

St. Louis County

Boundary Commission

Public Hearing on the
Proposed Annexation of the
Ellisville Annexation Area

By

The City of Ellisville

August 24, 2004

The Ellisville Annexation Area

The Ellisville Annexation Area is 25% contiguous to the City of Ellisville. The proposed annexation will eliminate three existing unincorporated pockets of land and will include all associated street right-of-way in its entirety.

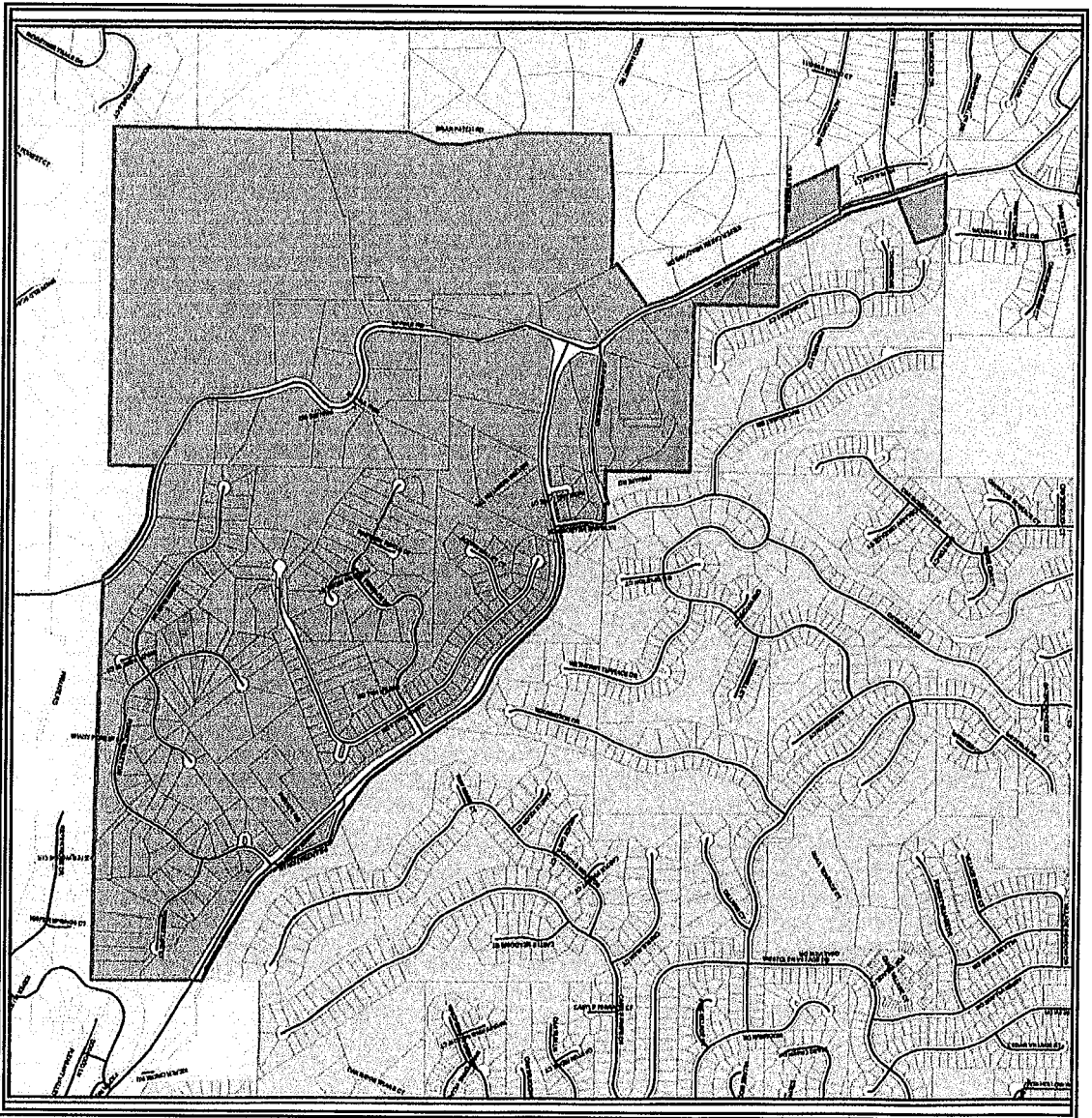
Ellisville Annexation Area Data:

