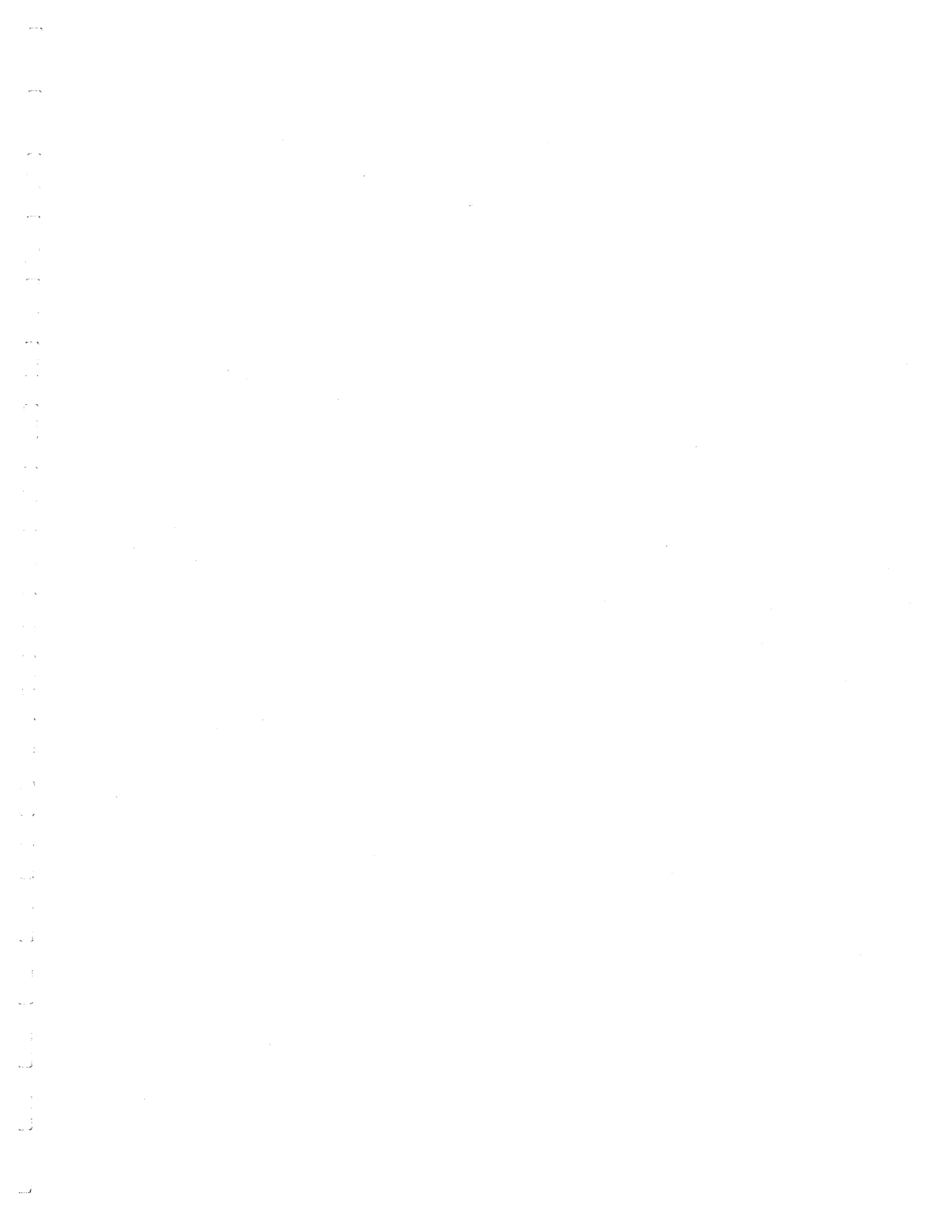


**OFFICIAL SUBMITTAL
TO
ST. LOUIS COUNTY
BOUNDARY COMMISSION
BY
CITY OF FLORISSANT, MISSOURI
FOR ANNEXATION
OF
AREA WEST**

April 15, 1996

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EXECUTIVE SUMMARY

The City of Florissant is proposing to annex an unincorporated pocket referred to as the "Area West," including all subdivisions therein, generally bounded by the City of Florissant to the North and East, the City of Hazelwood to the South, and the Missouri River to the West. A locator map detailing the area is attached to the Plan of Intent (Tab 6) as attachment "A". The general description of the proposed area to be annexed, "Area West," comprises an area of about 915 acres in size, having about 7.57 miles of streets to be maintained by the City and an estimated population of 2,145 people (1990 U.S. Census). The estimated assessed valuation of the proposed area to be annexed is \$10,061,887. Estimated revenues generated from this area to the City of Florissant after annexation are \$455,100, which would include cable TV fees, licenses, permits, fines and miscellaneous fees.

The proposed annexation area is 45 percent contiguous to the City of Florissant (the City of Hazelwood is 27 percent contiguous, and St. Charles County to the center line of the Missouri River is 28 percent contiguous). The area is 46 percent developed and consists primarily of residential property and zoning districts R-3, R-5, NU and FPNU.

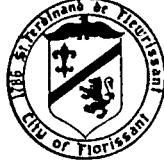
The Area West constitutes an "unincorporated pocket" as that term is defined within the annexation legislation. The average residential density is in excess of one dwelling per three acres. The estimated population is less than 5,000 persons and the area is accessible by public or private roadway only from the City of Florissant.

The City of Florissant operates under a home rule charter. Under the provisions of the charter, the City of Florissant is governed by a mayor-council form of government with a full-time salaried Mayor and nine City Council members representing respective wards. The City of Florissant is the largest municipality in St. Louis County with a population of 51,306 people. The City of Florissant encompasses approximately 10.38 square miles in area and has a current assessed valuation of \$365,379,000 (1995).

The City of Florissant is a well established community in which the residential neighborhoods, with affordable housing, good schools, parks and public facilities, are the major assets of the community. The City of Florissant suggests that this annexation would be mutually beneficial to all parties and is reasonable and necessary for the proper growth and development of the City of Florissant and the Area West. The proposed annexation of the Area West would represent a 4.2 percent increase in population, a 5 percent increase in street mileage, a 13.8 percent increase in physical area and an increase of 2.8 percent in assessed valuation. These increases will create no additional burdens upon the City and will not cause any additions in management personnel. The City of Florissant clearly has the ability to accommodate this new area and to service this area in a first-class fashion.

The City of Florissant anticipates that the City of Hazelwood will also seek to annex this territory. However, when this issue was previously analyzed by a prior boundary commission, it was determined that the annexation proposal by the City of Florissant was in the best interest of all persons.

