

June 25, 2018

St. Louis County Boundary Commission
168 North Meramec Ave.
Clayton, MO 63015

SUBJECT: BALLWIN'S 2018 FIVE (5) YEAR MAP PLAN SUBMITTAL

Dear Chairman and Members of the Commission:

The City of Ballwin respectfully request your consideration and approval of Ballwin's 2018 Five (5) Year Map Plan, submitted to you here within compliance with the requirements of RSMo 72.423 (1999 Cum. Supp) and Article of III of the Rules of the St. Louis Boundary Commission. The areas of interest include unincorporated land abutting the City of Ballwin, and are listed below in order of potential annexation:

1. The Kylewood Subdivision located in unincorporated St. Louis County east of Reinke Rd.
2. The area of unincorporated St. Louis County south of Kiefer Creek to the municipal boundaries of Ellisville and Wildwood, east of Arbor Meadow Dr., Holleyberry Dr. and Pama Dr., south of Breeze View Dr. and Lenoa Dr. west of Sulphur Springs Dr., south of Big Bend to the municipal boundaries of Twin Oaks and Valley Park. The maximum southern boundary would be to the Meramec River.
3. The area of unincorporated St. Louis County east of Hwy 141 to Weidman Rd; South of the Town and Country municipal boundary; north of Manchester Rd.

City staff has reached out and informed Ellisville, Manchester, Town and County, Twin Oaks, Valley Park and St. Louis County of our plan submittal.

Please find twelve (12) paper copies of the Map Plan depicting the areas of interest

As per Article III A (4), the following information and documents are submitted for the Boundary Commission's review and consideration:

Official Name: City of Ballwin

Official Designee Eric Hanson
City Administrator
14811 Manchester Rd
Ballwin, MO 63011
636-227-9000
ehanson@ballwin.mo.us

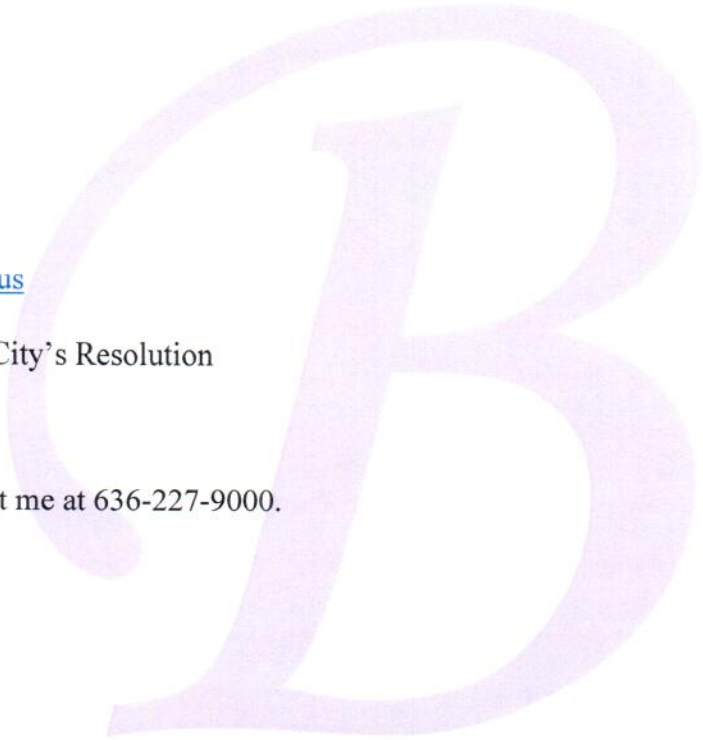
Documents: Certified Copy of the City's Resolution
Ballwin 2018 Five (5) Year Map Plan
Services Attached

For more information, please feel free contact me at 636-227-9000.