Population- 601 residents

Land Area- 530 acres

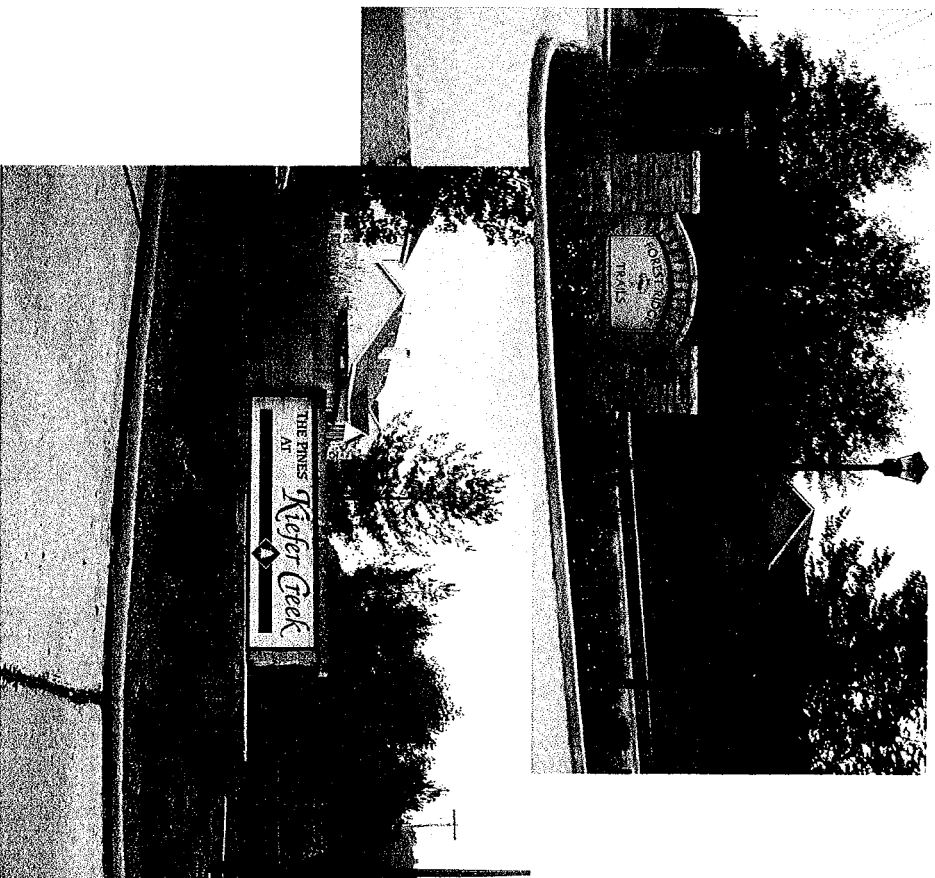
Number of Dwelling Units- 243

- Pink= Ellisville Annexation Area
- Salmon= City of Ellisville
- Green= City of Wildwood
- Blue= City of Ballwin
- Yellow= Unincorporated St. Louis Co.








The Ellisville Annexation Area is comprised of several subdivisions and residentially zoned properties.

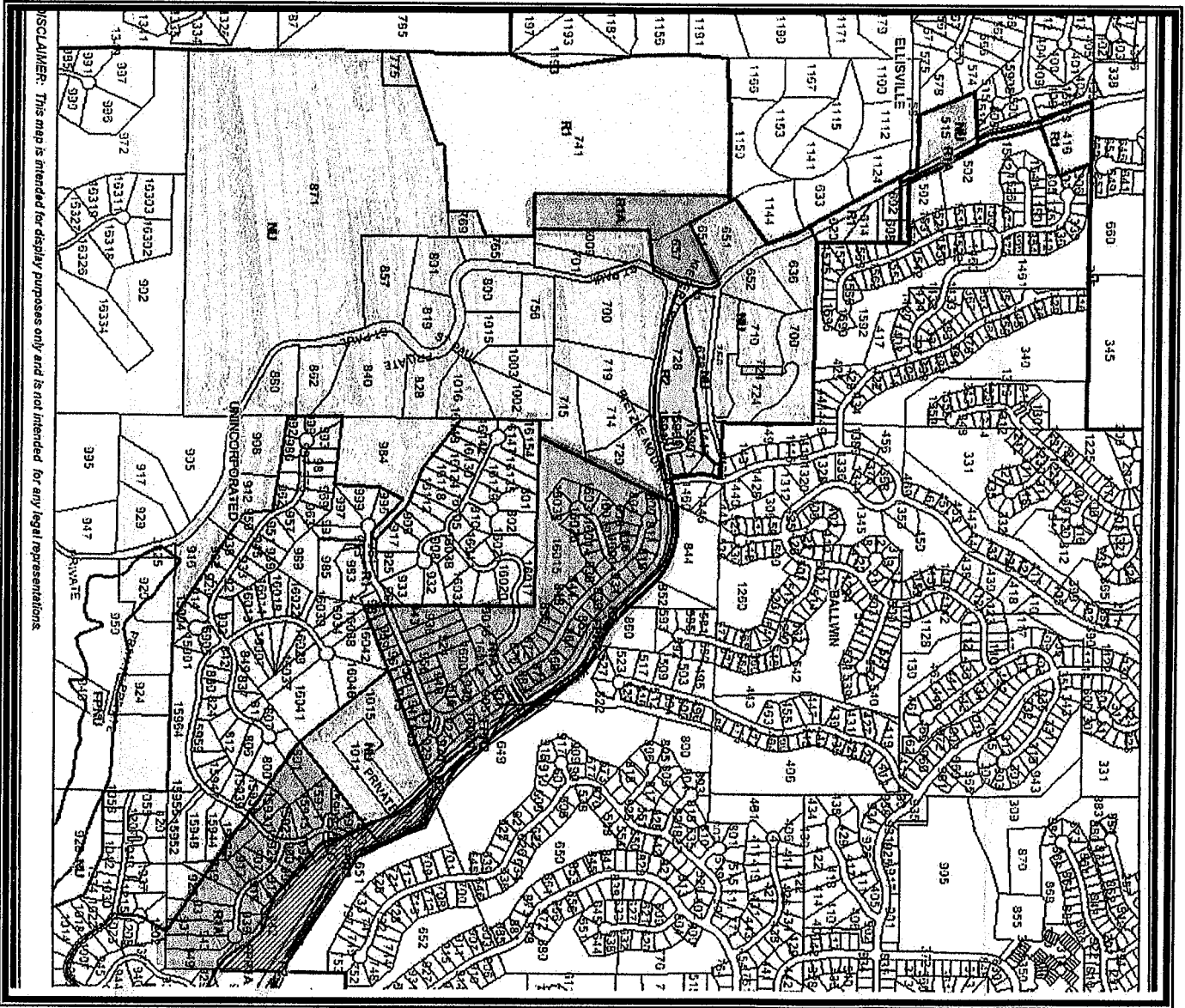
- Unincorporated pocket 1- 416 Kiefer Creek Road- (1 lot)
- Unincorporated pocket 2- 515 Kiefer Creek Road- (1 lot)
- Crown Oaks Estates Subdivision-Unincorporated pocket 3- 602-620 Kiefer Creek Road- (4 lots)
- Dothage Mountain Subdivision- (2 lots)
- 700-710 Old Kiefer Creek Road
- Troutman Subdivision- (3 lots)
- 678 Kiefer Creek Road
- Richland Cove Subdivision- (5 lots)
- Kiefer Creek Meadows Subdivision- (2 lots)
- Property- 700 St Paul Road (1 lot)
- Ratzke Mountain Subdivision- (4 lots)
- The Pines at Kiefer Creek Subdivision- (91 lots)
- The McBride Property- 741 St. Paul Road (66 acres)
- Potential subdivision under consideration- 871 St. Paul Road (89 acres)
- Breeden Mountain Subdivision- (4 lots)
- St. Paul Run Subdivision- (7 lots)
- Pine Ridge Trails Subdivision- (39 lots)
- Biggs Mountain Subdivision- (2 lots)
- Property- 880 St. Paul Road (1 lot)
- Forest Ridge Trails Subdivision- (84 lots)
- St. Paul Woods Subdivision- (3 lots)
- The Estates at Forest Ridge Subdivision- (18 lots)
- Property- 1011-1015 Kiefer Creek Road (2 lots)
- Property- 1012 Kiefer Creek Road (1 lot)



