



City of Ellisville

July 13, 1998

Bob Kuntz
City Administrator
City of Ballwin
14811 Manchester Road
Ballwin, MO 63011-4617

Dear Bob:

Thank you for your letter of June 25 regarding various components and aspects of annexation in areas between Ballwin and Ellisville. At its July 1 City Council Meeting, the City Council indicated that at the present time, it is not in a position to make any response to your letter.

I apologize for the lateness of this response, as you had requested the City of Ellisville's response by today, July 13.

Sincerely,

Jeffrey G. LaGarce
City Manager

cc: Mayor Novak and Members of the City Council

City of Ballwin

June 25, 1998

Mayor Dennis Novak
City of Ellisville
No. 1 Weis Avenue
Ellisville, MO 63011-2192

Dear Mayor Novak:

As you know, the City of Ballwin made a preliminary presentation to the Boundary Commission regarding the potential annexation of certain territory to the south and west of our current city limits. The comments of the Boundary Commission were shared with the Board of Aldermen on June 22. I was, in turn, directed to write this letter to solicit the City of Ellisville's written response to the concerns which were expressed.

Specifically, my Board would like to know Ellisville's official position on the following issues before we go back to the Boundary Commission:

1. Given that Ballwin's proposal does not include any properties served from Kiefer Creek Road west of Richland Meadows, will Ellisville commit to attempting to annex this property gap?
2. Given our preference to submit a formal petition to the Boundary Commission within the next 60 days, will Ellisville formally oppose inclusion of the Oakwood Farms, Waterford Oaks, and Ridges At Oakwood Farms Subdivisions?
3. In light of our determination that the Waterford and Westridge Park subdivisions would be better served by your City, will you commit to attempt an annexation of these pockets?
4. Given that the jurisdictional boundaries of Reinke Road are disjointed and confusing, would you be willing to agree to a simple boundary adjustment south of Kylemore Drive, transferring all portions of the Reinke Road now within Ellisville to Ballwin, if we were successful in annexing this area?

My Board of Aldermen is very much aware of the potentially competing interests and would like to avoid a confrontation with our neighbor to the west. My Board also hopes that you can appreciate its dilemma, given the fact that the residents of these subdivisions have persistently and overwhelmingly expressed an interest in becoming Ballwin residents.

Your reaction and response prior to Ballwin's July 13 Board meeting would be greatly appreciated.

Sincerely,

A handwritten signature in black ink, reading "Robert Kuntz". The signature is stylized with a large, flowing "R" and a cursive "Kuntz".


Robert A. Kuntz
City Administrator

RK:MK

cc: Mayor Edward L. Montgomery
Board of Aldermen
Subdivision Trustees
Boundary Commission Administrator

MEMO

TO: Mayor Richard Andrews
Board of Aldermen

FROM: Bob Kuntz, City Administrator 

DATE: February 6, 1992

RE: Annexation

In accordance with your direction from the January 11 Planning Retreat, we have developed a long range plan and incremental strategies to expand the current city limits to their maximum potential.

By way of preparation, we have checked current boundary maps and consulted with the Administrators of Chesterfield and Manchester to verify future plans in an attempt to minimize potential conflict. Based on my perception of Board inclination coupled with preliminary economic analysis and limited (but successful) exposure to the Boundary Commission, the following plan is submitted for your consideration.

Ultimate Boundaries

- North - Clayton Road east of Baxter - this corresponds with my understanding of Chesterfield's stated intent not to cross Clayton to the south but leaves open the prospect of continuing west along Clayton on the north side beyond Mayfair to Cla-Ter-Ri.
- South - Meramec River including Castlewood State Park.
- Southeast - Sulfer Springs Road south to River and north to Manchester city limits.
- Northeast - Clayton Road east to Town and Country corporation limits then southeast to Rt. 141 south to Manchester city limits.
- Southwest - Meramec River and westward to St. Paul/Kieffer Creek Road to Ellisville city limits.

REVENUES - 2004 KIEFER CREEK ANNEXATION

	Multiplier	Baseline Data	Growth Rate	2004	2005	2006	2007	2008	2009
TAXES									
\$.01 "B" Pool Sales Tax (2003/capita)	\$116.39	93,810.34	1.00%	\$94,748	\$95,696	\$96,653	\$97,619	\$98,596	\$99,582
\$.025 "B" Pool Sales Tax (2003/capita)	\$2.08	1,676.48	1.00%	\$1,693	\$1,710	\$1,727	\$1,745	\$1,762	\$1,780
Utilities Revenue (per dwelling)(5% rate)	\$150/Yr	49,650.00	1.00%	\$50,147	\$50,648	\$51,154	\$51,666	\$52,183	\$52,704
Cigarette Tax (2003/capita)	\$3.79	3,058.18	0.00%	\$3,058	\$3,058	\$3,058	\$3,058	\$3,058	\$3,058
Gasoline Tax (2003/capita)	\$28.40	22,887.38	0.10%	\$22,910	\$22,933	\$22,956	\$22,979	\$23,002	\$23,025
Motor Vehicle Sales (2003/capita)	\$7.87	6,339.80	6.50%	\$6,752	\$7,191	\$7,658	\$8,156	\$8,686	\$9,251
Motor Vehicle Fees (2003/capita)	\$5.39	4,342.28	0.001%	\$4,347	\$4,351	\$4,355	\$4,360	\$4,364	\$4,368
Rd. & Bridge (2003 Area Assed Val./100)	\$0.088	\$15,400.00	2.00%	\$15,708	\$16,022	\$16,343	\$16,669	\$17,003	\$17,343
ADMINISTRATION									
Inspections and Permits 2003/capita	\$6.68	6546.16	3.00%	\$6,743	\$6,945	\$7,153	\$7,368	\$7,589	\$7,816
CATV (2003/capita)	\$9.00	2,979.00	0.00%	\$2,979	\$2,979	\$2,979	\$2,979	\$2,979	\$2,979
Investments	\$0.00	0.00	0.00%	\$0	\$0	\$0	\$0	\$0	\$0
Merchant/Manufacturing	\$0.00	0.00	0.00%	\$0	\$0	\$0	\$0	\$0	\$0
POLICE									
Court fines	N/A	17,813.32	2.85%	\$18,321	\$18,843	\$19,380	\$19,933	\$20,501	\$21,085
Police Training Fee	N/A	307.35	2.85%	\$316	\$325	\$334	\$344	\$354	\$364
Police Contracts	N/A	0.00	0.00%	\$0	\$0	\$0	\$0	\$0	\$0
GOLF COURSE									
Resident Greensfees Increase	N/A	\$2,467.45	0.56%	\$2,481	\$2,495	\$2,509	\$2,523	\$2,537	\$2,679
Non-resident Greensfees <i>Decrease</i>	N/A	-\$4,684.55	0.56%	-\$4,711	-\$4,737	-\$4,764	-\$4,790	-\$4,817	-\$5,087
Res. Golfcar Rev.	N/A	\$699.71	0.50%	\$703	\$707	\$710	\$714	\$717	\$721
Non-res. Golfcar Rev. <i>Decr.</i>	N/A	-\$872.67	0.50%	-\$877	-\$881	-\$886	-\$890	-\$895	-\$899
OUTDOOR POOL									
Admission Revenues Increase	N/A	\$342.57	0.50%	\$344	\$346	\$348	\$349	\$351	\$353
Res. Swim Lesson Revenues Increase	N/A	\$97.64	0.50%	\$98	\$99	\$99	\$100	\$100	\$101
Non-res Swim Lesson Revenues <i>Decrease</i>	N/A	-\$6.91	0.50%	-\$7	-\$7	-\$7	-\$7	-\$7	-\$7
Resident Swim Team Revenues Increase	N/A	\$270.82	0.50%	\$272	\$274	\$275	\$276	\$278	\$279
Non-Res. Swim Team Revenues <i>Decrease</i>	N/A	-\$54.03	0.50%	-\$54	-\$55	-\$55	-\$55	-\$55	-\$56
POINTE AT BALLWIN COMMONS									
Resident Swim Lesson Revenues Increase	N/A	\$2,154.55	0.50%	\$2,165	\$2,176	\$2,187	\$2,198	\$2,209	\$2,220
Non-res Swim Lesson Revenues <i>Decrease</i>	N/A	-\$385.09	0.50%	-\$387	-\$389	-\$391	-\$393	-\$395	-\$397
Resident Pass Revenue Increase	N/A	\$22,534.11	0.50%	\$22,647	\$22,760	\$22,874	\$22,988	\$23,103	\$23,219
Non-res Pass Revenue <i>Decrease</i>	N/A	-\$3,097.21	0.50%	-\$3,113	-\$3,128	-\$3,144	-\$3,160	-\$3,175	-\$3,191
Pointe Plus Revenue Increase	N/A	\$1,617.01	0.50%	\$1,625	\$1,633	\$1,641	\$1,650	\$1,658	\$1,666
Resident Daily Admission Revenue Increase	N/A	\$2,608.91	0.50%	\$2,622	\$2,635	\$2,648	\$2,661	\$2,675	\$2,688
Non-res Daily Admission Revenue <i>Decrease</i>	N/A	-\$2,146.13	0.50%	-\$2,157	-\$2,168	-\$2,178	-\$2,189	-\$2,200	-\$2,211
Resident Birthday Party Revenue Increase	N/A	\$735.26	0.50%	\$739	\$743	\$746	\$750	\$754	\$758
Non-res Birthday Party Revenue <i>Decrease</i>	N/A	-\$454.59	0.50%	-\$457	-\$459	-\$461	-\$464	-\$466	-\$468
Resident Punch Card Revenue Increase	N/A	\$1,149.50	0.50%	\$1,155	\$1,161	\$1,167	\$1,173	\$1,179	\$1,184
Non-res Punch Card Revenue <i>Decrease</i>	N/A	-\$668.41	0.50%	-\$672	-\$675	-\$678	-\$682	-\$685	-\$689
RECREATION									
ID Fee Revenue Increase	N/A	\$649.07	0.50%	\$652	\$656	\$659	\$662	\$665	\$669
Resident Daycamp Revenue Increase	N/A	\$827.31	0.50%	\$831	\$836	\$840	\$844	\$848	\$852
Non-res Daycamp Revenue <i>Decrease</i>	N/A	-\$173.67	0.50%	-\$175	-\$175	-\$176	-\$177	-\$178	-\$179
Resident Program Fee Revenues	N/A	\$5,825.08	0.50%	\$5,825	\$5,854	\$5,883	\$5,913	\$5,942	\$5,972
Non-res Program Fee Revenue <i>Decrease</i>	N/A	-\$360.56	0.50%	-\$362	-\$364	-\$366	-\$368	-\$370	-\$372
TOTAL	N/A	\$253,885		\$256,912	\$260,036	\$263,232	\$266,501	\$269,848	\$273,160