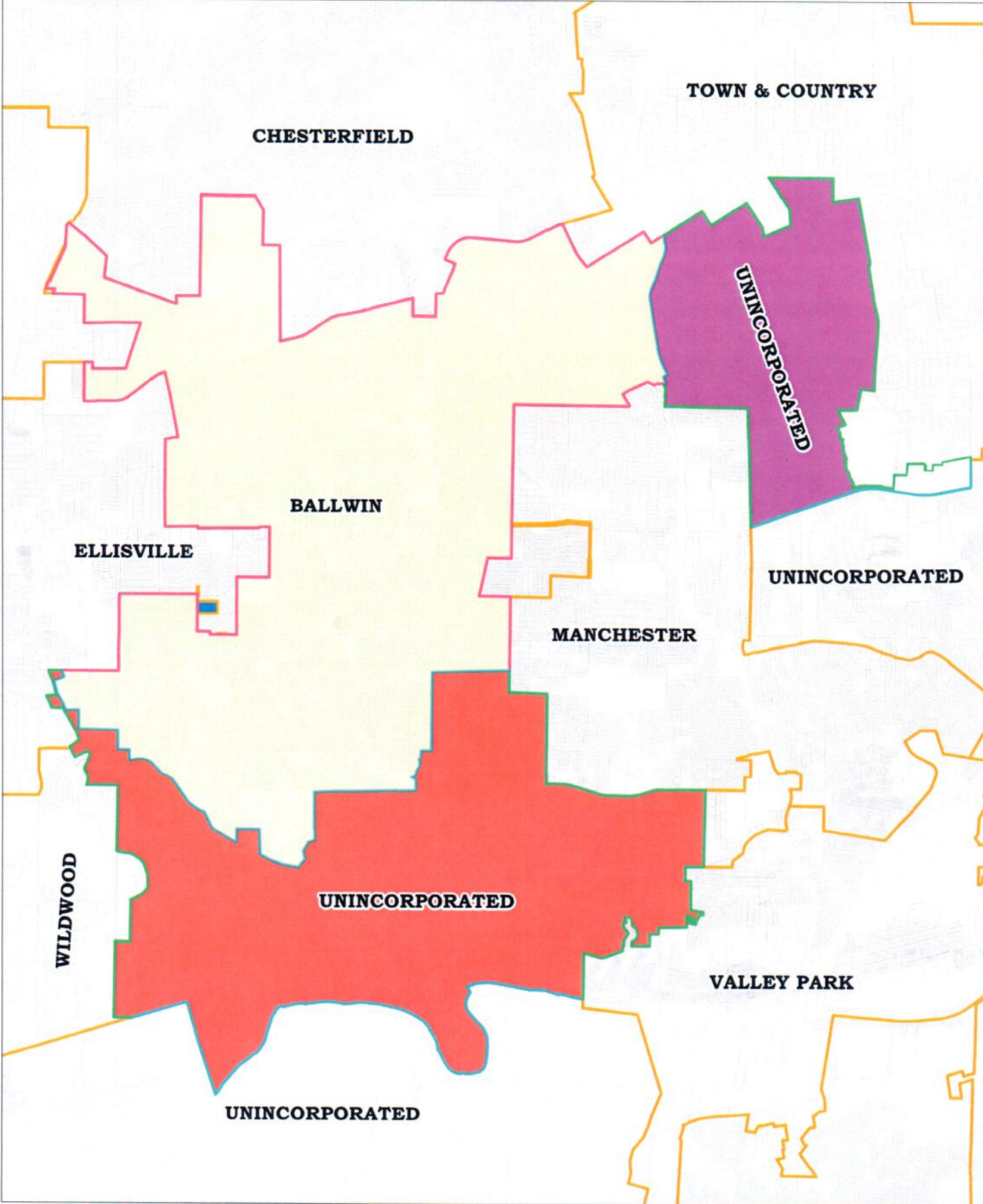
Respectfully Submitted



Eric Hanson
City Administrator



CITY OF BALLWIN
2018 PROPOSED ANNEXATION MAP PLAN





Bill No. 3996

Ordinance No. 18-08

INTRODUCED BY
ALDERMEN TERBROCK, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, KERLAGON, BULLINGTON

AN ORDINANCE ADOPTING AN ANNEXATION MAP FOR THE CITY OF BALLWIN.

WHEREAS, Section 72.423 RSMo. establishes a procedure for submitting any proposed boundary change to the Boundary Commission for map plan review and comment.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The annexation map plan attached hereto and incorporated herein by reference is adopted as the Annexation Map Plan for the City of Ballwin.