The Ellisville Annexation Area

Existing Zoning





-  R1- Residence District
-  FP- Flood Plain District
-  R1A- Residence District
-  NU- Non-Urban District
-  R2- Residence District



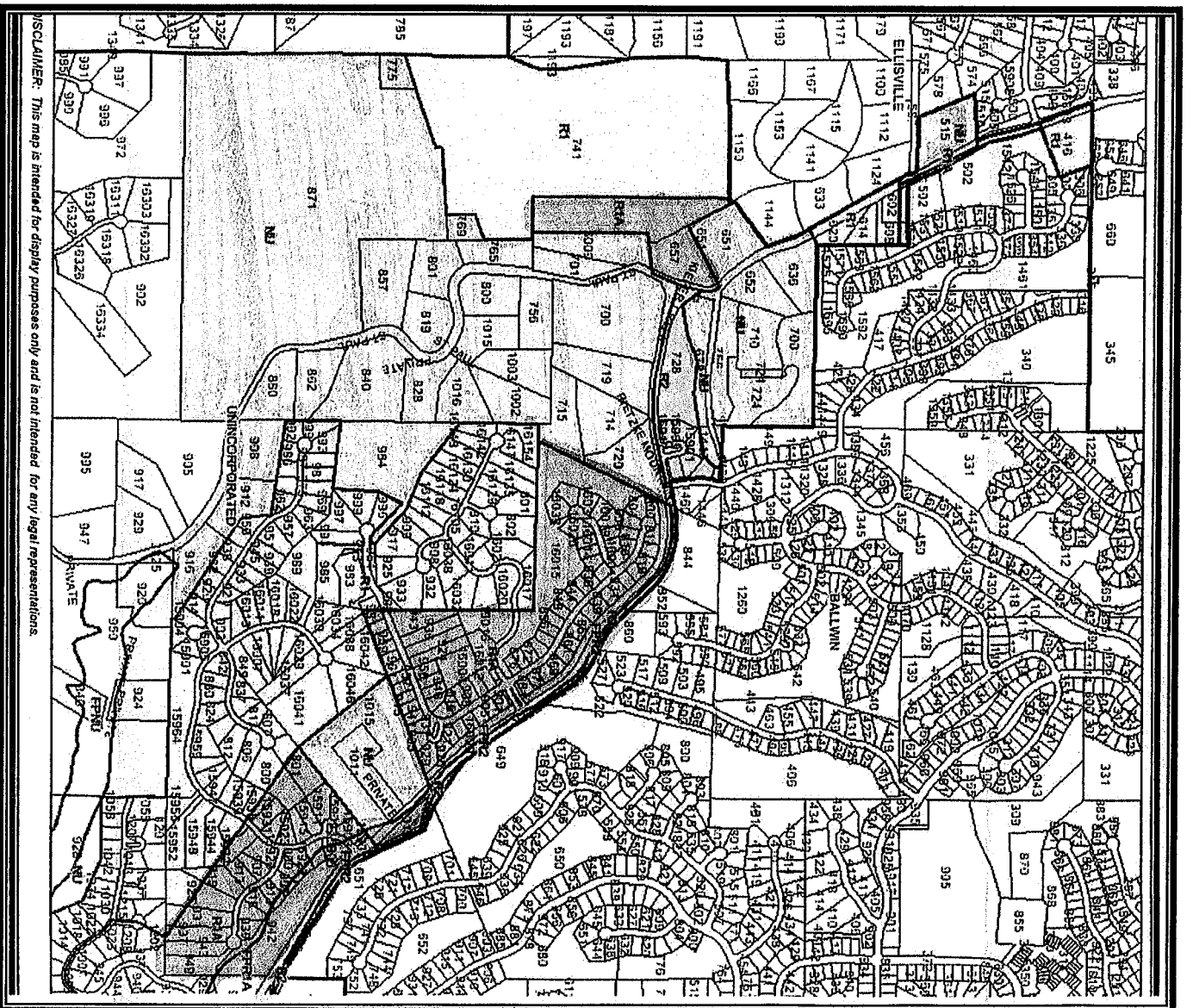
DISCLAIMER: This map is intended for display purposes only and is not intended for any legal representations