CITY OF FLORISSANT



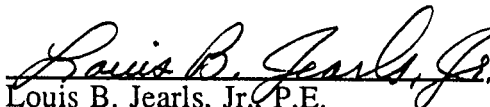
FLORISSANT, MISSOURI

GEOGRAPHICAL INFORMATION

- (a) A metes and bounds legal description of the area covered by the proposal, setting forth the current contiguous incorporated boundary and the unincorporated territory is contained in the Plan of Intent on page 3 of 18 through page 4 of 18.
- (b) A map of the area covered by the proposal depicting the current and proposed boundaries is contained in the Plan of Intent as attachment "A" to the Plan of Intent.

Certification

- (c) I, Louis B. Jearls, Jr., P.E., Director of Public Works of the City of Florissant, hereby certify that the area covered by the proposal includes unincorporated territory which is less than 50 percent of the combined land subject to the proposal.
- (d) I further certify that the names of all platted subdivisions in Area West are Charbonier Woods, Cobblestone Creek, Flamingo Park Plat 16, Flamingo Park Plat 17, M&R Acres, Flamingo Oaks Plat 18, Quail Run Condominium Plat 1, Quail Run Condominium Plat 2, Quail Run Condominium Plat Three, Woodside Plat 19, Charbonier Acres, and various unnamed subdivisions at the following addresses: 2680 Mullanphy Ln., 2610 Mullanphy Ln., 2710 Mullanphy Ln., 2800 Charbonier Rd., 2690 Mullanphy Ln., 1940 Shackelford Rd., 2720 Mullanphy Ln., 687 Shackelford Rd., 3070 Charbonier Rd., 2700 Mullanphy Ln., 3000 Charbonier Rd., 3360 Charbonier Rd., 3460 Charbonier Rd., 3170 Charbonier Rd., 3375 Charbonier Rd., 3305 Charbonier Rd., 555 Bluff Parks Dr., 2817 Charbonier Rd., 2825 Charbonier Rd., 2840 Charbonier Rd., 3295 Charbonier Rd., 3150 Charbonier Rd., 3140 Charbonier Rd., 3060 Charbonier Rd., 3100 Charbonier Rd., 3110 Charbonier Rd. #R, 685 Shackelford Road.
- (e) I also certify that to the best of my present knowledge, the area covered by the proposal does not overlap with any other proposal before the Commission.


Louis B. Jearls, Jr., P.E.
Director of Public Works
City of Florissant
4/15/96

PUBLIC NOTICE OF PUBLIC HEARING

The following is a draft of proposed language for "Public Notice of Public Hearing" and includes: (a) the identity of the proposing agent (the City of Florissant); (b) a clear, concise description on the proposed boundary change; (c) the City of Florissant's proposal's official submittal date, April 15, 1996; (d) and blanks in the proposed language for the date, time and location of the hearing, which will be filled in by the St. Louis County Boundary Commission.

**ST. LOUIS COUNTY BOUNDARY COMMISSION
NOTICE OF RECEIPT OF ANNEXATION PROPOSAL AND PUBLIC HEARING**

Notice is hereby given that the St. Louis County Boundary Commission received a proposal for boundary change from the City of Florissant, Missouri on April 15, 1996. The following legal description has been submitted by the City of Florissant for the tract to be annexed, "Area West," which encompasses an area of 1.43 square miles. The Commission will consider the proposed boundary change by the City of Florissant. A legal description of the area to be included in the corporate limits of the City of Florissant is attached to this Notice.

Notice is hereby given that the St. Louis County Boundary Commission will hold a Public Hearing regarding the proposed boundary change at ___ p.m. on _____, 1996 at _____ in Florissant, Missouri.

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

A copy of the map depicting the proposed annexation area is available for review at the St. Louis County Boundary Commission office, 1516 South Brentwood Boulevard, Suite 101, St. Louis, Missouri 63144 during weekdays between the hours of 9:00 a.m. and 3:00 p.m. The phone number is 961-7877.

Secretary of St. Louis County
Boundary Commission

Dated: _____, 1996

Farnsworth
Polk, Inc.

engineers
& surveyors

AREA WEST LEGAL DESCRIPTION

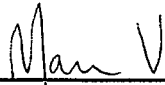
A tract of land in Township 47 North, Range 6 East, St. Louis County, Missouri, and being more particularly described as follows:

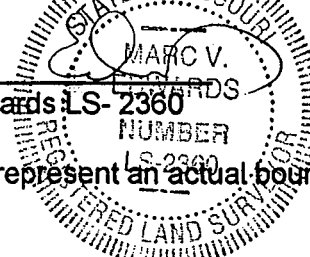
Beginning at a point being the intersection of the Southeast line of Shackelford Road and the Southeastwardly prolongation of the Northeastern line off Flamingo Park Plat 17 as recorded in Plat Book 126 pages 52 and 53 of the St. Louis County Records; thence Southwestwardly along the Southeast line of Shackelford Road a distance of 2370 feet more or less to a point being the intersection of this line and the Southeastwardly prolongation of the Southwestern line of Quail Run Condominiums Plat 1 as recorded in Plat Book 248 on Page 75 of the St. Louis County Records; thence Northwestwardly along the said Southwestern line of said of Quail Run Condominiums Plat 2 and continuing along the Southwestern line of Flamingo Park Plat 16 as recorded in Plat Book 124 page 20 of the St. Louis County Records North 52 degree 54 minutes 00 seconds West a distance of 1225 feet more or less to a point in the Southeastern line of property now or formerly of Lillian J. Hickman as recorded in Deed Book 8133 page 39 of the St. Louis County Records said point also being the most Western corner of Lot 97 of said Flamingo Park Plat 16; thence along said Southeastern line and its direct prolongation South 37 degrees 00 minutes 00 seconds West a distance of 416.16 feet to a point in the Southwestern line of Charbonier Road, 60.00 feet wide; thence along said Southwestern line North 53 degrees 00 minutes 00 seconds West a distance of 2234.80 feet to the most Northern corner of a tract of land conveyed to the City of Florissant now or formerly known as Koch Park as recorded in Deed Book 4799 page 496 of the St. Louis County Records; thence along the Northwestern line of said Koch Park South 35 degrees 50 minutes 00 seconds West a distance of 916.16 feet to a point in the Northeastern line of property now or formerly conveyed to George Pezold as recorded in Deed Book 7917 Page 134 of the St. Louis County Records; thence along said Koch Park line South 53 degrees 23 minutes 40 seconds East a distance of 48.87 feet to the Eastern most corner of said Pezold property, said corner also being the Northern most corner of a tract of land now or formerly conveyed to Charles W. Rasner as recorded in Deed Book 228 Page 201 of the St. Louis County Records; thence continuing along said Koch Park line South 27 degrees 50 minutes 40 seconds West a distance of 194.07 feet to a point in the Northeastern line of Villa Del Cresta Apartments Phase Two as recorded in Plat Book 147 Page 21 of the St. Louis County Records; thence along the Northwestern line of said Villa Del Cresta Apartments South 23 degrees 45 minutes 37 seconds West a distance of 526.00 feet; thence continuing along said line South 36 degrees 46 minutes 37 seconds West a distance of 100.65 feet; thence continuing along said line and the Northwestern line of Pelican Cove Subdivision as recorded in Plat Book 258 Page 81 thru 83 of the St. Louis County Records the following courses and distances: South 35 degrees 25 minutes 37 seconds West, 133.66 feet; thence South 06 degrees 33 minutes 37 seconds East, 40.36 feet; thence South 48 degrees 40 minutes 03 seconds West, 52.39 feet; thence South 17 degrees 20 minutes 18 seconds East, 62.80 feet; thence South 21 degrees 05 minutes 13 seconds West, 137.28 feet; thence South 41 degrees 28 minutes 52 seconds West, 132.74 feet; thence North 76 degrees 36 minutes 33