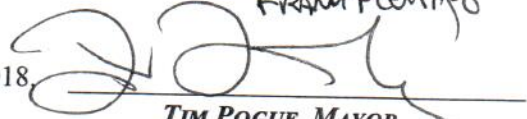
Section 2. The City Administrator is directed to submit the Annexation Map Plan to the St. Louis Country Boundary Commission for review and comment.

Section 3. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this 25th day of June, 2018.


TIM POGUE, MAYOR
FRANK FLEMING

APPROVED this 25th day of June, 2018.


TIM POGUE, MAYOR
FRANK FLEMING

ATTEST: 
ERIC HANSON, CITY ADMINISTRATOR



DOCUMENT CERTIFICATION

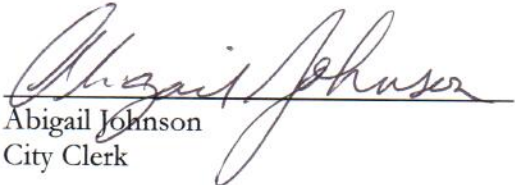
STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS.
CITY OF BALLWIN)

TO ALL OF WHOM THESE PRESENT SHALL COME:

I, Abigail Johnson, City Clerk of the City of Ballwin, do certify that the attached page contains a full, true and complete copy of **Ballwin Ordinance # 18-08, An Ordinance Adopting an Annexation Map for the City of Ballwin**, as the same appears on file and of record in this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and affixed the seal of the City of Ballwin this 26th day of June, 2018.




Abigail Johnson
City Clerk



ANNEXATION PHILOSOPHY

The City of Ballwin does not promote, pursue or solicit annexation simply for the sake of growth. The service provision and financial impacts and ramifications of annexation proposals are carefully reviewed before they are submitted to the Boundary Commission for consideration. Although sometimes initiated by Ballwin, most annexations are the result of inquiries from residents of the annexing area. From Ballwin's perspective, the following criteria apply to all annexation proposals.

1. The area in question must be contiguous and meet the applicable state laws and Boundary Commission regulations.
2. There must be a reasonable chance for success when placed on the ballot. This usually requires the submission of a petition signed by a majority of the affected property owners and/or residents, although other indications of support may be considered at the Board of Aldermen's discretion.
3. The potential annexation should be revenue positive over the short and long term to prevent residents of the current City from having to subsidize the cost of services and capital improvements in the annexing area. This analysis will be conducted by the City of Ballwin according to its criteria for this analysis.
4. The interests of adjacent cities, St. Louis County and other agencies may be solicited in advance of making a decision regarding an annexation proposal to avoid (if possible) overlap and conflict.
5. All annexations must be submitted to and approved by the Boundary Commission of St. Louis County. Ballwin will only submit annexation proposals to the Boundary Commission that the City believes will be acceptable. Accordingly, the boundary of a petitioned area may have to be adjusted or an area adjoining a petition may have to be added or deleted in order to increase the likelihood of being approved by the Boundary Commission. A petitioner may, therefore, be required to obtain additional petition signatures from such adjoining areas.

ECONOMICS

1. The City of Ballwin collects no real estate (property) tax. Annexation, therefore, will result in no increase or decrease to current real estate tax payments. Annexing areas will continue to pay the taxes that are presently assessed; they will not go away.
2. Ballwin has no personal property tax.
3. Ballwin's utility tax is the same as that charged by St. Louis County (5%). There will be no change in the amount of this tax resulting from annexation, but the revenues from this tax will cease going to St. Louis County and will come to Ballwin.
4. Ballwin receives revenue from sources such as sales tax, motor fuel tax, cigarette tax, etc. that are based upon population. The rates of these taxes will not change as a result of annexation, but the revenues attributable to the population of the annexing area will come to the City and cease going to St. Louis County.

Overall, Ballwin's financial situation is sound. Operating reserves are stable. The City's Bond rating remains at Aa, and revenues and expenditures are on track with budget projections.

POLICE

1. Ballwin's police protection includes regular patrol, dispatching services (communications) emergency call response, non-emergency call response, investigative services and community outreach programs such as Neighborhood Watch, D.A.R.E., safety awareness and problem mediation
2. Ballwin currently has a ratio of approximately 1.62 officers for every 1,000 residents being served by the department, so there is always a car in your neighborhood.