EXPENDITURES - 2004 KIEFER CREEK ANNEXATION

EQUIPMENT		Quan	Data	Growth	2005	2006	2007	2008	2009
Public Works	2 Ton Trucks (2003)	1	\$71,896.00	4.00%	\$77,763	\$8,087	\$8,411	\$8,747	\$9,097
	Leaf Vacuum (2003)	1	\$10,000.00	4.00%	\$10,816	\$1,125	\$1,170	\$1,217	\$1,265
	Mosquito fogger (2003)	1	\$6,000.00	4.00%	\$6,490	\$675	\$702	\$730	\$759
	laborer uniforms (2003)	2	\$366.87	4.00%	\$825	\$858	\$893	\$928	\$966
Police	Patrol Veh. Upgrade(04)	1	\$13,000.00	4.00%	\$13,520	\$7,030	\$7,312	\$7,604	\$7,908
	Police Equipment (2004)	1	\$10,000.00	4.00%	\$10,400	\$1,082	\$1,125	\$1,170	\$1,217
Parks & Rec	Equipment (2004)	0	\$0.00	4.00%	\$0	\$0	\$0	\$0	\$0
Admin.	Equipment (2004)	1	\$25,000.00	4.00%	\$26,000	\$2,704	\$2,812	\$2,925	\$3,042
PERSONNEL									
Public Works	Laborers (2004)	2	\$37,324.30	3.50%	\$77,261	\$79,965	\$82,764	\$85,661	\$88,659
	Overtime (2004)	N/A	\$42,908.00	3.50%	\$1,871	\$1,936	\$2,004	\$2,074	\$2,147
Police	Police Officers (2004)	0	\$55,643.00	3.50%	\$0	\$0	\$0	\$0	\$0
	Dispatcher (2004)	0	\$0.00	3.50%	\$0	\$0	\$0	\$0	\$0
	Civilian (2004)	0	\$0.00	3.50%	\$0	\$0	\$0	\$0	\$0
Parks & Rec	Personnel		\$0.00	3.50%	\$0	\$0	\$0	\$0	\$0
Admin.	Inspector (2004)	1	\$41,200.00	3.50%	\$42,642	\$44,134	\$45,679	\$47,278	\$48,933
OPERATING			2003 ACTUAL						
Public Works	Sidewalks (2.9%)		\$30,500.00	4.00%	\$957	\$995	\$1,035	\$1,076	\$1,119
	Pavement Maint.(4%)		\$83,411.00	4.00%	\$3,609	\$3,753	\$3,903	\$4,059	\$4,222
	Traffic Control (4%)		\$9,724.00	4.00%	\$421	\$438	\$455	\$473	\$492
	Snow & Ice Control (4%)		\$96,988.00	4.00%	\$4,196	\$4,364	\$4,538	\$4,720	\$4,909
	Pest Control (4%)		\$1,864.00	4.00%	\$81	\$84	\$87	\$91	\$94
	Storm Drainage (4%)		\$23,069.00	4.00%	\$998	\$1,038	\$1,079	\$1,123	\$1,168
	Leaf Collection (4%)		\$12,487.00	4.00%	\$540	\$562	\$584	\$608	\$632
	Leaf Disposal (4%)		\$63,140.00	4.00%	\$2,732	\$2,841	\$2,955	\$3,073	\$3,196
	Support Services (4%)		\$131,974.00	4.00%	\$5,710	\$5,938	\$6,176	\$6,423	\$6,680
	Slabs (4%)		\$30,000.00	4.00%	\$1,298	\$1,350	\$1,404	\$1,460	\$1,518
	Sweeping (4%)		\$30,000.00	4.00%	\$1,298	\$1,350	\$1,404	\$1,460	\$1,518
						\$0			
Police	Vehicle Maint & Ops		\$55,052.00	10.00%	\$3,249	\$3,574	\$3,931	\$4,324	\$4,757
	Misc.Operating Supplies		\$0.00	4.00%	\$0	\$0	\$0	\$0	\$0
	Training		\$0.00	4.00%	\$0	\$0	\$0	\$0	\$0
	Law Enforc Liab		\$28,000.00	4.00%	\$1,672	\$1,738	\$1,808	\$1,880	\$1,955
	Equip. Maint.		\$0.00	4.00%	\$0	\$0	\$0	\$0	\$0
	Academy Training		\$0.00	4.00%	\$0	\$0	\$0	\$0	\$0
	Public Relations		\$0.00	4.00%	\$0	\$0	\$0	\$0	\$0
	Rejis		\$0.00	4.00%	\$0	\$0	\$0	\$0	\$0
Parks & Rec	Public Relations		\$2,000.00	4.00%	\$2,080	\$2,163	\$2,250	\$2,340	\$2,433
	Street Tree Maint.		\$1,000.00	4.00%	\$1,040	\$1,082	\$1,125	\$1,170	\$1,217
	Misc. Operating Supplies		\$2,000.00	4.00%	\$2,080	\$2,163	\$2,250	\$2,340	\$2,433
Administration	Worker's Comp Ins.		\$130,000.00	4.00%	\$1,597	\$1,661	\$1,727	\$1,796	\$1,868
	Liability/Property Ins.		\$100,000.00	2.00%	\$1,205	\$1,229	\$1,253	\$1,278	\$1,304
	Vehicle Maint & Ops	1	\$1,000.00	4.00%	\$1,523	\$1,676	\$1,843	\$2,028	\$2,230
	Horizon		\$36,500.00	4.00%	\$2,179	\$2,266	\$2,357	\$2,451	\$2,549
	Street Lights	102	\$18,005.04	0.00%	\$18,005	\$18,005	\$18,005	\$18,005	\$18,005
	Recycling								
	Election Expense		\$15,000.00	2.00%	\$878	\$896	\$914	\$932	\$951
	Hiring Expense		\$1,500.00	4.00%	\$1,560	\$1,622	\$1,687	\$1,755	\$1,825
	Misc Supplies		\$5,000.00	4.00%	\$298	\$310	\$323	\$336	\$349
TOTALS									
Total Expenses					\$326,792	\$208,695	\$215,964	\$223,534	\$231,417
Total Revenues					\$260,036	\$263,232	\$266,501	\$269,848	\$273,160
Net					-\$66,756	\$54,537	\$50,537	\$46,314	\$41,744

FINANCIAL ANALYSIS DATA
2004 KIEFER CREEK ANNEXATION

DATA		Change
AREA		
Physical Area (square Miles)	0.46	5.16%
POPULATION		
2000 City Pop. (cen)	31283	N/A
2004 City Pop. (est to grow 2% since 2000)	31909	2.00%
2000 Area Pop. (cen)	806	2.58%
2004 Area Pop. (est based on # finished dwellings)	980	21.56%
Built out Area Pop. (est based on total # of dwellings)	1036	5.74%
2004 Pop of 95% Rec Mkt Area (3 mi. radius)	91715	N/A
Non Res Pop of 95% Rec Mkt Area (3 mi. radius)	60532	N/A
Annex Area % of Non-res Market Area	1.62%	N/A
2004 Pop of 95% Rec Mkt Area (1.5 mi radius)	79792	N/A
Non Res Pop of 95% Rec Mkt Area (1.5 mi. radius)	31917	N/A
Annex Area % of Non-res Market Area	3.07%	N/A
DWELLINGS		
2000 City Dwellings (cen)	12,062	N/A
2000 Area Dwellings (cen)	262	2.17%
2004 Area Dwellings Est.on 6/04	331	2.74%
Built Out Area Dwellings Est.	350	2.90%
STREETS		
2004 City Street Miles	139	N/A
2004 Area Street Miles	4.85	3.49%
Built Out Area Street Miles Est.	5.25	3.78%
PERSONNEL		
2004 City Police Officers	56	N/A
New Police Officers		0.00%
2004 City PW Employees	38	N/A
New P. W. Employees		0.00%
ASSESSED VALUATION		
June 2003 City Assd. Value	\$486,928,601	N/A
1997 Area Assd. Value	\$17,500,000	3.59%
GOLF COURSE		
2003 Total Golf Greensfees	\$457,101	N/A
2003 Total Rounds	41467	N/A
2003 Resident Greensfees	\$152,445	33.35%
2003 Resident Rounds	19517	51.00%
2003 Non-res. Greensfees	\$304,656	66.65%
2003 Non-res. Rounds	21940	49.00%
2003 Golf Car Revenues (combined)	\$97,145	N/A
1997 Resident Golf Car Revenues	\$43,230	44.50%
1997 Non-res Golf Car Revenues	\$53,915	55.50%
OUTDOOR POOL		
2003 Res. Daily Asmissions	\$5,968	
Res. Swim Lessons (2003)	106	95.50%
Non-res Swim Lessons (2003)	5	0.50%
Res Swim Team Members (2003)	196	N/A
Non-res Swim Team Members (2003)	22	N/A
POINT AT BALLWIN COMMONS		
Res Swim Lessons (2003)	1896	N/A
Res Lesson Unit Cost	\$35.00	N/A
Non-res Swim Lessons (2003)	450	N/A
Non-res Lesson Unit Cost	\$50.00	N/A
Res Annual Pass Revenue (2003)	\$392,568	N/A
Non-res Annual Pass Revenue (3003)	\$191,353	N/A
Pointe Plus Revenues (2003)	\$28,170	N/A
Res Daily Admission Revenues (2003)	\$45,450	N/A
Non-res Daily Admission Revenues (2003)	\$132,593	N/A
Res Birthday Party Revenue (2003)	\$12,809	N/A
Non-res Birthday Parth Revenue (2003)	\$28,086	N/A
Res Punch Card Revenues (2003)	\$44,615	N/A
Non-res Punch Card Revenues (2003)	\$41,296	
RECREATION		
ID Fee Revenues (2003)	\$25,192	N/A
Res Summer Camp Enrollments (2003)	338	N/A
Res Enrollment Unit Cost	\$95	N/A
Non-res Summer Camp Enrollments (2003)	74	N/A
Non-res Enrollment Unit Cost	\$145	N/A
Res Program Revenues (2003)	\$101,479	N/A
Non-res Program Revenues (2003)	\$22,276	N/A
Area of City (sq miles)	8.92	
Perimeter		
Annexation Area (miles)	3.49	
Coterminous	1.42	
Coterminous percentage	40.69%	

CITY OF BALLWIN, MISSOURI
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - ALL GOVERNMENTAL FUND TYPES
FOR THE YEAR ENDED DECEMBER 31, 2001

