

The Commission finds that the combined size of the Area is approximately 3.53 acres. Each of the four parcels that make up the Area lie on the boundary line between the Cities. The Area is located at the southeast corner of Lindberg Boulevard/US Highway 67 and St. Charles Rock Road/MO Highway 180, near a defunct regional shopping mall formerly known as Northwest Plaza. The existing boundary line dividing the Cities was based on a distance of 400 feet measured in an eastward direction from the centerline of Lindberg Boulevard/US Highway 67 and it bisects the Area. Under the Proposal, the boundary lines of the Cities would conform with the property lines of the parcels within the Area. Based upon the foregoing, the Commission finds that the Area meets the contiguity requirements.

The Proposing Agent presented evidence that the proposed transfer of jurisdiction will simplify the boundary between the Cities and will eliminate the bisecting of multiple properties. The Commission finds that the Area does not contain any extensions across natural or man-made boundaries such as topographical features, roads, streets, or highways. The boundaries of the Area are consistent with the existing natural and man-made boundaries of the region. The Commission, therefore, finds that the transfer of jurisdiction of the Area would result in a logical and reasonable municipal boundary for the Cities. The Commission further finds that the proposed boundaries will enable the Cities to more easily provide services to the Area because the parcels in the Area will no longer be bisected and lie within two cities.

The Area, pursuant to the information provided by the Proposing Agent, has no residents based upon the 2010 Census and encompasses no residential subdivisions. Therefore, the Commission finds that no existing subdivisions will be split by the proposed transfer of jurisdiction.

The Proposing Agent presented evidence that the portions of the Area located in St. Ann are currently zoned "C-3" Regional Commercial District, while the portions of the Area located in Bridgeton are currently zoned "B-2" Community Business District. The Proposing Agent presented evidence that land uses permitted in one zoning classification are generally permitted in the other. Both districts regulate regional commercial activities such as "big box" developments. The properties in the Area that are transferred to St. Ann shall be zoned to "C-3" Regional Commercial District; the properties in the Area that are transferred to Bridgeton shall be zoned "B-2" Community Business District. Much of the Area is currently vacant or unimproved. The Proposing Agent contends that none of the properties in the Area are individually developable. Further, the Proposing Agent contends that changing the zoning designations to and from either the "C-3" or the "B-2" will not cause any non-conformities. As a result, Commission finds that there will be no detrimental impact from the zoning and land use changes if the transfer of jurisdiction of the Area is approved.

FINANCIAL

The Proposing Agent presented evidence of the financial impact and benefits of the proposed transfer of jurisdiction on the Area and the City. The property and sales tax rates are slightly higher in the City of St. Ann than in the City of Bridgeton. The existing tax rates in the Area are as follows:

Tax	Parcel A (Bridgeton)	Parcel B (Bridgeton)	Parcel C (St. Ann)	Parcel D (St. Ann)
Property	9.9567%	9.9567%	10.1907%	10.1907%
Sales	8.363%	8.363%	8.675%	8.675%

The proposed tax rates are as follows:

Tax	Parcel A (St. Ann)	Parcel B (St. Ann)	Parcel C (Bridgeton)	Parcel D (Bridgeton)
Property	10.1907%	10.1907%	9.9567%	9.9567%
Sales	8.675%	8.675%	8.363%	8.363%

The Proposing Agent contends that the properties in the Area are currently underutilized and do not generate a significant amount of tax revenue. Until such time as the Area is improved, it is not anticipated that a significant amount of revenue from either sales or property tax will be realized by the Cities.

According to the Proposing Agent, it is not anticipated that public capital improvement projects will be necessary to service the parcels in the Area. Further, the Proposing Agent contends that there are no readily identifiable extraordinary effects on the distribution of tax resources in St. Louis County from the land transfer.

The Commission therefore finds that the Proposal will have an insignificant effect on the tax base or ability to raise revenue of the Cities and the County.