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& surveyors

seconds West, 45.31 feet; thence South 37 degrees 27 minutes 25 seconds West, 85.03 feet to the most Western corner of said Pelican Cove Subdivision being also the most Southern corner of a tract of land now or formerly conveyed to Christine Love as recorded in Deed Book 7999 Page 2081 of the St. Louis County Records; thence along the Southwestern line of said Christine Love property North 53 degrees 10 minutes 07 seconds West a distance of 1154.08 feet more or less to the Southwest corner of U.S. Survey 162; thence along the Southwestern line of a tract of land now or formerly conveyed to William Love as recorded in Deed Book 7974 Page 706 in the St. Louis County Records North 52 degrees 54 minutes 00 seconds West a distance of 1453.75 feet to a point in the East line of Charbonier Road, 60.00 feet wide; thence continuing along said William Love lines prolongation across said Charbonier Road a distance of 69.00 feet more or less; thence along the Southwestern line of a tract of land now or formerly conveyed to Love Land and Cattle Company as recorded in Deed Book 7398 Page 1823 of the St. Louis County Records North 53 degrees 00 minutes 00 seconds West a distance of 3379.25 feet to a point; thence continuing along the prolongation of said Southwestern line North 53 degrees 00 minutes 00 seconds West a distance of 2500 feet more or less to a point in the Missouri River being the intersection of the County boundary line between St. Louis County and St. Charles County, Missouri; thence meandering Eastwardly and Northeastwardly along the said County boundary line to a point in the Missouri River being the intersection of the Northwestwardly prolongation of the Northeastern line of Mullanphy Road, 40.00 feet wide, and the County boundary line between St. Louis County and St. Charles County, Missouri; thence leaving said County line along said prolonged Northeastern line of Mullanphy Road South 52 degrees 34 minutes 00 seconds East a distance of 1010 feet more or less to a point; thence continuing along said Northeastern line South 52 degrees 34 minutes 00 seconds East a distance of 2254.20 feet to the intersection of the prolongation of the Northwestern line of property now or formerly of A. Sproule Love as recorded in Deed Book 4860 Page 140 of the St. Louis County Records; thence along said prolongation of the Northwestern line of said A. Sproule Love property South 37 degrees 26 minutes 00 seconds West a distance of 1037.62 feet to a point in the Northeastern line of Woodside Plat 19 as recorded in Plat Book 143 Page 7 of the St. Louis County Records; thence along said Northeastern line of Woodside Plat 19 and the Northeastern line of Flamingo Park Plat 17 as recorded in Plat Book 126 Pages 52 and 53 of the St. Louis County Records South 52 degrees 33 minutes 00 seconds East a distance of 1783.94 feet; thence continuing along said Northeastern line of Flamingo Park Plat 17 South 52 degrees 43 minutes 38 seconds East a distance of 1486.02 feet to the Point of Beginning and containing 1.43 square miles or 915 acres more or less.


Marc V. Edwards LS-2360



NOTE: Description is based on record information and does not represent an actual boundary survey.

CITY OF FLORISSANT



FLORISSANT, MISSOURI

April 15, 1996

Members of the St. Louis County
Boundary Commission
1516 S. Brentwood Blvd., Suite 101
St. Louis, Missouri 63144

**RE: City of Florissant Annexation Proposal for Area West
to Members of the St. Louis County Boundary Commission**

Members:

In accordance with Article III, 5(a) of the St. Louis County Boundary Commission Rules and Regulations, please be advised that the proposal for annexation of Area West does not seek any change in fire protection and emergency medical services.

Very truly yours,

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

CITY HALL — 921-5700
955 RUE ST. FRANCOIS
FLORISSANT, MISSOURI 63031
FAX — 921-7111

POLICE DEPT. — 831-7000
1700 NORTH HIGHWAY 67
FLORISSANT, MISSOURI 63033
FAX — 839-7690

PARK DEPT. — 921-4466
#1 CIVIC CENTER DRIVE
FLORISSANT, MISSOURI 63033
FAX — 839-7672

MUNICIPAL COURT — 921-3322
955 RUE ST. FRANCOIS
FLORISSANT, MISSOURI 63031

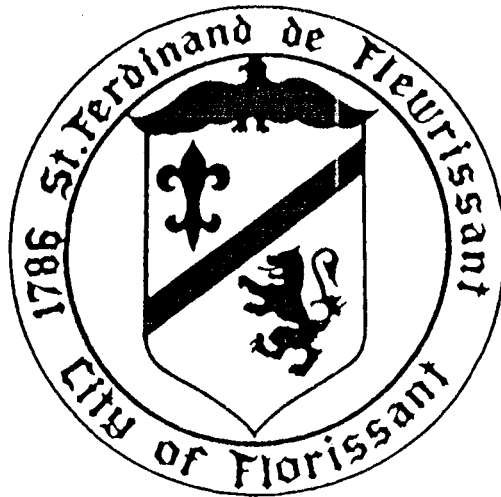
PROPOSED ANNEXATION

1996

PLAN OF INTENT

FOR THE

**UNINCORPORATED POCKET
OF
AREA WEST**



BY

CITY OF FLORISSANT

MISSOURI

4-12-96

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INTRODUCTION

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

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

The City of Florissant is the largest municipality in St. Louis County having a population of 51,306, encompassing approximately 10.38 square miles in area, and having a current assessed value of \$365,379,000 ('95). The City operates daily under direct administration from the Office of the Mayor through the following departments:

- Senior Citizens Department
- Finance Department
- Personnel & Purchasing Departments
- City Clerk & Printing Departments
- Cable TV Department
- Public Works Department
(Health, Streets, Water, Engineering & Building Divisions)
- City Attorney's Office
- Municipal Courts Department
- Parks & Recreation Departments
(Park, Playground, Swimming Pool, Aquatic Center, Civic Center and Theatre Divisions)
- Community Development Department
- Police Department
(Field Operations, Criminal Investigation, Communication and Records Divisions)

IMPACT ON AREA

The City of Florissant is proposing to annex the unincorporated pocket of "Area West," generally bounded by the City to the North and East, Hazelwood to the South and the Missouri River to the West. Please see attached Locator Map - Attachment "A."

