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# **CITY OF VALLEY PARK**

## **Official Submittal**

**To St. Louis County Boundary Commission**

**For Annexation of Tree Court and**

**Arbor Creek Annexation Area**

**November, 2015**

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## **Section 1—Executive Summary**

The proposed annexation area is adjacent and contiguous to the northern and eastern quadrant of the existing Valley Park city limits. The proposed annexation area is the northeastern parcel of the First Annexation Area contained on the Map Plan submitted to the Boundary Commission on June 29, 2012 after a public hearing. The proposed annexation area is bounded by Big Bend Road on the north, by Tree Court Industrial Drive on the east and by Marshall Road and the Meramec River on the south. This proposed annexation area is comprised of 430.15 acres and consists of a condominium community, 24 single family residences and an industrial subdivision. The population of the proposed annexation area is approximately 243 people based upon 2010 Census estimates. The proposed annexation area will be referred to herein as “Tree Court and Arbor Creek Condominium Annexation Area” or “Proposed Annexation Area”

The proposed annexation of the Tree Court and Arbor Creek Annexation area is a logical extension of the Valley Park city limits as shown on the Map Plan submitted on June 29, 2012. Upon the effective date of an approved annexation, the City of Valley Park will assume the responsibility of municipal services, including but not limited to trash removal services, snow removal services and other street maintenance. The proposed annexation area will continue to receive the services of the Valley Park Fire Protection District.

Pursuant to the Boundary Commission Rules, the following person shall act on behalf of the City of Valley Park to present the Plan of Intent to the Boundary Commission, St. Louis County:

Mr. Tim Engelmeyer  
City Attorney, Valley Park, Missouri  
320 Benton Street  
Valley Park, Missouri 63088  
636-225-5171, option 9

Ms. Kelley Farrell  
Ms. Ellen Dunne  
Blitz, Bardgett & Deutsch, L.C.  
120 South Central Ave. Suite 1500  
Clayton, Missouri 63105  
314-863-1500

**Section 2—Plan of Intent**

**(i) Geographic**

(1.) General Description. This 430.15 acre tract consists of the Arbor Creek Condominium Community, 24 single family residences and Tree Court Industrial subdivision, starting at the South Right of Way of Big Bend Road and the Northwest corner of Part Lot 8 of the Peter Breen Estate. The area is bounded by Meramec River on the south and Tree Court Industrial Park on the east. The proposed annexation area is a logical extension of the Valley Park city limits.

(2.) Map of the Proposed Area. Figure 1 depicting area to be annexed is contained in the attachments section.

(3.) Map of the Proposed Area including Surrounding Municipalities, Roads and Subdivisions. Figure 2 depicting the surrounding area is contained in the attachments section.

(4.) Population and Area Table.

**Table 1**

**Population and Land Area**

	Proposed Annexation Area
Population ( <i>Year of Most Recent Census</i> )	243*
Land Area (Acres)	430.15
Dwelling Units	140

\*Based on 2010 Census Estimate of 2.37 persons per household in 63122 area code for single family residences and Estimate of 2 persons per condominium for Arbor Creek Condominium Community

(5.) Combined Total Acres and Street Distances.

**Table 2**

**Combined Total Acres and Street Distances (Miles)**

	Proposed Area	Existing City	Combined Total
Land Acres	430	2708	3138
Miles of Public Streets	2.12	34.43*	36.55*
Miles of Private Streets	2.68	2.2*	4.88*

\*Based on 2010 data

(6.) Community of Interest. This proposed annexation area is served by the Valley Park Fire Protection District and more than half of the proposed annexation area is bounded by the City of Valley Park. In addition, more than half of the proposed annexation area is within the Valley Park School District. The annexation does not negatively impact existing or natural neighborhoods or communities and instead increases service available to those residents of the proposed annexation area.

(7.) Subdivisions and Splits. The subdivisions contained within the proposed annexation area are Peter Breen Estate, Tree Court Industrial Court, Meramec Heights and Arbor Creek Condominium

Community. Two lots that are part of the Arbor Creek Development are currently within the city limits of Valley Park. There are no subdivision splits from this proposal.

(8.) Contiguity. 53% of the boundary of the proposed annexation area is contiguous to the existing Valley Park city limits. The length of the entire proposed annexation area is 23,075 feet and the length of the Valley Park Limits that is contiguous with the proposed annexation area is 12,174 feet.

(9.) Compactness. a) there are 3 street connections from the City of Valley Park to the proposed annexation Area; b) the area will be accessible for delivery of services from Marshall Road from the south and Big Bend Road from the north. Services will include trash removal and roadway maintenance, including snow plowing; c) natural and manmade barriers would exist from the south access (Marshall Road) point during flooding events. During large flooding events the City of Valley Park closes the Levee Closure Structure along Marshall Road to prevent flooding of the “downtown area”. The City does not close the gate until Marshall Road is already flooded and access to Tree Court Industrial Drive from Marshall Road is not feasible. During flooding events, Tree Court Industrial Drive is still accessible from Big Bend Road. A manmade barrier (railroad tracks) is also in place that separates a portion of the proposed annexation area. Union Pacific Railroad has tracks that cut through the Northwestern portion of the annexation area, generally parallel to Big Bend Road. The BNSF Railroad right of way generally allows one lot depth off of Big Bend Road; d) the proposed annexation area will be serviced directly from Valley Park. Marshall Road and Big Bend Road provide direct access to the proposed area.

(10.) Unincorporated Pockets. No unincorporated pockets would be created by the annexation.

(11.) Agreements with Municipalities. No other municipalities were consulted regarding this annexation proposal and no agreements have been sought or reached with any other municipality.

(12.) Logical and Reasonable Boundaries. The proposed annexation area is a logical and reasonable extension of the City of Valley Park’s boundary because the Valley Park city limits are 53% contiguous with the proposed annexation area. Further, the area is already serviced by the Valley Park Fire Protection District. Lastly, this annexation would incorporate a pocket of St. Louis County that is bounded on three sides by other incorporated areas. It, therefore, would create logical and reasonable boundaries for the City of Valley Park.

**(ii.) Financial**

(1.) Estimated Revenues and Expenses.

**Table 3**

**Estimated Revenues and Expenses**

	Estimated Revenues	Estimated Expenses
2015	\$131,400.00 <sup>1</sup>	\$134,483.16 <sup>2</sup>
2016	\$135,342.00 <sup>3</sup>	\$138,517.65 <sup>4</sup>
2017	\$139,402.00 <sup>5</sup>	\$142,673.17 <sup>6</sup>

(2.) Tax Rates. Residents of Tree Court will be charged a property tax rate payable to Valley Park. For residential property, property taxes will increase by \$0.4760 for every \$100 in assessed value. For commercial property, property taxes will increase by \$0.6360 for every \$100 in assessed value. Although not a tax Valley Park also charges a business license fee based on type of business and a sliding scale based on gross receipts of the business, or a square footage or a flat fee. It would be impossible to estimate the revenue generated from the licensing fee for the annexation area as the gross receipts of businesses, square footage or type of business in the annexation area are unknown.

**Table 4**

**2015 Tax Rates (108-DD)**

Tax	Existing Res. Annexation Area Rates	Existing Commercial Annexation Area Rates	Rate After Annexation 2015 (Commercial)	Rate After Annexation 2015 (Residential)	Personal Property Tax 2015
State of Missouri	0.0300	0.0300	0.0300	0.0300	0.0300
County General	0.2060	0.2050	0.2050	0.2060	0.2090
County Health Fund	0.1380	0.1370	0.1370	0.1380	0.1400
County Park Maintenance	0.0490	0.0490	0.0490	0.0490	0.0500
County Bond Retire	0.0190	0.0190	0.0190	0.0190	0.0190
Road and Bridges	0.1030	0.1030	0.1050	0.1050	0.1050
St. Louis Comm. College	0.2176	0.2176	0.2176	0.2176	0.2176
Special School District	1.2348	1.2348	1.2348	1.2348	1.2348
Metropolitan Zoo Museum District	0.2777	0.2777	0.2777	0.2777	0.2777
County Library	0.0880	0.880	0.0880	0.0880	0.0900
Sheltered Workshop	4.6991	4.6796	4.6796	4.6691	4.2279
School—Parkway	1.1730	1.1860	1.1860	1.1730	1.3100
Fire—Valley Park	0.0195	0.195	0.0197	0.0197	0.0195
MSD Extension	0.0000	0.000	0.6360	0.4760	0.5700
City of Valley Park					
<b>Total Property Tax Rate</b>	<b>8.5007</b>	<b>8.5052</b>	<b>9.1412</b>	<b>8.9767</b>	<b>8.7255</b>
Personal Property Tax	1.0486				0.5700
St. Louis County Sales Tax	.01640		.01640	.01640	
Capital Improvements Sales Tax	.00		.005	.005	
Storm Water Improvements Sales Tax	.000		.005	.005	
Sewer Lateral	\$28.00		\$0.00	\$50	
St. Louis Co. Comm. Surcharge	\$1.70		\$1.70	.00	

<sup>1</sup> Total increase in residential property tax is \$12,821. Total increase in commercial property tax is \$118,579. It is assumed that increases in sales tax will be marginal, but are difficult to estimate.

<sup>2</sup> Estimation of cost to maintain roads and increase police presence. Other costs are assumed to be marginal.

<sup>3</sup> Assumes 3% inflation.

<sup>4</sup> Assumes 3% inflation.

<sup>5</sup> Assumes 3% inflation.

<sup>6</sup> Assumes 3% inflation.

**Table 4a**  
**2015 Tax Rates (132C)**

Tax	Existing Residential Annexation Area Rates	Existing Commercial Annexation Area Rates	Rate After Annexation Based on 2015 Rates (Commercial)	Rate After Annexation Based on 2015 Rates (Residential)	Personal Property Tax 2014
State of Missouri	0.0300	0.0300	0.0300	0.0300	0.0300
County General	0.2060	0.2050	0.2050	0.2060	0.2090
County Health Fund	0.1380	0.1370	0.1370	0.1380	0.1400
County Park Maintenance	0.0490	0.0490	0.0490	0.0490	0.0500
County Bond Retire	0.0190	0.0190	0.0190	0.0190	0.0190
Road and Bridges	0.1030	0.1030	0.1050	0.1050	0.1050
St. Louis Comm. College	0.2176	0.2176	0.2176	0.2176	0.2200
Special School District	1.2348	1.2348	1.2348	1.2348	1.2609
Metro Zoo Museum Dst.	0.2777	0.2777	0.2777	0.2777	0.2797
County Library	0.2460	0.2590	0.1040	0.1430	0.2250
Sheltered Workshop	0.0900	0.0880	0.0880	0.0880	0.0900
School—Valley Park	5.5210	5.4569	5.4569	5.5210	5.5910
Fire—Valley Park	1.1730	1.1860	1.1860	1.1730	1.3100
MSD Extension	0.0195	0.0195	0.0195	0.0195	0.0197
City of Valley Park	0.0000	0.0000	0.6360	0.4760	0.5700
Commercial Surcharge	-		\$1.70	-	
<b>Total Property Tax Rate</b>	<b>9.3226 (R)</b>	<b>9.2825</b>	<b>9.7655</b>	<b>9.6976</b>	<b>10.0336</b>
St. Louis County Sales Tax	.01640		.01640	.01640	
Capital Improvements Sales Tax	.00		.005	.005	
Storm Water Improvements Sales Tax	.000		.005	.005	
Sewer Lateral	\$28.00		\$0.00	\$50	
St. Louis County Commercial Surcharge	\$1.70		\$1.70	.00	
Personal Property Tax	1.0486				0.5700

**Table 5**  
**Anticipated Real Property Tax Increases if Annexation Approved**

**See attached Appendix – Table 5**

(3.) City General Operating Revenues, Expenses for Three-Year Period.