	Governmental Fund Types			Totals (Memorandum Only)
	General	Debt Service	Capital Improvement Fund	
REVENUES				
Licenses and Permits	\$ 782,712	\$ -	\$ -	\$ 782,712
Public Utility Licenses	1,978,278	-	-	1,978,278
Intergovernmental Revenues	5,176,490	-	6,617,143	11,793,633
Court Fines	553,830	-	-	553,830
False Alarm Fines	6,005	-	-	6,005
Police and Communications	560,507	-	-	560,507
Community Programs	2,120,814	-	-	2,120,814
Investment Income	212,348	-	95,275	307,623
Sales of City Property	4,300	-	31,142	35,442
Miscellaneous	133,686	-	63,210	196,896
Total Revenues	<u>\$ 11,528,970</u>	<u>\$ -</u>	<u>\$ 6,806,770</u>	<u>\$ 18,335,740</u>
EXPENDITURES				
Administration	\$ 1,987,477	\$ -	\$ 2,144,966	\$ 4,132,443
Public Works	2,078,074	-	3,730,315	5,808,389
Police	4,398,706	-	151,894	4,550,600
Parks and Recreation	2,711,637	-	735,692	3,447,329
Debt Service:				
Principal Retirement	-	1,555,000	-	1,555,000
Interest and Fiscal Charges	-	486,853	-	486,853
Total Expenditures	<u>\$ 11,175,894</u>	<u>\$ 2,041,853</u>	<u>\$ 6,762,867</u>	<u>\$ 19,980,614</u>
Excess of Revenues Over (Under) Expenditures	<u>\$ 353,076</u>	<u>\$ (2,041,853)</u>	<u>\$ 43,903</u>	<u>\$ (1,644,874)</u>
OTHER FINANCING SOURCES (USES)				
Operating Transfers	\$ 226,950	\$ 2,041,853	\$ (1,374,906)	\$ 893,897
Total Other Financing Sources (Uses)	<u>\$ 226,950</u>	<u>\$ 2,041,853</u>	<u>\$ (1,374,906)</u>	<u>\$ 893,897</u>
Excess of Revenues and Other Financing Sources Over Expenditures and Other Financing Sources (Uses)	<u>\$ 580,026</u>	<u>\$ -</u>	<u>\$ (1,331,003)</u>	<u>\$ (750,977)</u>
Fund Balances - Beginning	<u>2,187,254</u>	<u>-</u>	<u>1,859,807</u>	<u>4,047,061</u>
FUND BALANCES - ENDING	<u><u>\$ 2,767,280</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 528,804</u></u>	<u><u>\$ 3,296,084</u></u>

The accompanying notes are an integral part of these general purpose financial statements.

CITY OF BALLWIN, MISSOURI
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - ALL GOVERNMENTAL FUND TYPES
FOR THE YEAR ENDED DECEMBER 31, 2002

	Governmental Fund Types				Totals (Memorandum Only)
	General	Special Revenue	Debt Service	Capital Improvement Fund	
REVENUES					
Licenses and Permits	\$ 830,203	\$ -	\$ -	\$ -	\$ 830,203
Public Utility Licenses	1,726,100	-	-	-	1,726,100
Intergovernmental Revenues	5,400,386	-	-	8,852,808	14,253,194
Court Fines	564,473	-	-	-	564,473
False Alarm Fines	10,705	-	-	-	10,705
Police and Communications	627,545	-	-	19,389	646,934
Community Programs	2,112,641	-	-	-	2,112,641
Investment Income	70,757	-	-	30,396	101,153
Sales of City Property	3,495	-	-	39,224	42,719
Miscellaneous	120,255	59	-	81,681	201,995
Total Revenues	<u>\$11,466,560</u>	<u>\$ 59</u>	<u>\$ -</u>	<u>\$ 9,023,498</u>	<u>\$20,490,117</u>
EXPENDITURES					
Administration	\$ 2,284,657	\$ -	\$ -	\$ 238,079	\$ 2,522,736
Public Works	2,321,796	-	-	1,466,961	3,788,757
Police	4,535,592	-	-	160,943	4,696,535
Parks and Recreation	2,853,094	-	-	4,104,158	6,957,252
Debt Service:					
Principal Retirement	-	-	1,615,000	-	1,615,000
Interest and Fiscal Charges	-	-	424,653	-	424,653
Total Expenditures	<u>\$11,995,139</u>	<u>\$ -</u>	<u>\$ 2,039,653</u>	<u>\$ 5,970,141</u>	<u>\$20,004,933</u>
Excess of Revenues Over (Under)					
Expenditures	<u>\$ (528,579)</u>	<u>\$ 59</u>	<u>\$ (2,039,653)</u>	<u>\$ 3,053,357</u>	<u>\$ 485,184</u>
OTHER FINANCING SOURCES (USES)					
Operating Transfers In	\$ -	\$ -	\$ 2,039,653	\$ -	\$ 2,039,653
Operating Transfers Out	-	-	-	(2,039,653)	(2,039,653)
Total Other Financing Sources (Uses)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,039,653</u>	<u>\$ (2,039,653)</u>	<u>\$ -</u>
Excess of Revenues and Other Financing Sources Over Expenditures and Other Financing Sources (Uses)	<u>\$ (528,579)</u>	<u>\$ 59</u>	<u>\$ -</u>	<u>\$ 1,013,704</u>	<u>\$ 485,184</u>
Fund Balances - Beginning	<u>2,767,280</u>	<u>-</u>	<u>-</u>	<u>528,804</u>	<u>3,296,084</u>
FUND BALANCES - ENDING	<u>\$ 2,238,701</u>	<u>\$ 59</u>	<u>\$ -</u>	<u>\$ 1,542,508</u>	<u>\$ 3,781,268</u>

The accompanying notes are an integral part of these general purpose financial statements.

CITY OF BALLWIN, MISSOURI
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2003

	General	Special Allocation	Parks	Capital Projects	Total Major Governmental Funds
REVENUES					
Taxes					
Gasoline	\$ -	\$ -	\$ -	\$ 888,321	\$ 888,321
County Road Tax	-	-	-	430,738	430,738
Neighborhood Assessments	-	-	-	17,405	17,405
Sales	5,402,078	-	1,655,405	1,422,720	8,480,203
Cigarette	118,696	-	-	-	118,696
Motor Vehicle Fees	-	-	-	156,236	156,236
Grants and Entitlements	6,082	-	-	17,494	23,576
Licenses and Permits	616,552	-	-	-	616,552
Public Utility Licenses	2,061,216	-	-	-	2,061,216
Court Fines	600,619	-	-	-	600,619
False Alarm Fines	15,950	-	-	-	15,950
Police and Communications	620,357	-	-	20,000	640,357
Community Programs	2,622,198	-	-	-	2,622,198
Investment Income	37,077	86	5,923	13,035	56,121
Miscellaneous	81,787	-	-	6,298	88,085
Total Revenues	<u>\$ 12,182,612</u>	<u>\$ 86</u>	<u>\$ 1,661,328</u>	<u>\$ 2,972,247</u>	<u>\$ 16,816,273</u>
EXPENDITURES					
Current					
Administration	\$ 1,962,332	\$ 59	\$ -	\$ 139,660	\$ 2,102,051
Public Works	2,259,061	-	-	2,081,184	4,340,245
Police	4,488,337	-	-	131,440	4,619,777
Parks and Recreation	3,188,229	-	6,816,909	-	10,005,138
Total Expenditures	<u>\$ 11,897,959</u>	<u>\$ 59</u>	<u>\$ 6,816,909</u>	<u>\$ 2,352,284</u>	<u>\$ 21,067,211</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>\$ 284,653</u>	<u>\$ 27</u>	<u>\$ (5,155,581)</u>	<u>\$ 619,963</u>	<u>\$ (4,250,938)</u>
OTHER FINANCING SOURCES AND (USES)					
Capital Lease Proceeds	\$ -	\$ -	\$ 4,466,920	-	\$ 4,466,920
Sale of Capital Assets	-	-	-	36,186	36,186
Total Other Financing Sources and (Uses)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,466,920</u>	<u>\$ 36,186</u>	<u>\$ 4,503,106</u>
Net Change in Fund Balances	<u>\$ 284,653</u>	<u>\$ 27</u>	<u>\$ (688,661)</u>	<u>\$ 656,149</u>	<u>\$ 252,168</u>
Fund Balances - Beginning	<u>2,238,701</u>	<u>59</u>	<u>710,889</u>	<u>831,619</u>	<u>3,781,268</u>
FUND BALANCES - ENDING	<u><u>\$ 2,523,354</u></u>	<u><u>\$ 86</u></u>	<u><u>\$ 22,228</u></u>	<u><u>\$ 1,487,768</u></u>	<u><u>\$ 4,033,436</u></u>

See accompanying Notes to Financial Statements.

Revenue Operating Budget 2004

Operating Revenues	2002 Total Revenue Actual	2003 Total Revenue Budget	2004 Total Revenue Projected
UTILIZED FUND BALANCE	\$96,216.00	\$1,135,379.00	\$400,000.00
Sales Tax Revenues			
SALES TAX	\$4,733,706.20	\$5,000,000.00	\$5,000,000.00
SALES TAX - VEHICLES	\$234,617.40	\$230,000.00	\$225,000.00
TIF 2A SALES TAX	\$176,606.14	\$250,000.00	\$250,000.00
PARKS SALES TAX	\$0.00	\$0.00	\$300,000.00
Utility Gross Receipts			
CIGARETTE TAX	\$123,153.67	\$118,000.00	\$115,000.00
GAS GROSS RECEIPTS	\$420,972.24	\$500,000.00	\$500,000.00
WATER GROSS RECEIPTS	\$154,993.22	\$148,000.00	\$149,000.00
TELEPHONE GROSS RECEIPTS	\$368,943.32	\$325,000.00	\$320,000.00
ELECTRIC GROSS RECEIPTS	\$781,192.27	\$780,000.00	\$750,000.00
TIF 2A UTILITY GROSS RECEIPTS	\$0.00	\$0.00	\$0.00
Franchise Fees			
CABLE TV FRANCHISE FEES	\$283,588.30	\$285,000.00	\$265,000.00
TOWER FRANCHISE FEES	\$48,720.27	\$48,420.00	\$50,000.00
Licenses and Permits			
BUSINESS LICENSES	\$323,127.47	\$400,000.00	\$315,000.00
CONTRACTORS LICENSES	\$21,915.00	\$19,500.00	\$21,000.00
LIQUOR LICENSES	\$15,544.17	\$15,500.00	\$17,000.00
PETITION FEES	\$11,700.00	\$8,000.00	\$5,000.00
HOUSING INSPECTIONS	\$30,125.05	\$56,000.00	\$55,000.00
APARTMENT INSPECTIONS	\$16,300.00	\$15,500.00	\$17,000.00
COMMERCIAL INSPECTIONS	\$3,200.00	\$3,500.00	\$3,000.00
OCCUPANCY PERMITS	\$7,230.00	\$1,200.00	\$0.00
BUILDING PERMITS	\$55,637.77	\$49,500.00	\$45,000.00
MECHANICAL PERMITS	\$0.00	\$16,000.00	\$14,000.00
DEMOLITION PERMITS	\$0.00	\$0.00	\$100.00
PLUMBING PERMITS	\$11,270.75	\$22,000.00	\$20,000.00
SIGN PERMITS	\$8,869.00	\$8,000.00	\$5,000.00
FENCE PERMITS	\$1,160.00	\$3,400.00	\$3,400.00
REINSPECTION FEES	\$350.00	\$350.00	\$0.00
MISCELLANEOUS PERMITS	\$105.00	\$50.00	\$0.00
EXCAVATION PERMITS	\$2,500.00	\$2,600.00	\$5,000.00
Interest Income			
BANK ACCOUNT INTEREST	\$36,381.86	\$17,000.00	\$18,000.00
INVESTMENTS INCOME	\$34,375.59	\$25,000.00	\$22,000.00
Miscellaneous			