The Ellisville Annexation Area

Proposed Zoning

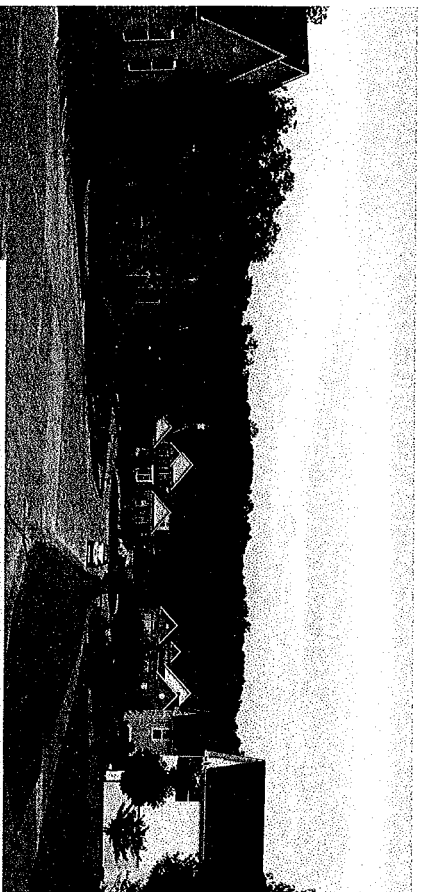
-  CNU- County Non-Urban District
-  CR1- County Residential District
-  CR2- County Residence District
-  R-1 Single Family Residential District

The City of Ellisville will maintain the same zoning for all those properties zoned NU (CNU) and R2 (CR2), and will adopt the County's R1 zoning designation (CR1) and regulations. For those properties currently zoned R1A, the City of Ellisville has identified the existing R-1 Zoning designation as the most appropriate, resulting in no non-conformities. By extending the City's R-1 zoning designation and regulations to those properties currently zoned R1A, the City will be extending our land use and development philosophies into the Ellisville Annexation Area.