**Table 6**  
**General Revenue**

	Actual Revenue (Year End 6/30)	Actual Expense	Ending Balance
2013	\$3,290,258.06	\$3,051,520.94	\$946,697.03
2014	\$3,312,588.65	\$3,045,329.51	\$1,208,956.17
2015 (Budget)	\$3,299,300.00	\$3,485,603.86	\$1,022,652.31

(4.) Pro Forma for Three Years Post-Annexation.

**Table 7**

	General Revenue	Expenses
2016	\$3,573,720.00 <sup>7</sup>	\$3,490,464.00 <sup>8</sup>
2017	\$3,680,931.00 <sup>9</sup>	\$3,595,178.00 <sup>10</sup>
2018	\$3,791,359.00 <sup>11</sup>	\$3,703,033.00 <sup>12</sup>

(5.) Capital Improvements. No capital improvements are planned for the Tree Court area.

(6.)(7.) Effect on Existing County Revenues. There would be minimal utility taxes that would be diverted to the City of Valley Park from St. Louis County. However, St. Louis County would continue to receive its real and personal property tax levy, therefore, any impact is minimal.

(8.) Impact Fees. Valley Park does not charge any impact fees on new developments.

(9.) St. Louis County Traffic Generation Assessment Trust Fund. No trust fund exists for the area to be annexed.

(10.) Subdivision Escrow Accounts. There are no subdivision escrow organizations in the area to be annexed.

(11.) Impact on Tax Base. There would be minimal, if any, impact on surrounding municipalities or St. Louis County as a result of the annexation. There would be an increase in revenue to the City resulting from the payment of Valley Park real property taxes, however, as shown herein, the revenue generated from the real property tax will be offset by increased cost of providing services to the residents of the proposed annexation area. The residents of the proposed annexation area individually would be required to pay increased real property taxes but the tax increase attributable to Valley Park property tax is relatively minimal \$75-\$150 per household on average. Although the commercial real property tax revenue will be higher, revenue generated by the taxes will be used to defray some of the costs of City services to the annexation area.

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<sup>7</sup> Valley Park's budgeted general revenues for 2015-2016 plus \$131,400 from annexed area.

<sup>8</sup> Valley Park's budgeted general expenses for 2015-2016 plus \$20,000 estimated expenses for annexed area

<sup>9</sup> Assumes 3% inflation

<sup>10</sup> Assumes 3% inflation

<sup>11</sup> Assumes 3% inflation

<sup>12</sup> Assumes 3% inflation



(iii) **Services**

(1.) Table of Services Providers.

**Table 9**  
**Services Provision**

Service	Provided Prior to Annexation	Provided Post-Annexation	Any Change in Fee for Service to Tree Court Residents
Police Protection	St. Louis County	Valley Park (Contract with St. Louis County Police)	None
Street Maintenance	St. Louis County	Valley Park	None
Building Code Enforcement	St. Louis County	Valley Park	None
Street Lighting	St. Louis County	Valley Park	None
Municipal Court	St. Louis County	Valley Park	None <sup>13</sup>
Planning and Zoning	St. Louis County	Valley Park	None
Snow Removal	St. Louis County	Valley Park	None
Residential Garbage and Recycling Collection	Private Contractor	Valley Park	\$51/Quarterly Fee
Parks and Recreation	St. Louis County	Valley Park	None <sup>14</sup>

(2.) Major City Services. The City will provide residential sanitation collection, snow removal and street maintenance, street lights, planning and zoning, parks, recreational facilities, code enforcement services, fire and police protection.

(3.) Natural or Man-Made Barriers to Service. There are no natural or man-made barriers to impede service as more fully discussed above in (i)(9) above.

(4.) Maintenance and New Construction. The City of Valley Park has adopted the International Property Maintenance Codes and International Building Codes wherein standards for construction and maintenance of commercial and residential properties are contained. These codes are virtually identical to the codes used by St. Louis County. No private land or streets are to be accepted by the City unless road improvements mandated by the City for new development are completed and the property is dedicated to the City and the City, by ordinance, accepts the dedication. Valley Park does regulate the construction of driveway approaches. However, if the driveway approaches are not in the right of way, the City does not maintain them.

<sup>13</sup> The court costs charged by the Valley Park Municipal Court are actually less than the St. Louis County Municipal Court.

<sup>14</sup> The fees to rent amenities, such as a baseball field, in Valley Park parks are less for Valley Park residents than County residents. Valley Park residents will have decreased fees for use of the Valley Park Recreation Center.

(5.) Effective Date of Annexation. The effective date of the annexation will be six months after approval by the electorate, as provided by law. Services will be provided from the effective date.

(iv) **Zoning and Land Use**

(1.) Percentage of land use by category.

**Table 10**  
**Percentage of Land Uses**

	Acreage	Percentage
Commercial/Agricultural	-	-
Industrial	181.6	55.2%
Institutional/Governmental	-	-
Single-Family Residential	140.6	42.7%
Multi-Family Residential	6.7	2.0%
Agricultural	-	-
Agricultural/Residential	-	-
Residential/Commercial	-	-

(2.) Zoning Maps. See Figures 3 and 4 for existing and proposed zoning in the attachments sections.

(3.) Zoning Changes. Valley Park will match the zoning of each property after annexation as closely as possible to the property’s zoning under the County ordinances to prevent non-conforming uses.

(4.) Non-Conformity Issues. Zoning changes will not create any non-conforming uses.

(5.) Regulations to Affect the Annexed Area. The proposed annexation area does not include any historic preservation or neighborhood improvement districts. The flood plain management regulations would not differ from the current County regulations.

(6.) Prospective Development. Prospective development would not be affected by the boundary change.

(7.) Code Compliance. The proposed annexation area would be required to meet Valley Park codes, which are virtually identical to the current St. Louis County codes.

(8.) Significant Future Growth. Significant growth is not expected in the proposed annexation area in the first three years after annexation. Most of the proposed annexation area consists of long-standing residential homes. Further, the industrial park in the annexation area is fully built-up and no expansion is anticipated.

(v) **Summary**

(a) The proposal is in the best interest of the City of Valley Park because it will realize city limits to logical and natural borders and boundaries. The annexation may result in some increased

revenue generation which will facilitate the City's provision of services to its residents. In particular, it would help fund the City's provision of fire protection services and Valley Park School District services that are already servicing the proposed annexation area.

(b) The proposal will serve the best interest of the County by eliminating one large unincorporated area and will potentially free up County resources to provide services to other unincorporated areas.

(c) The unincorporated area affected by the annexation will benefit because it will receive increased services and more efficient provision of services.

**Section 3—Certifications**

THE FOLLOWING CERTIFICATIONS ARE ATTACHED:

Certification Regarding Unincorporated Territory

Certification Regarding Subdivisions

Certification Regarding Overlapping Proposals

Certification Regarding 15% Boundary

Certification Regarding Submittal of Budget and Audit Information and Proposal

Certification of Expense Responsibility

Certification of Copy Distribution

Certification Regarding Previous Boundary Change Proposals



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November 12, 2015

Chairman and Commission Members  
St. Louis County Boundary Commission  
168 N. Meramec, Suite 140  
St. Louis, MO 63105

Re: Valley Park-Tree Court and Arbor Creek Condominiums  
Annexation Area

Dear Chairman and Commission Members:

In accordance with the St. Louis County Boundary Commission Rules of May 4, 2000, as revised June 25, 2013, I certify the Valley Park-Tree Court and Arbor Creek Condominiums Annexation Area conform to the following requirements:

1. **Certification Regarding Unincorporated Territory.**  
This is to certify that the proposed annexation area includes territory that is less than fifty percent (50%) of the combined land subject to the proposal.
2. **Certification Regarding Subdivisions.**  
This is to certify that no platted subdivisions will be split by the proposal.
3. **Certification Regarding Overlapping Proposals.**  
This will certify that no overlapping proposals have been filed with the Boundary Commission.
4. **Certification Regarding 15% Boundary.**  
This will certify that at least fifteen percent (15%) of the boundary of the territory proposed for annexation is adjacent to the City of Valley Park.

Sincerely,

Mike Pennise, Mayor

320 Benton Street, Valley Park Missouri 63088

[www.valleyparkmo.org](http://www.valleyparkmo.org)



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November 12, 2015

Chairman and Commission Members  
St. Louis County Boundary Commission  
168 N. Meramec, Suite 140  
St. Louis, MO 63105

Re: Valley Park- Tree Court and Arbor Creek Condominiums  
Annexation Area

Dear Chairman and Commission Members:

In accordance with the St. Louis County Boundary Commission Rules of May 4, 2000, revised June 25, 2013, I certify the Valley Park -Tree Court and Arbor Creek Condominiums Annexation Area conforms to the following requirements:

1. **Certification Regarding Previous Boundary Changes Proposals.**

This is to certify that the proposed annexation area does not contain more than sixty percent (60%) of the area subject to a previous boundary change proposed which was disapproved by the voters within two (2) years of the date of the official submittal of the newly-proposed boundary change.

2. **Certification Regarding Not In Established Unincorporated Area.**

This is to certify that the area is in not in an established unincorporated area as that term is defined in the Boundary Commission Rules.

Sincerely,

Marguerite Wilburn  
City Clerk



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November 12, 2015

Chairman and Commission Members  
St. Louis County Boundary Commission  
168 N. Meramec, Suite 140  
St. Louis, MO 63105

Re: Valley Park- Tree Court and Arbor Creek Condominiums  
Annexation Area

Dear Chairman and Commission Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations of May 4, 2000, as revised June 25, 2013, I certify that Valley Park-Tree Court and Arbor Creek Condominiums Annexation Area conforms to the following requirements:

1. **Certification Regarding Submittal of Budget and Audit Information and Proposal.**

This is to certify that one (1) copy of the Valley Park Fiscal Year 2013 Audit Report, Valley Park Budget for Fiscal Year 2015, and twenty-one (21) copies of the Plan of Intent have been provided to the Boundary Commission.