Although the "Area West" is a relatively large area, it meets all the criteria for annexation as an "unincorporated pocket":

- It has an average residential density in excess of one (1) dwelling per three (3) acres (having approximately 696 dwellings per 915 acres, or 2.3 dwellings per three acres);
- It has a population less than 5,000 (having population of 2,145);
- It is accessible by public or private roadway only from incorporated jurisdictions and/or a county other than St. Louis County (access is only by St. Louis County streets: Shackelford and Charbonier and by City of Florissant streets: DeWayne and Cedar Place; there is no access from any Hazelwood street).

The City is 45% (St. Charles County is 28%, Hazelwood is 27%) contiguous to this area and by annexing this area, we hope to fulfill the following:

- Realign City limits to natural and logical borders or boundaries
- The need for steady consistent growth
- The need to ensure quality of life through proper community planning and zoning
- The need to prevent adverse land development and improper land usage along adjacent commercial and residential areas
- The need to allow County businesses and County residents the opportunity to receive City of Florissant services and the use of City facilities
- The need to welcome into the City, businesses and residents who share common interests, who also are in search for a higher quality of life.
- The need to offer a more convenient, a more accessible level of government to County businesses and residents who share the City's commitment to maintain property values and to improve their quality of life.

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

This area proposed for annexation is primarily zoned residential and non-urban. Therefore, the tax base will be very compatible and mutually beneficial since the City is a "pool city." Revenues received by this area are estimated at \$455,100 and will be adequate to provide all City services to this area in a first-class fashion.

It is difficult to address the economic impact on adjoining areas, and St. Louis County in general, since adjoining areas are either the City of Florissant, Hazelwood or the Missouri River. We feel, however, that the basic unit cost of services will be less for the City to provide than for St. Louis County to provide primarily due to our closer proximity and reduced overhead expenses. Consequently, we feel revenues lost by St. Louis County will be more than offset by the elimination of their services to this area.

LEGAL DESCRIPTION

The general description of the proposed unincorporated pocket area to be annexed is called the Area West which comprises a large area about 915 acres in size, having about 7.57 miles of streets to be maintained by the City, having an estimated population of 2,145 people (1990 U.S. Census) and having an estimated assessed valuation of \$10,061,887. Estimated revenues generated from this area to the City after annexation are \$455,100, including any cable TV fees, licenses, permits, fines and miscellaneous fees.

This area is 46% developed having primarily residential R-3, R-5, NU and FPNU zoning. The proposed annexation area is 45% contiguous to the City of Florissant, 28% contiguous to St. Charles County (center line of Missouri River) and 27% contiguous to Hazelwood.

The following is the legal description prepared by Farnsworth Polk, Inc. and signed and sealed by a Registered Land Surveyor in the State of Missouri:

Farnsworth
Polk, Inc.

engineers
& surveyors

AREA WEST LEGAL DESCRIPTION

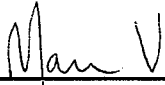
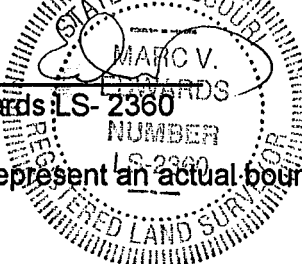
A tract of land in Township 47 North, Range 6 East, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at a point being the intersection of the Southeast line of Shackelford Road and the Southeastwardly prolongation of the Northeastern line off Flamingo Park Plat 17 as recorded in Plat Book 126 pages 52 and 53 of the St. Louis County Records; thence Southwestwardly along the Southeast line of Shackelford Road a distance of 2370 feet more or less to a point being the intersection of this line and the Southeastwardly prolongation of the Southwestern line of Quail Run Condominiums Plat 1 as recorded in Plat Book 248 on Page 75 of the St. Louis County Records; thence Northwestwardly along the said Southwestern line of said of Quail Run Condominiums Plat 2 and continuing along the Southwestern line of Flamingo Park Plat 16 as recorded in Plat Book 124 page 20 of the St. Louis County Records North 52 degree 54 minutes 00 seconds West a distance of 1225 feet more or less to a point in the Southeastern line of property now or formerly of Lillian J. Hickman as recorded in Deed Book 8133 page 39 of the St. Louis County Records said point also being the most Western corner of Lot 97 of said Flamingo Park Plat 16; thence along said Southeastern line and its direct prolongation South 37 degrees 00 minutes 00 seconds West a distance of 416.16 feet to a point in the Southwestern line of Charbonier Road, 60.00 feet wide; thence along said Southwestern line North 53 degrees 00 minutes 00 seconds West a distance of 2234.80 feet to the most Northern corner of a tract of land conveyed to the City of Florissant now or formerly known as Koch Park as recorded in Deed Book 4799 page 496 of the St. Louis County Records; thence along the Northwestern line of said Koch Park South 35 degrees 50 minutes 00 seconds West a distance of 916.16 feet to a point in the Northeastern line of property now or formerly conveyed to George Pezold as recorded in Deed Book 7917 Page 134 of the St. Louis County Records; thence along said Koch Park line South 53 degrees 23 minutes 40 seconds East a distance of 48.87 feet to the Eastern most corner of said Pezold property, said corner also being the Northern most corner of a tract of land now or formerly conveyed to Charles W. Rasner as recorded in Deed Book 228 Page 201 of the St. Louis County Records; thence continuing along said Koch Park line South 27 degrees 50 minutes 40 seconds West a distance of 194.07 feet to a point in the Northeastern line of Villa Del Cresta Apartments Phase Two as recorded in Plat Book 147 Page 21 of the St. Louis County Records; thence along the Northwestern line of said Villa Del Cresta Apartments South 23 degrees 45 minutes 37 seconds West a distance of 526.00 feet; thence continuing along said line South 36 degrees 46 minutes 37 seconds West a distance of 100.65 feet; thence continuing along said line and the Northwestern line of Pelican Cove Subdivision as recorded in Plat Book 258 Page 81 thru 83 of the St. Louis County Records the following courses and distances: South 35 degrees 25 minutes 37 seconds West, 133.66 feet; thence South 06 degrees 33 minutes 37 seconds East, 40.36 feet; thence South 48 degrees 40 minutes 03 seconds West, 52.39 feet; thence South 17 degrees 20 minutes 18 seconds East, 62.80 feet; thence South 21 degrees 05 minutes 13 seconds West, 137.28 feet; thence South 41 degrees 28 minutes 52 seconds West, 132.74 feet; thence North 76 degrees 36 minutes 33

