

Florissant Missouri
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OFFICIAL SUBMITTAL
TO ST. LOUIS COUNTY
BOUNDARY COMMISSION
FOR ANNEXATION
OF AREA 13

(All of Area 13, primarily including Sunland Hills Plat 1-4, Kiefer,
Candlewyck, Spring Creek Condominium Phase 1-19 and John Evans
Estate subdivisions)

MAY 2010



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SECTION 1 - EXECUTIVE SUMMARY

Proposed Annexation of Area 13

- a) The City of Florissant is proposing an "Annexation" of an area known as "Area 13," which is comprised of all of Area 13 (ref. Master Annexation Map Plan), primarily including Sunland Hills Plat 1-4, Kiefer, Candlewyck, Spring Creek Condominium Phase 1-19 and John Evans Estate subdivisions.

Hereafter, in this proposal, we will refer to this proposed annexation area as "Area 13."

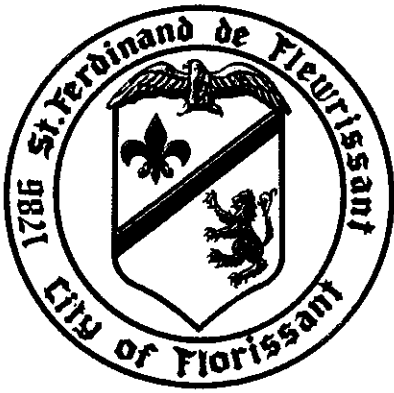
- b) Area 13 is located adjacent to the northeast boundary lines of the City of Florissant and the City's Golf Club along Coldwater Creek, west of and including Old Halls Ferry Road, south of and including N. Highway 67, and east and north of Coldwater Creek adjacent to the City. Please see the Plan of Intent, Tab 2, Attachment "A" for a more precise location map.

Area 13 is approximately 45.8% contiguous to the City. It is approximately 154.2 acres in size, having 2.15 miles of streets, 348 housing units and an estimated population of 721 people (2000 U.S. Census).

Area 13 has an estimated assessed valuation of \$7,094,775 and will generate an estimated \$251,926 in revenue yearly. It is a mostly developed area (except for flood plain parcels) consisting primarily of R-3 residential properties, a small area of parcels zoned R-6A residential, one corner parcel zoned C-2 commercial shopping, and a couple of large parcels along Coldwater Creek zoned FPR3 flood plain residential.

- c) We request no special considerations or exceptions from the Boundary Commission at this time.
- d) The City's designated agent authorized to act on behalf of the City of Florissant is:

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PROPOSED ANNEXATION
2010

PLAN OF INTENT
FOR THE ANNEXATION
OF AREA 13

(All of Area 13, primarily including Sunland Hills
Plat 1-4, Kiefer, Candlewyck, Spring Creek
Condominium Phase 1-19 and John Evans Estate
subdivisions)

BY

City of Florissant, Missouri
MAY 2010

SECTION 2 - PLAN OF INTENT

Introduction

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

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

The City of Florissant is the largest municipality in St. Louis County having a population of 54,536, encompassing approximately 12.86 square miles in area, and having a current assessed value of \$618,413,208 (as of 9/11/09). The City operates daily under direct administration from the Office of the Mayor through the following departments:

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

Geographic

(1) General Description

Area 13 is generally bounded by the City of Florissant to the south, Old Halls Ferry Road (and Unincorporated St. Louis County) to the east, N. Highway 67 to the north and Coldwater Creek (and the City of Florissant) to the west and south.

Please note that the legal description for Area 13 includes the rights-of-way of both Old Halls Ferry Road, Coldwater Creek and N. Highway 67.

These are all logical and well-defined boundary lines, leaving no pockets and clearly showing the limits of services to be offered by the City of Florissant.

(2) Map

Please see Location Map - Attachment "A"

(3) Second Map

Please see the City's larger Annexation Map, Tab 5. This map shows all of the City of Florissant, the surrounding municipalities, arterial roads and neighboring subdivisions adjacent to Area 13. This map also shows Florissant's City Hall, Fire/Police facilities, major parks and other facilities.

(4) Population/Area/Dwellings

Area 13 has:

<u>Population</u>	<u>Land Area</u>	<u>Dwelling Units</u>
721 (ref. 2000 Census)	154.2 Acres	348

(5) Area/Street Comparison

Comparing area and streets:

	<u>Area</u>	<u>Public Streets</u>	<u>Private Streets</u>
Area 13	154.2 Acres	2.15 Miles	0.0 Miles
City of Florissant	8,227.67 Acres	167.45 Miles	25.05 Miles
Combined Total	8,381.87 Acres	169.6 Miles	25.05 Miles

(6) Community of Interest

The City is 45.8% contiguous to this area and by annexing this area, we hope to fulfill the following goals:

- Welcome residents who have consistently and steadfastly **requested** to be annexed into the City of Florissant;
- Realign City limits to natural and logical borders or boundaries;
- Provide for steady consistent growth;
- Ensure quality of life through proper community planning and zoning;
- Prevent adverse land development and improper land usage along adjacent commercial and residential areas;
- Allow County businesses and County residents the opportunity to receive City of Florissant services and the use of City facilities;
- Welcome into the City businesses and residents who share common local interests;
- Offer a more convenient, a more accessible level of government to County businesses and residents who share the City's commitment to maintain property values and to improve their quality of life.

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

Community interests in this area are very similar to ours primarily being preservation of property values through code enforcement, first-class police protection, better/closer parks/recreation facilities and a more accessible level of governmental representation. Most of the residents in this area, if not all, attend the same schools and churches in the immediate area. Further, many of the retail stores and restaurants along New Halls Ferry Road and North Highway 67 are patronized by both City & Area 13 residents.

(7) Subdivisions

Area 13 includes primarily Sunland Hills Plat 1-4, Spring Creek Condominium Phase 1-19 and Candlewyck subdivisions; along with one parcel, Kiefer subdivision, and the commercial property at the southwest corner of Old Halls Ferry and N. Highway 67.

There will be no existing subdivisions split by this annexation. See "Subdivision Map" - Attachment "B."

(8) Common and Adjacent to Florissant

Area 13 is 45.8% contiguous to the City of Florissant along Coldwater Creek and the City's Golf Club to the south, the Parc Chateau subdivision in the City to the south, and St. Ferdinand Commons subdivision in the City to the west.

(9) Compactness

The proposed Area 13 will be very accessible for City services. Being 45.8% contiguous to existing City boundary lines, the City can readily and routinely provide services as needed from North Highway 67 and Old Halls Ferry Road. This area is not and will not be stranded property "off-in-left-field" unable to routinely and regularly receive City services.

Natural barriers/borders of this new area are relatively simple, Florissant city limit boundaries to the west and south, Old Halls Ferry Road to the east, North Highway 67 to the north, and Coldwater Creek to the west and south. This area has no rail, waterport or airport facility.

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

(10) Unincorporated Contiguous Area

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

(11) Future Plans

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

Again, Florissant's annexation of Area 13 is a very logical and common extension of our boundaries. This annexation helps to square off our City boundary lines and creates a logical separation of services between Florissant, the City of Black Jack and St. Louis County.

We have future annexation plans in this geographic area. Our Master Map Plan shows that we plan to annex Areas 10, 11, 14 and 18 as may be mutually beneficial to the City and the residents in these areas.

(12) Logical and Reasonable Boundaries

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

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

Financial

(1) Revenue/Expenditures of Annexed Area

This area proposed for annexation is primarily residential, as is the City of Florissant. Therefore, the tax base will be very compatible and mutually beneficial since the City is a "pool city." Revenues received by this area are estimated at \$251,926 and will be adequate to provide all City services to this area in a first-class fashion.