Operating Revenues	2002 Total Revenue Actual	2003 Total Revenue Budget	2004 Total Revenue Projected
DONATIONS	\$0.00	\$0.00	\$0.00
RENT INCOME	\$12,200.00	\$12,000.00	\$19,600.00
SALE OF SURPLUS PROPERTY	\$3,495.42	\$500.00	\$500.00
NSF CK/ADMIN SERVICE CHARGES	\$1,928.56	\$2,000.00	\$4,000.00
TDD COLLECTION FEES	\$1,226.17	\$1,000.00	\$1,200.00
PREVIOUS YEARS WRITE-OFFS	\$14,970.44	\$0.00	\$0.00
CURRENT YEAR WRITE-OFFS	(\$0.81)	\$0.00	\$0.00
OVERAGES/(SHORTAGES)	\$17.10	\$0.00	\$0.00
MISCELLANEOUS	\$69,524.96	\$5,000.00	\$2,500.00
TIF BONDS PROCEEDS	\$36,086.00	\$0.00	\$0.00
ZONING MAPS/BOOKS	\$116.30	\$150.00	\$100.00
SEWER LATERAL ADMIN FEES	\$20,271.96	\$18,895.00	\$18,895.00
Police Services			
SOLICITATION PERMITS	\$560.00	\$500.00	\$500.00
MISCELLANEOUS PERMITS	\$0.00	\$0.00	\$0.00
POLICE GRANTS - COPS	\$27,750.00	\$0.00	\$0.00
MISCELLANEOUS GRANTS	\$8,616.14	\$0.00	\$0.00
MISCELLANEOUS	\$550.00	\$0.00	\$0.00
COURT FINES	\$564,472.68	\$600,000.00	\$600,000.00
FALSE ALARM FINES	\$10,705.00	\$8,500.00	\$11,000.00
POLICE REPORTS	\$5,689.00	\$6,000.00	\$8,000.00
POLICE RECORD CHECKS	\$190.00	\$200.00	\$200.00
POLICE TRAINING FEE	\$14,310.00	\$15,000.00	\$12,000.00
COMMUNICATIONS - MANCHESTER	\$207,666.90	\$223,250.00	\$215,000.00
POLICE SERVICES - CLARKSON VLY	\$273,411.20	\$314,333.00	\$312,165.00
POLICE SERVICES - ROCKWOOD	\$89,362.00	\$95,000.00	\$105,000.00
Aquatic Center Revenues			
RESIDENT ADULT DAILY FEES	\$8,952.00	\$35,728.00	\$40,000.00
RESIDENT CHILD DAILY FEES	\$10,220.50	\$52,800.00	\$45,000.00
NON-RES DAILY FEES	\$12,515.00	\$241,000.00	\$300,000.00
RESIDENT INDV POOL PASS		\$9,415.00	\$3,000.00
NON-RES INDV POOL PASS		\$24,220.00	\$1,500.00
RESIDENT SNR COUPLE POOL PASS		\$0.00	
NON-RES SNR COUPLE POOL PASS		\$0.00	\$1,500.00
RESIDENT FAMILY POOL PASS		\$47,035.00	\$55,000.00
NON-RES FAMILY POOL PASS		\$10,380.00	\$17,000.00
POINTE PLUS RES YOUTH PASS		\$1,170.00	\$200.00
POINTE PLUS N/R YOUTH PASS		\$0.00	\$0.00
POINTE PLUS RES ADULT PASS		\$0.00	\$200.00
POINTE PLUS N/R ADULT PASS		\$0.00	\$300.00
POINTE PLUS RES SENIOR PASS		\$0.00	\$200.00
POINTE PLUS N/R SENIOR PASS		\$765.00	\$150.00
POINTE PLUS RES SNR CPLE PASS		\$0.00	\$500.00

Operating Revenues	2002 Total Revenue Actual	2003 Total Revenue Budget	2004 Total Revenue Projected
POINTE PLUS N/R SNR CPLE PASS		\$0.00	\$0.00
POINTE PLUS RES FAMILY PASS	\$15,250.00	\$6,300.00	\$9,600.00
POINTE PLUS N/R FAMILY PASS		\$3,885.00	\$4,954.00
SWIM LESSONS	\$9,675.00	\$6,500.00	\$5,500.00
LIFEGUARD CERT FEES	\$0.00	\$1,950.00	\$1,500.00
AQUA FITNESS	\$0.00	\$300.00	\$1,000.00
POOL PROGRAMS	\$291.00	\$600.00	\$200.00
SWIM TEAM	\$15,540.00	\$14,000.00	\$18,000.00
CONCESSIONS	\$24,503.69	\$158,400.00	\$163,500.00
SODA MACHINE REVENUE	\$1,296.77	\$1,300.00	\$0.00
RENTAL FEES	\$0.00	\$0.00	\$5,000.00
PARTY RENTAL FEES	\$0.00	\$0.00	\$12,000.00
ITEMS FOR RESALE	\$0.00	\$0.00	\$150.00
RECEIPTS OVERAGES/(SHORTAGES)	\$0.00	\$0.00	\$0.00
MISCELLANEOUS	\$0.00	\$0.00	\$0.00
Golf Course Revenues			
RESIDENT GREENS FEES	\$157,225.00	\$160,000.00	\$160,000.00
NON-RESIDENT GREENS FEES	\$275,021.50	\$265,000.00	\$275,000.00
PERMANENT TEE TIMES	\$2,900.00	\$2,800.00	\$2,500.00
GOLF CARTS	\$89,740.00	\$85,000.00	\$85,000.00
PULL CARTS	\$5,632.00	\$6,500.00	\$6,500.00
Pro Shop Revenues			
SODA FOUNTAIN SALES	\$14,279.64	\$16,000.00	\$15,000.00
ON COURSE SODA MACHINE SALES	\$2,824.25	\$2,500.00	\$5,000.00
BEER SALES	\$21,623.07	\$22,000.00	\$20,000.00
DELI SALES	\$7,272.00	\$8,000.00	\$8,000.00
SNACK SALES	\$3,360.37	\$4,000.00	\$4,000.00
RECEIPTS OVERAGE/(SHORTAGES)	\$0.00	\$0.00	\$0.00
Golf Club Revenues			
BEVERAGE SALES	\$19,624.80	\$18,000.00	\$20,000.00
RENTAL FEES	\$24,980.00	\$20,000.00	\$20,000.00
Community Center Revenues			
RESIDENT DAILY FEES	\$52,900.12	\$50,000.00	\$50,000.00
N/RESIDENT DAILY FEES	\$147,175.25	\$150,000.00	\$150,000.00
PUNCH CARD - RESIDENT	\$51,308.25	\$48,000.00	\$46,600.00
PUNCH CARD - NON-RESIDENT	\$48,147.00	\$48,000.00	\$44,500.00
RESIDENT PASSES	\$363,146.67	\$295,000.00	\$350,000.00
NON-RESIDENT PASSES	\$198,117.65	\$163,000.00	\$180,000.00
POINTE PLUS RES YOUTH PASS	\$0.00	\$2,730.00	\$600.00
POINTE PLUS N/R YOUTH PASS	\$0.00	\$0.00	\$200.00
POINTE PLUS RES ADULT PASS	\$0.00	\$0.00	\$500.00
POINTE PLUS N/R ADULT PASS	\$0.00	\$0.00	\$500.00
POINTE PLUS RES SNR PASS	\$0.00	\$0.00	\$500.00

Operating Revenues	2002 Total Revenue Actual	2003 Total Revenue Budget	2004 Total Revenue Projected
POINTE PLUS N/R SNR PASS	\$0.00	\$1,785.00	\$250.00
POINTE PLUS RES SNR CPLE PASS	\$0.00	\$0.00	\$500.00
POINTE PLUS N/R SNR CPLE PASS	\$0.00	\$0.00	\$0.00
POINTE PLUS RES FAMILY PASS	\$15,012.00	\$19,700.00	\$24,900.00
POINTE PLUS N/R FAMILY PASS	\$0.00	\$5,685.00	\$13,046.00
SWIM LESSONS	\$55,195.02	\$68,500.00	\$40,000.00
LIFEGUARD CERT FEES	\$0.00	\$1,950.00	\$1,200.00
AQUA FITNESS	\$36,551.50	\$37,500.00	\$33,000.00
INDOOR POOL SPECIAL PROGRAMS	\$1,111.00	\$1,000.00	\$2,000.00
PROGRAM FEES	\$127,276.52	\$130,000.00	\$134,000.00
BABYSITTING	\$18,452.00	\$19,500.00	\$13,500.00
SUMMER CAMP FEES	\$45,797.50	\$55,000.00	\$62,000.00
PERSONAL TRAINER	\$3,600.00	\$4,000.00	\$4,000.00
CONCESSIONS	\$28,121.18	\$30,000.00	\$30,000.00
SODA MACHINE REVENUE	\$21,398.11	\$28,000.00	\$18,000.00
VENDING MACHINES REVENUE	\$4,394.05	\$5,200.00	\$4,100.00
RENTAL FEES	\$22,242.50	\$20,000.00	\$20,000.00
RESIDENT BIRTHDAY PARTIES	\$12,287.14	\$14,000.00	\$11,000.00
N/RES BIRTHDAY PARTIES	\$34,317.56	\$35,000.00	\$19,500.00
LOCK-INS	\$16,237.25	\$15,000.00	\$13,000.00
ID FEES	\$18,597.04	\$22,000.00	\$23,000.00
ITEMS FOR RESALE	\$867.98	\$2,000.00	\$700.00
RECEIPTS OVERAGES/(SHORTAGES)	\$69.30	\$0.00	\$0.00
MISCELLANEOUS	\$756.91	\$9,500.00	\$8,500.00
Recreation Revenues			
PAVILION RENTALS	\$4,305.00	\$4,000.00	\$6,000.00
BANDWAGON RENTALS	\$1,700.00	\$3,000.00	\$3,000.00
BALLWIN DAYS	\$49,129.79	\$50,000.00	\$65,000.00
Intergovernmental Revenues			
MOTOR VEHICLE FEES	\$0.00	\$0.00	\$150,000.00
COUNTY ROAD TAX	\$0.00	\$0.00	\$430,000.00
Total Operating Revenues	\$11,466,561	\$13,349,825	\$13,460,710