2. **Certification of Expense Responsibility.**

This is to certify that the City of Valley Park, proposing agent, will bear all costs of the Boundary Commission related to publications, notifications, copying, etc., associated with the submittal of this proposal and that the City of Valley Park has paid the application fee.

3. **Certification of Copy Distribution.**

This is to certify that identical copies of this proposal have been delivered or mailed to the St. Louis County Clerk and the Valley Park City Clerk.

Sincerely,

  
Marguerite Wilburn  
City Clerk

320 Benton Street, Valley Park Missouri 63088

[www.valleyparkmo.org](http://www.valleyparkmo.org)

Valley Park -Tree Court and  
Arbor Creek Condominium  
Annexation Area  
Valley Park, Missouri

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Section 4 – Supporting Documents

The following documents are attached as supporting material to this proposal :

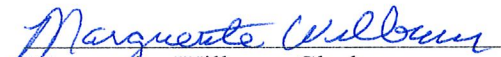
1. Certified copy of Ordinance No. 1958 adopted by the City of Valley Park adopting the Valley Park-Tree Court and Arbor Creek Condominiums Annexation Proposal and authorizing its submission to the Boundary Commission;
2. List of sites that can accommodate a public hearing for this proposal;
3. Copy of legal opinion to the City of Valley Park stating that all statutory requirements have been satisfied;
4. Letter from the City of Valley Park stating it does not seek any change in fire protection and emergency medical services;
5. Draft Notice of Public Hearing;
6. Legal Description of the area covered in the proposal; and
7. Letter from the City of Valley Park identifying a proposed effective date for the proposed boundary change.



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

I, Marguerite Wilburn, City Clerk, within and for the City of Valley Park, St. Louis County, Missouri, do hereby certify that the foregoing constitutes a full, true, and complete copy of Ordinance # 1958 dated November 16, 2015 as passed and approved by the Board of Aldermen and Mayor of the City of Valley Park, Missouri.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affix the seal of the City of Valley Park, Missouri at my office in said City, this 16th day of November, 2015.

  
Marguerite Wilburn, Clerk  
City of Valley Park, MO

BILL NO. 2136

ORDINANCE NO. 1958

\*\*\*\*\*

**A NEW ORDINANCE APPROVING A  
PLAN OF INTENT FOR THE ANNEXATION  
OF AN UNINCORPORATED AREA CONSISTING  
OF 430.15 ACRES TO BE KNOWN AS VALLEY PARK  
TREE COURT AND ARBOR CREEK  
CONDOMINIUM ANNEXATION AREA AND  
APPROVING THE SUBMITTAL OF SUCH PROPOSAL  
AND PLAN OF INTENT TO THE ST. LOUIS COUNTY,  
MISSOURI, BOUNDARY COMMISSION**

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF VALLEYPARK, MO, AS FOLLOWS:

**Section One**

The proposal and Plan of Intent for the annexation of a certain unincorporated area within St. Louis County, Missouri, described by the legal description contained within Exhibit A hereof and known as the Valley Park Tree Court and Arbor Creek Condominium Annexation Area, is hereby approved in a form similar to that as is attached hereto.


**Section Two**

Said proposal and Plan of Intent for said annexation is authorized to be submitted to the Boundary Commission of St. Louis County, Missouri.


**Section Three**

This Ordinance shall become effective from and after its passage and upon approval by the Mayor.

Passed and approved this 16<sup>th</sup> day of November, 2015.

  
Mike Pennise, Mayor

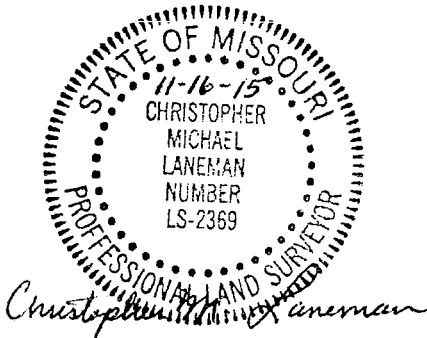
ATTEST:

  
Marguerite Wilburn  
City Clerk

# POEHLMAN & PROST, INC.

Land Surveying and Civil Engineering

P.O. Box 8340  
9280 Dielman Industrial Dr.  
St. Louis, Missouri 63132  
(314) 997-5777  
Fax 997-0407



## TREE COURT ANNEXATION

A TRACT OF LAND IN THE NORTH HALF OF SECTION 16, TOWNSHIP 44 NORTH, RANGE 5 EAST AND ALSO BEING PART OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 5 EAST IN ST. LOUIS COUNTY, MISSOURI AND BEING GENERALLY DESCRIBES AS FOLLOWS:

A TRACT OF LAND BOUNDED ON THE NORTH BY THE PRESENT SOUTHERN RIGHT OF WAY LINE OF BIG BEND ROAD AND BOUNDED ON THE EAST BY THE WESTERN CITY LIMITS LINE OF THE CITY OF KIRKWOOD ACCORDING TO ORDINANCE NUMBER 2172 OF THE CITY OF KIRKWOOD, AND BOUNDED ON THE SOUTH BY THE CENTERLINE OF THE MERAMEC RIVER, AND BOUNDED ON THE WEST BY THE EASTERN CITY LIMITS LINE OF THE CITY OF VALLEY PARK ACCORDING TO ORDINANCE NUMBER 543 AND ORDINANCE NUMBER 879 OF THE CITY OF VALLEY PARK AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 16 WITH THE CENTERLINE OF THE MERAMEC RIVER, SAID POINT BEING LOCATED ON THE SOUTHERN PROLONGATION OF THE WESTERN LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF KIRKWOOD BY INSTRUMENT RECORDED IN BOOK 7501, PAGE 586 OF THE ST. LOUIS COUNTY RECORDER' OFFICE AND BEING A POINT ON THE PRESENT WESTERN CITY LIMITS OF THE CITY OF KIRKWOOD ACCORDING TO ORDINANCE NUMBER 2172 OF THE CITY OF KIRKWOOD; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE CENTERLINE OF THE MERAMEC RIVER TO IT'S INTERSECTION WITH THE PRESENT EASTERLY CITY LIMITS OF THE CITY OF VALLEY PARK, ACCORDING TO ORDINANCE NUMBER 543 OF THE CITY OF VALLEY PARK, SAID POINT ALSO BEING LOCATED ON THE PROLONGATION SOUTHWARDLY OF THE WESTERN LINE OF A TRACT OF LAND CONVEYED TO ST. LOUIS COUNTY, MISSOURI, BY INSTRUMENT RECORDED IN BOOK 8379, PAGE 1933 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE EASTERN BOUNDARY LINE OF SAID VALLEY PARK CITY LIMITS ACCORDING TO THE BEARINGS AND DISTANCES DESCRIBED IN SAID ORDINANCE: NORTH 14 DEGREES 12 MINUTES WEST TO A POINT IN THE CENTERLINE OF MARHALL ROAD, 60 FEET WIDE; THENCE SOUTH 75 DEGREES 20 MINUTES WEST ALONG SAID CENTERLINE A DISTANCE OF 336.85 FEET TO THE SOUTHWARD PROLONGATION OF THE WEST LINE OF A TRACT OF

LAND NOW OR FORMERLY CONVEYED TO JOHN L. HUBB & WIFE BY DEED RECORDED IN BOOK 2102, PAGE 554 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 04 DEGREES 23 MINUTES WEST A DISTANCE OF 980.34 FEET TO A POINT; THENCE NORTH 20 DEGREES 51 WEST A DISTANCE OF 859.14 FEET TO A POINT IN THE NORTH SOUTH CENTERLINE OF SAID SECTION 16; THENCE NORTH 00 DEGREES 09 MINUTES EAST ALONG SAID CENTERLINE AND IT CONTINUATION NORTHWARD, A DISTANCE OF 203.62 FEET TO A POINT IN THE SOUTH LINE OF WESTERMAN ROAD; THENCE ALONG THE SOUTH LINE OF SAID ROAD, NORTH 89 DEGREES 51 MINUTES WEST A DISTANCE OF 600 FEET TO A POINT; THENCE LEAVING SAID ROAD LINE, SOUTH 00 DEGREES 09 MINUTES WEST A DISTANCE OF 227.45 FEET TO A POINT; THENCE SOUTH 58 DEGREES 21 MINUTES WEST A DISTANCE OF 235.38 FEET TO A POINT; THENCE SOUTH 36 DEGREES 41 MINUTES WEST A DISTANCE OF 235.98 FEET TO A POINT; THENCE SOUTH 89 DEGREES 51 MINUTES WEST A DISTANCE OF 385.00 FEET TO A POINT; THENCE NORTH 10 DEGREES 17 MINUTS WEST A DISTANCE OF 116.75 FEET TO A POINT; THENCE NORTH 38 DEGREES 03 MINUTES WEST A DISTANCE OF 149.79 FEET TO A POINT; THENCE NORTH 59 DEGREES 10 MINUTES WEST A DISTANCE OF 273.67 FEET TO A POINT; THENCE SOUTH 59 DEGREES 20 MINUTES WEST A DISTANCE OF 160.98 FEET TO A POINT; THENCE SOUTH 89 DEGREES 12 MINUTES WEST A DISTANCE OF 342.10 FEET TO A POINT; THENCE NORTH 65 DEGREES 43 MINUTES WEST A DISTANCE OF 132.19 FEET TO A POINT; THENCE NORTH 83 DEGREES 56 MINUTES WEST A DISTANCE OF 108.34 FEET TO A POINT; THENCE SOUTH 51 DEGREES 39 MINUTES WEST A DISTANCE OF 90.85 FEET TO A POINT; THENCE SOUTH 09 DEGREES 23 MINUTES WEST A DISTANCE OF 235.18 FEET TO A POINT; THENCE SOUTH 52 DEGREES 16 MINUTES WEST A DISTANCE OF 54.76 FEET TO A POINT; THENCE NORTH 88 DEGREES 20 MINUTES WEST A DISTANCE OF 83.62 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 16, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT ANNEXED BY THE CITY OF VALLEY PARK ACCORDING TO ORDINANCE NUMBER 543, SAID POINT ALSO BEING LOCATED ON THE EASTERN LINE OF THE MSD GRAND GLAIZE TREATMENT PLANT BOUNDARY ADJUSTMENT, RECORDED IN PLAT BOOK 354, PAGE 613 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 01 DEGREE 02 MINUTES 56 SECONDS EAST ALONG THE PRESENT EASTERN CITY LIMITS LINE AS DEFINED IN SAID BOUNDARY ADJUSTMENT PLAT, A DISTANCE OF 503.85 FEET TO AN OLD STONE MARKING THE COMMON CORNER OF SECTIONS 8, 9, 16 & 17 OF SAID TOWNSHIP; THENCE CONTINUING ALONG SAID CITY LIMITS, ALONG THE COMMON LINE BETWEEN SAID SECTIONS 8 & 9 , NORTH 01 DEGREE 01 MINUTE 18 SECONDS EAST, A DISTANCE OF 96.05 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 33 SECONDS EAST A DISTANCE OF 535.26 FEET TO A POINT; THENCE NORTH 00 DEGREES 56 MINUTES 27 SECONDS 600.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 33 SECONDS EAST A DISTANCE OF 178.81 FEET TO A POINT; THENCE NORTH 00 DEGREES 56 MINUTES 27 SECONDS EAST A DISTANCE OF 224.19 FEET TO A POINT; THENCE SOUTH 83 DEGREES 43 MINUTES 26 SECONDS WEST A DISTANCE OF 92.05 FEET TO A POINT; THENCE SOUTH 67 DEGREES 20 MINUTES 32 SECONDS WEST A DISTANCE OF 96.47 FEET TO A POINT; THENCE NORTH 82 DEGREES 55 MINUTES 59 SECONDS WEST, A DISTANCE OF 100.97 FEET TO A POINT; THENCE NORTH 88 DEGREES 48 MINUTES 49 SECONDS WEST, A DISTANCE OF 432.85 FEET TO A POINT; THENCE NORTH 01 DEGREE 01 MINUTES 18 SECONDS EAST, A DISTANCE OF 40.26 FEET TO A POINT; THENCE NORTH 34 DEGREES 36 MINUTES 33 SECONDS WEST, A DISTANCE OF 239.11 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, VARIABLE WIDTH; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE IN A NORTHEASTERLY DIRECTION TO IT'S INTERSECTION WITH THE WESTERN LINE OF SAID SECTION 9; THENCE IN A NORTHERLY DIRECTION, ALONG SAID WESTERN LINE OF SECTION 9 TO IT'S INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID BURLINGTON NORTHERN RAILROAD, VARIABLE WIDTH,

SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF A TRACT OF LAND CONVEYED TO CAROLYNE HEEGE RECORDED IN BOOK 14760, PAGE 1817 OF THE ST. LOUIS COUNTY RECORDS; THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERN LINE OF SAID HEEGE PROPERTY TO THE NORTHWEST CORNER OF SAID HEEGE PROPERTY ON THE SOUTHWESTERN RIGHT OF WAY LINE OF QUINETTE ROAD; THENCE IN A NORTHERLY DIRECTION TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID QUINETTE ROAD, BEING THE MOST SOUTHERLY CORNER OF ARBOR CREEK SITE DEVELOPMENT PLAN RECORDED IN PLAT BOOK 350, PAGES 162 & 163 OF THE ST. LOUIS COUNTY RECORDERS OFFICE; THENCE CONTINUING IN A NORTHERLY DIRECTION ALONG THE APPROXIMATE CENTERLINE OF THE GRAND GLAIZE CREEK, ALSO BEING THE WESTERN PROPERTY LINE OF THE ARBOR CREEK SITE DEVELOPMENT PLAN, THE FOLLOWING COURSES AND DISTANCES: NORTH 32 DEGREES 56 MINUTES 55 SECONDS EAST, A DISTANCE OF 106.50 FEET TO A POINT; THENCE NORTH 11 DEGREES 19 MINUTES 13 SECONDS EAST, A DISTANCE OF 48.32 FEET TO A POINT; THENCE NORTH 36 DEGREES 58 MINUTES 56 SECONDS WEST, A DISTANCE OF 43.11 FEET TO A POINT; THENCE NORTH 47 DEGREES 05 MINUTES 28 SECONDS WEST, A DISTANCE OF 135.48 FEET TO A POINT; THENCE NORTH 25 DEGREES 59 MINUTES 00 SECONDS WEST, A DISTANCE OF 43.02 FEET TO A POINT; THENCE NORTH 03 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 43.55 FEET TO A POINT; THENCE NORTH 16 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 31.21 FEET TO A POINT; THENCE NORTH 42 DEGREES 12 MINUTES 11 SECONDS EAST, A DISTANCE OF 29.06 FEET TO A POINT; THENCE NORTH 59 DEGREES 44 MINUTES 02 SECONDS EAST, A DISTANCE OF 70.10 FEET TO A POINT; THENCE NORTH 78 DEGREES 37 MINUTES 38 SECONDS EAST, A DISTANCE OF 162.86 FEET TO A POINT; THENCE NORTH 64 DEGREES 03 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.67 FEET TO A POINT; THENCE NORTH 38 DEGREES 41 MINUTES 14 SECONDS EAST, A DISTANCE OF 44.24 FEET TO A POINT; THENCE NORTH 29 DEGREES 16 MINUTES 53 SECONDS EAST, A DISTANCE OF 101.14 FEET TO A POINT; THENCE NORTH 17 DEGREES 15 MINUTES 39 SECONDS EAST, A DISTANCE OF 63.41 FEET TO A POINT; THENCE NORTH 12 DEGREES 07 MINUTES 29 SECONDS EAST, A DISTANCE OF 150.60 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF BIG BEND ROAD, 80 FEET WIDE, SAID POINT ALSO BEING THE NORTHWESTERN CORNER OF SAID ARBOR CREEK SITE DEVELOPMENT PLAN; THENCE IN AN EASTERLY DIRECTION, ALONG THE PRESENT SOUTHERN RIGHT OF WAY LINE OF SAID BIG BEND ROAD, VARIABLE WIDTH, APPROXIMATELY 5500 FEET TO THE INTERSECTION OF THE PRESENT SOUTHERN RIGHT OF WAY LINE OF BIG BEND ROAD WITH THE EASTERN LINE OF SAID SECTION 9, TOWNSHIP 44 NORTH, RANGE 5 EAST, SAID POINT BEING THE NORTHEASTERN CORNER OF A TRACT OF LAND CONVEYED TO KCS,LLC, RECORDED IN BOOK 16153, PAGE 79 OF THE ST. LOUIS COUNTY RECORDS AND ALSO BEING LOCATED ON THE PRESENT WESTERN CITY LIMITS OF THE CITY OF KIRKWOOD BY CITY OF KIRKWOOD ORDINANCE NUMBER 2172; THENCE IN A SOUTHERLY DIRECTION ALONG THE PRESENT WESTERN BOUNDARY LINE OF THE CITY OF KIRKWOOD AND ALONG THE EASTERN LINE OF SAID SECTION 9, A DISTANCE OF APPROXIMATELY 1870 FEET TO THE SECTION CORNER MARKING SECTIONS 9, 10, 15 & 16, TOWNSHIP 44 NORTH, RANGE 5 EAST; THENCE CONTINUING IN A SOUTHERLY DIRECTION, ALONG THE EASTERN LINE OF SECTION 16, AND SAID WESTERN CITY LIMIT LINE OF THE CITY OF KIRKWOOD A DISTANCE APPROXIMATELY 1705 FEET TO THE CENTERLINE OF THE MERAMEC RIVER AND THE POINT OF BEGINNING.

11-16-2015

## **SITES FOR PUBLIC HEARING**

The City has selected three sites meeting the criteria to conduct a public hearing regarding the proposed annexation area. All three sites can (a) accommodate an audience greater than fifty (50) persons, (b) are located within two (2) miles of the area covered by the proposal, (c) are handicapped accessible, and (d) are facilities generally opened to and used by the public.

### **Site No. 1**

City of Valley Park City Hall  
320 Benton Street  
Valley Park, MO 63088  
636-225-5171  
Contact person: Marguerite Wilburn, City Clerk

### **Site No. 2**

Brignole Community Center  
200 Second Street  
Valley Park, MO 63088  
636-225-5171  
Contact person: Marguerite Wilburn, City Clerk

### **Site No. 3**

Valley Park High School  
1 Main Street  
Valley Park, MO 63088  
636-923-3695  
Contact person: Dr. David Knes, Superintendent

**BB&D** Blitz, Bardgett  
& Deutsch, LC

Attorneys & Counselors at Law

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St. Louis • Jefferson City

Kelley Farrell  
120 South Central Avenue, Suite 1500  
St. Louis, Missouri 63105  
www.bbdlc.com

Email: kfarrell@bbdlc.com  
Telephone: (314) 863-1500  
Facsimile: (314) 863-1877

November 12, 2015

Hon. Mike Pennise, Mayor and  
Valley Park, Missouri, Board of Aldermen  
City of Valley Park  
320 Benton Street  
Valley Park, MO 63088


Re: Legal Opinion of Annexation Proposal for Valley Park "Tree Court and Arbor Creek  
Condominiums Annexation Area" to Mayor and Members of the Valley Park Board of  
Aldermen as Proposing Agent

Dear Mayor and Board of Aldermen:

In accordance with the rules and regulations of the St. Louis County Boundary Commission, I am obligated to render an opinion of the proposed annexation by Valley Park, known as the Valley Park "Tree Court and Arbor Creek Condominiums Annexation Area".

Based on my review of the annexation proposal for Valley Park "Tree Court and Arbor Creek Condominiums Annexation Area" and relevant documents, it is my opinion that all statutory requirements applicable to the City of Valley Park, Missouri, have been satisfied in connection with its annexation proposal.

Sincerely,



Kelley F. Farrell  
Approved Counsel  
Valley Park, MO



Mayor's Office  
Tel: 636-225-5171  
Fax: 636-225-0643

City Hall  
Tel: 636-225-5171  
Fax: 636-225-0643

Municipal Court  
Tel: 636-225-5696  
Fax: 636-225-0643

November 12, 2015

Chairman and Commission Members  
St. Louis County Boundary Commission  
168 N. Meramec, Suite 140  
St. Louis, MO 63105

Re: Valley Park Unincorporated Pocket Annexation Area

Dear Chairman and Commission Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations of May 4, 2000, as revised on June 25, 2013, please be advised that the proposal for annexation of the Valley Park "Tree Court and Arbor Creek Condominiums Annexation Area" does not seek any changes in fire protection and emergency medical services.

This opinion is rendered on behalf of the City and its Board of Aldermen in accordance with Ordinance No. 1958 of the City of Valley Park, Missouri.

Sincerely,

Mike Pennise  
Mayor



**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 annexation from the Mayor and Board of Aldermen of the City of Valley Park, Missouri, as the proposing agent, on \_\_\_\_\_. The proposed annexation area is referred to as the Valley Park “Tree Court and Arbor Creek Condominiums Annexation Area.” The Commission will consider the proposed annexation by the City of Valley Park. A legal description of the area to be included in the corporate limits of the City of Valley Park is attached to this Notice as Exhibit 1.

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 \_\_\_\_\_, 2015, at \_\_\_\_\_ in Valley Park, Missouri.

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

A copy of the map depicting the proposed annexation area is available for review at the St. Louis County Boundary Commission office, 168 N. Meramec, Suite 140, St. Louis, Missouri 63105, during weekdays between the hours of 9:00 a.m. and 3:00 p.m. The phone number is 314-836-3005.