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seconds West, 45.31 feet; thence South 37 degrees 27 minutes 25 seconds West, 85.03 feet to the most Western corner of said Pelican Cove Subdivision being also the most Southern corner of a tract of land now or formerly conveyed to Christine Love as recorded in Deed Book 7999 Page 2081 of the St. Louis County Records; thence along the Southwestern line of said Christine Love property North 53 degrees 10 minutes 07 seconds West a distance of 1154.08 feet more or less to the Southwest corner of U.S. Survey 162; thence along the Southwestern line of a tract of land now or formerly conveyed to William Love as recorded in Deed Book 7974 Page 706 in the St. Louis County Records North 52 degrees 54 minutes 00 seconds West a distance of 1453.75 feet to a point in the East line of Charbonier Road, 60.00 feet wide; thence continuing along said William Love lines prolongation across said Charbonier Road a distance of 69.00 feet more or less; thence along the Southwestern line of a tract of land now or formerly conveyed to Love Land and Cattle Company as recorded in Deed Book 7398 Page 1823 of the St. Louis County Records North 53 degrees 00 minutes 00 seconds West a distance of 3379.25 feet to a point; thence continuing along the prolongation of said Southwestern line North 53 degrees 00 minutes 00 seconds West a distance of 2500 feet more or less to a point in the Missouri River being the intersection of the County boundary line between St. Louis County and St. Charles County, Missouri; thence meandering Eastwardly and Northeastwardly along the said County boundary line to a point in the Missouri River being the intersection of the Northwestwardly prolongation of the Northeastern line of Mullanphy Road, 40.00 feet wide, and the County boundary line between St. Louis County and St. Charles County, Missouri; thence leaving said County line along said prolonged Northeastern line of Mullanphy Road South 52 degrees 34 minutes 00 seconds East a distance of 1010 feet more or less to a point; thence continuing along said Northeastern line South 52 degrees 34 minutes 00 seconds East a distance of 2254.20 feet to the intersection of the prolongation of the Northwestern line of property now or formerly of A. Sproule Love as recorded in Deed Book 4860 Page 140 of the St. Louis County Records; thence along said prolongation of the Northwestern line of said A. Sproule Love property South 37 degrees 26 minutes 00 seconds West a distance of 1037.62 feet to a point in the Northeastern line of Woodside Plat 19 as recorded in Plat Book 143 Page 7 of the St. Louis County Records; thence along said Northeastern line of Woodside Plat 19 and the Northeastern line of Flamingo Park Plat 17 as recorded in Plat Book 126 Pages 52 and 53 of the St. Louis County Records South 52 degrees 33 minutes 00 seconds East a distance of 1783.94 feet; thence continuing along said Northeastern line of Flamingo Park Plat 17 South 52 degrees 43 minutes 38 seconds East a distance of 1486.02 feet to the Point of Beginning and containing 1.43 square miles or 915 acres more or less.


Marc V. Edwards
LS-2360


NOTE: Description is based on record information and does not represent an actual boundary survey.

CITY'S ABILITY TO ACCOMODATE NEW AREA

The proposed annexation of the Area West would represent a 4.2% increase in population, a 5% increase in street mileage, a 13.8% increase in physical area and an increase of 2.8% in assessed valuation. The addition of the Area West is a small increase compared to the existing size of the City of Florissant. Existing City buildings and facilities are sufficient in size and location to accept a 5-14% increase in manpower, equipment and supplies to service this new area in a first-class fashion. There will be no additions in management personnel; rather, the increases will be in operations and implementation personnel along with all related equipment and supplies needed by these personnel.

If this area is annexed, additions to City departments will tentatively occur in the following manner:

Administration

This includes the Mayor's office, Finance Department, City Clerk's office, Municipal Courts, City Attorney's office and Community Development Department. Additional personnel will be needed, along with some additional time and supplies necessary to serve this area.

Health/Senior Services

If this area is annexed, one (1) additional Health employee will be needed along with equipment and supplies to service this area.

Existing buses and drivers will be adequate to serve this new area.

Parks/Recreation

If this area is annexed, the existing Florissant Parks and Community Center facilities will be more than adequate to serve this new area. Koch Park is immediately available to this new area, having JFK Community Center, our new Aquatic Park and various ball fields. Additional personnel will be needed along with related materials and supplies.

Public Works

If this area is annexed, additional personnel will be needed along with related equipment, materials and supplies. Some street repairs will be scheduled immediately and installation of additional street lighting will be scheduled to improve street lighting up to a level enjoyed by the City of Florissant.

Police

If this area is annexed, the Police Department facilities will be more than adequate to serve this new area. However, a new sector will be added to police this large area along with an additional car, officers and related equipment, materials and supplies.

SERVICES PROVIDED BY FLORISSANT

As stated earlier, the City of Florissant is governed by a Mayor - Council form of government, a full-time salaried Mayor and nine (9) salaried Council members representing constituents in nine wards. Currently, each City Council member represents an average 5,701 residents, a much better average than current representation on the St. Louis County Council. Each St. Louis County Council member currently represents about 190,000 residents. Coming with the City of Florissant will give the residents in this new area much more government representation than they have now.

Boards & Commissions

There will no doubt be new opportunities for this area's residents to serve on several Boards and Commissions, i.e., Planning & Zoning Commission, Old Town Commission, Landmark Commission, Minimum Building Standards Board of Appeals, Traffic Commission, Citizen Participation Committee, Personnel Commission, Board of Adjustment, Safety Committee, Youth Advisory Commission, Senior Citizens Advisory Commission, Environmental Quality Commission, Fair Housing Commission, Cable TV Commission, Disability Awareness Commission and Valley of Flowers Committee.

It is no idle comment when we say that the City of Florissant educates and involves its residents more in the running of its government than does any other municipality in the area.

Administration

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

MUNICIPAL SERVICES TO BE PROVIDED

<u>Services</u>	<u>Unincorporated Area</u>	<u>City of Florissant</u>
1. Police, Protection-Neighborhood Watch, DARE, COPS & Other Crime Prevention Programs	St. Louis County	Florissant
2. Fire Protection-Includes Ambulance & Advanced Life Support	Florissant Valley	Florissant Valley
3. Street Improvements & Maintenance	St. Louis County	Florissant
4. Snow Removal	St. Louis County	Florissant
5. Street Lighting	Individual Cost	Florissant
6. Sidewalk Improvement & Repair	St. Louis County	Individual Cost
7. Community Center - Recreation Activities & Classes	North County Recreational Center on Redman Rd.	Florissant JFK Community Center & Florissant FCC Civic Center
8. Park Facilities - Recreational Activities	St. Louis County	Florissant
9. Ice Skating	N.County Rec.Ctr.	Florissant
10. Swimming Pool	N.County Rec.Ctr.	Florissant
11. Aquatic Center	None in N.County	Florissant
12. Health Services - Rodent Infestation, Fogging & Animal Control	St. Louis County	Florissant

13. Senior Citizen Bus Service, FREE	None	Florissant
14. Financial Assistance for Home Repairs	St. Louis County	Florissant
15. Municipal Court	St.Louis Co.Traffic Court-Waterford Plaza (in Florissant)	Florissant @ City Hall
16. Refuse Collection	Private Haulers	Private Haulers

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

Department of Public Works:

The Public Works Department consists of forty-seven (47) full-time employees and fifteen (15) part-time employees in five (5) divisions and provides a variety of services as follows:

1. **Engineering Division:** Manages Public Works projects, street surveys, street and bridge inventory, street sign inventory, traffic control, equipment and material specifications, stormwater/sanitary sewer projects, building maintenance and energy conservation program.
2. **Street Division:** Maintains and repairs approximately 150 miles of streets, bridges, street lighting, traffic control devices/signings/pavement markings, ice and snow removal and equipment maintenance.
3. **Water Division:** Maintains and repairs the water mains, meters, valves, fire hydrants, booster stations, St. Catherine pump station, water storage tank, plat books, maps and telemetering equipment.
4. **Health Division:** Manages health and safety requirements involving animals, insects, rodents, trash and debris, refuse collection, weed control and mosquito fogging.
5. **Building Division:** Manages the issuing of building/construction/special permits, zoning enforcement, compliance with BOCA Building/National Fire/Electric/Plumbing/Mechanical codes, construction inspections, and acts as liaison between City Hall and various boards and commissions.