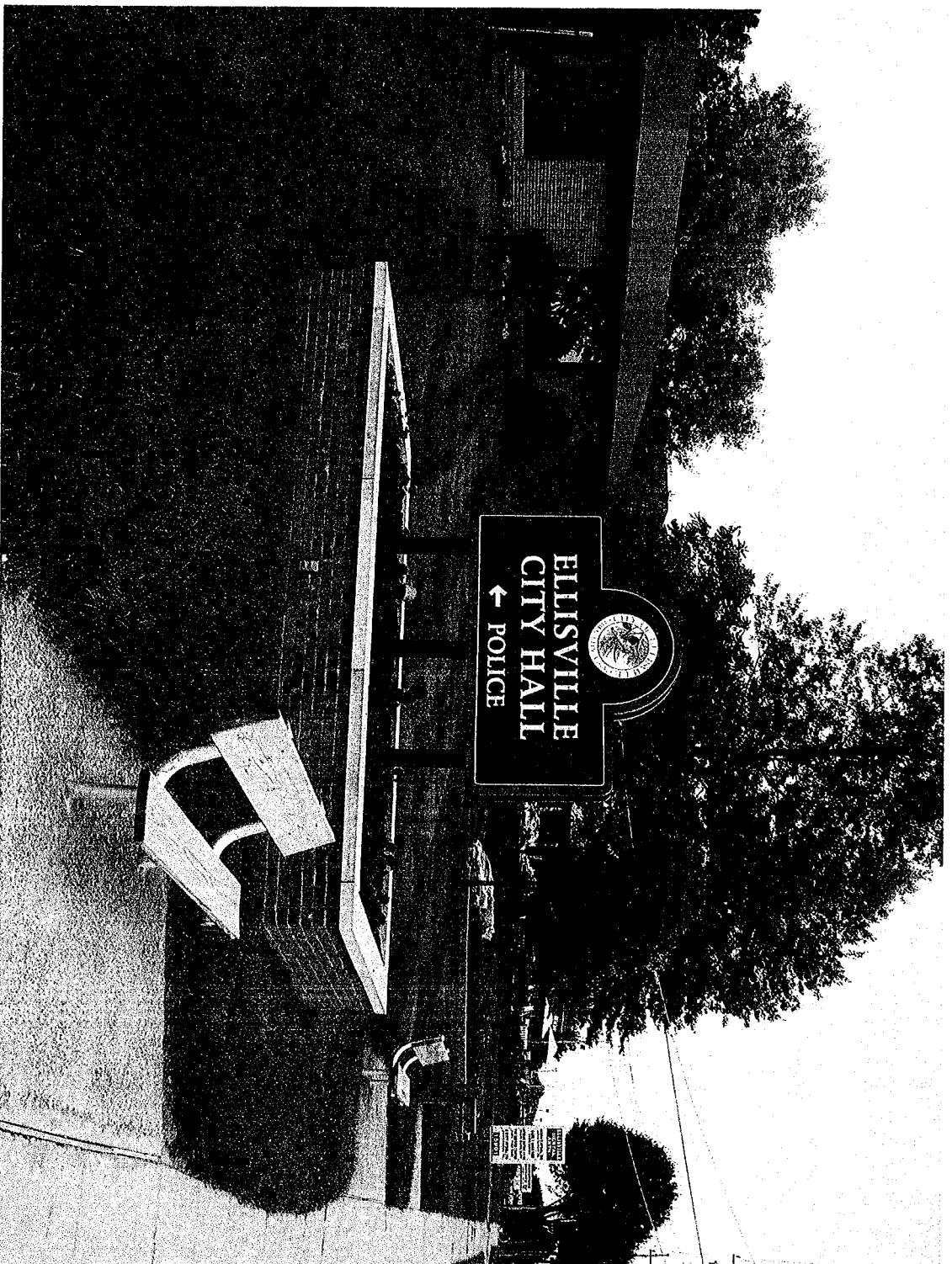


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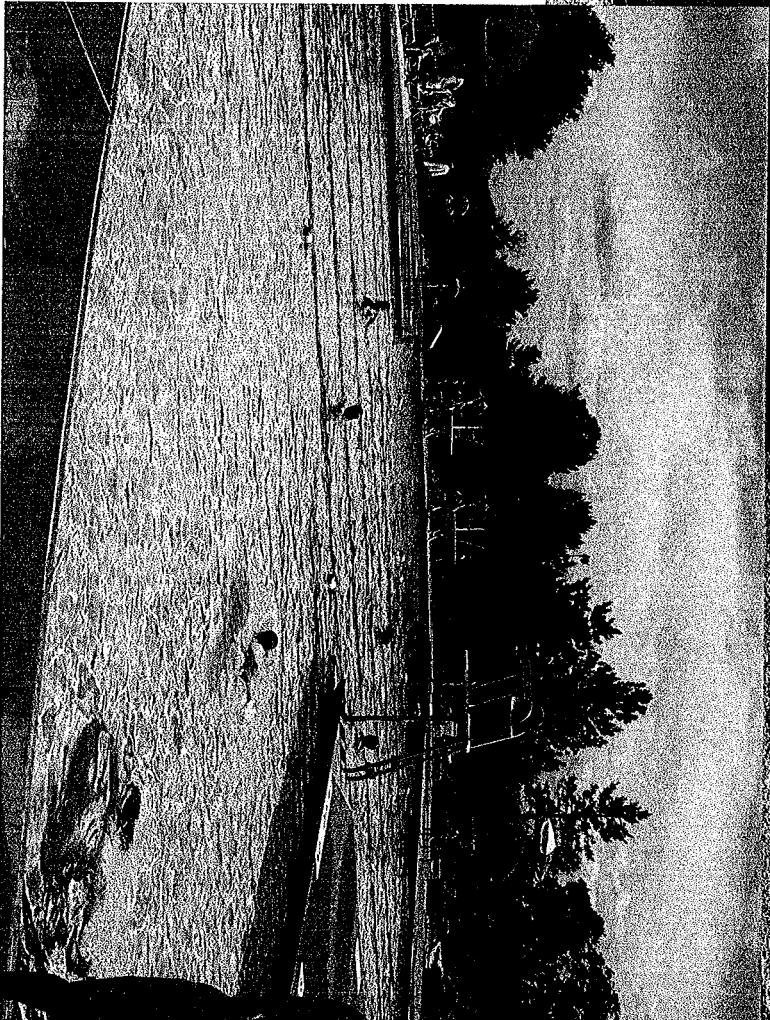
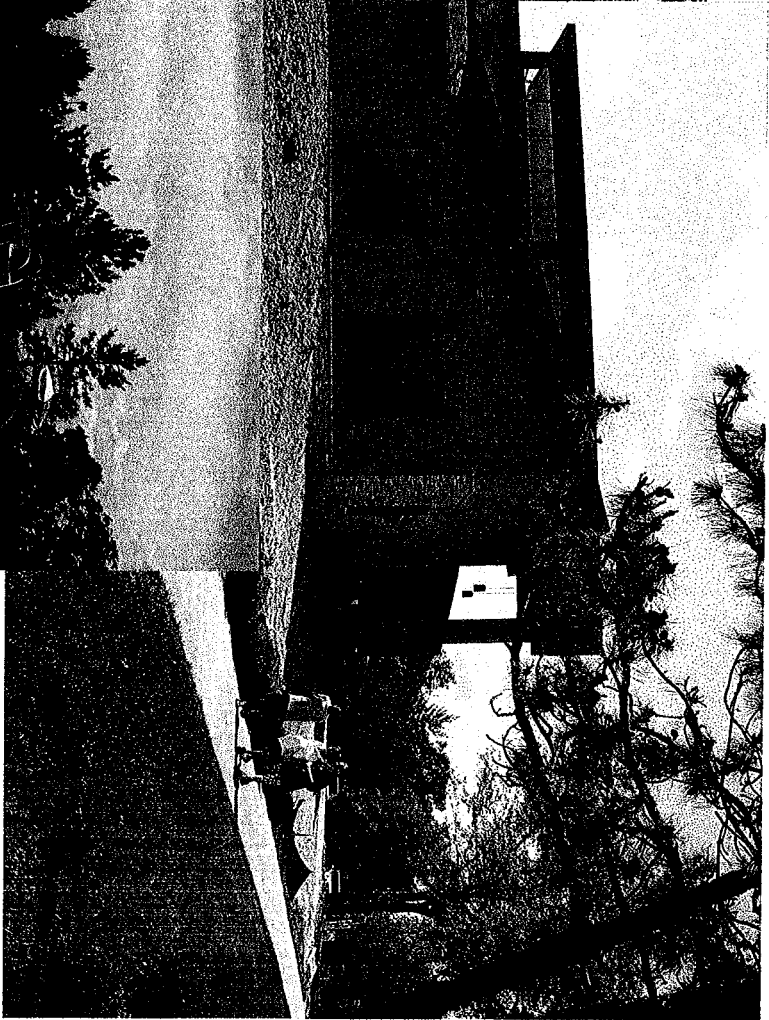
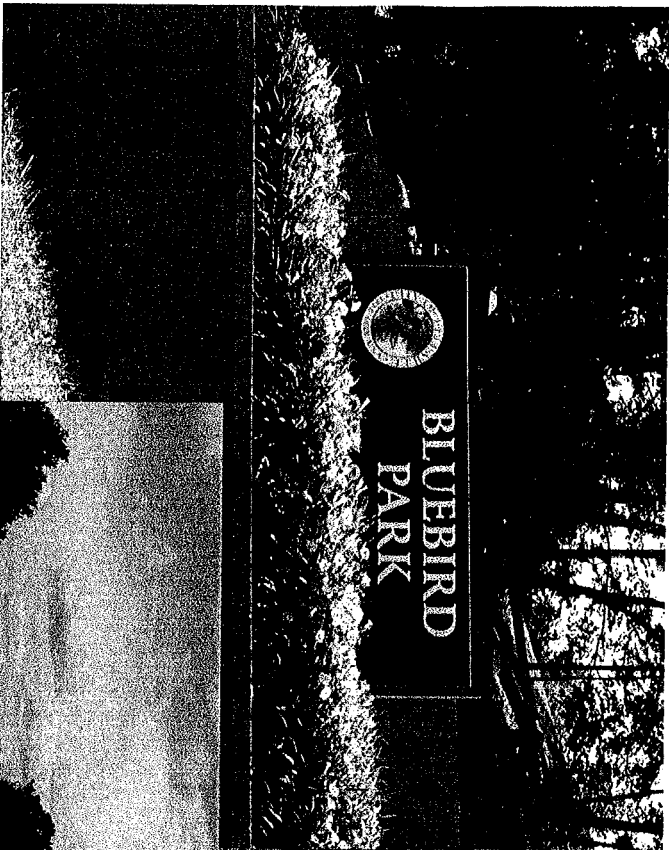
Homes and streets in the Ellisville Annexation Area are similar in nature to those in adjacent Ellisville.