SERVICES

The Proposing Agent presented evidence that the existing service providers for the Area are as follows:

Services	Parcel A (Bridgeton)	Parcel B (Bridgeton)	Parcel C (St. Ann)	Parcel D (St. Ann)
Police	Bridgeton	Bridgeton	St. Ann	St. Ann
Fire/EMS	West Overland	West Overland	West Overland	West Overland
Highways/Roads	Private internal road system	Private internal road system	Private internal road system	Private internal road system
Permitting/Building	Bridgeton	Bridgeton	St. Ann	St. Ann

Health	St. Louis County	St. Louis County	St. Louis County	St. Louis County
Taxation	St. Louis County	St. Louis County	St. Louis County	St. Louis County
Utilities	Private Providers	Private Providers	Private Providers	Private Providers

The proposed service providers for the Area are as follows:

Services	Parcel A (St. Ann)	Parcel B (St. Ann)	Parcel C (Bridgeton)	Parcel D (Bridgeton)
Police	St. Ann	St. Ann	Bridgeton	Bridgeton
Fire/EMS	West Overland	West Overland	West Overland	West Overland
Highways/Roads	Private internal road system	Private internal road system	Private internal road system	Private internal road system
Permitting/Building	St. Ann	St. Ann	Bridgeton	Bridgeton
Health	St. Louis County	St. Louis County	St. Louis County	St. Louis County
Taxation	St. Louis County	St. Louis County	St. Louis County	St. Louis County
Utilities	Private Providers	Private Providers	Private Providers	Private Providers

No change in fees will result from any changes in the service providers for the Area. The Proposing Agent contends that the transfer of jurisdiction will allow the Cities to better offer services to the Area because the parcels will be located entirely within one City or the other.

The City of St. Ann provided the Commission with a certified copy of Ordinance No. 2911, adopted by the City for the transfer of jurisdiction of the Area. Pursuant to Section 3 of Ordinance No. 2911, the City states that it will provide city services to the parcels of property transferred to the City of St. Ann, on the same basis as other property is serviced by the City of St. Ann.

The City of Bridgeton provided the Commission with a certified copy of Ordinance No. 14-26, adopted by the City for the transfer of jurisdiction of the Area. Pursuant to Section 3 of Ordinance No. 14-26, the City states that it will provide city services to the parcels of property transferred to the City of Bridgeton, on the same basis as other property is serviced by the City of Bridgeton.

In the letter from St. Louis County, dated January 22, 2015, the County stated that because the transfer of jurisdiction is between two municipalities and does not involve any unincorporated parts of St. Louis County, there is no substantial impact on St. Louis County services or departments.

Therefore, with respect to major services, the Commission finds that the transfer of jurisdiction would be in the best interest of the Area. The Commission finds, based upon the evidence presented by the Cities, that the level of major services provided to the Area will not be adversely impacted by the transfer of jurisdiction.

DECISION

At a regularly scheduled public meeting of the Commission on February 24, 2015, with the required statutory notice having been given, the Commission reviewed and discussed the Proposal and the additional information presented by all interested parties. Following discussion of the foregoing, and after each Commissioner had been provided the opportunity to express his/her respective thoughts concerning the Proposal, the following motions were made:

A motion to approve the Proposal as a Simplified Boundary Change-Transfer of Jurisdiction with details of the motion, seconding of the motion, and vote of the Commissioners set forth in the approved minutes of the Commission from that meeting. The vote of the Commissioners was six (6) in the affirmative and zero (0) in the negative, and zero (0) abstentions. Pursuant to the Rules of the Commission, the motion carried and the Proposal was approved.

A motion that the approved Proposal become effective without a vote of the registered voters of the Cities, with details of the motion, seconding of the motion, and vote of the Commissioners set forth in the approved minutes of the Commission from that meeting. The vote of the Commissioners was six (6) in the affirmative and zero (0) in the negative, and zero (0) abstentions. Pursuant to the Rules of the Commission, the motion carried.

Based upon the facts presented in the (1) Proposal; (2) information provided by the Cities at the public hearing; (3) letter submitted by St. Louis County dated January 22, 2015; and (4) the Commission's consideration of the statutory factors identified in § 72.403.3, RSMo., the Commission hereby determines that the Proposal is in the best interest of the Cities and the Area. It is the opinion of the Commission that the Proposal should be approved as a Simplified Boundary Change-Transfer of Jurisdiction. An election shall not be held in the Cities, as permitted by § 72.405.6(2), RSMo.