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

Parks & Recreation Division:

The Division has twenty-eight (28) full-time people who administer and maintain the Parks and Recreation activities at the following facilities:

- Florissant Civic Center
- John F. Kennedy Community Center

- 17 Parks Totaling 380± Acres
- 1 Indoor Swimming Pool
- 1 Outdoor Swimming Pool
- 1 Outdoor Aquatic Center
- 1 Lake (Approximately 2 Acres)
- 18 Tennis Courts (17 Lighted)
- 27 Ball Fields (11 Lighted)
- 4 Handball Courts
- 1 Lighted & Covered Outdoor Ice Rink/Roller Rink

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

All classes and activities are advertised in the North County Journal. Non-residents may participate with increased fees and Senior Citizens participate at a reduced price.

The City runs a summer playground at three (3) different locations for the residents and has one (1) handicapped playground program for residents and non-residents. It is held for six (6) weeks during the summer.

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

Rooms may be rented at the Florissant Civic Center and are free at two (2) other locations - Bangert Meeting Room and JFK Community Center - based upon 50% residency. Both centers have oversized gymnasiums, which may be rented for wedding receptions and other not-for-profit occasions.

<u>Services</u>	<u>Unincorporated Annexation Areas</u>	<u>City of Florissant</u>
Community Center Classes, Activities	None in close proximity. No.County Rec.Ctr.	Lower Resident Fee or No Fee
Park Facilities	None in close proximity. No.County Rec.Ctr.	17 Parks
Swimming Pools	None in close proximity. No.County Rec.Ctr.	2 Pools (1-Inside) (1-Outside)
Aquatic Center	None in No.County	1 @ Koch Park

Police Department:

The Florissant Police Department consists of seventy-six (76) commissioned officers and twenty (20) civilian employees. The department is responsible for providing public safety and service to the City of Florissant on a 24-hour basis every day of the year.

The department is organized into three (3) bureaus: the Bureau of Field Operations (BFO), the Bureau of Support Services and the Bureau of Criminal Investigations. Each bureau is

commanded by a supervisor who reports directly to the Chief of Police. The following units also report directly to the Chief of Police: Crime Prevention Unit, Inspector of Police, Police Reserve Unit, Training Unit, and the Explorer Post.

The Bureau of Field Operations (BFO) is the largest unit within the Police Department. These officers are the most visible and provide the first line of police service in the community. Fifty-nine (59) police officers are assigned to the BFO and sub-divided into the Patrol Division and the Special Operations Division. The Patrol Division is sub-divided into four (4) platoons. Officers assigned to three (3) of these platoons are responsible for the daily "calls for service," traffic enforcement, protection of persons and property and public relations. Officers assigned to the fourth platoon or Special Operations include the K-9 Unit, the Bicycle Patrol, the Mobile Reserve/Gang Identification Unit, the Traffic Division and the D.A.R.E. and G.R.E.A.T. Programs.

The Bureau of Support Services is responsible for the many operations which enable the BFO to carry out its patrol and enforcement functions. The Bureau of Support Services is comprised of three (3) divisions: the Communications Division, the Records Division and the Building Maintenance Division. Each of these divisions is essential to the operations of the Police Department.

The Communications Division is the link between the citizens in need of police service and the Patrol Division. Currently, the Communication Division dispatches Fire and EMS calls for the entire Florissant Valley Fire Protection District. Calls for police service are received on both the department's main telephone number, 831-7000, and the emergency 911 system, and then entered into the computerized dispatching system. The entire Communication Division is computerized making it more organized and efficient.

Each police vehicle also has on-board computer capabilities, wherein officers can run record checks, license checks and criminal arrest checks. The Communication Division computers work with the on-board vehicle computers to reduce response times, enhance efficiency and improve service to the community. The police department consistently has a response time under three (3) minutes for emergency calls and within four (4) minutes for non-emergency calls.

In addition, the Communications Division has on-line an Automatic Vehicle Locator (AVL) system which operates on twenty-four (24) satellites and shows the exact location of each marked police vehicle on a scale map of the City. Dispatchers can then monitor the location of each unit and enhance service to the citizens. This system is highly sophisticated and the only one like it in the state of Missouri.

The Records Division is responsible for the collection, processing and distribution of all reports within the department, and for providing police reports to the public.

The Building Maintenance Division is responsible for the overall appearance and condition of the police department. As our facility is one of the most sophisticated and versatile police departments, the Building Maintenance Division ensures that all building equipment and facilities are properly maintained.

The Bureau of Criminal Investigations is responsible for all follow-up investigations as well as any specialized investigations. These officers are specialists in the areas of crimes against persons and crimes against property. In addition, the Bureau of Criminal Investigations include: the Juvenile Division, the Polygraph Testing Division, the Evidence Technician Unit, the Jailers Unit, and assignment to the Metropolitan Enforcement Group (a multi-jurisdictional narcotics unit).

Through the combined efforts of our citizens and our police department, the City of Florissant has consistently ranked in the top ten safest cities in the United States for cities with populations between 50,000 and 100,000.

Specialized Services of the Florissant Police

The police department aggressively promotes and participates in a variety of special programs:

Neighborhood Watch - Over 4,500 families and residents have received special training from the police department on how to reduce crimes in their neighborhoods. Meetings and training sessions are held in neighborhoods throughout the City. All participants of the program receive a monthly newsletter through the mail.

Home and Business Security Survey - These are conducted by highly trained officers who come to your business or home and assess the safety and security of the structure. Findings and recommendations are given to the owners in an effort to decrease the likelihood of a criminal attack.

Business Seminars - These are regularly held to assist Florissant business owners and employees reduce business related crimes, such as shop-lifting, check and credit card fraud, quick change, etc., and what measures to take when dealing with a robbery.

D.A.R.E. Program (Drug Abuse Resistance Education) - Four(4) highly trained officers provide classroom instruction on drug and narcotics avoidance for all public and private primary school students in the City. Over 3,700 students have graduated from this very successful program.

G.R.E.A.T. Program (Gang Resistance Education and Training) - Two (2) highly trained officers provide classroom instruction on gang avoidance for all public and private secondary school students in the City. Over 1,075 students have graduated from this program.