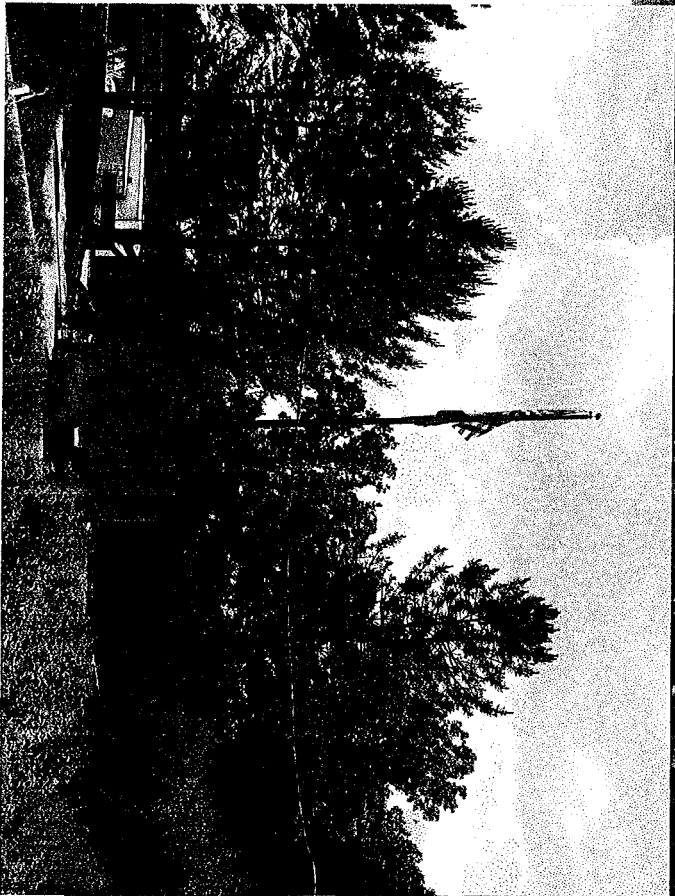


A local municipal government affords residents a voice in the governing of their neighborhood.



The Ellisville Annexation Area is in close proximity to Blue Bird Park (180 acres) and...

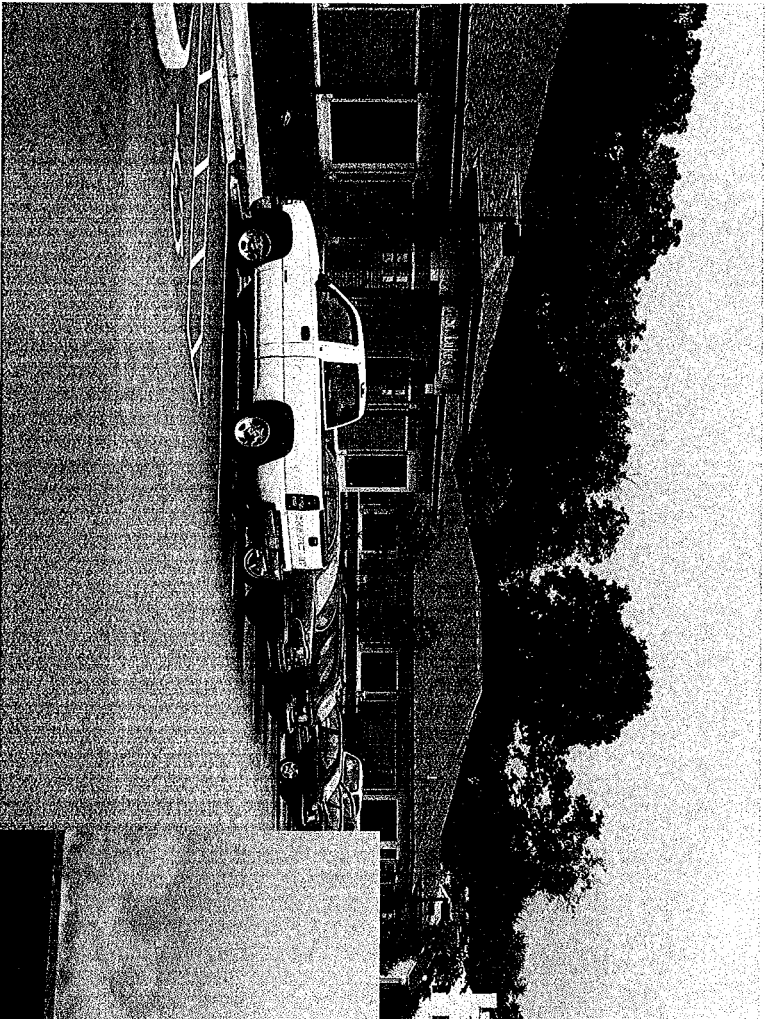




other parks and an extensive multi-use trail system.