Estimated and projected revenues and expenditures for Area 13 for a three (3)-year period are as follows:

Revenues (Est.)	FY 1	FY 2	FY 3
Cigarette Tax	\$2,113	\$2,113	\$2,113
Gasoline Tax	\$19,164	\$19,164	\$19,164
Property Tax	0	0	0
Road & Bridge Tax	\$8,255	\$8,255	\$8,255
Sales Tax	\$87,241	\$87,241	\$87,241
Utility Tax	\$60,900	\$60,900	\$60,900
Capital Improvement Sales Tax	\$41,530	\$41,530	\$41,530
Business License Fees	150	150	150
Park Improvement Sales Tax	0	0	0
Motor Vehicle Sales Tax	\$3,468	\$3,468	\$3,468
Motor Vehicle Fee Increase	\$2,920	\$2,920	\$2,920
Cable TV Franchise Fee	\$7,517	\$7,517	\$7,517
Sewer Lateral Insurance Fee	\$17,226	\$17,226	\$17,226
Misc. Tax/Permits/Licenses/Fees/etc.	\$1,442	\$1,442	\$1,442
Misc. Commercial	0	0	0
Total	\$251,926	\$251,926	\$251,026

Expenditures (Est.)	FY 1	FY 2	FY 3
Administrative(IT, Housing, Legislative, Home Equity, Economic Development, Media)	\$26,000	\$26,000	\$26,000
Municipal Courts	\$6,600	\$6,600	\$6,600
Seniors	\$1,500	\$1,500	\$1,500
Health Department	\$6,300	\$6,300	\$6,300
Parks, Recreation, Theatre, Civic/Community Centers, Pools, Golf Course	\$28,500	\$28,500	\$28,500
Public Works, Streets, Building, Engineering	\$30,700	\$30,700	\$30,700
Sewer Lateral Insurance/Repair Program	\$5,300	\$5,300	\$5,300
Police Services	\$80,300	\$80,300	\$80,300
Capital Improvements	\$38,300	\$38,300	\$38,300
Park Improvements	\$28,500	\$28,500	\$28,500
Total	\$252,000	\$252,000	\$252,000

Note: The City of Florissant will budget over a three (3) year period street repairs (estimated @ \$109,200) and sidewalk and ADA accessible curb cuts (estimated @ \$11,000) and new street lights (estimated @ \$128,100).

(2) Tax Rates

Relevant tax rates (2010) before and after annexation of Area 13 are as follows:

Property Tax	Before	After
City of Florissant	0.0000	0.0000
State of Missouri	0.0300	0.0300
St. Louis County General	0.1900	0.1900
St. Louis County Health Fund	0.1500	0.1500
St. Louis County Park Maintenance	0.0500	0.0500
St. Louis County Bond Retirement	0.280	0.280
Road & Bridge	0.1050	0.1050
St. Louis Community College	0.2136	0.2136
Special School District	0.9384	0.9384
Metro. Zoo & Museum District	0.2493	0.2493
St. Louis County Library	0.1400	0.1400
Hazelwood School District	6.0386	6.0386
St. Louis Metropolitan Sewer District	0.0000	0.0000
Sewer District, Cold Water Creek	0.0000	0.0000
Black Jack Fire District	1.1700	1.1700
Sheltered Workshop	0.0740	0.0740
Total	9.6289	9.6289

Utility Tax	Before	After
	0.05	0.07

Sales Tax	Before	After
	6.425	7.425

The sales tax rate will increase from 6.425% (St. Louis County) to 7.425% (City of Florissant), because the City has a 0.50% Capital Improvement Sales Tax and a 0.50% Park Improvement Sales Tax.

Sewer Lateral Insurance Fee	Before	After
	\$28.00/yr.	\$50.00/yr.

(3) Florissant's General Operating Fund

	2007-Audited	2008-Audited	2009-Audited	2010-Budget
Revenues	\$20,741,760	\$22,023,645	\$20,515,769	\$21,768,719
Expenditures	\$21,543,730	\$21,740,458	\$23,018,748	\$21,822,911
Fund Balances	\$8,323,928	\$8,606,115	\$6,103,136	\$5,810,625

Also, please reference the City of Florissant's FY 2010 Budget (one copy submitted), which gives a little further breakdown of revenues and expenditures over these same three (3) year periods.

(4) Proforma Financial Statement

For Area 13 and Florissant, our three- (3) year estimate is as follows:

	FY 1	FY 2	FY 3
Revenues	\$22,243,956	\$22,466,396	\$22,691,060
Expenditures	\$21,782,550	\$21,998,668	\$22,216,947

(5) Capital Improvement Projects

Three-year (3-year) capital improvement projects are anticipated to proceed immediately after annexation of Area 13:

	FY 1	FY 2	FY 3
Street repairs/improvements	\$36,400	\$36,400	\$36,400
Sidewalks & ADA Accessible Curb Cuts	\$4,000	\$4,000	\$3,000
New/additional street lighting	\$43,000	\$43,000	\$42,100

Anticipated source of income would be the 1/2¢ Capital Improvement Sales Tax estimated at \$41,530 per year for this area. Obviously, the City will allocate additional revenues to perform all Area 13 capital improvement projects over a three-year period.

(6) Effect on County Tax Resources

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

Since Florissant is a "pool city" and since this proposed annexation area is primarily residential, we feel the distribution of those revenues determined by population from St. Louis County to Florissant will be fair, appropriate and have a negligible effect on St. Louis County after the transfer of services to the City.

(7) Lost Revenue to County

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

	St. Louis County
Cigarette Tax	\$2,113
Gasoline Tax	\$19,164
Road & Bridge Tax	\$8,255
Sales Tax	\$87,241
Utility Tax (5%)	\$43,500
Total	\$160,273

(8) Development Impact Fees

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

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

Area 13 is within St. Louis County's New Halls Ferry Road Corridor Traffic Generation Assessment Road Trust Fund (No. 702). The City will continue to require any new development to participate in this trust fund. The City does not have an ordinance or policy prohibiting participation in these trust funds.

(10) Existing Escrow Accounts

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

(11) Tax Base/Revenues

Since Area 13 is a very small area in comparison to St. Louis County and Florissant, we feel the City's annexation of Area 13 will have a negligible effect on the tax base or the ability to raise revenue of:

- a) Area 13 and its residents
- b) The City of Florissant and surrounding residents
- c) Surrounding residents
- d) St. Louis County and its residents

Services

Services Provided by Florissant

As stated earlier, the City of Florissant is governed by a Mayor/Council form of government, a full-time salaried Mayor and nine (9) salaried Council members representing constituents in nine wards. Currently, each City Council member represents an average 6,060 residents, a much better average than current representation on the St. Louis County Council. Each of the seven (7) St. Louis County Council members currently represents about 141,690 residents.

Boards & Commissions

There will no doubt be new opportunities for Area 13 residents to serve on one of the many Boards and Commissions, i.e., Planning & Zoning Commission, Landmarks and Historic District Commission, Minimum Building Standards Board of Appeals, BOCA Board of Appeals, Traffic Commission, Citizen Participation Committee, Personnel Commission, Park & Recreation Advisory Board, Board of Adjustment, Safety Committee, Youth Advisory Commission, Senior Citizens Advisory Commission, SALT (Seniors & Lawmen Together), Environmental Quality Commission, Fair Housing Commission, Disability Awareness Commission and Valley of Flowers Committee.

Administration

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

(1) List of Services

Services	Current Provider	Proposed Provider
Police, Protection-Neighborhood Watch, DARE, COPS & Other Crime Prevention Programs	St. Louis County/In-House	Florissant/In-House
Fire Protection-Includes Ambulance & Advanced Life Support	Black Jack/In-House	Black Jack/In-House
Street Improvements & Maintenance	St. Louis County/In-House & Contract	Florissant/In-House & Contract
Snow Removal	St. Louis County/In-House	Florissant/In-House
Street Lighting	Individual Cost	Florissant/In-House & Individual Cost
Sidewalk Improvement & Repair	St. Louis County/Contract	Florissant/In-House & Contract
Community Center-Recreation Activities & Classes, Theatre	St. Louis County/In-House	Florissant/In-House
Park Facilities-Recreational Activities	St. Louis County/In-House	Florissant/In-House
Ice Skating	None in area	Florissant/In-House
Swimming Pool	St. Louis County/In-House	Florissant/In-House
Aquatic Center	None in area	Florissant/In-House
Golf course	St. Louis County/In-House	Florissant/In-House
Skateboard Park	None in area	Florissant/In-House
Health Services-Rodent Infestation, Fogging & Animal Control	St. Louis County/In-House	Florissant/In-House
Senior Citizen Bus Service, FREE	None	Florissant/In-House
Financial Assistance for Home Repairs	St. Louis County/In-House	Florissant/In-House
Municipal Court	St. Louis County/In-House	Florissant/In-House
Refuse Collection	Individual Cost	Individual Cost

There will be discounted fees for the newly annexed residents of Area 13 at the Community Centers, Aquatic Center, Pools, Ice Rink and Golf course, as applicable for specific events.