Bicycle Registration Program - The police department registers and engraves identification numbers on residents' bicycles. This program has helped residents recover their stolen bicycles and reduce bicycle thefts.

Operation H.E.A.T. (Help Eliminate Auto Theft) - Residents' vehicles are marked with window stickers to help officers detect and recover stolen vehicles.

Vacation Checks - Patrol Officers will regularly check residents' homes while they are on vacation.

School Visit Program - Patrol Officers and detectives make regular appearances in school classrooms throughout the City to help train school children in a wide variety of topics.

Florissant Reports - The cable TV program produced by the police department which provides crime prevention information and training to all City residents. The program also highlights current crime trends and problem areas in the City. The program is televised daily on the City's cable TV channel.

Child Identification Program - This program is established to give investigators, parents, relatives, teachers and residents the ability to positively identify a child. The program is also geared to reduce the occurrences of child abduction and kidnapping.

Vial of Life - The Police Department and Christian Hospital co-sponsor this program. A vial containing medical information is provided and stored in the resident's refrigerator, and is then available to emergency personnel in the event of emergencies.

Speaking Engagements - Officers will come to civic functions, graduations, meetings and gatherings to speak on a wide variety of topics. Handout material and videos are used to enforce the presentation.

C.O.P.S. PROGRAM (Community Oriented Problem Solving) - This program is an effort to bring police and citizens together to prevent crime and solving neighborhood problems. This helps police get a better sense of residents' needs and helps residents feel more trust in the police.

Citizen Police Academy - This is a unique opportunity for citizens to experience a taste of the rigors a police recruit must endure in the Police Academy. Classes are given covering various areas of police training. This is a 48-hour program and the prerequisite for the police department's ride-a-long program.

Ride-A-Long Program - This allows citizens from the Citizen Police Academy Program to ride in marked police units with officers during their term of duty to experience what an officer's day entails.

S.A.L.T. PROGRAM (Seniors and Lawmen Together) - This program is open to anyone 60 years and older. Meetings are held monthly with the goal of improving the quality of life for Florissant Seniors.

Operation I-Dent - Engraving tools are provided to residents to allow them to engrave identification numbers on valuable property to discourage theft, and to help in the return of their stolen property.

Senior Citizens Services

The City of Florissant provides many diversified services for the senior citizen over the age of 60. All services and activities are coordinated through the Office of the Mayor and the Senior Citizen Office in City Hall. The Senior Citizen Committee plays a major role in formulating the various programs.

Activities and services include:

Recreational Activities - Senior citizens are entitled to discounts on all recreational activities.

Golden Age Pass - Admission pass to all City sponsored activities. Allow special discount to selected retail outlets.

Bus Transportation - Two (2) Flert buses (one being Handicap Accessible) provide free door-to-door transportation to medical, banking, shopping centers within the City of Florissant. In addition, the City has two (2) 28-passenger buses to provide free transportation to social activities in and outside of the City limits.

Circuit Breaker Assistance - Technical assistance on completing tax returns for property tax or rental payments.

Dining Center - The City provides a dietary meal at the Dining Center located at 621 rue St. Francois. Social activities are available to the senior citizens after the meals are served.

Trash Discount Tags - Special tags are available to senior citizens for discount from licensed trash haulers.

Vial of Life - A plastic vial is available for the resident to place personal medical information inside the refrigerator for reference by emergency personnel.

Tele-Care - Shut-ins exchange telephone numbers to check on each other on a scheduled basis.

Meals on Wheels - Hot meals are provided on a daily basis and delivered to the individual's home.

Arts and Craft Fair - Opportunities are provided to participate in various Arts and Craft activities.

Swimming - The "Older Adult Recreational Swim" is provided for the senior citizen on a scheduled basis.

Municipal Court

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

The Court has one (1) part-time Judge, two (2) part-time Prosecuting Attorneys, one (1) Judge for Division #2, three (3) full-time Clerks and one (1) part-time Clerk. The Clerks have a total of 32 years experience.

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

Fire Protection/LSV

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

The Emergency Medical Services are supplied by Christian Hospital, NE and NW, under a contract with the District to supply advance life support emergency services to five (5) hospitals in St. Louis County (Christian NE and NW, DePaul Medical Center, St. John Mercy and Missouri Baptist).

The hospital has seventeen (17) advance life support vehicles with which they supply this service and three (3) basic life support (non-emergency) vehicles stationed at Christian Hospital.

Existing Public Services

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

PUBLIC SECTOR

Hazelwood School District
U.S. Postal Service - Florissant
North County Technical School
Florissant Valley Public Library
St. Louis Metropolitan Sewer District (MSD)

Florissant Valley Fire Protection District
Bi-State Bus Service

PRIVATE SECTOR

St. Louis County Water Co.
Laclede Gas Co.
Union Electric Co.
Southwestern Bell Telephone Co.
Christian Northwest Hospital
Christian Northeast Hospital
St. Louis Post Dispatch
North County Journal
Florissant Valley Reporter
Chamber of Commerce
Various Waste Haulers (BFI, Pezold, Wilson, etc.)

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

TIME SCHEDULE FOR SERVICES

The City of Florissant will extend all services to the newly annexed area at the earliest allowable date, generally **six (6) months** after the successful vote for annexation into the City.

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

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

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

TAX RATES

The current tax rates in the proposed annexation area along with a comparison of the City of Florissant tax rates are as follows:

	<u>St. Louis County</u>	<u>Florissant</u>
Personal Property Tax, per \$100	0.72	0.08
Real Estate, per \$100	0.72	0.08
Utility Taxes	5%	7%

For a property owner with a home valued at \$70,000.00, the property owner would pay an additional \$10.64/year in real estate taxes, \$2.00/year in personal property tax and \$40.00/year in

utility tax to the City. This amounts to an additional \$52.64 per year to the City of Florissant (in addition to what you currently pay St. Louis County) or about \$4.39 per month to the City.

Florissant Valley Fire Protection District is a separate taxing district, separate from the City, with a current taxing rate of \$0.66 per \$100. The rate breakdown is as follows:

\$0.53 for General Fund
0.10 for Fireman's Pension
0.01 for Ambulance Service
0.02 for Dispatching Service

FLORISSANT REVENUE SOURCES

Please see Attachment B, City of Florissant Budget for FY 1996. A complete listing of revenue sources are on page 1 & 2 and projected FY 1996 expenditures on page 3.