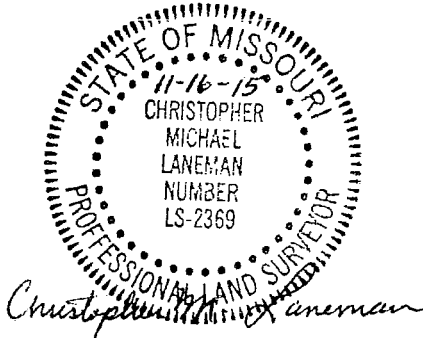
\_\_\_\_\_  
Secretary  
St. Louis County Boundary Commission

Dated: \_\_\_\_\_, 2015

# POEHLMAN & PROST, INC.

Land Surveying and Civil Engineering

P.O. Box 8340  
9280 Dielman Industrial Dr.  
St. Louis, Missouri 63132  
(314) 997-5777  
Fax 997-0407



## TREE COURT ANNEXATION

A TRACT OF LAND IN THE NORTH HALF OF SECTION 16, TOWNSHIP 44 NORTH, RANGE 5 EAST AND ALSO BEING PART OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 5 EAST IN ST. LOUIS COUNTY, MISSOURI AND BEING GENERALLY DESCRIBES AS FOLLOWS:

A TRACT OF LAND BOUNDED ON THE NORTH BY THE PRESENT SOUTHERN RIGHT OF WAY LINE OF BIG BEND ROAD AND BOUNDED ON THE EAST BY THE WESTERN CITY LIMITS LINE OF THE CITY OF KIRKWOOD ACCORDING TO ORDINANCE NUMBER 2172 OF THE CITY OF KIRKWOOD, AND BOUNDED ON THE SOUTH BY THE CENTERLINE OF THE MERAMEC RIVER, AND BOUNDED ON THE WEST BY THE EASTERN CITY LIMITS LINE OF THE CITY OF VALLEY PARK ACCORDING TO ORDINANCE NUMBER 543 AND ORDINANCE NUMBER 879 OF THE CITY OF VALLEY PARK AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 16 WITH THE CENTERLINE OF THE MERAMEC RIVER, SAID POINT BEING LOCATED ON THE SOUTHERN PROLONGATION OF THE WESTERN LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF KIRKWOOD BY INSTRUMENT RECORDED IN BOOK 7501, PAGE 586 OF THE ST. LOUIS COUNTY RECORDER' OFFICE AND BEING A POINT ON THE PRESENT WESTERN CITY LIMITS OF THE CITY OF KIRKWOOD ACCORDING TO ORDINANCE NUMBER 2172 OF THE CITY OF KIRKWOOD; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE CENTERLINE OF THE MERAMEC RIVER TO IT'S INTERSECTION WITH THE PRESENT EASTERLY CITY LIMITS OF THE CITY OF VALLEY PARK, ACCORDING TO ORDINANCE NUMBER 543 OF THE CITY OF VALLEY PARK, SAID POINT ALSO BEING LOCATED ON THE PROLONGATION SOUTHWARDLY OF THE WESTERN LINE OF A TRACT OF LAND CONVEYED TO ST. LOUIS COUNTY, MISSOURI, BY INSTRUMENT RECORDED IN BOOK 8379, PAGE 1933 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE EASTERN BOUNDARY LINE OF SAID VALLEY PARK CITY LIMITS ACCORDING TO THE BEARINGS AND DISTANCES DESCRIBED IN SAID ORDINANCE: NORTH 14 DEGREES 12 MINUTES WEST TO A POINT IN THE CENTERLINE OF MARHALL ROAD, 60 FEET WIDE; THENCE SOUTH 75 DEGREES 20 MINUTES WEST ALONG SAID CENTERLINE A DISTANCE OF 336.85 FEET TO THE SOUTHWARD PROLONGATION OF THE WEST LINE OF A TRACT OF

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SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF A TRACT OF LAND CONVEYED TO CAROLYNE HEEGE RECORDED IN BOOK 14760, PAGE 1817 OF THE ST. LOUIS COUNTY RECORDS; THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERN LINE OF SAID HEEGE PROPERTY TO THE NORTHWEST CORNER OF SAID HEEGE PROPERTY ON THE SOUTHWESTERN RIGHT OF WAY LINE OF QUINETTE ROAD; THENCE IN A NORTHERLY DIRECTION TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID QUINETTE ROAD, BEING THE MOST SOUTHERLY CORNER OF ARBOR CREEK SITE DEVELOPMENT PLAN RECORDED IN PLAT BOOK 350, PAGES 162 & 163 OF THE ST. LOUIS COUNTY RECORDERS OFFICE; THENCE CONTINUING IN A NORTHERLY DIRECTION ALONG THE APPROXIMATE CENTERLINE OF THE GRAND GLAIZE CREEK, ALSO BEING THE WESTERN PROPERTY LINE OF THE ARBOR CREEK SITE DEVELOPMENT PLAN, THE FOLLOWING COURSES AND DISTANCES: NORTH 32 DEGREES 56 MINUTES 55 SECONDS EAST, A DISTANCE OF 106.50 FEET TO A POINT; THENCE NORTH 11 DEGREES 19 MINUTES 13 SECONDS EAST, A DISTANCE OF 48.32 FEET TO A POINT; THENCE NORTH 36 DEGREES 58 MINUTES 56 SECONDS WEST, A DISTANCE OF 43.11 FEET TO A POINT; THENCE NORTH 47 DEGREES 05 MINUTES 28 SECONDS WEST, A DISTANCE OF 135.48 FEET TO A POINT; THENCE NORTH 25 DEGREES 59 MINUTES 00 SECONDS WEST, A DISTANCE OF 43.02 FEET TO A POINT; THENCE NORTH 03 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 43.55 FEET TO A POINT; THENCE NORTH 16 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 31.21 FEET TO A POINT; THENCE NORTH 42 DEGREES 12 MINUTES 11 SECONDS EAST, A DISTANCE OF 29.06 FEET TO A POINT; THENCE NORTH 59 DEGREES 44 MINUTES 02 SECONDS EAST, A DISTANCE OF 70.10 FEET TO A POINT; THENCE NORTH 78 DEGREES 37 MINUTES 38 SECONDS EAST, A DISTANCE OF 162.86 FEET TO A POINT; THENCE NORTH 64 DEGREES 03 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.67 FEET TO A POINT; THENCE NORTH 38 DEGREES 41 MINUTES 14 SECONDS EAST, A DISTANCE OF 44.24 FEET TO A POINT; THENCE NORTH 29 DEGREES 16 MINUTES 53 SECONDS EAST, A DISTANCE OF 101.14 FEET TO A POINT; THENCE NORTH 17 DEGREES 15 MINUTES 39 SECONDS EAST, A DISTANCE OF 63.41 FEET TO A POINT; THENCE NORTH 12 DEGREES 07 MINUTES 29 SECONDS EAST, A DISTANCE OF 150.60 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF BIG BEND ROAD, 80 FEET WIDE, SAID POINT ALSO BEING THE NORTHWESTERN CORNER OF SAID ARBOR CREEK SITE DEVELOPMENT PLAN; THENCE IN AN EASTERLY DIRECTION, ALONG THE PRESENT SOUTHERN RIGHT OF WAY LINE OF SAID BIG BEND ROAD, VARIABLE WIDTH, APPROXIMATELY 5500 FEET TO THE INTERSECTION OF THE PRESENT SOUTHERN RIGHT OF WAY LINE OF BIG BEND ROAD WITH THE EASTERN LINE OF SAID SECTION 9, TOWNSHIP 44 NORTH, RANGE 5 EAST, SAID POINT BEING THE NORTHEASTERN CORNER OF A TRACT OF LAND CONVEYED TO KCS,LLC, RECORDED IN BOOK 16153, PAGE 79 OF THE ST. LOUIS COUNTY RECORDS AND ALSO BEING LOCATED ON THE PRESENT WESTERN CITY LIMITS OF THE CITY OF KIRKWOOD BY CITY OF KIRKWOOD ORDINANCE NUMBER 2172; THENCE IN A SOUTHERLY DIRECTION ALONG THE PRESENT WESTERN BOUNDARY LINE OF THE CITY OF KIRKWOOD AND ALONG THE EASTERN LINE OF SAID SECTION 9, A DISTANCE OF APPROXIMATELY 1870 FEET TO THE SECTION CORNER MARKING SECTIONS 9, 10, 15 & 16, TOWNSHIP 44 NORTH, RANGE 5 EAST; THENCE CONTINUING IN A SOUTHERLY DIRECTION, ALONG THE EASTERN LINE OF SECTION 16, AND SAID WESTERN CITY LIMIT LINE OF THE CITY OF KIRKWOOD A DISTANCE APPROXIMATELY 1705 FEET TO THE CENTERLINE OF THE MERAMEC RIVER AND THE POINT OF BEGINNING.

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11-16-2015



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Fax: 636-225-0643

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Fax: 636-225-0643

Municipal Court  
Tel: 636-225-5696  
Fax: 636-225-0643

November 12, 2015

Chairman and Commission Members  
St. Louis County Boundary Commission  
168 N. Meramec, Suite 140  
St. Louis, MO 63105

Re: Valley Park-Tree Court and Arbor Creek Condominiums Annexation Area  
Effective Date of Annexation