Resident/Non-Resident Fees

There are set fees for residents and non-residents as set out in the City's Code Book. These can be briefly categorized as alcoholic beverage licensing fees (Sec. 600.050), building permit fees (Sec. 500.010), sign fees (520.030), business license fees (Sec. 605.347), parks and recreation fees (Sec. 245.180), golf course fees (Sec. 245.610), subdivision permit fees (Sec. 410.020 & 410.050) and zoning permit fees (Sec. 500.010). Most residents and non-residents would, from time to time, be involved with building permit fees, park and recreation fees and golf course fees. Please see Attachment "C"

Service	St. Louis County	Florissant	Fee Change
Commercial & Industrial Construction Permit Fees	County Fee Schedule	Florissant Fee Schedule	Florissant adopted County's fee schedule
Residential Construction Permit Fees	County Fee Schedule	Florissant Fee Schedule	Florissant adopted County's fee schedule
Electrical Permit Fees	County Fee Schedule	Florissant Fee Schedule	Florissant adopted County's fee schedule
Mechanical Permit Fees	County Fee Schedule	Florissant Fee Schedule	Florissant adopted County's fee schedule
Plumbing & Sewer Permit Fees	County Fee Schedule	Florissant Fee Schedule	Florissant adopted County's fee schedule
Pier Permit Fees	County Fee Schedule	None	Florissant does not have additional pier charges; they are included in the initial construction permit fee
Parking Lot Permit Fees	County Fee Schedule	None	Florissant does not have this permit fee
Sign Permit Fees	County Fee Schedule	Florissant Fee Schedule	There will be a variation in charges for signs. County assesses cost according to square footage, i.e., \$127/up to 100 sq. ft. Florissant assesses cost based upon total cost of construction as submitted by the applicant, i.e. sign costing up to \$2,000/\$109.
Planning & Zoning/Rezoning	\$300-\$820	\$125	Special Use Permits and rezoning fees for Florissant are a fixed fee whereas County charges by acreage
Board of Adjustment	\$25-\$50	\$65	Florissant has a fixed fee for variance requests not dependent upon kind of structure
Subdivisions	\$100-\$500	\$100	Florissant has a fixed fee whether major/minor request is made; County has a filing fee & additional permit fee
Home Day Care License	\$50	\$50	No Change
Business License	\$5 Merchant Fee if selling a product	\$50-\$150	Florissant's business license fees are charged according to square footage of retail.
Home Occupation Business License	None	\$25	This is a flat yearly charge to operate a business out of your home.
Occupancy Inspections	Residential -\$80 for both inspection & occupancy permit. Commercial -\$50	Residential -\$80 for both inspection & occupancy permit Commercial -\$40	St. Louis County now has an occupancy program. Costs for both areas are very similar.
Ice Rink Rental	No facility	\$110/hr.	Florissant has outdoor ice rink
Ice Rink Admission	No facility	Under 5 - Free/Youth \$1.50/Adult \$2.25/Senior \$1.75	North County Recreational Center no longer has an ice skating rink
Swimming Pool Admission	North County Recreational Center - Outdoor Pool - Child (4 & Under) Free/Youth \$3.00/Adult \$4.00/Senior \$3.00	Indoor Pool - Youth \$1.50/Adult \$2.25/Senior \$1.75 Outdoor Pools - Child (5 & Under) \$2.00/Youth \$2.50/Adult \$3.50/Senior \$2.25	County's outdoor rates are slightly cheaper and they have no indoor pool available in the Florissant area.
Golf course	Eagle Springs Course - 18 Holes w/cart - Weekdays \$37.25 /Weekends \$48.00/Seniors \$25.00	Golf Club of Florissant - 18 Holes w/cart - Weekdays \$25.60/Weekends \$34/Seniors \$20	Greens fees at Florissant are a little cheaper

(2) Major Services

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

Department of Public Works:

The Public Works Department consists of about fifty (50) full-time employees and thirteen (13) part-time employees in four (4) divisions and providing a variety of services as follows:

- a) Engineering Division: Manages Public Works projects, street surveys, street and bridge inventory, street sign inventory, traffic control, equipment and material specifications, stormwater/sanitary sewer projects, building maintenance and energy conservation program.
- b) Street Division: Maintains and repairs approximately 167 miles of streets, bridges, street lighting, traffic control devices/signings/pavement markings, ice and snow removal and equipment maintenance.
- c) Health Division: Manages health and safety requirements involving animals, insects, rodents, trash and debris, refuse and recycling collection, weed control and mosquito fogging.
- d) Building Division: Manages the issuing of building/construction/special permits, zoning enforcement, compliance with 2009 International Building Codes, National Fire, Electric, Plumbing, and Mechanical codes, construction inspections, and acts as liaison between City Hall and various boards and commissions.

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

Parks & Recreation Division:

Parks & Recreation Division:

The Division has forty-three (43) full-time and one-hundred twelve (112) part-time people who administer and maintain the Parks and Recreation activities at the following facilities:

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

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

All classes and activities are advertised in the North County Journal, the department brochure and the City's quarterly publication, the "FOCUS." Non-residents may participate with increased fees and Senior Citizens participate at a reduced price.

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

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

Rooms may be rented at the James J. Eagan Center, Nature Lodge and at the JFK Community Center - based upon 50% residency some rooms may be rented free. Both centers have oversized gymnasiums, which may be rented for wedding receptions and other not-for-profit occasions.

<u>Services</u>	<u>Unincorporated Annexation Areas</u>	<u>City of Florissant</u>
Community Center Classes, Activities	None in close proximity. No. County Rec.Ctr.	Lower Resident Fee or No Fee
Park Facilities	None in close proximity. No. County Rec.Ctr.	20 Parks
Swimming Pools	None in close proximity. No. County Rec.Ctr.	2 Pools (1-Inside) (1-Outside)
Aquatic Center	None in No. County	1 @ Koch Park

Police Department:

The stated mission of the Police Department is to provide the highest quality of police services to the people of the City of Florissant by promoting a safe environment through police and citizen interaction, with an emphasis on integrity, fairness, and professionalism.

The Florissant Police Department is internationally accredited and nationally recognized. On March 24, 2001, the Commission on Accreditation for Law Enforcement Agencies, Inc. (CALEA), initially accreditation to the department after determining that the department had successfully demonstrated compliance with over 400 hundred standards of professionalism. To remain accredited, the department must demonstrate to the Commission every three years, continued compliance with all applicable standards. The department has since been reaccredited

three times, most recently in March of 2010 at which time it was named a CALEA "Flagship agency" for the high level of compliance and professionalism. Florissant remains one of only 21 fully accredited law enforcement agencies in the state of Missouri and one of only eight to achieve "Flagship" recognition.

The Florissant Police Department is staffed by 88 commissioned officers and 21 civilian employees responsible for providing full-service law enforcement services to the City of Florissant, 24 hours a day. Each police officer is highly trained and certified by the Police Officers Standards and Training Commission of the State of Missouri.

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

The Bureau of Field Operations (BFO), under the command of a Captain, is the most visible component of the department and provides the first line police service to the community. The patrol function is carried out by uniformed officers divided among three platoons covering seven patrol sectors on three shifts each and every day. These officers are supported by traffic safety and canine officers. Additional full-time functions within the BFO include three school resource officers, four traffic safety officers and a code enforcement officer.