Annexations sometimes require the addition of more police officers and sometimes do not. The determination is made on the basis of patrol sectoring and calls for service more than it is on the basis of population. Manpower additions may not, therefore, directly reflect the percentage increase in population or land area associated with a specific annexation.

3. Ballwin's communications unit utilizes the most current computer aided dispatching system technology to insure the efficient handling of all calls for service. The average response time for emergency calls is about 2½ minutes. The response time for non-emergency calls is less than 7 minutes.
4. Ballwin runs a full-service Police Department. In addition to patrol, communications, and community affairs, Ballwin has an investigation division with officers specially trained in crime scene processing, fingerprinting, photography and related functions.

The traffic unit deals with vehicular and pedestrian issues such as speeding, stop signs, crosswalks, etc.

Ballwin works closely with the St. Louis County Family Court and has officers trained in juvenile and related matters in this special area of the law.

Ballwin participates with other West County cities and the St. Louis County Multi Jurisdictional Drug Task Force. This organization focuses on local and regional drug enforcement.

Ballwin operates a holding/detention facility that meets all state and federal requirements. The convenience of this monitored and technologically enhanced facility reduces travel and prisoner processing time which thereby keeps officers on patrol and not tied up with non-patrol related functions.

Ballwin maintains a close relationship with the Parkway and Rockwood School Districts through the D.A.R.E. and school resource officer programs.

RECREATION

1. The City has over 140 acres of land dedicated to recreation purposes. This includes 4 community and neighborhood parks, a 9-hole golf course, The Pointe At Ballwin Commons recreation center, and the North Pointe Family Aquatic Center. Residents are eligible for discounted membership and utilization rates.
2. Ballwin's five park facilities, Bob Ferris Park and New Ballwin Park on New Ballwin Road; Holloway Park and Vlasis Park, on Holloway Road, and the Pointe at Ballwin Commons Park on Ballwin Commons Circle provide a full range of recreational activities including playgrounds, horseshoes, volleyball, tennis and basketball courts, pavilions, ball fields, ponds for fishing, and trails for hiking and jogging.
3. The 66,000 square foot Pointe At Ballwin Commons recreation center was the first facility of its kind in the West County area when it opened in 1996. It has since served as a model for several similar facilities in the St. Louis region and throughout the country, and has won several awards as an outstanding example of this kind of facility. The Pointe offers a wide range of fitness, wellness, jogging, dance, swimming, and recreation opportunities for all ages and segments of the population. Activities are available to residents and non-residents.
4. In the summer of 2003, the North Pointe Aquatic Center opened. It is the premiere municipal aquatic facility in the St. Louis Area. This new facility offers a full range of outdoor aquatic amenities from passive leisure for the tots to active water slides, a 25 meter/yard competition pool, diving boards and a rope swing. The facility boasts the longest lazy river in the state of Missouri. Rental spaces adjacent to the facility are available for private gatherings.
5. The Ballwin Golf Club along Holloway Road includes a highly respected 9-hole golf course and a banquet and meeting facility for up to 225 people. This golf course is regularly recognized as one of the best municipally owned golf courses in the St. Louis Region for both its quality and reasonable cost of play.
6. Ballwin has been recognized by the National Arbor Day Foundation and the Missouri Department of Conservation as a Tree City USA. The City has an ongoing tree planting and maintenance program on city properties and for all trees located in public rights-of-way.
7. Subdivision common ground areas are private property owned jointly by every property owner in the subdivision. These properties do not transfer to Ballwin following annexation and their maintenance continues to be the responsibility of the subdivision.

PUBLIC WORKS

1. Ballwin does not maintain potable water and sanitary sewer facilities. These facilities are the maintenance responsibility of the Missouri American Water Co. and MSD respectively.
2. Ballwin will maintain all public streets in newly annexed areas in the same way that it maintains streets in the existing city. This includes such things as pothole and joint repairs, slab replacement, sweeping and snow removal. Ballwin cannot maintain streets that are privately owned and not dedicated for public use.

Sweeping is conducted on a regular schedule for all Ballwin arterial streets. Other streets are monitored and swept on an as-needed basis.

Potholes and other minor repairs are handled on a routine basis, but an intense program is conducted in the winter and spring to repair cold weather damage.