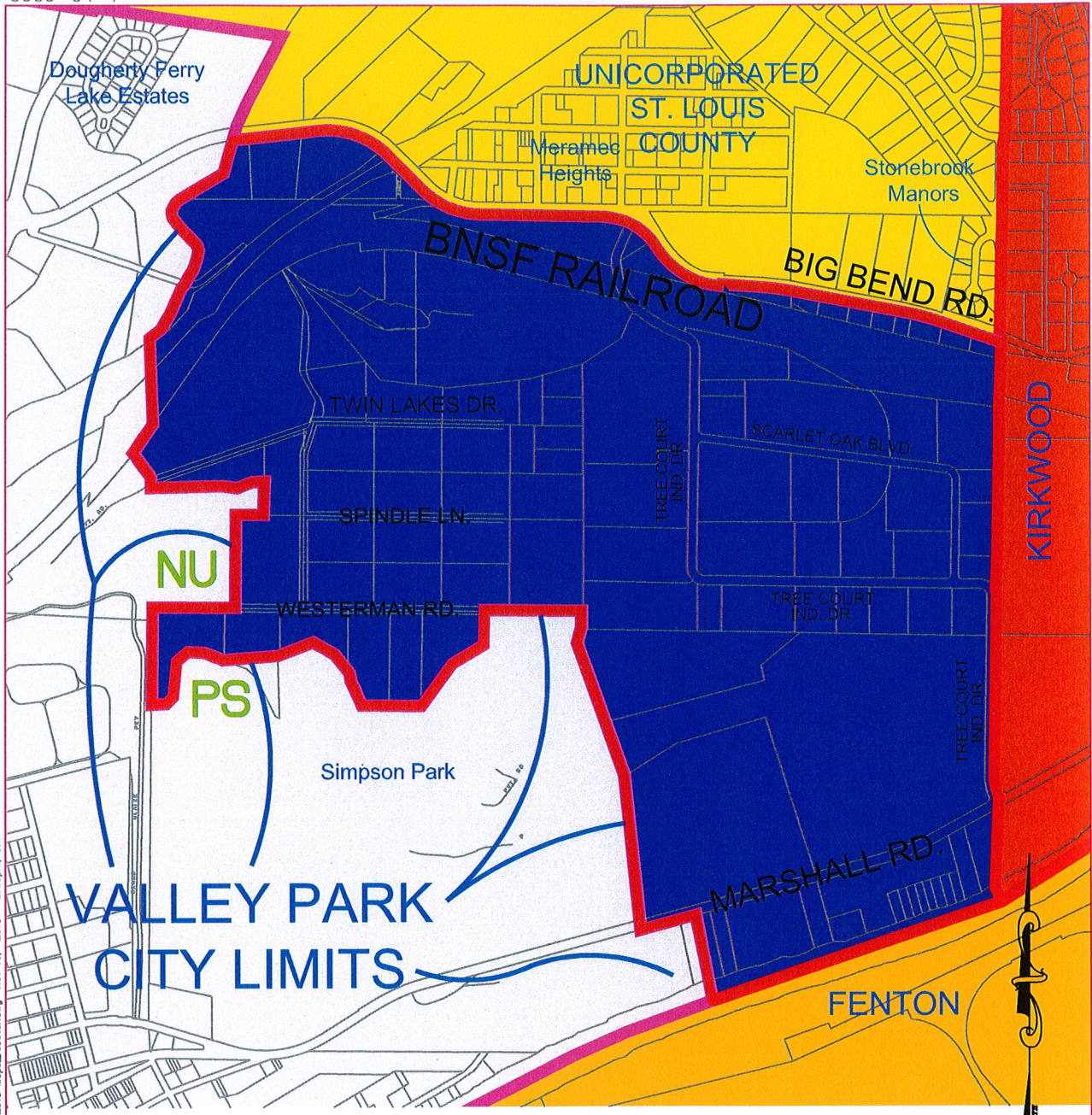
Dear Chairman and Commission Members:

In accordance with the St. Louis County Boundary Commission Rules of May 4, 2000, as revised June 25, 2013, the City of Valley Park states that the effective date of the annexation of the Valley Park "Tree Court and Arbor Creek Condominiums Annexation Area" shall be six (6) months after a favorable vote at the first available election.

Sincerely,

Mike Pennise, Mayor

## Attachments



- Proposed Annexed Area
- Existing City Limits
- Existing St. Louis County Limits

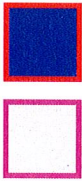
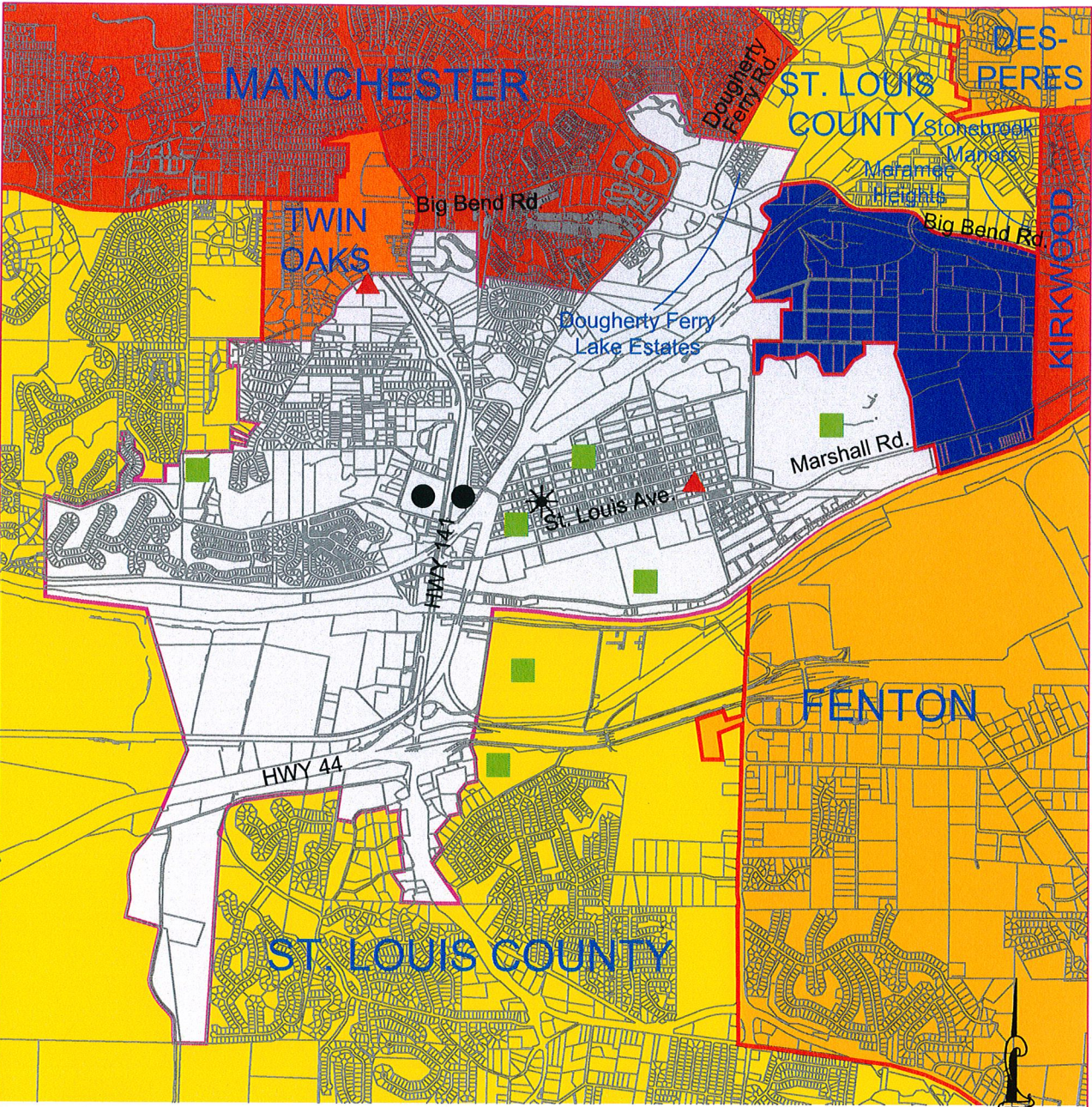
1"=1000'

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**WVG Weis Design Group**  
 16296 Westwoods Business Park Dr.  
 Ellisville, Mo. 63021  
 phwa@phweis.com  
 (636) 207-0832  
 (618) 874-0320  
 f. (636) 207-0328