Administration Operating Budget 2004 Expenditures Summary

PERSONNEL COSTS

Salaries	\$1,011,992.00
Benefits	\$272,564.00
Total Personnel Costs	\$1,284,556.00

OPERATING COSTS

Travel & Training	\$24,125.00
Utilities	\$20,450.00
Communications	\$14,430.00
Equipment Rentals	\$1,515.00
External Public Relations	\$53,550.00
Internal Public Relations	\$9,650.00
Insurances	\$56,043.00
Advertising	\$5,350.00
Equipment Maintenance	\$9,600.00
Operating Supplies	\$21,600.00
Dues & Subscriptions	\$14,385.00
Vehicle Maintenance	\$6,080.00
Constr. & Maint. Services	\$1,000.00
Contractual Services	\$546,305.00
Other Expenses	\$250.00
Contingency	\$75,000.00
Equipment Purchases < \$5000	\$8,470.00
Total Operating Costs	\$867,803.00

Total Administration Budget:	\$2,152,359.00
Total Prior Year Budget:	\$2,090,666.68

Parks & Recreation Operating Budget 2004 Expenditures Summary

PERSONNEL COSTS

Salaries	\$2,082,808.00
Benefits	\$464,180.00
Total Personnel Costs	\$2,546,988.00

OPERATING COSTS

Travel & Training	\$10,275.00
Utilities	\$273,850.00
Communications	\$22,070.00
Equipment Rentals	\$8,700.00
External Public Relations	\$10,250.00
Insurances	\$47,136.00
Advertising	\$2,000.00
Equipment Maintenance	\$83,800.00
Operating Supplies	\$343,375.00
Dues & Subscriptions	\$9,000.00
Vehicle Maintenance	\$20,300.00
Constr. & Maint. Services	\$110,700.00
Contractual Services	\$142,500.00
Other Expenses	\$3,655.00
Equipment Purchases < \$5000	\$30,245.00
Total Operating Costs	\$1,117,856.00

Total Parks Budget:	\$3,664,844.00
Total Prior Year Budget:	\$3,359,152.35

Police Operating Budget 2004

Expenditures Summary

PERSONNEL COSTS

Salaries	\$3,474,900.00
Benefits	\$1,071,065.00
Total Personnel Costs	\$4,545,965.00

OPERATING COSTS

Travel & Training	\$9,350.00
Utilities	\$28,025.00
Communications	\$45,169.00
Equipment Rentals	\$1,560.00
External Public Relations	\$4,800.00
Internal Public Relations	\$700.00
Insurances	\$123,250.00
Equipment Maintenance	\$13,962.00
Operating Supplies	\$23,750.00
Dues & Subscriptions	\$2,854.00
Vehicle Maintenance	\$96,464.00
Constr. & Maint. Services	\$13,000.00
Contractual Services	\$153,803.00
Other Expenses	\$21,935.00
Equipment Purchases < \$5000	\$21,230.00
Total Operating Costs	\$559,852.00

Total Police Budget: \$5,105,817.00
Total Prior Year Budget: \$4,760,864.98

Public Works Operating Budget 2004 Expenditures Summary

PERSONNEL COSTS

Salaries	\$1,458,130.00
Benefits	\$446,478.00
Total Personnel Costs	\$1,904,608.00

OPERATING COSTS

Travel & Training	\$8,700.00
Utilities	\$24,700.00
Communications	\$28,700.00
Equipment Rentals	\$6,500.00
Insurances	\$38,498.00
Equipment Maintenance	\$78,300.00
Operating Supplies	\$93,554.00
Dues & Subscriptions	\$1,500.00
Vehicle Maintenance	\$39,330.00
Constr. & Maint. Services	\$196,150.00
Contractual Services	\$91,600.00
Other Expenses	\$250.00
Equipment Purchases < \$5000	\$25,300.00
Total Operating Costs	\$633,082.00

Total Public Works Budget:	\$2,537,690.00
Total Prior Year Budget:	\$2,448,473.44

COMBINED REVENUES

KIEFER CREEK ANNEXATION AREA 2004

2005

2006

2007

REVENUES	City(03)	Area	Total	City	Area	Total	City	Area	Total
SALES TAXES	4,926,516	97,458	5,122,997	5,075,794	98,433	5,174,227	5,126,552	99,417	5,225,969
SALE TAX - MOTOR VEHICLE	228,107	7,191	235,298	235,019	7,263	242,282	237,369	7,336	244,705
UTILITIES	1,789,967	50,648	1,840,615	1,844,205	51,154	1,895,359	1,862,647	51,666	1,914,313
GASOLINE	752,385	22,910	775,295	775,183	23,139	798,322	782,935	23,370	806,305
CATV	271,247	2,979	274,226	279,466	3,009	282,475	282,261	3,039	285,300
CIGARETTE TAX	125,000	3,058	128,058	128,788	3,089	131,876	130,076	3,119	133,195
MERCHANT LICENSES	306,651	0	306,651	315,943	0	315,943	319,102	0	319,102
TOWER LEASE	50,400	0	50,400	51,927	0	51,927	52,446	0	52,446
PERMITS AND INSPECTIONS	209,014	6,945	215,959	215,347	7,014	222,362	217,501	7,085	224,585
INVESTMENT INCOME	36,981	0	36,981	38,102	0	38,102	38,483	0	38,483
POLICE COMMUNICATIONS	212,700	0	212,700	219,145	0	219,145	221,336	0	221,336
POLICE SERVICES	387,071	0	387,071	398,800	0	398,800	402,788	0	402,788
POLICE MISCELLANEOUS	11,500	325	11,825	11,848	328	12,177	11,967	332	12,298
COURT REVENUES	600,618	18,843	619,461	618,817	19,031	637,849	625,005	19,222	644,227
POOL REVENUES	568,715	657	569,372	585,948	664	586,611	591,807	670	592,477
GOLF COURSE REVENUES	616,729	(174)	616,555	635,417	(176)	635,241	641,771	(177)	641,593
POINTE REVENUES	1,324,235	24,289	1,348,524	1,364,361	24,532	1,388,893	1,378,004	24,777	1,402,781
PARK REVENUES	8,910	0	8,910	9,180	0	9,180	9,272	0	9,272
TOTAL	12,426,746	235,129	12,760,898	12,803,289	237,480	13,040,769	12,931,322	239,855	13,171,177