The Bureau of Investigation (BOI), under the command of Captain, is responsible for the follow-up investigation of all reported crimes as well as any specialized investigations and criminal intelligence gathering. Seventeen officers of the BOI are also members or supervisors of the Major Case Squad of Greater St. Louis. These investigators are specialists in the areas of crimes against persons, arson, evidence collection, polygraph, and narcotics. The BOI participates in two regional federal task forces of the Drug Enforcement Administration and the Federal Bureau of Investigation. The BOI is also responsible for the operation of the department holding facility that is staffed by five full time Corrections Officers. The facility houses prisoners held on warrants issued by the Florissant Municipal Court and prisoners arrested and awaiting transfer to other agencies or facilities.

The Bureau of Support Services, under the command of a Captain, is responsible for the operations that support the delivery of police services. These functions include the, Communications Unit, Records Unit, Information Systems Management, and the Professional Standards Unit.

The Florissant Police Department is a 911 public safety answering point, staffed with nine full-time, and one part-time, dispatchers. State of the art computerized communications capabilities and patrol cars equipped with global positioning satellite equipment, allows dispatchers to identify and dispatch the closest unit to emergency situations. This insures the quickest possible response time to emergency situations.

The Police Department hosts a web site with additional information and interactive services. The site can be accessed at: www.florissantmo.com/police.

Senior Citizens Services

The City of Florissant provides many diversified services for the senior citizen over the age of 60. All services and activities are coordinated through the Office of the Mayor and the Senior

Citizen Office in City Hall. The Senior Citizen Committee plays a major role in formulating the various programs.

Activities and services include:

- a) Recreational Activities - Senior citizens are entitled to discounts on all recreational activities.
- b) Golden Age Pass - Admission pass to all City-sponsored activities. Allow special discount to selected retail outlets.
- c) Bus Transportation - Two (2) F.L.E.R.T. buses (one being Handicap Accessible) provide free door-to-door transportation to medical, banking, and shopping centers within the City of Florissant. In addition, the City has two (2) 28-passenger buses to provide free transportation to social activities in and outside of the City limits.
- d) Circuit Breaker Assistance - Technical assistance on completing tax returns for property tax or rental payments.
- e) Dining Center - The City provides a dietary meal at the Dining Center located at 621 rue St. Francois. Social activities are available to the senior citizens after the meals are served.
- f) Vial of Life - A plastic vial is available for the resident to place personal medical information inside the refrigerator for reference by emergency personnel.
- g) Tele-Care - Shut-ins exchange telephone numbers to check on each other on a scheduled basis.
- h) Meals on Wheels - Hot meals are provided on a daily basis and delivered to the individual's home.
- i) Arts and Craft Fair - Opportunities are provided to participate in various Arts and Craft activities.
- j) Swimming - The "Older Adult Recreational Swim" is provided for the senior citizen on a scheduled basis.

Municipal Court

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

The Court has one (1) full-time Judge, one (1) full-time and one (1) part-time Prosecuting Attorney, one (1) part-time Judge for Division #2, five (5) full-time Clerks, and a part-time Bailiff.

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

Fire Protection/LSV

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

Existing Public Services

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

PUBLIC SECTOR

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

PRIVATE SECTOR

Missouri-American Water Company
Laclede Gas Company
AmerenUE
SBC
Northwest Health Care
Christian Northeast Hospital
St. Louis Post Dispatch
North County Journal
Florissant Valley Reporter
Chamber of Commerce
Meridian Waste Services

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

(3) Barriers

There are no natural or man-made barriers that would impede the efficient delivery of services to Area 13 after annexation.

(4) City Policies

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

- a) Private Roads: They will remain private and the responsibility of the owner to maintain. However, they may be dedicated to the City for public use and City maintenance if agreeable to both parties.

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

(5) Effective Date of Services

The City of Florissant will extend all services to the newly annexed area immediately after voter approval is certified or as established by the Boundary Commission.

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

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

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

Zoning/Land Use

(1) Current Land Use %

Commercial (C-8)	1.29%
Industrial	0.00%
Institutional/Governmental	0.00%
Single-Family Residential (R-3)	63.81%
Multi-Family Residential (R-6A)	5.14%
FPR3 (Flood Plain Residential)	4.11%
FPNU (Flood Plain Non-Urban)	25.65%
Totals	100.00%

(2) Current/Proposed Zonings

- a) See attached the "Current" Zoning Map for Area 13 (Attachment "D").
- b) See attached the "Proposed" Zoning Map for Area 13 (Attachment "E").

(3) Zoning and Land Use Changes

The area proposed to be annexed by the City contains five (5) zoning classifications - FPNU, FPR3, R-3, R-6A and C-2. Outlined below are the present zoning classifications of St. Louis County and the comparable zoning classification of the City of Florissant:

<u>St. Louis County</u>		<u>Florissant</u>	
C-2	Shopping District	B-2	Central Business District
R-3	Residence District	R-3	Single-Family Dwelling District
R-6A	Residence District	R-6	Multiple-Family Dwelling District
FPR3	Flood Plain Residential	R-3	Single-Family Dwelling District
FPNU	Flood Plain Non-Urban District	NU	Non-Urban District (However, our Flood Plain Ordinance applies to this area.)

The City does not have a FP-Flood Plain District. We have a Flood Plain Ordinance (Chapter 415: "Flood Damage Prevention and Control" in our City Code Book) which applies to all zonings where the property falls within the 100-year flood plain.

There will be no impact from these zoning and land use changes.

(4) Non-Conforming Zoning

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

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

- a) Each property will be evaluated as to acreage and use.
- b) Each property would then be classified with a City zoning district which it most closely matches up with in St. Louis County.
- c) Any property which does not match up with a City zoning district would be classified with a zoning district that comes the closest to it. That property would then be considered a non-conforming property building or use in accordance with Section 405 of the City Zoning Code.

- d) Any use which would normally require a special use under the City zoning code would be considered a non-conforming use in accordance with Section 405 of the City Zoning Code.
- e) Properties which are in a flood plain would be subject to the requirements of Chapter 415 of the City Code, Flood Damage Prevention and Control. Existing structures which do not meet this ordinance would be treated as non-conforming in accordance with Section 415.140 of the City Code.
- f) Any property which may vary considerably from all City zoning districts would be evaluated and recommendations for a new zoning district would be made. However, buildings would still be treated as non-conforming in accordance with Section 405 of the zoning code unless, of course, all aspects of the use or property conform to the new district regulations.
- g) All non-conforming uses, properties and buildings would be documented to eliminate any conflicts in the future. This documentation will be part of the permanent property records file.

(5) Other Regulations

Upon annexation, Area 13 will be subject to all City codes and ordinances. This area is not in a historic preservation district or neighborhood district. The most immediate regulation affecting this area will be our "Occupancy Permit" codes and inspections and our "Property Maintenance" codes. However, the effect will be minimal since St. Louis County enforces similar property maintenance codes.

(6) Prospective Development

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

(7) Code Compliance with On-Going Developments

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

(8) Future Growth/Development

The likelihood of any significant future growth or development in this area is small since 83.1% of the property has already been developed or is being developed and the remaining property falls within the flood plain district.

Summary

(1) Best Interest of Florissant

As stated earlier, annexation of Area 13 is in the City's best interest for the following reasons and goals:

- We want to welcome residents in this area who have repeatedly, consistently and steadfastly requested to be annexed into the City.
- This area is very contiguous (45.8%) to the City of Florissant and identical neighborhoods.
- We wish to realign City boundaries to natural and logical borders.
- We are interested in steady growth of the City.
- We want to ensure the quality of life through proper community involvement, good planning and zoning, and enforcement of property maintenance codes.
- We wish to prevent adverse land development and improper land usage along adjacent commercial/residential areas.
- We wish to allow Area 13 businesses/residents the opportunity to receive Florissant services and use Florissant facilities.
- Florissant wants to welcome businesses/residents into the City who share common interests.

The City of Florissant is a well-established community in which the residential neighborhoods (with affordable housing, good schools, parks, and public facilities) are the major assets of the community, both in terms of attracting new residents and retaining existing residents. We feel this annexation will be mutually beneficial for both parties involved, and is reasonable and necessary for the proper growth and development of the City of Florissant.