**PROPOSED ANNEXATION  
 'TREECOURT' AREA  
 VALLEY PARK, MO.**

FIGURE 1



Proposed Annexed Area

Existing City Limits

- ✱ City Hall/Police Station
- ▲ Fire Station
- Park
- School



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**PROPOSED ANNEXATION  
 'TREECOURT' AREA  
 VALLEY PARK, MO.**

FIGURE 2



## Appendix Table 5

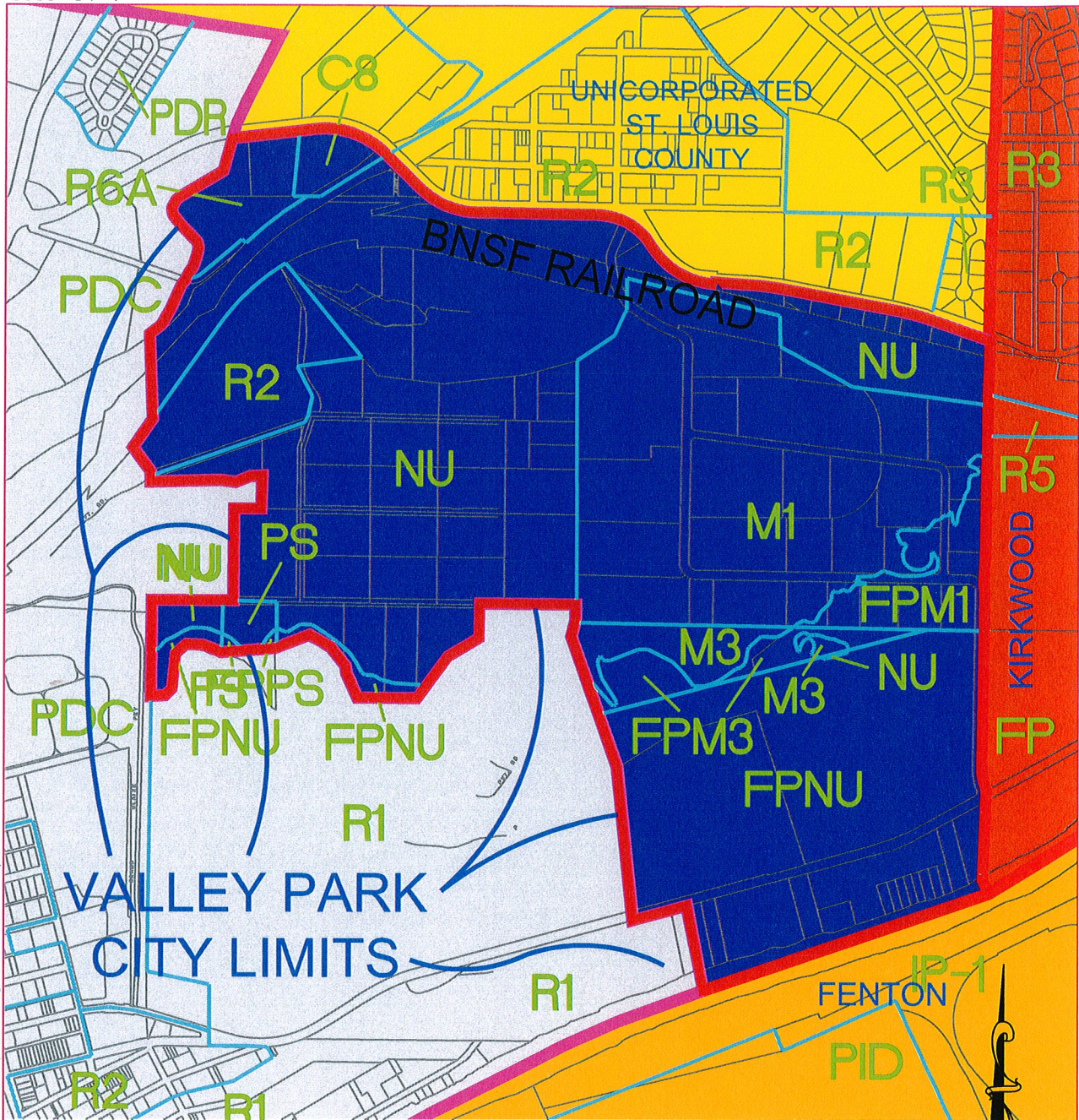
<u>Address</u>	<u>Total Appraised Value 2015</u>	<u>Total Assessed Value 2015</u>	<u>Tax Increase</u>	<u>Tax Rate</u>	<u>0.476</u>
1101 Arbor Creek Drive Unit 1A 63122	\$99,000	\$18,810	\$89.54		
1101 Arbor Creek Drive Unit 1B 63122	\$97,900	\$18,600	\$88.54		
1101 Arbor Creek Drive Unit 1C 63122	\$97,100	\$18,450	\$87.82		
1101 Arbor Creek Drive Unit 1D 63122	\$97,900	\$18,600	\$88.54		
1101 Arbor Creek Drive Unit 2A 63122	\$99,000	\$18,810	\$89.54		
1101 Arbor Creek Drive Unit 2B 63122	\$97,900	\$18,600	\$88.54		
1101 Arbor Creek Drive Unit 2C 63122	\$97,900	\$18,600	\$88.54		
1101 Arbor Creek Drive Unit 2D 63122	\$99,200	\$18,850	\$89.73		
1101 Arbor Creek Drive Unit 3A 63122	\$99,000	\$18,810	\$89.54		
1101 Arbor Creek Drive Unit 3B 63122	\$99,200	\$18,850	\$89.73		
1101 Arbor Creek Drive Unit 3C 63122	\$97,900	\$18,600	\$88.54		
1101 Arbor Creek Drive Unit 3D 63122	\$97,900	\$18,600	\$88.54		
1109 Arbor Creek Drive Unit 1A 63122	\$99,000	\$18,810	\$89.54		
1109 Arbor Creek Drive Unit 1B 63122	\$99,200	\$18,850	\$89.73		
1109 Arbor Creek Drive Unit 1C 63122	\$99,200	\$18,850	\$89.73		
1109 Arbor Creek Drive Unit 1D 63122	\$99,200	\$18,850	\$89.73		
1109 Arbor Creek Drive Unit 2A 63122	\$97,900	\$18,600	\$88.54		
1109 Arbor Creek Drive Unit 2B 63122	\$99,200	\$18,850	\$89.73		
1109 Arbor Creek Drive Unit 2C 63122	\$99,200	\$18,850	\$89.73		
1109 Arbor Creek Drive Unit 2D 63122	\$99,200	\$18,850	\$89.73		
1109 Arbor Creek Drive Unit 3A 63122	\$99,200	\$18,850	\$89.73		
1109 Arbor Creek Drive Unit 3B 63122	\$99,200	\$18,850	\$89.73		
1109 Arbor Creek Drive Unit 3C 63122	\$99,200	\$18,850	\$89.73		
1109 Arbor Creek Drive Unit 3D 63122	\$99,200	\$18,850	\$89.73		
1112 Arbor Creek Drive Unit 1A 63122	\$97,700	\$18,560	\$88.35		
1112 Arbor Creek Drive Unit 1B 63122	\$97,900	\$18,600	\$88.54		
1112 Arbor Creek Drive Unit 1C 63122	\$97,900	\$18,600	\$88.54		
1112 Arbor Creek Drive Unit 1D 63122	\$99,200	\$18,850	\$89.73		
1112 Arbor Creek Drive Unit 2A 63122	\$99,200	\$18,850	\$89.73		
1112 Arbor Creek Drive Unit 2B 63122	\$99,200	\$18,850	\$89.73		
1112 Arbor Creek Drive Unit 2C 63122	\$99,200	\$18,850	\$89.73		
1112 Arbor Creek Drive Unit 2D 63122	\$99,200	\$18,850	\$89.73		
1112 Arbor Creek Drive Unit 3A 63122	\$97,900	\$18,600	\$88.54		
1112 Arbor Creek Drive Unit 3B 63122	\$97,900	\$18,600	\$88.54		

1112 Arbor Creek Drive Unit 3C 63122	\$97,900	\$18,600	\$88.54
1112 Arbor Creek Drive Unit 3D 63122	\$105,600	\$20,060	\$95.49
1117 Arbor Creek Drive Unit 1A 63122	\$99,000	\$18,810	\$89.54
1117 Arbor Creek Drive Unit 1B 63122	\$99,200	\$18,850	\$89.73
1117 Arbor Creek Drive Unit 1C 63122	\$99,200	\$18,850	\$89.73
1117 Arbor Creek Drive Unit 1D 63122	\$99,200	\$18,850	\$89.73
1117 Arbor Creek Drive Unit 2A 63122	\$97,900	\$18,600	\$88.54
1117 Arbor Creek Drive Unit 2B 63122	\$97,900	\$18,600	\$88.54
1117 Arbor Creek Drive Unit 2D 63122	\$97,900	\$18,600	\$88.54
1117 Arbor Creek Drive Unit 3A 63122	\$99,200	\$18,850	\$89.73
1117 Arbor Creek Drive Unit 3B 63122	\$99,200	\$18,850	\$88.54
1117 Arbor Creek Drive Unit 3C 63122	\$99,200	\$18,850	\$89.73
1117 Arbor Creek Drive Unit 3D 63122	\$97,900	\$18,600	\$88.54
1125 Arbor Creek Drive Unit 1A 63122	\$97,700	\$18,560	\$88.35
1125 Arbor Creek Drive Unit 1B 63122	\$97,900	\$18,600	\$88.54
1125 Arbor Creek Drive Unit 1C 63122	\$100,100	\$19,020	\$90.54
1125 Arbor Creek Drive Unit 1D 63122	\$99,200	\$18,850	\$89.73
1125 Arbor Creek Drive Unit 2A 63122	\$97,700	\$18,560	\$88.35
1125 Arbor Creek Drive Unit 2B 63122	\$108,700	\$20,650	\$98.29
1125 Arbor Creek Drive Unit 2C 63122	\$100,100	\$19,020	\$90.54
1125 Arbor Creek Drive Unit 2D 63122	\$97,900	\$18,600	\$88.54
1125 Arbor Creek Drive Unit 3A 63122	\$99,200	\$18,850	\$89.73
1125 Arbor Creek Drive Unit 3B 63122	\$99,200	\$18,850	\$89.73
1125 Arbor Creek Drive Unit 3C 63122	\$100,100	\$19,020	\$90.54
1125 Arbor Creek Drive Unit 3D 63122	\$99,200	\$18,850	\$89.73
1133 Arbor Creek Drive Unit 2B 63122	\$97,700	\$18,560	\$88.35
1133 Arbor Creek Drive Unit 1A 63122	\$99,200	\$18,850	\$89.73
1133 Arbor Creek Drive Unit 1B 63122	\$97,100	\$18,450	\$87.82
1133 Arbor Creek Drive Unit 1C 63122	\$99,200	\$18,850	\$89.73
1133 Arbor Creek Drive Unit 1D 63122	\$99,200	\$18,850	\$89.73
1133 Arbor Creek Drive Unit 2A 63122	\$97,100	\$18,450	\$87.82
1133 Arbor Creek Drive Unit 2C 63122	\$99,200	\$18,850	\$89.73
1133 Arbor Creek Drive Unit 2D 63122	\$99,200	\$18,850	\$89.73
1133 Arbor Creek Drive Unit 3A 63122	\$99,200	\$18,850	\$89.73
1133 Arbor Creek Drive Unit 3B 63122	\$97,100	\$18,450	\$87.82
1133 Arbor Creek Drive Unit 3C 63122	\$99,200	\$18,850	\$89.73
1133 Arbor Creek Drive Unit 3D 63122	\$99,200	\$18,850	\$89.73

1141 Arbor Creek Drive Unit 1A 63122	\$97,700	\$18,560	\$88.35
1141 Arbor Creek Drive Unit 1B 63122	\$97,900	\$18,600	\$88.54
1141 Arbor Creek Drive Unit 1C 63122	\$97,100	\$18,450	\$87.82
1141 Arbor Creek Drive Unit 1D 63122	\$97,900	\$18,600	\$88.54
1141 Arbor Creek Drive Unit 2A 63122	\$97,900	\$18,600	\$88.54
1141 Arbor Creek Drive Unit 2B 63122	\$97,900	\$18,600	\$88.54
1141 Arbor Creek Drive Unit 2C 63122	\$95,800	\$18,200	\$86.63
1141 Arbor Creek Drive Unit 2D 63122	\$99,200	\$18,850	\$89.73
1141 Arbor Creek Drive Unit 3A 63122	\$97,900	\$18,600	\$88.54
1141 Arbor Creek Drive Unit 3B 63122	\$108,700	\$20,650	\$98.29
1141 Arbor Creek Drive Unit 3C 63122	\$95,800	\$18,200	\$86.63
1141 Arbor Creek Drive Unit 3D 63122	\$87,100	\$16,550	\$78.78
1149 Arbor Creek Drive Unit 1A 63122	\$99,000	\$18,810	\$89.54
1149 Arbor Creek Drive Unit 1B 63122	\$97,900	\$18,600	\$88.54
1149 Arbor Creek Drive Unit 1C 63122	\$97,100	\$18,450	\$87.82
1149 Arbor Creek Drive Unit 1D 63122	\$97,900	\$18,600	\$88.54
1149 Arbor Creek Drive Unit 2A 63122	\$97,900	\$18,600	\$88.54
1149 Arbor Creek Drive Unit 2B 63122	\$97,900	\$18,600	\$88.54
1149 Arbor Creek Drive Unit 2D 63122	\$97,900	\$18,600	\$88.54
1149 Arbor Creek Drive Unit 3A 63122	\$97,900	\$18,600	\$88.54
1149 Arbor Creek Drive Unit 3B 63122	\$99,200	\$18,850	\$89.73
1149 Arbor Creek Drive Unit 3C 63122	\$95,800	\$18,200	\$86.63
1149 Arbor Creek Drive Unit 3D 63122	\$99,200	\$18,850	\$89.73
<b>Total</b>			<b>\$8,384.17</b>