COMBINED OPERATING EXPENDITURES

KIEFER CREEK ANNEXATION 2004

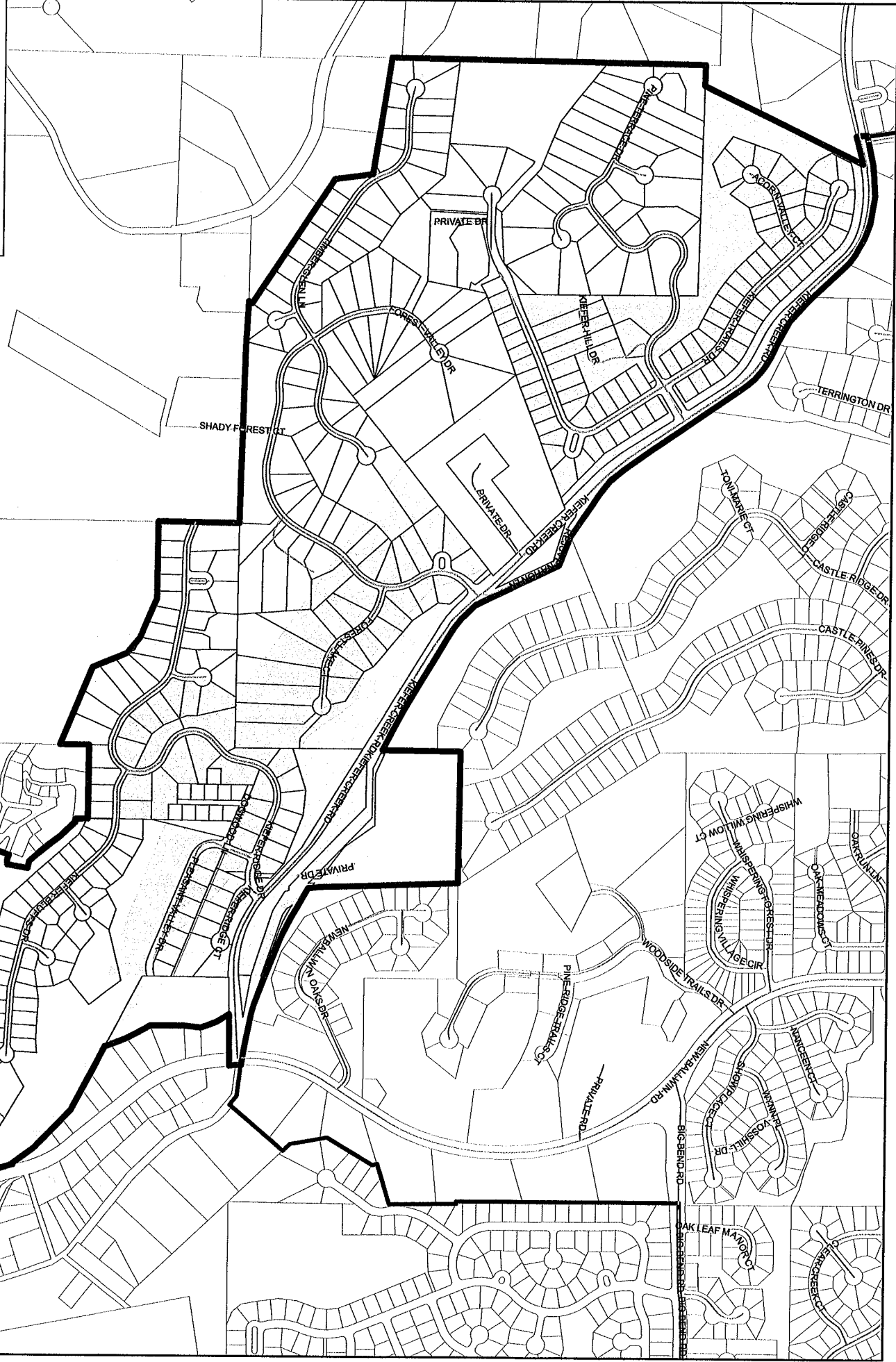
EXPENDITURES	2005			2006			2006		
	City(2003)	Area	Total	City	Area	Total	City	Area	Total
ADMINISTRATION									
SALARIES	871,732	42,642	966,505	966,505	44,774	1,011,279	1,000,333	47,013	1,047,345
BENEFITS	215,970	0	231,352	239,450	0	239,450	247,831	0	247,831
TRAVEL & TRAINING	9,039	0	9,777	10,168	0	10,168	10,574	0	10,574
UTILITIES	14,410	0	15,586	16,209	0	16,209	16,858	0	16,858
COMMUNICATIONS	14,410	0	15,586	16,209	0	16,209	16,858	0	16,858
EQUIPMENT RENTALS	0	0	0	0	0	0	0	0	0
PUBLIC RELATIONS	23,567	2,179	27,669	26,510	2,266	28,776	27,570	2,357	29,927
INSURANCE	47,592	4,325	55,801	53,535	4,412	57,948	54,605	4,500	59,105
ADVERTISING	9,000	0	9,734	10,124	0	10,124	10,529	0	10,529
EQUIPMENT MAINT.	6,700	0	7,247	7,537	0	7,537	7,838	0	7,838
OPERATING SUPPLIES	29,657	298	32,375	33,360	310	33,670	34,694	322	35,017
DUES & SUBSCRIPTIONS	14,027	0	15,172	15,778	0	15,778	16,410	0	16,410
VEHICLE MAINT.	5,225	1,523	7,845	6,954	1,584	8,538	7,233	1,647	8,880
CONTRACTUAL SERVICES	539,565	18,883	602,477	606,937	19,638	626,576	631,215	20,424	651,639
CLOTHING / UNIFORMS	1,407	0	1,522	1,583	0	1,583	1,646	0	1,646
NEW HIRE EXPENSES	8,192	1,560	10,420	9,215	1,622	10,837	9,583	1,687	11,271
OTHER EXPENSES	10,044	0	10,864	11,298	0	11,298	11,750	0	11,750
EQUIPMENT PURCHASES	0	26,000	26,000	0	27,040	27,040	0	28,122	28,122
PARKS AND RECREATION									
SALARIES	1,728,218	0	1,851,310	1,916,106	0	1,916,106	1,983,170	0	1,983,170
BENEFITS	374,249	0	400,905	414,937	0	414,937	429,459	0	429,459
TRAVEL & TRAINING	7,268	0	7,861	8,176	0	8,176	8,503	0	8,503
COMMUNICATIONS	11,488	0	12,422	12,606	0	12,606	12,811	0	12,811
UTILITIES	254,061	0	274,792	285,784	0	285,784	297,215	0	297,215
EQUIPMENT RENTALS	12,590	0	13,617	14,162	0	14,162	14,729	0	14,729
PUBLIC RELATIONS	9,284	2,080	12,122	10,443	2,163	12,606	10,861	2,250	13,111
INSURANCE	43,289	0	46,821	48,694	0	48,694	49,668	0	49,668
ADVERTISING	1,200	0	1,298	1,350	0	1,350	1,404	0	1,404
EQUIPMENT MAINT.	63,360	0	68,530	71,271	0	71,271	74,122	0	74,122
OPERATING SUPPLIES	271,184	2,080	295,393	305,045	2,163	307,208	317,247	2,250	319,497
DUES & SUBSCRIPTIONS	1,927	0	2,084	2,168	0	2,168	2,254	0	2,254
VEHICLE MAINT.	19,170	0	23,196	25,515	0	25,515	26,636	0	26,636
CONST. & MAINT. MAT.	100,850	0	109,079	113,443	0	113,443	117,980	0	117,980
CONTRACTUAL SERVICES	108,248	0	117,081	121,764	0	121,764	126,635	0	126,635
CLOTHING / UNIFORMS	13,525	0	14,629	15,214	0	15,214	15,822	0	15,822
NEW HIRE EXPENSES	0	0	0	0	0	0	0	0	0
OTHER EXPENSES	26,950	1,040	30,189	30,315	1,082	31,397	31,528	1,125	32,653
EQUIPMENT PURCHASES	38,320	0	41,447	43,105	0	43,105	44,829	0	44,829
POLICE									
SALARIES	2,953,289	0	3,163,637	3,274,364	0	3,274,364	3,388,967	0	3,388,967
BENEFITS	857,046	0	918,089	950,222	0	950,222	983,480	0	983,480
TRAVEL & TRAINING	16,387	0	17,724	18,433	0	18,433	19,170	0	19,170
UTILITIES	22,753	0	24,610	25,594	0	25,594	26,618	0	26,618
COMMUNICATIONS	37,870	0	40,960	42,699	0	42,699	44,303	0	44,303
EQUIPMENT RENTALS	0	0	0	0	0	0	0	0	0
PUBLIC RELATIONS	2,998	0	3,243	3,372	0	3,372	3,507	0	3,507
INSURANCE	92,650	1,672	101,882	104,219	1,705	105,924	106,303	1,740	108,043
ADVERTISING	0	0	0	0	0	0	0	0	0
EQUIPMENT MAINT.	15,089	0	16,320	16,973	0	16,973	17,652	0	17,652
OPERATING SUPPLIES	25,668	0	27,763	28,873	0	28,873	30,028	0	30,028
DUES & SUBSCRIPTIONS	1,737	0	1,879	1,954	0	1,954	2,032	0	2,032
VEHICLE MAINT.	74,761	3,249	93,710	99,507	3,379	102,886	103,487	3,514	107,001
CONST AND MAINT. MATERIALS	0	0	0	0	0	0	0	0	0
CONTRACTUAL SERVICES	119,048	0	128,762	133,913	0	133,913	139,269	0	139,269
CLOTHING / UNIFORMS	31,095	0	33,632	34,978	0	34,978	36,377	0	36,377
NEW HIRE EXPENSES	0	0	0	0	0	0	0	0	0
OTHER EXPENSES	24,177	0	26,150	27,196	0	27,196	28,284	0	28,284
EQUIPMENT PURCHASES	9,710	23,920	34,422	10,922	24,877	35,799	11,359	25,872	37,231
PUBLIC WORKS									
SALARIES	1,187,962	79,132	1,351,707	1,317,115	83,089	1,400,203	1,363,214	87,243	1,450,457
BENEFITS	399,771	0	428,245	443,233	0	443,233	458,746	0	458,746
TRAVEL & TRAINING	3,308	0	3,578	3,721	0	3,721	3,870	0	3,870
UTILITIES	14,943	0	16,162	16,809	0	16,809	17,481	0	17,481
COMMUNICATIONS	23,472	0	25,387	26,403	0	26,403	27,459	0	27,459
EQUIPMENT RENTALS	3,100	0	3,353	3,487	0	3,487	3,627	0	3,627
PUBLIC RELATIONS	0	0	0	0	0	0	0	0	0
INSURANCE	10,405	0	11,254	11,704	0	11,704	11,938	0	11,938
ADVERTISING	0	0	0	0	0	0	0	0	0
EQUIPMENT MAINT.	62,418	0	67,511	70,212	0	70,212	73,020	0	73,020
OPERATING SUPPLIES	305,725	0	330,672	343,899	0	343,899	357,655	0	357,655
DUES & SUBSCRIPTIONS	862	0	932	970	0	970	1,008	0	1,008
VEHICLE MAINT.	39,175	0	47,402	52,142	0	52,142	54,228	0	54,228
CONST AND MAINT.	21,757	21,840	45,372	24,474	22,714	47,187	25,453	23,622	49,075
CONTRACTUAL SERVICES	47,448	0	51,320	53,373	0	53,373	55,507	0	55,507
CLOTHING / UNIFORMS	10,705	0	11,579	12,042	0	12,042	12,523	0	12,523
NEW HIRE EXPENSES	0	0	0	0	0	0	0	0	0
OTHER EXPENSES	386	0	417	434	0	434	452	0	452
EQUIPMENT PURCHASES	12,144	95,894	109,029	13,660	99,730	113,390	14,207	103,719	117,926
TOTAL	11,333,577	328,317	12,492,989	12,625,659	342,547	12,968,206	13,078,712	357,406	13,436,118

Table of Redirected Revenues Year 2005 Estimated

Tax	Amount	Losing Entity
\$.01 Pool Sales Tax	\$95,696	County
\$.005 Pool Sales Tax	\$1,710	County
5% Utility Tax	\$50,648	County
Cigarette Tax	\$3,058	County
Gasoline Tax	\$22,933	County
Motor Vehicle Sales	\$7,191	County
Motor Vehicle Fees	\$4,351	County
Road and Bridge	\$16,022	County
Cable TV	\$2,929	County
Permits and Inspections	<u>\$6,945</u>	County
	\$211,483	