Except for emergency situation, major roadway maintenance and upgrades in annexed areas will not begin sooner than the beginning of the fiscal year following the effective date of the annexation and will be done in accordance with Ballwin's existing procedure for this kind of work. Based on budget constraints and regular citywide surveys of roadway conditions, an annual listing of the roadways most in need of work is prepared for each ward for the annual work program. This work is generally completed in the summer months when school traffic is minimal. Street repair and replacement is done on the basis of roadway pavement service ratings and overall traffic volume. An irregular physical appearance to the pavement caused by different material types and other aesthetic issues are not typically factors in this analysis.

All snow removal activities are conducted by city personnel with city equipment. There are no contracts with private service providers. Snow removal is given an emergency priority. Crews are dispatched when a snowfall is imminent. Whenever possible they are out until the storm is over and all roadways are clear and passable. Ballwin has a "bare pavement" policy. All public streets are considered snow routes and parking restrictions apply during all winter storms.

3. Sidewalk repairs are approached in the same manner as street repairs. All efforts are made to monitor and correct deterioration as soon as it is discovered.
4. Storm water detention facilities and their outfall structures are not maintained by the City. Such facilities will continue to be the maintenance responsibility of the subdivision trustee organization after the annexation.
5. Ballwin provides free curbside leaf collection in the Fall and brush pickup in the Spring to all single family residences in the city. These services are extended to annexed areas after the effective date of the annexation at the time of the annual program
6. Ballwin conducts a mosquito fogging program during the summer months on an as-needed basis. The equipment is tested and all chemicals and application rates meet EPA standards.

7. Streetlights are monitored weekly for malfunctions, damage and outages. Deficiencies are promptly reported to AmerenUE. An internal tracking system helps to insure that these lights are not out of service for an extended period of time, but the lights are the property and maintenance responsibility of AmerenUE. Repair is therefore subject to AmerenUE's scheduling.
8. Creeks, surface drainage systems and storm sewer maintenance are the responsibility of the Metropolitan St. Louis Sewer District, the Missouri Department of Natural Resources and the Army Corps of Engineers. This does not change with annexation. Ballwin does not have any authority over storm water problems on private property or regulate the flow of any water from private property onto adjoining private property.

CODES

1. The city operates a complete housing inspection program which has been designed to maintain a quality residential environment. All residential units and commercial structures must be inspected and certified for occupancy before they can be occupied. City inspectors check for compliance with the Ballwin Housing Code. This is a set of minimum standards designed to protect health and safety, keep neighborhoods in a well-maintained condition, and protect the long term value of your home and the community.

Structures in the Metro West Fire District must also be inspected and certified for occupancy through the district. This is an existing program today and does not end or change with annexation.

2. Missouri law precludes Ballwin from enforcing private deed restrictions and/or subdivision indentures. This may include issues such as building permits, architectural review, fences, residential businesses, RV and Boat parking, dogs, etc. Indenture enforcement will continue to be the responsibility of the Trustee Association. Ballwin attempts to cooperate with trustee associations, but permits that are legal under Ballwin's regulations cannot be withheld pending an approval from a trustee association or denied because they do not comply with subdivision regulations.

OTHER CONSIDERATIONS

1. Citizens of Ballwin are represented by eight Aldermen elected by ward and the Mayor, who is elected on a citywide basis. There are two Aldermen from each of the City's four wards. The Mayor serves a 4 year term of office and the Aldermen serve two-year staggered terms. There are presently about 8000 residents in each ward. Ballwin does not create new wards to represent annexed areas.
2. Board of Aldermen meetings are held on the second and fourth Mondays of each month at the Donald "Red" Loehr Police and Court Center, which is located at 300 Park Drive in Vlasis Park. The building is fully accessible. All meetings are open to the public and your attendance is welcome and encouraged.
4. A public opinion survey that measures resident satisfaction is conducted every other year by an independent organization. The results of this survey are part of the basis upon which policy decisions are made and budget priorities are formulated.
5. Ballwin is a city of the fourth class, as established by the laws of the State of Missouri. It has had this classification since it was voted into place in the early 1960s. Other classifications and structures are available to Ballwin under Missouri law, but there has been no indication from the residents of Ballwin that they are unhappy with the present government structure. Given the absence of such a mandate, and the disruption and expense of changing the structure, there has been no reason to undertake such a change.