This area proposed for annexation is primarily residential (73.06%), as is the City of Florissant. Therefore, the tax base will be very compatible and mutually beneficial since the City is a "pool city." Revenues received by this area are estimated at \$251,926 and will be adequate to provide all essential City services to this area in a first-class fashion.

(2) Best Interest of County

We feel it is in the best interest of St. Louis County to support this annexation primarily because the City of Florissant can provide service to this area more easily. We can also maintain this area in a consistent manner in which adjacent properties are maintained thus relieving St. Louis County of these responsibilities.

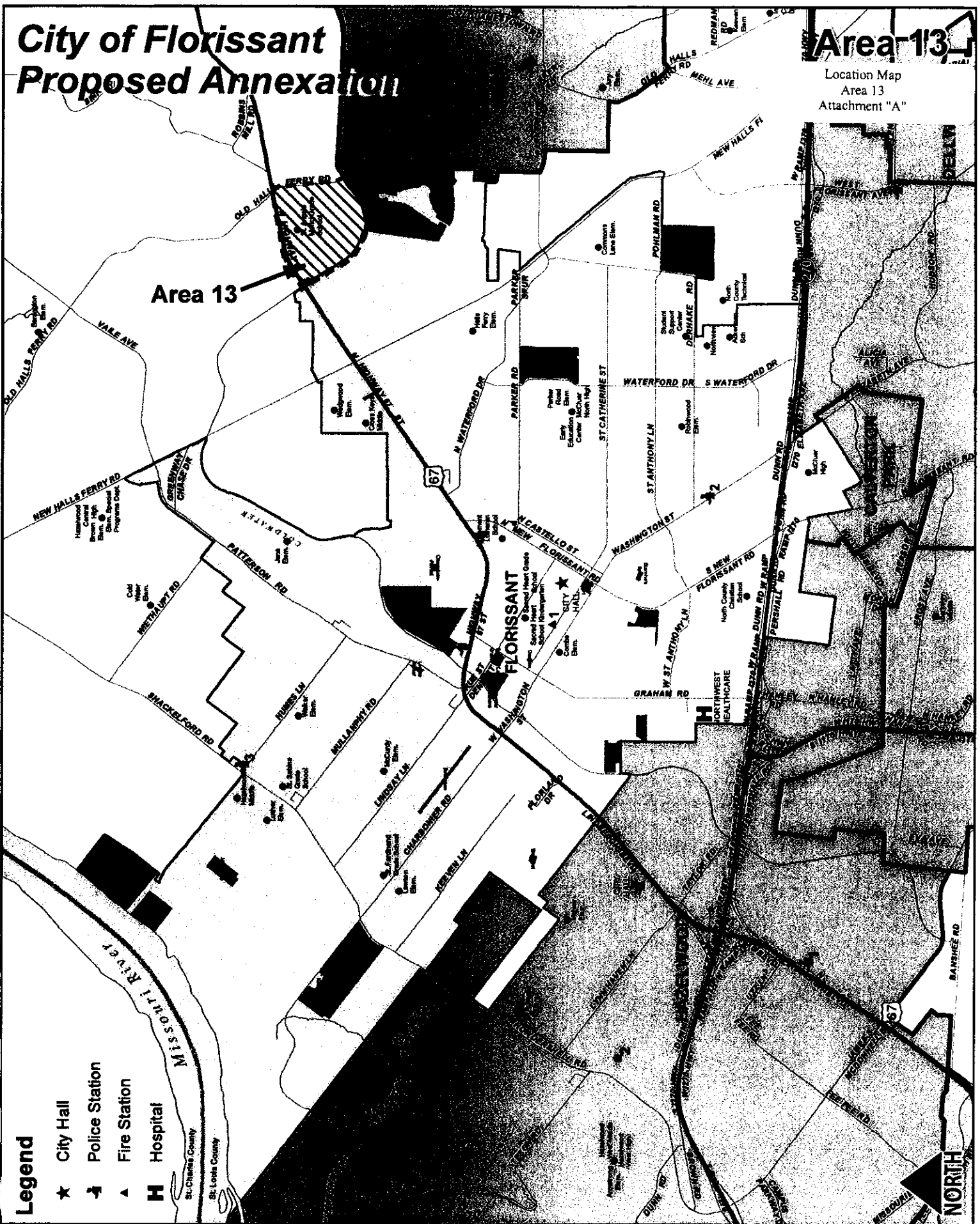
(3) Best Interest of Area 13

We feel it is in the best interest of Area 13 to be annexed by Florissant for all the reasons stated in (1) and (2) above. Primarily, Florissant is more accessible and more responsive, can maintain property values through our occupancy permit and property maintenance programs, can guarantee property values through our Home Equity Assurance and Housing Grant programs, and has better representation through our Mayor, City Council and numerous Boards and Commissions.

City of Florissant Proposed Annexation

Area 13

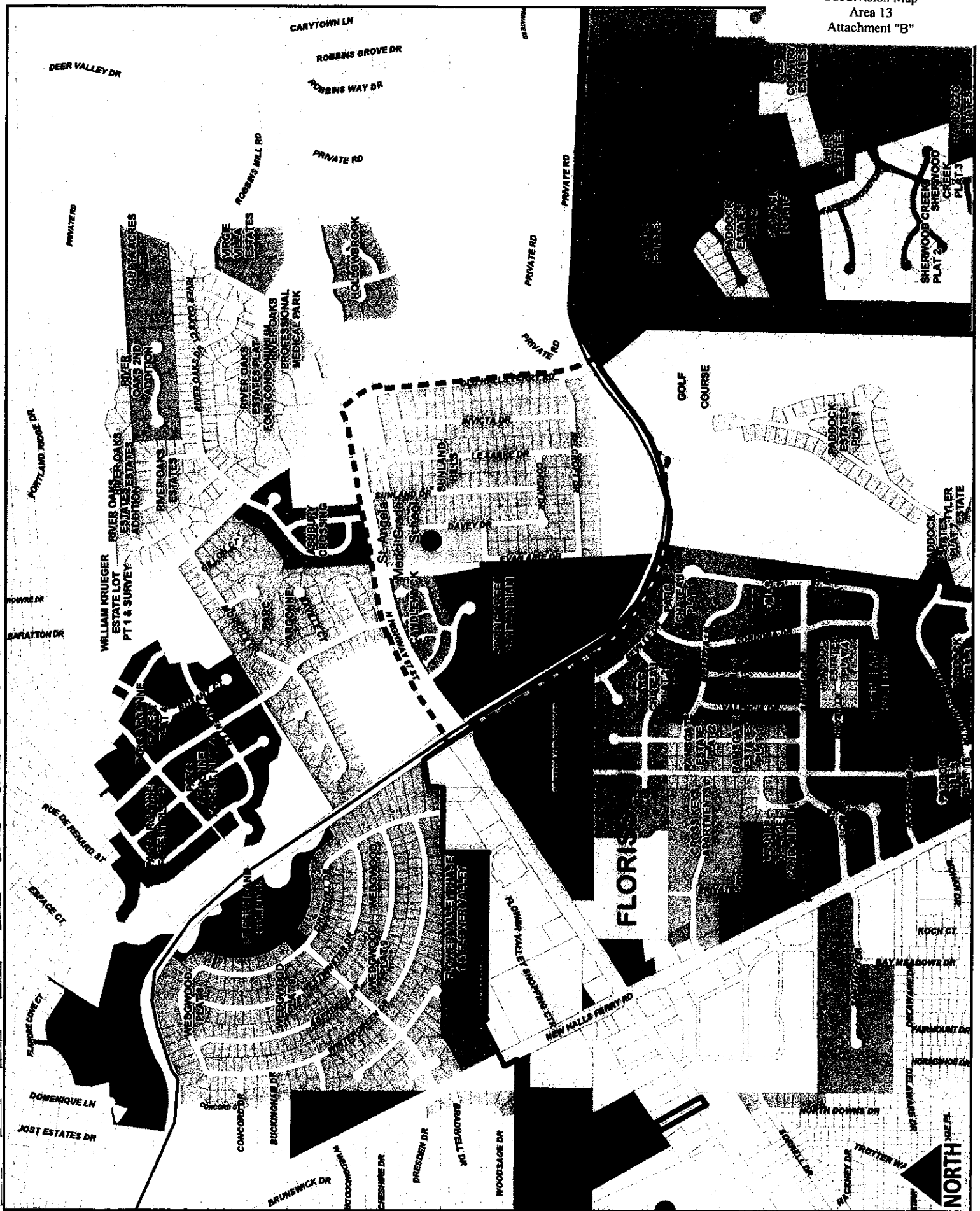
Location Map
Area 13
Attachment "A"