**ST. LOUIS COUNTY ZONING
(existing)**

R1	R2	FPNU
FPR1	FPR2	M1
R1A	FPC8	FPM1
FPR1A	NU	

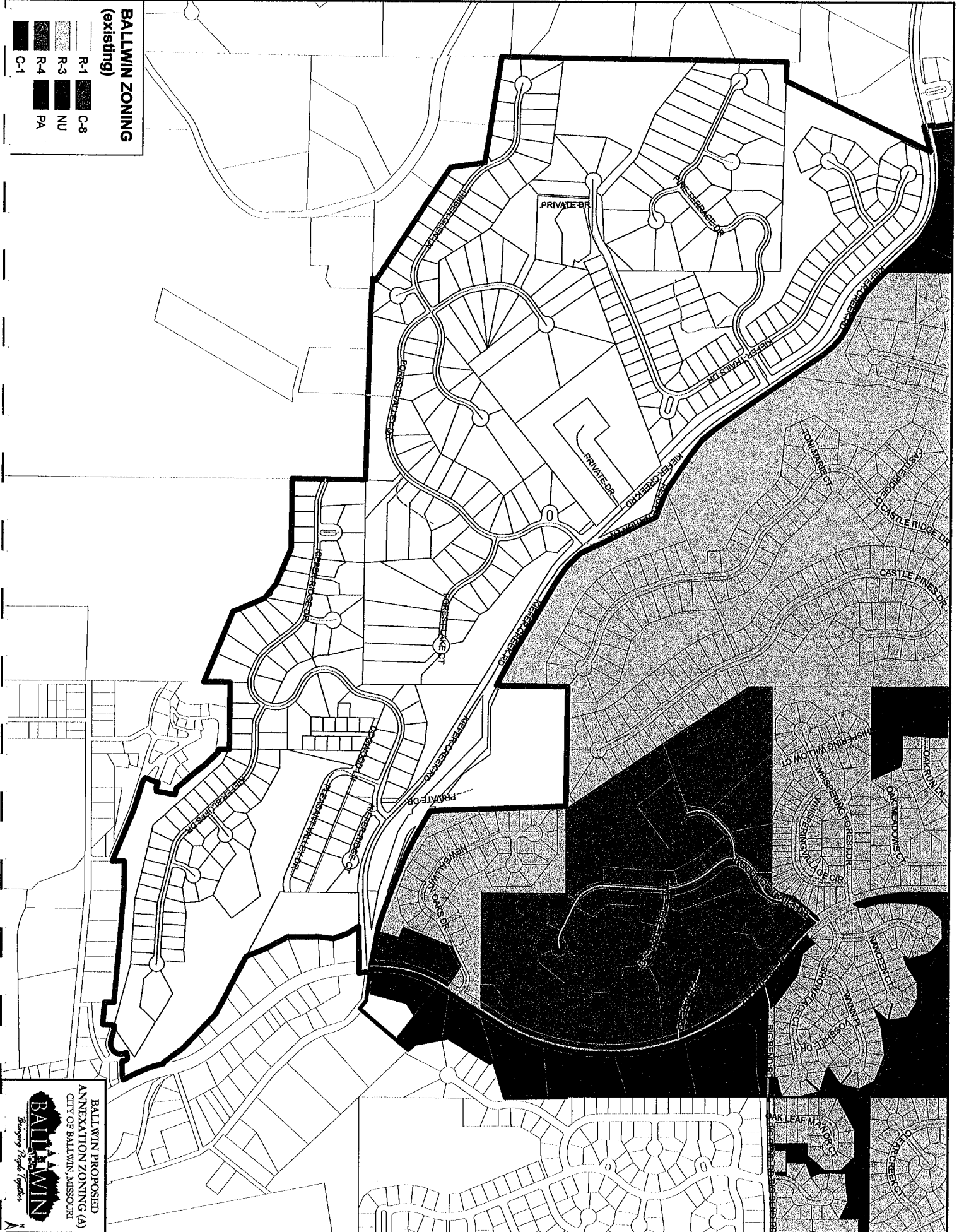


**BALLWIN PROPOSED
ANNEXATION ZONING (B)**
CITY OF BALLWIN, MISSOURI

BALLWIN
Sustaining People's Progress

BALLWIN ZONING (existing)

- R-1 C-8
- R-3 NU
- R-4 PA
- C-1



BALLWIN
Balling Field Graphics

**BALLWIN PROPOSED
ANNEXATION ZONING (A)**
CITY OF BALLWIN, MISSOURI

R-1
NU

BALLWIN

Government Center
14811 Manchester Road
Ballwin, MO 63011-4617



(636) 227-8580
Fax: (636) 207-2320
www.ballwin.mo.us

DOCUMENT CERTIFICATION

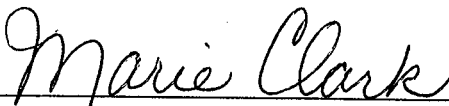
STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS.
CITY OF BALLWIN)

TO ALL OF WHOM THESE PRESENT SHALL COME:

I, Marie Clark, Assistant City Clerk of the City of Ballwin, State of Missouri, do certify that the annexed pages contain a full, true and complete copy of Ordinance # 04-29, as the same appears on file and of record in this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and affixed the seal of the City of Ballwin this 29th day of June, 2004.

SEAL



Marie Clark
Assistant City Clerk

BILL NO. 3304

ORDINANCE NO. 04-29

INTRODUCED BY ALDERMEN McDOWELL, POGUE, BUERMANN, SUOZZI, ROBINSON, FLEMING, GATTON and LEMBKE

AN ORDINANCE PROVIDING FOR THE ANNEXATION BY THE CITY OF BALLWIN, MISSOURI OF AN AREA OF UNINCORPORATED LAND DESCRIBED HEREIN AND REFERRED TO AS THE "KIEFER CREEK ANNEXATION AREA," 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 DIRECTION OF AN ELECTION TO VOTERS OF THE CITY OF BALLWIN AND OF THE AREA PROPOSED TO BE ANNEXED.

WHEREAS, the City has decided to seek the annexation of a certain area of unincorporated land, lying generally contiguous to the south of the existing limits of the City along Kiefer Creek Road and commonly referred to as the "Kiefer Creek Annexation Area," and more fully described in Appendix A attached hereto and made part hereof (hereinafter referred to as "Annexation Area"), and

WHEREAS, the City has developed a Plan of Intent to be submitted to the St. Louis County Boundary Commission for approval of the annexation of the Annexation Area by the City setting forth, among other things, the various impacts of the boundary change proposal, a legal description of the Annexation Area, a proposed time schedule for the provision of services to the 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 BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City will seek the inclusion of the Annexation Area within the City's limits through a boundary change proposal, which is in the best interest of the City of Ballwin, the unincorporated area subject to the boundary change proposal and the areas adjacent to the unincorporated area subject to the proposed boundary change.

Section 2. The City has directed the preparation 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 the county;
- c.) a legal description of the Annexation Area;
- d.) the present level of major services provided by the City and St. Louis County and proposed to be provided to the Annexation Area;
- e.) the proposed time schedule for the provision of services to the Annexation Area;


- 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 annexation area;
- j.) the compactness of the Annexation Area; and
- k.) the effective date of the proposed annexation.

Section 3. The City being well prepared to effectuate the annexation of the Annexed Area as described in the Plan of Intent, hereby adopts the Plan. The Plan of Intent, a certified copy of the Ordinance including Appendix A, and all other information deemed necessary to the St. Louis County Boundary Commission, shall be submitted to the St. Louis County Boundary Commission for its consideration and approval.

Section 4. 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 St. Louis County Election Board. If the annexation proposal is subsequently approved by a majority of votes cast in the 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 unincorporated area shall become effective six (6) months from the date of a favorable election.

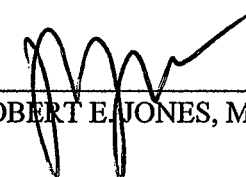
Section 5. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED THIS 28 DAY OF June, 2004.



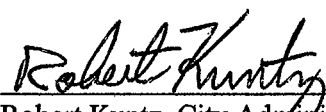
ROBERT E. JONES, Mayor

APPROVED THIS 28 DAY OF June, 2004.



ROBERT E. JONES, Mayor

ATTEST:



Robert Kuntz, City Administrator

APPENDIX A

to Ordinance No. 04-29
Ballwin, Missouri

LEGAL DESCRIPTION **KIEFER CREEK ANNEXATION AREA**

A tract of land being part of Section 9, part of the Southwest and Southeast quarters of Section 10, part of the Northwest and Northeast quarters of Section 15, and part of the Northeast quarter of Section 16, Township 44 North, Range 4 East, St. Louis County, Missouri, more particularly described as follows:

Beginning at a point of intersection of the north right-of-way line of Kiefer Creek Road (60 feet wide) and the western right-of-way line of Richland Meadows Drive (50 feet wide); thence southeastwardly and eastwardly along the right handed arc of said right-of-way line to a point of intersection with the southwestern corner of Castle Pines Subdivision Plat 14 as set out and described in Plat Book 387, Page 34 in the office of the St. Louis County Recorder of Deeds; thence continuing along said right-of-way line and the southwestern line of said subdivision to a point of intersection with the southwestern corner of Castle Pines Subdivision Plat 13 as set out and described in Plat Book 337, Page 33 in said Recorder of Deeds; thence southeastwardly along the southwestern line of said subdivision to a point of intersection with the southeastern corner of Castle Pines subdivision Plat 12 as set out and described in Plat Book 337, Pages 76-77 in said Recorder of Deeds; thence southeastwardly along the southwestern line of said subdivision to a point of intersection with the westernmost corner of The Estates at Castle Pines subdivision as set out and described in Plat Book 346, Pages 20-22 of said Recorder of Deeds; thence southeastwardly along the south line of said subdivision to a point, said point being the southernmost corner of said subdivision; thence northwardly along the east line of said subdivision to a point, said point being the southwestern corner of Lot 315 of said subdivision; thence eastwardly along the southern line of said The Estates at Castle Pines subdivision to a point, said point being the northwestern corner of New Ballwin Oaks subdivision as set out and described in Plat Book 342, Page 506 of said Recorder of Deeds; thence along the western line of said subdivision South 00 degrees 17 minutes 5 seconds West, a distance of 850.02 feet to a point; thence continuing along said western line of said New Ballwin Oaks subdivision South 55 degrees 32 minutes 19 seconds East, a distance of 15.38 feet to a point; thence continuing along said western line South 33 degrees 18 minutes 34 seconds East, a distance of 34.35 feet to a point of intersection of the south line of said New Ballwin Oaks subdivision and the northern right-of-way of Old Kiefer Creek Road (60 feet wide); thence along said northern right-of-way line to a point, said point being the southeastern corner of Outlot "A" of said New Ballwin Oaks subdivision; thence continuing along said northern right-of-way line to a point of intersection with the eastern right-of-way line of New Ballwin Road (80 feet wide); thence southwardly along said eastern right-of-way line of New Ballwin Road to a point, said point being the intersection of the eastwardly prolongation of the southern right-of-