<u>Address</u>	<u>Total Appraised Value (2015)</u>	<u>Total Assessed Value (2015)</u>	<u>Tax Increase</u>	<u>Tax Rate</u>
13130 Big Bend Road 63122	\$164,800	\$31,320	\$149.08	0.4760
13116 Big Bend Road 63122	\$77,400	\$14,710	\$70.02	
13050 Big Bend Road 63122	\$129,700	\$24,650	\$117.33	
13040 Big Bend Road 63122	\$112,500	\$21,370	\$101.72	
13030 Big Bend Road 63122	\$114,500	\$21,760	\$103.58	
13020 Big Bend Road 63122	\$170,600	\$32,410	\$154.27	
13010 Big Bend Road 63122	\$29,800	\$5,660	\$26.94	
13142 Big Bend Road 63122	\$26,800	\$5,090	\$24.23	
13216 Big Bend Road 63122	\$7,900	\$1,500	\$7.14	
3385 Tree Court Lane 63122	\$143,900	\$27,350	\$130.19	
3425 Tree Court Lane 63122	\$83,300	\$15,830	\$75.35	
3409 Tree Court Lane 63122	\$103,800	\$19,730	\$93.91	
3443 Tree Court Lane 63122	\$161,500	\$30,690	\$146.08	
13245 Twin Lakes Drive 63122	\$122,800	\$23,340	\$111.10	
13248 Twin Lakes Drive 63122	\$96,000	\$18,250	\$86.87	
13281 Spindle Lane 63122	\$65,600	\$12,460	\$59.31	
13257 Westerman Road 63122	\$129,000	\$24,510	\$116.67	
13260 Spindle Lane 63122	\$138,100	\$26,240	\$124.90	
13268 Twin Lakes Drive 63122	\$246,500	\$46,830	\$222.91	
13295 Twin Lakes Drive 63122	\$158,400	\$30,090	\$143.23	
3320 Quinette Road 63122	\$280,200	\$53,240	\$253.42	
13272 Westerman Road 63122	\$148,200	\$28,160	\$134.04	
13315 Spindle Lane 63122	\$130,200	\$24,740	\$117.76	
13314 Twin Lakes Drive 63122	\$264,200	\$50,200	\$238.95	
3203 Quinete Road 63122	\$138,900	\$26,390	\$125.62	
13328 Westerman Road 63122	\$204,500	\$38,860	\$184.97	
13324 Spindle Lane 63122	\$135,700	\$25,780	\$122.71	
13317 Westerman Road 63122	\$174,300	\$33,110	\$157.60	
3318 Quinette Road 63122	\$304,000	\$57,760	\$274.94	
13331 Twin Lakes Drive 63122	\$139,800	\$26,560	\$126.43	
3316 Quinette Road 63122	\$189,800	\$36,060	\$171.65	
3215 Quinette Road 63122	\$278,200	\$52,860	\$251.61	
<b>Total</b>		<b>\$4,224.55</b>		

<u>Locator No.</u>	<u>Address</u>	<u>Appraised Value (2015)</u>	<u>Assessed Value (2015)</u>	<u>Tax</u>
250410099	3505 Tree Court Industrial Blvd	\$ 3,838,000.00	\$ 1,228,160.00	\$ 7,811.10
250420362	3511 Tree Court Industrial Blvd	\$ 606,700.00	\$ 194,144.00	\$ 1,234.76
250420340	3535 Tree Court Industrial Blvd	\$ 1,793,400.00	\$ 573,888.00	\$ 3,649.93
250420032	3565 Tree Court Industrial Blvd	\$ 1,070,500.00	\$ 342,560.00	\$ 2,178.68
250420351	3585 Tree Court Industrial Blvd	\$ 828,700.00	\$ 265,184.00	\$ 1,686.57
250420274	3615 Tree Court Industrial Blvd	\$ 1,427,600.00	\$ 456,832.00	\$ 2,905.45
250510133	3645 Tree Court Industrial Blvd	\$ 1,371,700.00	\$ 438,944.00	\$ 2,791.68
250510122	3701 Tree Court Industrial Blvd	\$ 825,300.00	\$ 264,096.00	\$ 1,679.65
250410101	3501 Tree Court Industrial Blvd	\$ 1,628,100.00	\$ 520,992.00	\$ 3,313.51
250420054	3500 Tree Court Industrial Blvd	\$ 3,222,700.00	\$ 1,031,264.00	\$ 6,558.84
250420065	3568 Tree Court Industrial Blvd	\$ 2,254,600.00	\$ 721,472.00	\$ 4,588.56
250420285	3610 Tree Court Industrial Blvd	\$ 1,739,200.00	\$ 556,544.00	\$ 3,539.62
250510023	3636 Tree Court Industrial Blvd	\$ 1,991,000.00	\$ 637,120.00	\$ 4,052.08
250510012	3670 Scarlet Oak Blvd	\$ 517,200.00	\$ 165,504.00	\$ 1,052.61
250510177	3644 Scarlet Oak Blvd	\$ 1,659,100.00	\$ 530,912.00	\$ 3,376.60
250410088	3433 Tree Court Industrial Blvd	\$ 5,755,700.00	\$ 1,841,824.00	\$ 11,714.00
250420384	3501 Scarlet Oak Blvd	\$ 2,620,300.00	\$ 838,496.00	\$ 5,332.83
250420197	3545 Scarlet Oak Blvd	\$ 1,877,700.00	\$ 600,864.00	\$ 3,821.50
250420373	3555 Scarlet Oak Blvd	\$ 1,680,600.00	\$ 537,792.00	\$ 3,420.36
250510188	3637 Scarlet Oak Blvd	\$ 2,287,300.00	\$ 731,936.00	\$ 4,655.11
250510078	3630 Scarlet Oak Blvd	\$ 675,500.00	\$ 216,160.00	\$ 1,374.78
250430097	3365 Tree Court Industrial Blvd	\$ 5,468,700.00	\$ 1,749,984.00	\$ 11,129.90
250440085	3500 Scarlet Oak Blvd	\$ 1,335,600.00	\$ 427,392.00	\$ 2,718.21
250440162	3366 Tree Court Industrial Blvd	\$ 729,700.00	\$ 233,504.00	\$ 1,485.09
250440104	3380 Tree Court Industrial Blvd	\$ 466,400.00	\$ 149,248.00	\$ 949.22
250440184	3560 Scarlet Oak Blvd	\$ 5,283,700.00	\$ 1,690,784.00	\$ 10,753.39
250530021	3616 Scarlet Oak Blvd	\$ 1,852,700.00	\$ 592,864.00	\$ 3,770.62
250530010	3624 Scarlet Oak Blvd	\$ -	\$ -	\$ -
250440173	3560 Scarlet Oak Blvd	\$ 171,300.00	\$ 54,816.00	\$ 348.63
250130023	3509 Tree Court Industrial Blvd	\$ 1,984,700.00	\$ 635,100.00	\$ 4,039.24
250120051	2485 Marshall Rd	\$ 555,300.00	\$ 173,260.00	\$ 1,101.93
250140071	2477 Marshall Rd	\$ 1,101,000.00	\$ 242,840.00	\$ 1,544.46
<b>Tax Rate</b>			<b>Total</b>	<b>\$ 118,578.89</b>



Proposed Annexed Area

Existing Zoning

N.T.S.

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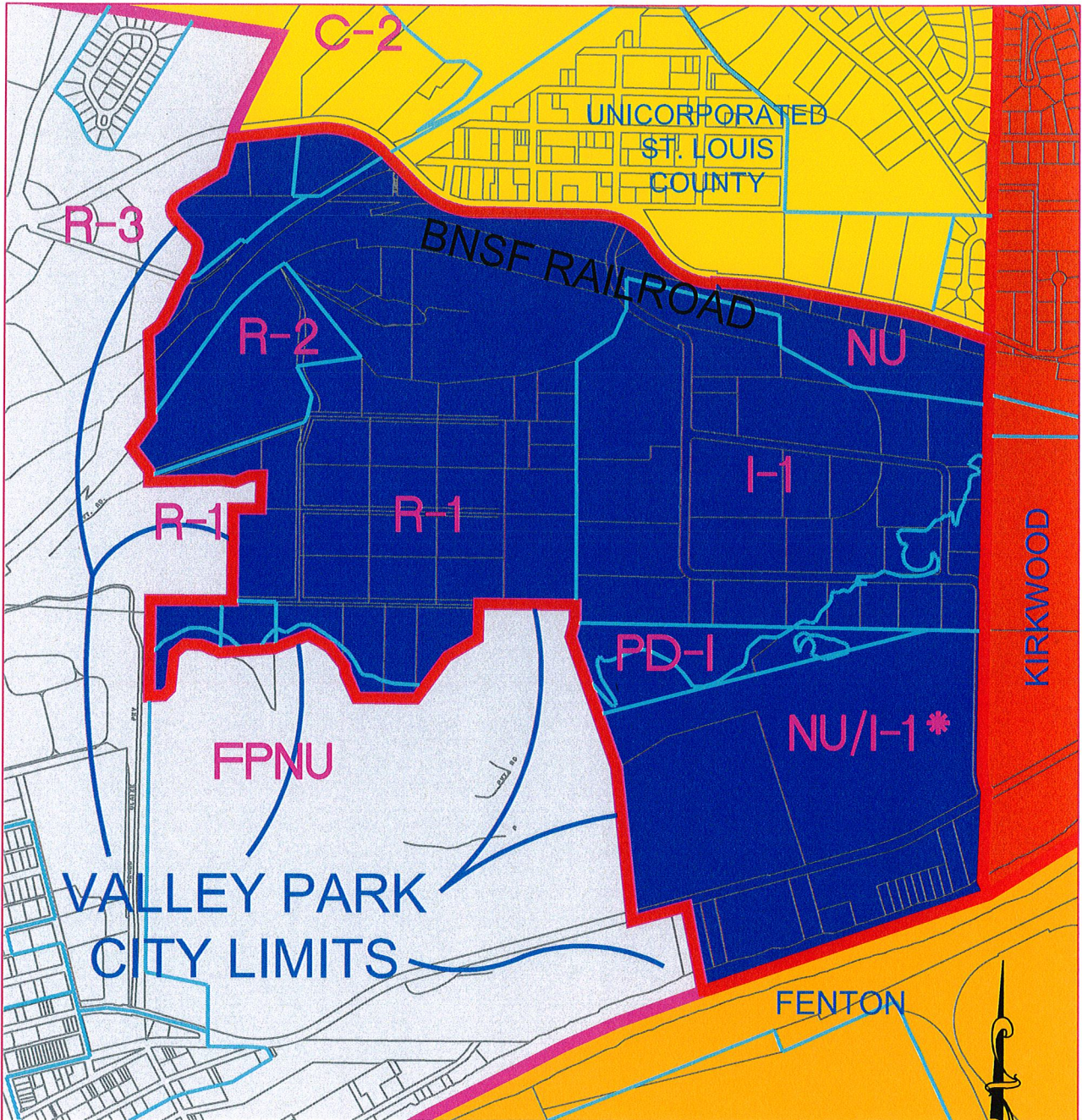


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**PROPOSED ANNEXATION  
 'TRECOURT' AREA  
 VALLEY PARK, MO.**

FIGURE 3



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Proposed Annexed Area

\* Golf Course will be zoned NU remaining area will be zoned I-1

Proposed Zoning

N.T.S.



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**PROPOSED ANNEXATION  
'TREECOURT' AREA  
VALLEY PARK, MO.**

FIGURE 4