Legend

- ★ City Hall
- ✚ Police Station
- ▲ Fire Station
- H Hospital

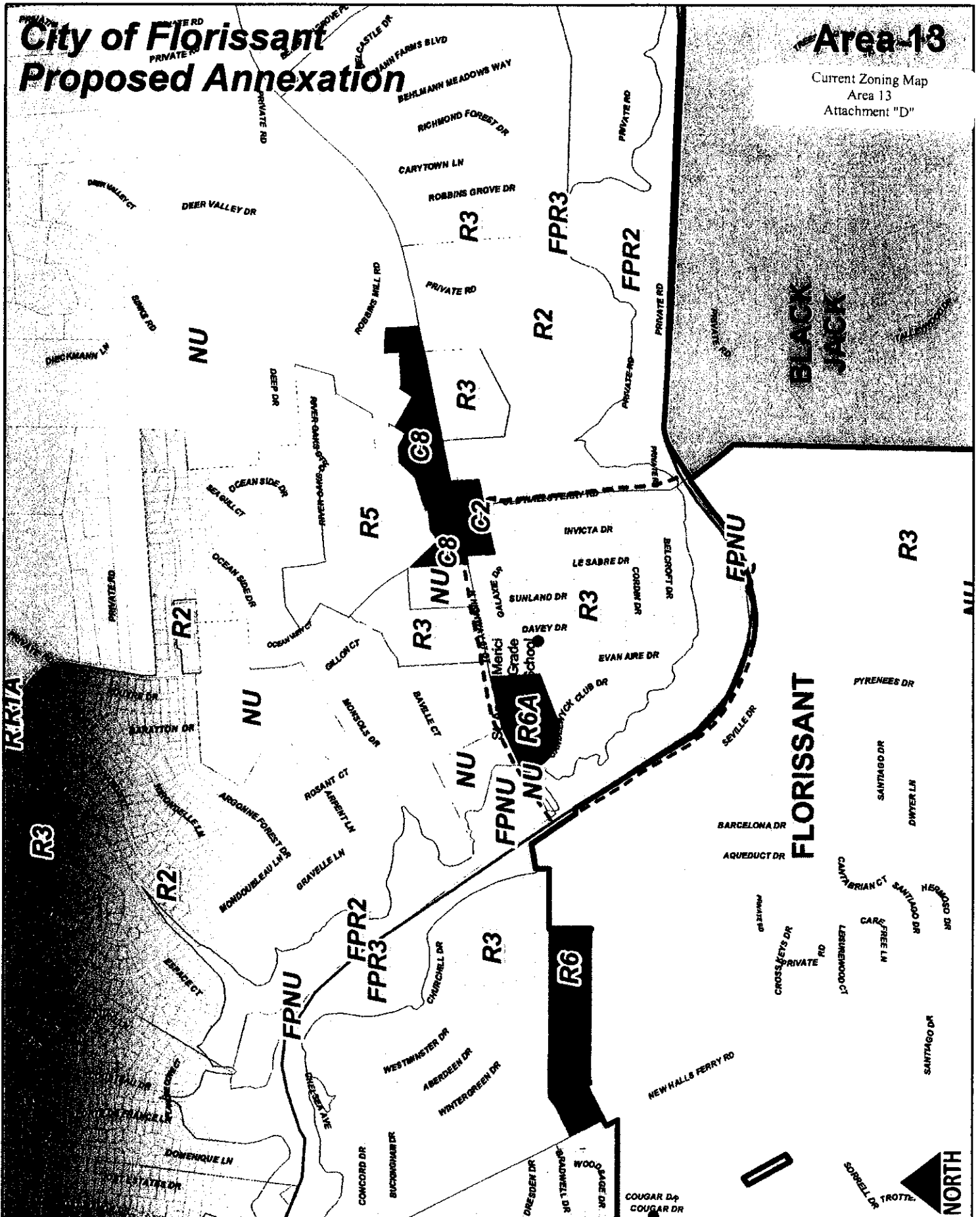
St. Charles County
St. Louis County



City of Florissant Proposed Annexation

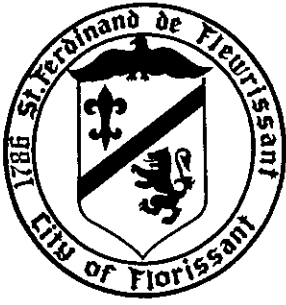
Area-13

Current Zoning Map
Area 13
Attachment "D"



SECTION 3 - CERTIFICATION

- (i) Certification that Area 13 is less than fifty percent of the combined land subject to this proposal - see attached.
- (ii) Certification that no platted subdivision is being split - see attached.
- (iii) Certification that this proposal does not overlap another proposal - see attached.
- (iv) Certification that Area 13 is at least 15% contiguous - see attached.
- (v) Certification that one copy of the most recently adopted City Budget and audit and 21 copies of the proposal have been provided to the Boundary Commission.
- (vi) Certification that the City of Florissant will bear all costs, etc. and that the City of Florissant has paid the Application Fee (\$721.00), etc. - see attached.
- (vii) Certification that copies of the proposal have been sent to the St. Louis County Clerk and the City Clerk for the City of Black Jack. There are no other municipalities with contiguous boundaries to the proposed area - see attached.
- (viii) Certification that this proposed annexation was not disapproved by the voters within two (2) years of the date of the official submittal of the newly proposed boundary change; nor does this proposed annexation contain any unincorporated area which is currently in an "established" unincorporated area.



**Florissant,
Missouri**

May 14, 2010

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

RE: Annexation Proposal for "Area 13"
Certifications

Honorable
Robert G. Lowery, Sr.
MAYOR

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

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

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

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

www.florissantmo.com



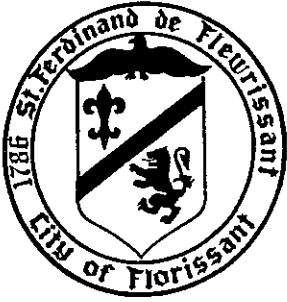
Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations for Annexations, reference Section 3-Certifications, I do hereby certify the following:

- i) That Area 13 is less than fifty percent (50%) of the combined land subject to this proposal; and
- ii) That this annexation does not split or divide any existing platted subdivision; and
- iii) That this proposal does not overlap any other proposal presently before the Boundary Commission; and
- iv) That Area 13 is at least fifteen percent (15%) contiguous and adjacent to the City of Florissant, actually being 45.8% contiguous; and
- v) That one (1) copy of the most recently adopted budget, one (1) audit report and twenty-one (21) copies of this annexation proposal have been delivered to the Boundary Commission; and
- viii) That the Area 13 annexation area does not contain more than sixty percent (60%) of an area previously disapproved by voters within the last two (2) years, nor is this area a part of an "established Unincorporated area."