way line of Kiefer Creek Road (60 feet wide); thence westwardly along said prolongation to a point of intersection of the southern right-of-way line of said Kiefer Creek Road and the western right-of-way line of said New Ballwin Road; thence along said southern right-of-way line of Kiefer Creek Road to a point of intersection of the eastern line of a tract of land N/F owned by Irvin G. Beard as set out and described in Deed Book 7525, Page 1550 of said Recorder of Deeds; thence southwardly along the eastern line of said Irvin G. Beard tract of land to a point of intersection of the northern line of Arbor View Estates subdivision as set out and described in Plat Book 351, Pages 315-318 of said Recorder of Deeds; thence southeastwardly along said northern line of said Arbor View Estates subdivision to a point of intersection with the western line of New Ballwin Road (80 feet wide); thence southeastwardly along said western right-of-way line to a point of intersection with the southern line of said Arbor View Estates subdivision; thence westwardly along said southern line to a point of intersection with the western line of the "Common Ground" of said subdivision; thence along the western line of said "Common Ground" North 14 degrees 50 minutes 45 seconds east, a distance of 59.59 feet to a point; thence South 89 degrees 28 minutes 30 seconds East, a distance of 3.38 feet to a point, said point being the southeastern corner of Kiefer Trails subdivision Plat 1 as set out and described in Plat Book 347, Pages 178-181 of said Recorder of Deeds; thence westwardly and southwardly along the southern line of said Kiefer Trails subdivision Plat 1 to a point, said point being the westernmost corner of Lot 36 of said subdivision and the southeastern corner of Kiefer Trails subdivision Plat 2 as set out and described in Plat Book 347, Pages 615-616 of said Recorder of Deeds; thence along the southern line of said subdivision to the point of intersection with the southwestern corner of Lot 26 of said subdivision and the western line of said subdivision; thence northwardly along said western line to a point, said point being the northwestern corner of said subdivision and the southeastern corner of Forest Ridge Trails subdivision Plat 2 as set out and described in Plat Book 317, Pages 64-65 of said Recorder of Deeds; thence along the southern line of said subdivision to a point, said point being the southeastern corner of Forest Ridge Trails subdivision Plat 3 as set out and described in Plat Book 318, Pages 30-31 of said Recorder of Deeds; thence along the southern and southwestern line of said subdivision to a point, said point being the southernmost corner of Forest Ridge Trails subdivision Plat 4 as set out and described in Plat Book 321, Pages 90-91 of said Recorder of Deeds; thence along the southern line of said subdivision to a point, said point being the intersection of the southwestern corner of said subdivision and the North-South centerline of Section 9; thence northwardly along said North-South centerline to a point, said point being the northwestern corner of Pine Ridge Trails subdivision Plat 1 as set out and described in Plat Book 335, Pages 99-101 of said Recorder of Deeds; thence along the northern line of said subdivision to a point, said point being the westernmost corner of The Pines at Kiefer Creek subdivision Plat 1 as set out and described in Plat Book 328, Pages 99-101 of said Recorder of Deeds; thence northeastwardly along the western line of said subdivision to a point of intersection with the south right-of-way line of Kiefer Creek Road (50 feet wide); thence westwardly along the south right-of-way line of Kiefer Creek Road to a point of intersection with the southern prolongation of the western right-of-way line of said Richland Meadows Drive (50 feet wide); thence northwardly along said prolongation to the point of beginning.



Polster, Lieder, Woodruff & Lucchesi, L.C.

Patent ■ Trademark ■ Copyright ■ Trade Secrets ■ Unfair Competition

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St. Louis, Missouri 63131-3615
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E-MAIL: plwl@patpro.com

Lionel L. Lucchesi
llucchesi@patpro.com

June 30, 2004

HONORABLE MAYOR AND BOARD OF ALDERMEN

City of Ballwin
14811 Manchester Road
Ballwin, Missouri 63011-3717

Re: Legal Opinion

Dear Ladies and Gentlemen:

As attorney for the City of Ballwin, it is my opinion that all applicable statutory requirements set forth in 72.400 through 72.430, Revised Statutes of Missouri, applicable to the City which are relevant to the proposed annexation of the Kiefer Creek area, have been satisfied.

Respectfully submitted,

Lionel L. Lucchesi, Esq.
Lionel L. Lucchesi

NOTICE

BOUNDARY COMMISSION, ST LOUIS COUNTY ANNEXATION PROPOSAL PUBLIC HEARING

A Public Hearing on _____, at _____ at the _____.

For the purpose of giving parties of interest and citizens and opportunity to be heard on the following proposed municipal boundary change:

Proposal No. _____. A proposal for a boundary change submitted on _____ by the City of Ballwin, Missouri to annex an area of unincorporated St. Louis County henceforth called the Kiefer Creek Annexation Area, which is generally bounded by the city limits of Ballwin on the northeast, the west lines of The Pines at Kiefer Creek Subdivision Plat 1, the Pine Ridge Trails Subdivision Plat 2 and the Forest Ridge trails subdivision Plat 4 on the west; the south lines of Forest Ridge Trails subdivision Plats 2 – 4, Kiefer Trails subdivision Plats 1 –2 and the Arbor View Estates Subdivision on the south; and Kiefer Creek on the east. This area contains approximately .51 square miles.

The Boundary Commission, St. Louis County invites public comment on the proposal submitted for public hearing. Written and oral comments may be presented to the commission in conjunction with the hearing, or in addition, written comments may be received for a period of twenty one days after the close of the Public Hearing and will be filed for the reference of the Commission.

A copy of each proposal, which includes a copy of the map depicting the proposed annexation area, a legal description of the area, the Plan of Intent and required certifications and documents, as received from the applicant is available and on file in the office of the Boundary Commission, St. Louis County, at 168 N. Meramec Ave., Suite 140, Clayton Mo, 63105, weekdays, during regular business hours, 9:00 A. M. to 3:00 P.M. If you have any questions regarding the proposal scheduled for public hearing, please contact the Boundary Commission, St. Louis County at 314-863-3005.

Persons requiring an accommodation to attend and participate in the public hearing should contact the Boundary Commission, St. Louis County in writing at the above address and telephone number or TDD at 1-800-735-2966, at least two working days prior to the public hearing.

Secretary,
Boundary Commission, St. Louis County

LEGAL DESCRIPTION

KIEFER CREEK ANNEXATION AREA

A tract of land being part of Section 9, part of the Southwest and Southeast quarters of Section 10, part of the Northwest and Northeast quarters of Section 15, and part of the Northeast quarter of Section 16, Township 44 North, Range 4 East, St. Louis County, Missouri, more particularly described as follows:

Beginning at a point of intersection of the north right-of-way line of Kiefer Creek Road (60 feet wide) and the western right-of-way line of Richland Meadows Drive (50 feet wide); thence southeastwardly and eastwardly along the right handed arc of said right-of-way line to a point of intersection with the southwestern corner of Castle Pines Subdivision Plat 14 as set out and described in Plat Book 387, Page 34 in the office of the St. Louis County Recorder of Deeds; thence continuing along said right-of-way line and the southwestern line of said subdivision to a point of intersection with the southwestern corner of Castle Pines Subdivision Plat 13 as set out and described in Plat Book 337, Page 33 in said Recorder of Deeds; thence southeastwardly along the southwestern line of said subdivision to a point of intersection with the southeastern corner of Castle Pines subdivision Plat 12 as set out and described in Plat Book 337, Pages 76-77 in said Recorder of Deeds; thence southeastwardly along the southwestern line of said subdivision to a point of intersection with the westernmost corner of The Estates at Castle Pines subdivision as set out and described in Plat Book 346, Pages 20-22 of said Recorder of Deeds; thence southeastwardly along the south line of said subdivision to a point, said point being the southernmost corner of said subdivision; thence northwardly along the east line of said subdivision to a point, said point being the southwestern corner of Lot 315 of said subdivision; thence eastwardly along the southern line of said The Estates at Castle Pines subdivision to a point, said point being the northwestern corner of New Ballwin Oaks subdivision as set out and described in Plat Book 342, Page 506 of said Recorder of Deeds; thence along the western line of said subdivision South 00 degrees 17 minutes 5 seconds West, a distance of 850.02 feet to a point; thence continuing along said western line of said New Ballwin Oaks subdivision South 55 degrees 32 minutes 19 seconds East, a distance of 15.38 feet to a point; thence continuing along said western line South 33 degrees 18 minutes 34 seconds East, a distance of 34.35 feet to a point of intersection of the south line of said New Ballwin Oaks subdivision and the northern right-of-way of Old Kiefer Creek Road (60 feet wide); thence along said northern right-of-way line to a point, said point being the southeastern corner of Outlot "A" of said New Ballwin Oaks subdivision; thence continuing along said northern right-of-way line to a point of intersection with the eastern right-of-way line of New Ballwin Road (80 feet wide); thence southwardly along said eastern right-of-way line of New Ballwin Road to a point, said point being the intersection of the eastwardly prolongation of the southern right-of-way line of Kiefer Creek Road (60 feet wide); thence westwardly along said prolongation to a point of intersection of the southern right-of-way line of said Kiefer Creek Road and the western right-of-way line of said New Ballwin Road; thence along said southern right-of-way line of Kiefer Creek Road to a point of intersection

of the eastern line of a tract of land N/F owned by Irvin G. Beard as set out and described in Deed Book 7525, Page 1550 of said Recorder of Deeds; thence southwardly along the eastern line of said Irvin G. Beard tract of land to a point of intersection of the northern line of Arbor View Estates subdivision as set out and described in Plat Book 351, Pages 315-318 of said Recorder of Deeds; thence southeastwardly along said northern line of said Arbor View Estates subdivision to a point of intersection with the western line of New Ballwin Road (80 feet wide); thence southeastwardly along said western right-of-way line to a point of intersection with the southern line of said Arbor View Estates subdivision; thence westwardly along said southern line to a point of intersection with the western line of the "Common Ground" of said subdivision; thence along the western line of said "Common Ground" North 14 degrees 50 minutes 45 seconds east, a distance of 59.59 feet to a point; thence South 89 degrees 28 minutes 30 seconds East, a distance of 3.38 feet to a point, said point being the southeastern corner of Kiefer Trails subdivision Plat 1 as set out and described in Plat Book 347, Pages 178-181 of said Recorder of Deeds; thence westwardly and southwardly along the southern line of said Kiefer Trails subdivision Plat 1 to a point, said point being the westernmost corner of Lot 36 of said subdivision and the southeastern corner of Kiefer Trails subdivision Plat 2 as set out and described in Plat Book 347, Pages 615-616 of said Recorder of Deeds; thence along the southern line of said subdivision to the point of intersection with the southwestern corner of Lot 26 of said subdivision and the western line of said subdivision; thence northwardly along said western line to a point, said point being the northwestern corner of said subdivision and the southeastern corner of Forest Ridge Trails subdivision Plat 2 as set out and described in Plat Book 317, Pages 64-65 of said Recorder of Deeds; thence along the southern line of said subdivision to a point, said point being the southeastern corner of Forest Ridge Trails subdivision Plat 3 as set out and described in Plat Book 318, Pages 30-31 of said Recorder of Deeds; thence along the southern and southwestern line of said subdivision to a point, said point being the southernmost corner of Forest Ridge Trails subdivision Plat 4 as set out and described in Plat Book 321, Pages 90-91 of said Recorder of Deeds; thence along the southern line of said subdivision to a point, said point being the intersection of the southwestern corner of said subdivision and the North-South centerline of Section 9; thence northwardly along said North-South centerline to a point, said point being the northwestern corner of Pine Ridge Trails subdivision Plat 1 as set out and described in Plat Book 335, Pages 99-101 of said Recorder of Deeds; thence along the northern line of said subdivision to a point, said point being the westernmost corner of The Pines at Kiefer Creek subdivision Plat 1 as set out and described in Plat Book 328, Pages 99-101 of said Recorder of Deeds; thence northeastwardly along the western line of said subdivision to a point of intersection with the south right-of-way line of Kiefer Creek Road (50 feet wide); thence westwardly along the south right-of-way line of Kiefer Creek Road to a point of intersection with the southern prolongation of the western right-of-way line of said Richland Meadows Drive (50 feet wide); thence northwardly along said prolongation to the point of beginning.