NOW THEREFORE, the Proposal hereby is APPROVED, effective as of March 5, 2015, as a Simplified Boundary Change-Transfer of Jurisdiction.

BOUNDARY COMMISSION,
ST. LOUIS COUNTY, MISSOURI



Kathleen Schweitzer, Chairperson
March 4, 2015.

Exhibit A

LAND DESCRIPTION AREA "A" CITY OF BRIDGETON TO CITY OF ST. ANN:

A TRACT OF LAND BEING PART OF LOTS 4 AND 5 OF ERASTUS POST'S ESTATE, IN U.S. SURVEY 406, TOWNSHIP 46 NORTH, RANGE 5 EAST, IN THE CITY OF BRIDGETON, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE SET FOR THE SOUTHWEST CORNER OF LOT 4 OF TOMROY SUBDIVISION, ACCORDING TO PLAT BOOK 20, PAGE 43 OF THE THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 27°03'16" EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 103.62 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED FOR THE WIDENING OF ST. CHARLES ROCK ROAD, VARIABLE WIDTH BY DEED RECORDED IN BOOK 7783, PAGE 2320 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING 47.50 FEET PERPENDICULAR DISTANCE LEFT OF THE CENTERLINE OF SAID ST. CHARLES ROCK ROAD STATION 378+28.8; THENCE ALONG THE SOUTHERLY LINE OF SAID ROAD WIDENING THE FOLLOWING COURSES AND DISTANCES: NORTH 54°06'00" WEST 21.20 FEET; THENCE NORTH 45°34'09" WEST 50.56 FEET TO THE ORIGINAL SOUTHERLY LINE OF ST. CHARLES ROCK ROAD, SAID POINT BEING 40.00 FEET LEFT OF CENTERLINE STATION 379+00; THENCE NORTH 54°06'00" WEST ALONG THE SOUTHERLY LINE OF ST. CHARLES ROCK ROAD A DISTANCE OF 1050.81 FEET TO THE EASTERLY LINE OF A TRACT OF LAND CONVEYED FOR WIDENING OF ST. CHARLES ROCK ROAD BY DEED RECORDED IN BOOK 6320, PAGE 847 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID WIDENING TRACT THE FOLLOWING COURSES AND DISTANCES: SOUTH 35°54'00" WEST 10.00 FEET; THENCE NORTH 54°06'00" WEST 152.22 FEET TO THE CITY BOUNDARY LINE BETWEEN THE CITY OF BRIDGETON, MISSOURI AND THE CITY OF ST. ANN, MISSOURI, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREON DESCRIBED TRACT OF LAND; THENCE SOUTH 42°07'29" WEST ALONG THE CITY BOUNDARY LINE A DISTANCE OF 293.10 FEET; THENCE DEPARTING THE CITY BOUNDARY LINE NORTH 34°18'39" WEST 205.62 FEET TO THE EASTERLY LINE OF LINDBERGH BOULEVARD, VARIABLE WIDTH; THENCE ALONG THE EASTERLY LINE OF SAID LINDBERGH BOULEVARD AND THE SOUTHERLY LINE OF AFOREMENTIONED ST. CHARLES ROCK ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 54°15'27" EAST 93.89 FEET; THENCE NORTH 67°06'30" EAST 92.78 FEET; THENCE SOUTH 82°11'30" EAST 113.17 FEET; THENCE SOUTH 54°06'00" EAST 47.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.96 ACRES MORE OR LESS.

LAND DESCRIPTION AREA "B"
CITY OF BRIDGETON TO CITY OF ST. ANN:

A TRACT OF LAND BEING PART OF LOTS 4 AND 5 OF ERASTUS POST'S ESTATE, IN U.S. SURVEY 406 AND 1203, AND PART OF U.S. SURVEY 1203, WITHIN TOWNSHIP 46 NORTH, RANGE 5 EAST, IN THE CITY OF BRIDGETON, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE SET FOR THE SOUTHWEST CORNER OF LOT 4 OF TOMROY SUBDIVISION, ACCORDING TO PLAT BOOK 20, PAGE 43 OF THE THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 27°03'16" EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 103.62 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED FOR THE WIDENING OF ST. CHARLES ROCK ROAD, VARIABLE WIDTH BY DEED RECORDED IN BOOK 7783, PAGE 2320 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING 47.50 FEET PERPENDICULAR DISTANCE LEFT OF THE CENTERLINE OF SAID ST. CHARLES ROCK ROAD STATION 378+28.8; THENCE ALONG THE SOUTHERLY LINE OF SAID ROAD WIDENING THE FOLLOWING COURSES AND DISTANCES: NORTH 54°06'00" WEST 21.20 FEET; THENCE NORTH 45°34'09" WEST 50.56 FEET TO THE ORIGINAL SOUTHERLY LINE OF ST. CHARLES ROCK ROAD, SAID POINT BEING 40.00 FEET LEFT OF CENTERLINE STATION 379+00; THENCE NORTH 54°06'00" WEST ALONG THE SOUTHERLY LINE OF ST. CHARLES ROCK ROAD A DISTANCE OF 1050.81 FEET TO THE EASTERLY LINE OF A TRACT OF LAND CONVEYED FOR WIDENING OF ST. CHARLES ROCK ROAD BY DEED RECORDED IN BOOK 6320, PAGE 847 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID WIDENING TRACT THE FOLLOWING COURSES AND DISTANCES: SOUTH 35°54'00" WEST 10.00 FEET; THENCE NORTH 54°06'00" WEST 152.22 FEET TO THE CITY BOUNDARY LINE BETWEEN THE CITY OF BRIDGETON, MISSOURI AND THE CITY OF ST. ANN, MISSOURI; THENCE SOUTH 42°07'29" WEST ALONG THE CITY BOUNDARY LINE A DISTANCE OF 513.56 FEET TO THE POINT OF BEGINNING OF THE HEREON DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID CITY BOUNDARY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 42°07'29" WEST 772.28 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1748.79 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 225.93 FEET TO A POINT ON THE CURVE; THENCE DEPARTING THE CITY BOUNDARY LINE NORTH 21°59'02" EAST 7.37 FEET; THENCE NORTH 21°07'35" EAST 92.73 FEET; THENCE NORTH 22°05'49" EAST 309.97 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 117.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 68.51 FEET; THENCE NORTH 55°38'48" EAST 560.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.55 ACRES MORE OR LESS.

**LAND DESCRIPTION AREA "C"
CITY OF ST. ANN TO CITY OF BRIDGETON:**

A TRACT OF LAND BEING PART OF LOT 4 OF ERASTUS POST'S ESTATE, IN U.S. SURVEY 406, TOWNSHIP 46 NORTH, RANGE 5 EAST, IN THE CITY OF ST. ANN, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE SET FOR THE SOUTHWEST CORNER OF LOT 4 OF TOMROY SUBDIVISION, ACCORDING TO PLAT BOOK 20, PAGE 43 OF THE THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 27°03'16" EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 103.62 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED FOR THE WIDENING OF ST. CHARLES ROCK ROAD, VARIABLE WIDTH BY DEED RECORDED IN BOOK 7783, PAGE 2320 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING 47.50 FEET PERPENDICULAR DISTANCE LEFT OF THE CENTERLINE OF SAID ST. CHARLES ROCK ROAD STATION 378+28.8; THENCE ALONG THE SOUTHERLY LINE OF SAID ROAD WIDENING THE FOLLOWING COURSES AND DISTANCES: NORTH 54°06'00" WEST 21.20 FEET; THENCE NORTH 45°34'09" WEST 50.56 FEET TO THE ORIGINAL SOUTHERLY LINE OF ST. CHARLES ROCK ROAD, SAID POINT BEING 40.00 FEET LEFT OF CENTERLINE STATION 379+00; THENCE NORTH 54°06'00" WEST ALONG THE SOUTHERLY LINE OF ST. CHARLES ROCK ROAD A DISTANCE OF 1050.81 FEET TO THE EASTERLY LINE OF A TRACT OF LAND CONVEYED FOR WIDENING OF ST. CHARLES ROCK ROAD BY DEED RECORDED IN BOOK 6320, PAGE 847 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID WIDENING TRACT THE FOLLOWING COURSES AND DISTANCES: SOUTH 35°54'00" WEST 10.00 FEET; THENCE NORTH 54°06'00" WEST 152.22 FEET TO THE CITY BOUNDARY LINE BETWEEN THE CITY OF BRIDGETON, MISSOURI AND THE CITY OF ST. ANN, MISSOURI; THENCE SOUTH 42°07'29" WEST ALONG THE CITY BOUNDARY LINE A DISTANCE OF 293.10 FEET TO THE POINT OF BEGINNING OF THE HEREON DESCRIBED TRACT OF LAND; THENCE DEPARTING THE CITY BOUNDARY LINE SOUTH 34°18'39" EAST 74.45 FEET; THENCE SOUTH 05°09'28" WEST 9.50 FEET TO A POINT ON A CURVE FOR WHICH THE RADIUS POINT BEARS SOUTH 03°44'05" WEST 142.00 FEET; THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE AN ARC DISTANCE OF 94.40 FEET; THENCE SOUTH 55°38'48" WEST 120.65 FEET TO THE AFOREMENTIONED CITY BOUNDARY LINE; THENCE NORTH 42°07'29" EAST ALONG SAID CITY BOUNDARY LINE A DISTANCE OF 220.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.15 ACRES MORE OR LESS.