Sincerely,

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



May 14, 2010

**Florissant,
Missouri**

Honorable
Robert G. Lowery, Sr.
MAYOR

CITY HALL
955 Rue St. Francois
Florissant, MO 63031
314 / 921-5700
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POLICE DEPARTMENT
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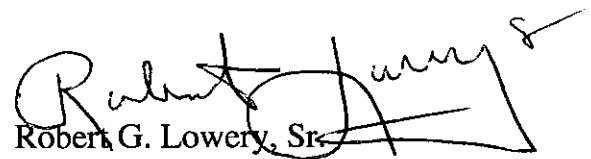
St. Louis County Boundary Commission
168 North Meramec Avenue, Suite 140
Clayton, MO 63105

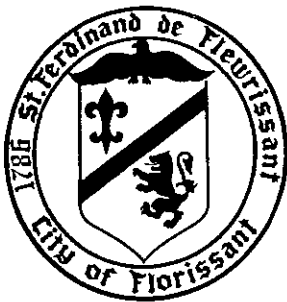
RE: Annexation Proposal of "Area 13"
Certifications

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations for Annexations, reference Section 3 - Certifications, I certify that the City of Florissant will bear all costs of the Boundary Commission relating to publications, notifications, copies, etc., and that the City of Florissant has paid the Application Fee (\$721.00) when this annexation proposal was presented to the Boundary Commission, and that the City of Florissant will pay other attendant costs related to the annexation proposal of Area 13 submitted by the City of Florissant.

Very truly yours,


Robert G. Lowery, Sr.
Mayor



Florissant, Missouri

Honorable
Robert G. Lowery, Sr.
MAYOR

CITY HALL
955 Rue St. Francois
Florissant, MO 63031
314 / 921-5700
Fax: 314 / 921-7111
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1700 North Highway 67
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MUNICIPAL COURT
1055 Rue St. Francois
Florissant, MO 63031
314 / 921-3322
Fax: 314 / 839-7663

www.florissantmo.com



June
~~May~~ 18, 2010

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

RE: Annexation Proposal for "Area 13"
Certifications

Dear Members:

The undersigned, Karen Goodwin, City Clerk for the City of Florissant, certifies that on ~~May~~^{June} 18, 2010, an identical copy of the Official Submittal constituting the proposal by the City of Florissant to annex Area 13 has been mailed, via U.S. mail, postage prepaid, to the County Clerk of St. Louis County at 41 South Central Avenue, Clayton, Missouri 63105 and to the City Clerk of the City of Black Jack, 12500 Old Jamestown Road, Black Jack, Missouri 63033. I also certify that there are no other villages/municipalities which are contiguous to the Area 13 proposal area.

Sincerely,

Karen Goodwin
City Clerk

SECTION 4 - SUPPORTING DOCUMENTS

(i) Annexation Ordinance - Please see attached a certified copy of the ordinance adopting and providing for approval of the annexation of Area 13.

(ii) Sites for Public Hearing

The following is a list of three sites (including address, phone number and contact person) which can accommodate a public hearing. The following sites are open to and used by the public; they are handicap accessible and are within two (2) miles of the proposal area.

The sites are as follows:

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

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

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

(iii) Legal Opinion ref. Statutory Requirements - please see attached.

(iv) Change in Fire Protection and Emergency Medical Services - The City of Florissant is seeking no change - see attached.

(v) Proposed Language for Public Hearing Notice - see attached.

(vi) Legal Description - see attached.

(vii) Effective Annexation Date

Pending approval from the Boundary Commission, the proposed effective date for the boundary adjustment will be immediately upon certification of voter approval, or an earlier date if so established by the Boundary Commission. The City will move quickly (in conjunction with a common transition committee) to provide full City services immediately.



**Florissant,
Missouri**

June
May 16, 2010

St. Louis County Boundary Commission
168 North Meramec Avenue, Suite 140
Clayton, Missouri 63105

Honorable
Robert G. Lowery, Sr.
MAYOR

RE: Annexation Proposal for "Area 13"
Supporting Documents

Dear Members:

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

In accordance with the St. Louis County Boundary Commission Rules and Regulations, Section 4-Supporting Documents, please be advised that I, Karen Goodwin, City Clerk for the City of Florissant, St. Louis County, Missouri, do hereby certify that the following constitutes a true and correct copy of Ordinance No. 7708 as the same appears of record in my office.

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

In Testimony Whereof, I hereunto set my hand and affix the official seal of the City of Florissant, St. Louis County, Missouri, on this 14th day of May, 2010.

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

Sincerely,

Karen Goodwin
City Clerk

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

www.florissantmo.com

1 INTRODUCED BY COUNCILMAN ENGLISH
2 MAY 24, 2010

3
4 BILL NO. 8626

ORDINANCE NO. 7708

5
6 **AN ORDINANCE PROVIDING FOR THE ANNEXATION BY THE CITY**
7 **OF FLORISSANT, MISSOURI OF AN AREA OF UNINCORPORATED**
8 **LAND DESCRIBED HEREIN AND REFERRED TO AS "AREA 13", AND**
9 **PROVIDING FOR APPROVAL OF AN ANNEXATION PLAN AND**
10 **BOUNDARY CHANGE PROPOSAL TO BE SUBMITTED TO THE ST.**
11 **LOUIS COUNTY BOUNDARY COMMISSION FOR ITS**
12 **CONSIDERATION AND SUBSEQUENT DIRECTION OF AN ELECTION**
13 **TO VOTERS OF THE CITY OF FLORISSANT AND OF THE AREA**
14 **PROPOSED TO BE ANNEXED.**

15
16 WHEREAS, the City desires to seek annexation of a certain area of unincorporated
17 land, lying generally adjacent to the northeast boundary lines of the City of Florissant and the
18 City's Golf Club along Coldwater Creek, west of and including Old Halls Ferry Road, South of
19 and including N. Highway 67 and east and north of Coldwater Creek adjacent to the City and
20 referred to as "Area 13" , and more fully described in Attachment "A" attached hereto and made
21 a part hereof; and

22 WHEREAS, the Area 13 proposed to be annexed constitutes an "unincorporated area" as
23 that term is defined in Section 72.407.1 (2) of the Revised Statutes of Missouri, and

24 WHEREAS, the City has developed a Plan of Intent to be submitted to the St. Louis
25 County Boundary Commission for approval of the annexation of the area referred to as "Area 13
26 by the City setting forth, among other things, the various impacts of the boundary change
27 proposal, a legal description of Area 13, proposed time schedule for the provision of the services
28 to Area 13, the current tax rates, the revenue sources, the effect of the boundary change on St.
29 Louis County resource distribution, the proposed zoning, and the effective date of the proposed
30 annexation.

31
32
33 NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
34 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

35
36
37 Section 1: The City will seek the inclusion of the Annexation Area within the City's
38 limits through a boundary change proposal as being in the best interest of the City of Florissant,

39 the unincorporated area subject to an annexation boundary change proposal and the areas
40 adjacent to the unincorporated area subject to the proposed boundary change.

41

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

- 44 a) The various impacts of the boundary change proposed;
- 45 b) The ability to accommodate the orderly incorporation in the city;
- 46 c) Legal description of the Annexation Area;
- 47 d) Present level of major services provided by the City and St. Louis County
48 and proposed to be provided to the Annexation Area;
- 49
- 50 e) Proposed time schedule for the provision of services to Annexation Area;
- 51
- 52 f) Current tax rates;
- 53 g) Revenue sources;
- 54 h) Effect of boundary change on St. Louis County resource distribution;
- 55 i) Proposed zoning;
- 56 j) Effective date of the proposed transfer.

57

58 Section 3: The City is well prepared to effectuate the annexation of the Annexation Area
59 as described in the Plan of Intent, which the City hereby adopts. The Plan of Intent, a certified
60 copy of the Ordinance including Appendix "A", and all other information deemed necessary to
61 the St. Louis County Boundary Commission, shall be submitted to the St. Louis County
62 Boundary Commission for its consideration and approval.

63 Section 4: Upon the approval of the proposed boundary change by the St. Louis County
64 Boundary Commission, such proposal shall be submitted to the voters at an election to be held as
65 directed by the St. Louis County Boundary Commission and St. Louis County Election Board. If
66 the annexation proposal is approved by a majority of votes cast in the Annexation Area and
67 approved by a separate majority of votes cast in the whole City which would result from the
68 proposed annexation and boundary changed, then the annexation of such unincorporated area
69 shall become effective six (6) months from the date of a favorable court certified election.

