of one percent; a capital improvement sales tax, of one half of one percent; and a parks and storm water sales tax of one half of one percent.

The annexation area would be a new pool area to the city, and as such, fifty percent (50%) of the local option tax would be retained by St. Louis County. This is expected to contribute approximately \$131,000 to the county in the first year of an annexation. Additionally, the imposition of the one half percent capital improvement tax would be distributed eighty-five percent (85%) to the City with fifteen percent (15%) retained by the County. The initial year capital improvement tax revenue to the County should be approximately \$76,000. Since the parks and storm water tax revenue would be retained one hundred percent (100%) by the City (less the application of a small charged back fee) there would be transfer to sales taxes involved.

- 8) *Does the municipality assess development impact fees as a part of any new development?*

The City of Manchester does not assess development impact fees on any development.

- 9) *Does a St. Louis County Traffic Generation Assessment Trust Fund area exist in the area to be annexed? If so, does the municipality intend to require continued participation in that Fund for any new development? Does the municipality have any policies or ordinances which prohibit participation?*

The area is located in the Manchester Road Corridor Traffic Generation Assessment Road Trust Fund (No. 549) area. This TGA and Trust Fund generally covers Manchester Road, Weidman and Dietrich Roads, and the north side of Carman Road. The south side of Carman Road is in the Big Bend-Oak-Kiefer Creek Corridor Traffic Generation Assessment Road Trust Fund (No. 543) which was incorporated by the City of Manchester in 1999/2000. As the City has shown with the Big Bend-Oak-Kiefer Creek TGA & Trust Fund, the City of Manchester agrees to continue the Manchester Road Corridor TGA & Trust Fund as established by St. Louis County.

- 10) *Are there any policies or ordinances in the municipality which would affect existing Subdivision Escrow Accounts in the area to be annexed?*

The City of Manchester would honor all existing subdivision escrow agreements. There are 3 subdivisions with outstanding escrow accounts in the area. With the outstanding dollar amounts as of 3/1/04 in parentheses, they are:

- Dietrich Chase (\$255,666)
- Dietrich Woods (\$177,479)
- Dietrich Glen (\$47,796)

For remaining escrow accounts, the City would merely contact the County to let them know when to release escrow funds. There are no ordinances or policies which would affect existing subdivision escrow accounts in the proposed annexation area.

- 11) *Discuss what impact the annexation would have on the tax base or the ability to raise revenue of:*
- a) *The area subject to the proposed boundary change and its residents;*
 - b) *The existing municipality proposing the boundary change and the residents thereof;*
 - c) *Adjoining areas not involved in the boundary change and the residents thereof, and*

d) *The entire geographic area of the County and its residents.*

The possible impacts associated with annexation on the tax base or the ability to raise revenue are:

- a) Unchanged for the area subject to the proposed boundary change and its residents;
- b) Enhanced by the addition of commercial properties and approximately 2,600 households but only to the extent that it covers the costs of servicing this area;
- c) Mixed when considering the adjoining community of Town & Country does not intend to annex territory at this time. Successful annexation by Manchester will preclude Town and Country from annexing this area. The City of Manchester on the other hand has amicably worked out a solution with the City of Des Peres letting them annex out to where they indicated on their 2000 Map Plan of Intent.
- d) Neutral. The tax base of the County remains the same. The sales tax generated from this area will be allocated in different proportions and distributed to the City of Manchester on a per capita basis.

III. Services

- 1) *In table format, provide:*
 - (a) *A list of services currently provided to the area to be annexed, who is responsible for providing these services and whether the service is provided by contract or in-house.*
 - (b) *A list of services which will be provided after annexation and who will be responsible for the providing the service and whether it will be provided by contract or in-house.*
 - (c) *A list identifying any change in the fee for service which will apply to all residents and businesses in the area to be annexed.*

Tables 8 and 9 show the list of services currently provided in the area to be annexed, who is responsible for the providing these services and whether the service is provided by contract or in-house.