Ellisville has a full range of retail and consumer service based businesses within close proximity.





City Services

Land Use/Zoning

- Dwelling inspections upon change of ownership or occupancy.
- Comprehensive zoning map in place.
- Proactive code enforcement
- Woodlands Preservation Ordinance.

Police

- 2.3 officers per thousand residents.
- Emergency response time: 3.9 minutes.
- Non-emergency response time: 4.3 minutes.
- 21 full time officers, three part time officers and one reserve officer.
- Community involvement: Full-time D.A.R.F. Program officer, bicycle patrol, baseball trading cards program, citizen police academy, vacation watch program, Halloween apple program.



City Services Continued

- Access to St. Louis County's 30-man tactical unit and members of the Suburban Emergency Response Team (used for high risk warrant arrests, hostage situations, etc.)
- On St. Louis Major Case Squad, two Ellisville officers participating.
- Residential patrol unit patrolled over 9,349 miles, over 1,605 hours, conducted 476 vacation checks, and made 1,023 contacts with residents in 2003.
- Dispatched by St. Louis County and share the same radio frequency with Chesterfield, Eureka and Wildwood.
- 10,864 radio transactions in 2003.
- The distance from the geographic center of the proposed annexation area to the Ellisville Police Station is 2.4 miles.

Parks

- Comprehensive parks programs (for all ages).
- 25.40 park acreage per 1,000 residents; 56.10 acres per square mile.
- 10 parks.



City Services Continued

- 246 acres of parks.
- 8.9 linear miles of multi-use trails.
- Concerts in the park.

Miscellaneous:

- Trash and recycling collection paid by the City.
- Free leaf, brush chipping and mulch program.
- 60 full-time staff and 100 seasonal employees.
- \$1.5 million infrastructure improvements annually since 1996.



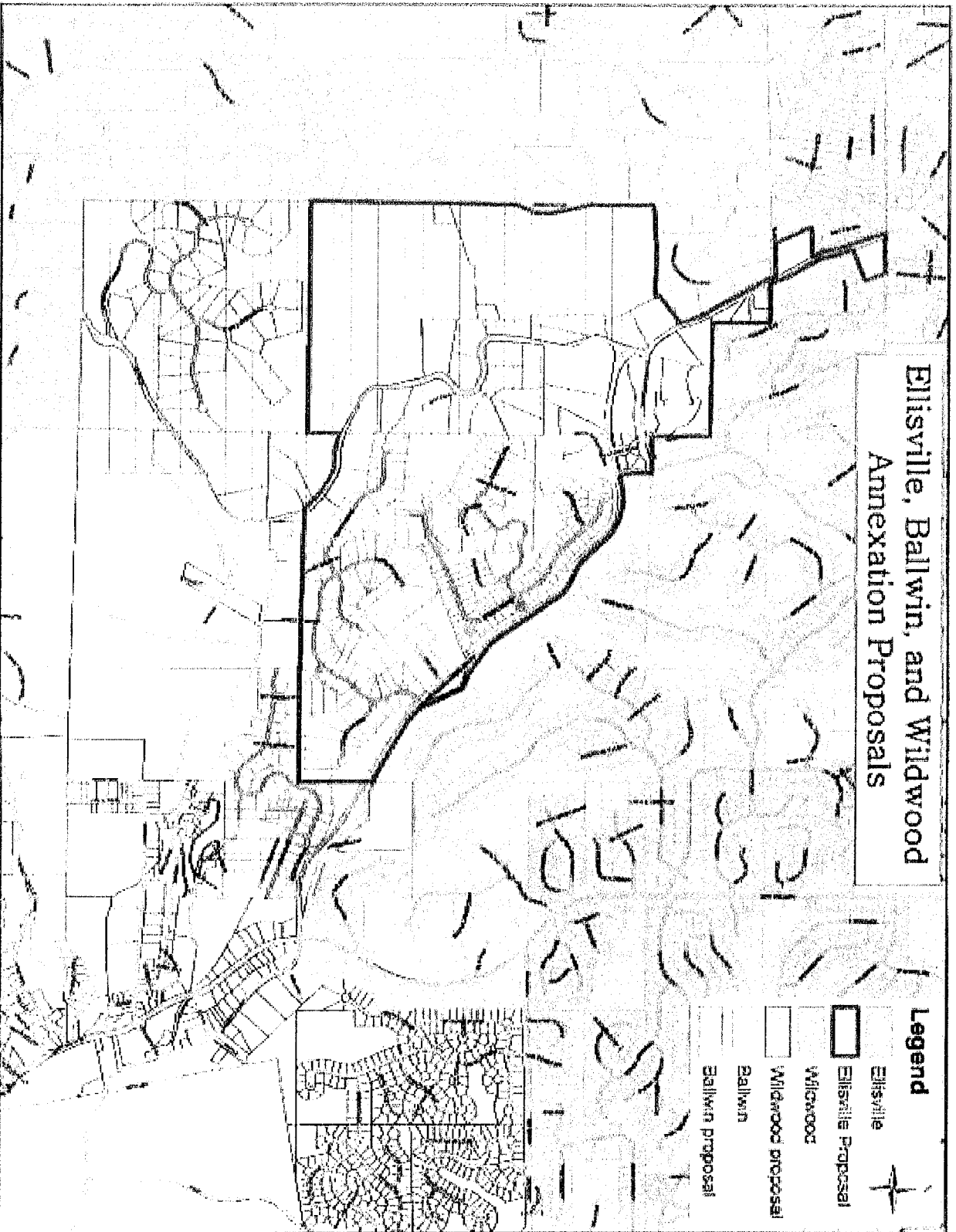
City Services Continued

These are the 2003 Ellisville citizen survey results:

- 84% of residents say things are going in the right direction.
- 95% percent rate Ellisville as either an excellent (55%) or good (45%) place to raise a family.

➤ 2003	<u>Totals</u>	<u>Excellent</u>	<u>Good</u>
Police Service:	87%	50%	37%
Trash Collection	88%	48%	40%
Recycling Services	90%	39%	51%
Street Maintenance	82%	28%	54%
Parks	88%	55%	33%
Snow Removal	91%	43%	48%

The Ellisville Annexation Area Proposal





CITY OF ELLISVILLE REVENUE SOURCES

Real Estate tax: \$.15 per \$100 of assessed valuation

Cigarette tax: Amount generated throughout the County is redistributed based on the city population as compared to the total county population. The city receives approximately \$3.79 per person each year.

Gasoline tax: Distributed by the state based on the city population as compared to all cities statewide. The city receives approximately \$29.58 per person each year.

Vehicle sales tax: Distributed by the state based on the city population as compared to all cities statewide. The city receives approximately \$7.53 per person each year.

Utility tax: Amount generated within the city or county accrues to that jurisdiction. County residents currently pay a 5% utility tax and Ellisville residents pay a 7% utility tax. Applicable to electric, gas, water and telephone. Charter franchise fee is 5%.

One-Half percent Stormwater sales tax: Amount generated within Ellisville city limits is retained by the city. Approximately \$1,573,400 generated annually within current city limits.

Other Sources: Balance of city revenue comes from various licenses and user fees such as business and liquor license fees, building and housing permits, recreation fees and charges, municipal court fines and fees, state and federal grants and other sources.

Personal Property tax rates obtained from the St. Louis County web site at www.stlouisco.org

Sales tax: The current countywide and Ellisville sales tax of 6.575% is as follows:

State of Missouri	3.000	
Statewide Education	1.000	
State Parks/Soil Conservation	0.100	
State Conservation Department	0.125	
Countywide Sales Tax	1.000	A/B Distribution (Ellisville receives approximately 74%)
County Transportation Tax	0.250	Bi-State and County Roads
County Mass Transit Tax	0.250	Metrolink, August 1996
Regional Parks & Trails	0.100	Park Dist./County/Municipalities, Nov. 2000
State & Countywide Total	6.075	
Ellisville Stormwater Tax	0.500	
Total	6.575	

CITY OF ELLISVILLE REVENUE COMPARISON

Real Est., Personal Property & Utility taxes paid by residents:
 Real Estate Tax - Home value of \$100,000 (\$19,000 assessed valuation)
 Personal Property Tax - property value of \$21,000
 Utility Taxes - based on annual utilities of \$2,000

	School	Fire	County	Ellisville	Other	Total
	811.51	202.73	90.25	28.50	330.41	1,463.40
	335.32	77.35	33.25	0	123.90	569.82
			100.00	140.00		

Relevant Tax Rates:

Real Estate Tax	4.2711	1.0670	0.4750	0.1500	1.7390	7.7023
Personal Property Tax	4.7904	1.1050	0.4750	0.0000	1.7700	8.1406
Utility Tax	-	-	5%	7%	-	-
Sales Tax	-	-	6.075%	0.5%	-	6.575%
.50% - Ellisville Stormwater Tax						

Sales Tax:

Retail sales tax - 6.575%

New car purchase: Sales tax based on where you live.

County	Ellisville
\$ 25,000	\$ 25,000
less: Trade-in	less: Trade-in
\$ (5,000)	\$ (5,000)
Net taxable amount	Net taxable amount
\$ 20,000	\$ 20,000
X sales tax rate	X sales tax rate
\$ 0.06075	\$ 0.06575
= Sales Tax on purchase	= Sales Tax on purchase
\$ 1,215	\$ 1,315

Note: In this example the additional sales tax on a new car would be \$100. The annual increase on utility tax would be \$40.

	2003	Real Estate Rate	Real Estate Amount	Personal Property Rate
County Park Maint.		0.035	\$ 6.65	0.035
County Bond Retirement		0.085	\$ 16.15	0.085
County General		0.19	\$ 36.10	0.19
County Health Fund		0.165	\$ 31.35	0.165
County Library		0.14	\$ 26.60	0.14
City of Ellisville		0.15	\$ 28.50	0.15
Fire-Metro West		1.067	\$ 202.73	1.105
Metro Zoo		0.226	\$ 42.94	0.226
MSD Extension		0.019	\$ 3.61	0.019
Roads & Bridges		0.105	\$ 19.95	0.105
Rockwood Schools		4.2711	\$ 811.51	4.7904
Sewer-Mmmc. River Bas.		0.07	\$ 13.03	0.07
Sheltered Workshop		0.085	\$ 16.15	0.085
Special School Dist.		0.833	\$ 158.27	0.864
St. Louis Comm. College		0.2312	\$ 43.93	0.2312
State of Missouri		0.03	\$ 5.70	0.03
TOTAL		7.7023	\$ 1,463.17	8.2906