70 Section 5: This ordinance shall become in force and effect immediately upon its passage
71 and approval.

72

AREA 13

LEGAL DESCRIPTION

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142

A tract of land located in U.S. Survey 104, fractional of Section 13 and Section 24, in Township 47 North, Range 6 East, St. Louis County, Missouri. The primary subdivisions included are as follows: Spring Creek Condominiums Phase 1 through 19, Sunland Hills Plat 1 through 4, Kiefer, Candlewyck, and John Evans Estate.

Said tract of land is further described as follows:

Beginning at a point on the West right-of-way line of Old Halls Ferry road where the Northwest City Limit line of the City of Black Jack intersects the City Limit line of the City of Florissant (also being the Northeast property line of the Florissant Golf Club and City of Florissant City Limit line just South of Coldwater Creek);

Thence, Northeastwardly along the North City Limit line of the City of Black Jack, across Old Halls Ferry road, to its intersection with the East right-of-way line of Old Halls Ferry road;

Thence, Northwardly along the East right-of-way line of Old Halls Ferry road to its intersection with the South right-of-way line of Coldwater Creek;

Thence, continuing Northwardly along the prolongation of the East right-of-way line of Old Halls Ferry road, across Coldwater Creek, to its intersection with the North right-of-way line of Coldwater Creek;

Thence, continuing Northwardly along the East right-of-way line of Old Halls Ferry to its intersection with the South right-of-way line of North Highway 67;

Thence, continuing Northwardly along the prolongation of the East right-of-way line of Old Halls Ferry road, across North Highway 67, to its intersection with the North right-of-way line of North Highway 67;

Thence, Westwardly along the North right-of-way line of North Highway 67 and the prolongation of the North right-of-way line of North Highway 67, across Old Halls Ferry road, to its intersection with the West right-of-way line of Old Halls Ferry road;

Thence, continuing Westwardly along the North right-of-way line of North Highway 67 to the East right-of-way line of Ashbury Meadows drive;

Thence, continuing Westwardly along the prolongation of the North right-of-way line of North Highway 67, across Ashbury Meadows drive, to the West right-of-way line of Ashbury Meadows drive;

Thence, continuing Westwardly along the North right-of-way line of North Highway 67 to the East right-of-way line of Mondoubleau lane;

LEWIS RICE

F I N G E R S H

Attorneys at Law

600 Washington Avenue
Suite 2500
St. Louis, Missouri 63101
www.lewisrice.com

John M. Hessel

jhessel@lewisrice.com
314.444.7735 (direct)
314.612.7735 (fax)

May 17, 2010

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

Re: Annexation Proposal for "Area 13"

Dear Mayor Lowery:

In accordance with the Rules and Regulations of the St. Louis County Boundary Commission, Section 4 - Supporting Documents, I am obligated to render an opinion with respect to the City of Florissant's proposed annexation of the "Area 13" area. Based upon my review of the annexation proposal for the "Area 13" area and relevant documents, it is my opinion that all statutory and Boundary Commission requirements applicable to the City of Florissant have been satisfied in connection with its Annexation proposal.

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

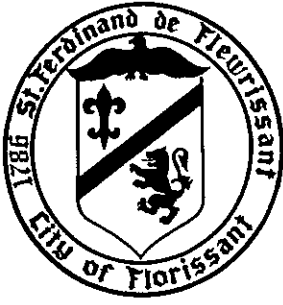
Very truly yours,



John M. Hessel

JMH/kg

Established 1909



**Florissant,
Missouri**

May 14, 2010

Honorable
Robert G. Lowery, Sr.
MAYOR

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

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

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

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

www.florissantmo.com



St. Louis County Boundary Commission
168 North Meramec Avenue, Suite 140
Clayton, Missouri 63105

RE: Annexation Proposal for "Area 13"
Supporting Documents

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, Section 4-Supporting Documents, please be advised that the proposal for annexation of the "Area 13" area does not seek any change in fire protection and emergency medical services.

Very truly yours,

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

**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 proposing agent, City of Florissant by and through the Mayor and City Council, Florissant, Missouri, on _____. The following legal description has been submitted by the City of Florissant for the tract to be annexed, the "Area 13" area, which encompasses an area of about 154.2 acres. The Commission will consider the proposed boundary change by the City of Florissant. A legal description of the area to be included in the corporate limits of the City of Florissant 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 _____, 2010 at _____ in Florissant, Missouri.

The St. Louis County Boundary Commission invites public comments on the proposal submitted. Written and oral comments may be presented at 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 North 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.

Secretary of St. Louis County
Boundary Commission

Dated: _____, 2010

AREA 13

LEGAL DESCRIPTION

A tract of land located in U.S. Survey 104, fractional of Section 13 and Section 24, in Township 47 North, Range 6 East, St. Louis County, Missouri. The primary subdivisions included are as follows: Spring Creek Condominiums Phase 1 through 19, Sunland Hills Plat 1 through 4, Kiefer, Candlewyck, and John Evans Estate.

Said tract of land is further described as follows:

Beginning at a point on the West right-of-way line of Old Halls Ferry road where the Northwest City Limit line of the City of Black Jack intersects the City Limit line of the City of Florissant (also being the Northeast property line of the Florissant Golf Club and City of Florissant City Limit line just South of Coldwater Creek);

Thence, Northeastwardly along the North City Limit line of the City of Black Jack, across Old Halls Ferry road, to its intersection with the East right-of-way line of Old Halls Ferry road;

Thence, Northwardly along the East right-of-way line of Old Halls Ferry road to its intersection with the South right-of-way line of Coldwater Creek;

Thence, continuing Northwardly along the prolongation of the East right-of-way line of Old Halls Ferry road, across Coldwater Creek, to its intersection with the North right-of-way line of Coldwater Creek;

Thence, continuing Northwardly along the East right-of-way line of Old Halls Ferry to its intersection with the South right-of-way line of North Highway 67;

Thence, continuing Northwardly along the prolongation of the East right-of-way line of Old Halls Ferry road, across North Highway 67, to its intersection with the North right-of-way line of North Highway 67;

Thence, Westwardly along the North right-of-way line of North Highway 67 and the prolongation of the North right-of-way line of North Highway 67, across Old Halls Ferry road, to its intersection with the West right-of-way line of Old Halls Ferry road;

Thence, continuing Westwardly along the North right-of-way line of North Highway 67 to the East right-of-way line of Ashbury Meadows drive;

Thence, continuing Westwardly along the prolongation of the North right-of-way line of North Highway 67, across Ashbury Meadows drive, to the West right-of-way line of Ashbury Meadows drive;

Thence, continuing Westwardly along the North right-of-way line of North Highway 67 to the East right-of-way line of Mondoubleau lane;

Thence, continuing Westwardly along the prolongation of the North right-of-way line of North Highway 67, across Mondoubleau lane, to the West right-of-way line of Mondoubleau lane;

Thence, continuing Westwardly along the North right-of-way line of North Highway 67 to its intersection with the East right-of-way line of Coldwater Creek;

Thence, continuing Westwardly along the prolongation of the North right-of-way line of North Highway 67, across Coldwater Creek, to its intersection with the West right-of-way line of Coldwater Creek;

Thence, continuing Southeastwardly along the prolongation of the West right-of-way line of Coldwater Creek, across North Highway 67, to its intersection with the South right-of-way line of North Highway 67;

Thence, continuing Southeastwardly along the West right-of-way line of Coldwater Creek; and continuing along the West and South right-of-way line of Coldwater Creek as it meanders and curves to the East and North East to its intersection with the Southeast corner of a small parcel (Locator No. 07H620025);

Thence, continuing Eastwardly along the South property line of said parcel (Locator No. 07H620025), also being the South right-of-way line of Coldwater Creek, to the Northeast corner of said parcel;

Thence, continuing Northeastwardly along the South right-of-way line of Coldwater Creek, as it meanders and curves to the East and North East, to its intersection with the West right-of-way line of Old Halls Ferry Road;

Thence, Southeastwardly along the West right-of-way line of Old Halls Ferry road to a point where the Northwest City Limit line of the City of Black Jack intersects the West right-of-way line of Old Halls Ferry road (also being the Northeast property line of the Florissant Golf Club and City of Florissant City Limit line, just South of Coldwater Creek), also being the point of beginning.