LAND DESCRIPTION AREA "D"
CITY OF ST. ANN TO CITY OF BRIDGETON:

A TRACT OF LAND BEING PART OF U.S. SURVEY 1203, TOWNSHIP 46 NORTH, RANGE 5 EAST, IN THE CITY OF ST. ANN, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE SET FOR THE SOUTHWEST CORNER OF LOT 4 OF TOMROY SUBDIVISION, ACCORDING TO PLAT BOOK 20, PAGE 43 OF THE THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 27°03'16" EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 103.62 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED FOR THE WIDENING OF ST. CHARLES ROCK ROAD, VARIABLE WIDTH BY DEED RECORDED IN BOOK 7783, PAGE 2320 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING 47.50 FEET PERPENDICULAR DISTANCE LEFT OF THE CENTERLINE OF SAID ST. CHARLES ROCK ROAD STATION 378+28.8; THENCE ALONG THE SOUTHERLY LINE OF SAID ROAD WIDENING THE FOLLOWING COURSES AND DISTANCES: NORTH 54°06'00" WEST 21.20 FEET; THENCE NORTH 45°34'09" WEST 50.56 FEET TO THE ORIGINAL SOUTHERLY LINE OF ST. CHARLES ROCK ROAD, SAID POINT BEING 40.00 FEET LEFT OF CENTERLINE STATION 379+00; THENCE NORTH 54°06'00" WEST ALONG THE SOUTHERLY LINE OF ST. CHARLES ROCK ROAD A DISTANCE OF 1050.81 FEET TO THE EASTERLY LINE OF A TRACT OF LAND CONVEYED FOR WIDENING OF ST. CHARLES ROCK ROAD BY DEED RECORDED IN BOOK 6320, PAGE 847 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID WIDENING TRACT THE FOLLOWING COURSES AND DISTANCES: SOUTH 35°54'00" WEST 10.00 FEET; THENCE NORTH 54°06'00" WEST 152.22 FEET TO THE CITY BOUNDARY LINE BETWEEN THE CITY OF BRIDGETON, MISSOURI AND THE CITY OF ST. ANN, MISSOURI; THENCE ALONG THE CITY BOUNDARY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 42°07'29" WEST 1285.84 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1748.79 FEET; THENCE ALONG SAID CURVE AN ACR DISTANCE OF 225.93 FEET TO A POINT ON THE CURVE, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREON DESCRIBED TRACT OF LAND; THENCE DEPARTING SAID CITY BOUNDARY LINE SOUTH 21°59'02" WEST 584.30 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 792.82 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 445.95 FEET TO A POINT ON THE CURVE; THENCE SOUTH 78°33'51" WEST 97.65 FEET TO THE AFOREMENTIONED CITY BOUNDARY LINE; THENCE ALONG THE CITY BOUNDARY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 13°11'29" EAST 412.91 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1748.79 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 657.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.87 ACRES MORE OR LESS.