Revenues from the proposed annexation area are estimated as follows:

Cigarette Tax ...	\$9,900
Gasoline Tax ...	50,400
Property Tax ...	8,000
Road & Bridge Tax ...	10,600
Sales Tax ...	226,500
Utility Tax ...	128,700
Misc. Tax/Permits/Licenses/Fees/etc. ...	<u>21,000</u>
Total	\$455,100

Expenditures for the proposed annexation area are estimated as follows:

Administrative/Legislative/Municipal Courts ...	\$56,900
Health/Senior Services ...	28,600
Parks/Pool/Recreation/Theatre/Civic Centers ...	83,300
Public Works/Engineering/Building/Streets ...	116,500
Police ...	<u>145,100</u>
Total	\$430,400

EFFECT ON COUNTY TAX RESOURCES

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

Since Florissant is a "pool city" and since this proposed annexation area is primarily residential, we feel the distribution of those revenues determined by population from St. Louis County to Florissant will be fair, appropriate and completely justifiable, especially relative to the increased services offered.

As we have inferred earlier, we feel the City can provide services more cheaply and more quickly because we don't have the overhead in buildings, staff and equipment that the County does and, of course, our proximity affords us a quicker response. Therefore, any loss in revenues to St. Louis County may be more than offset by the savings in not having to provide certain services to this area.

Also, by our earlier listing of estimated and anticipated revenues from this proposed annexation area, we have suggested what the effects might be on sales tax, property tax, utility tax and miscellaneous revenues collected, from our point of view.

ZONING

The area proposed to be annexed by the City contains several different zoning classifications - R-3, R-5, NU, and FPNU. Outlined below are the present zoning classifications of St. Louis County and the comparable zoning classification of the City of Florissant.

<u>St. Louis County</u>		<u>Florissant</u>	
PS	Park and Scenic	A	Recreational
NU	Non Urban	NU	Non Urban District
R-1	Single Family Dwelling	R-1	Residence (one acre) (does not allow for commercial flower, vegetable gardening, farming and golf courses. R-1 also has a 1-acre minimum requirement but has a provision to allow single family dwelling on 15,000 sq.ft. lot)
R-1A	Residential (22,000 SF)	R-1	Single Family Dwelling (does not allow for commercial flowers, vegetable gardening, farming and golf courses. R-1 also has a 1-acre minimum requirement but has a provision to allow single family dwelling on 15,000 sq.ft. lots)
R-2	Residence (15,000 SF)	R-2	Single Family Dwelling (does not allow for golf courses. R-2 also requires a minimum lot area of 15,000 SF, but has a provision to allow single family dwellings on 7,500 SF lots)
R-3	Residence (10,000 SF)	R-3	Single Family Dwelling (does not allow for golf courses. R-3 also has a provision to allow single family dwellings on 7,500 SF lots)
R-4	Residence (7,500 SF)	R-4	Single Family Dwelling (7,500 SF lots)

R-5	Residence (6,000 SF)	R-5	Residential Duplex and R-6 Multiple Dwellings (requires a minimum of 5,000 SF per unit and R-6 requires a minimum of 3,500 SF per unit)
R-6A	Residence (4,000 SF)	R-5	Residential Duplex and R-6 Multiple Dwelling
R-6AA	Residence (3,000 SF)	R-5	Residential Duplex and R-6 Multiple Dwelling
R-7	Residential (1,750 SF)	--	No Similar District
R-8	Residential (500 SF)	--	No Similar District
C-1	Shopping	B-1	Local Shopping (does not allow for residential. There is no minimum lot requirement. Billboards are not permitted.)
C-2	Shopping	B-2	Central Business (requires all restaurants to be under special permit. There is no minimum lot requirement in a B-2 district. Billboards are not permitted.)
C-3	Shopping	B-3	Extensive Commercial (car washes, service stations, day cares and restaurants are allowed only by special use permit in a B-3 district. Billboards are not permitted.)
C-4	Highway Service Commercial	B-4	Highway Commercial (service stations, restaurants, hotels & motels, and auto sales are allowed only by special use permit. Billboards are not allowed.)
C-6	Office & Research Service	B-3	Extensive Commercial & B-4 Highway Commercial (day care, service stations, broadcasting studios are allowed only by special use permit. Schools are not permitted in a B-3 or B-4 district).
C-7	General Extensive Commercial	M-1	Limited Industrial (railroad switching yards are not permitted in an M-1 & M-2 district)

C-8	Planned Commercial	B-5	Planned Commercial
M-1	Industrial	M-1	Limited Industrial (railroad switching yards are not permitted in an M-1 & M-2 district.)
M-2	Industrial	M-2	Industrial (railroad switching yards are not permitted in an M-1 or M-2 district.)
M-3	Planned Industrial	--	No Similar District
MXD		--	No Similar District
FP	Flood Plain <u>and</u>		
FPNU	Flood Plain - Non Urban	--	No Similar District (flood damage prevention and control ordinances govern all structures in a flood hazard boundary, which changes as "FIRM" maps are changed by FEMA.)

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

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

1. Each property will be evaluated as to acreage and use.
2. Each property would then be classified with a City zoning district which it most closely matches up with in St. Louis County.
3. Any property which does not match up with a City zoning district would be classified with a zoning district that comes the closest to it. That property would then be considered a non-conforming property building or use in accordance with Section 24 of the City Zoning Code.
4. Any use which would normally require a special use under the City zoning code would be considered a non-conforming use in accordance with Section 24 of the City Zoning Code.
5. Properties which are in a flood plain would be subject to the requirements of Chapter 11 of the City Code, Flood Damage Prevention and Control. Existing structures which do not meet this ordinance would be treated as non-conforming in accordance with Section 11-54 of the City Code.
6. Any property which may vary considerably from all City zoning districts (i.e., R-3, R-5, NU, and FPNU) would be evaluated and recommendations for a new zoning district would be made. However, buildings would still be treated as non-conforming in accordance with Section 24 of the zoning code unless, of course, all aspects of the use or property conform to the new district regulations.
7. All non-conforming uses, properties and buildings would be documented to eliminate any conflicts in the future. This documentation will be part of the permanent property file.

COMPACTNESS

The proposed "Area West" will be very accessible for City services. Being 45% contiguous to existing City boundary lines, the City can readily and routinely provide services from Charbonier and Shackelford (St. Louis County streets) and DeWayne and Cedar Place (City of Florissant streets). This area is not and will not be stranded property "off-in-left-field" unable to receive City services.

Community interests in this area are very similar to ours primarily being preservation of property values through code enforcement, first-class police protection and better/closer parks/recreation facilities. Many of the residents in this area, if not all, attend the same schools and churches in the immediate area.

Natural barriers/borders of this new area are relatively simple, City of Florissant boundaries to the North, East and Southeast, Hazelwood to the Southwest, and St. Charles County (center line of Missouri River) to the West. This area has no rail, port or airport facilities.

EFFECTIVE DATE OF BOUNDARY CHANGE

The City of Florissant will move quickly, in conjunction with a common transition committee, to provide full City services to this new area within six (6) months of a favorable election vote.

FIRE PROTECTION DISTRICTS

The Florissant Valley Fire Protection District currently serves the City of Florissant and the proposed Area West. There will be absolutely no change in fire protection to the new area; the City does not have its own fire department.

The City currently works well with the Florissant Valley Fire Protection District concerning code enforcement.

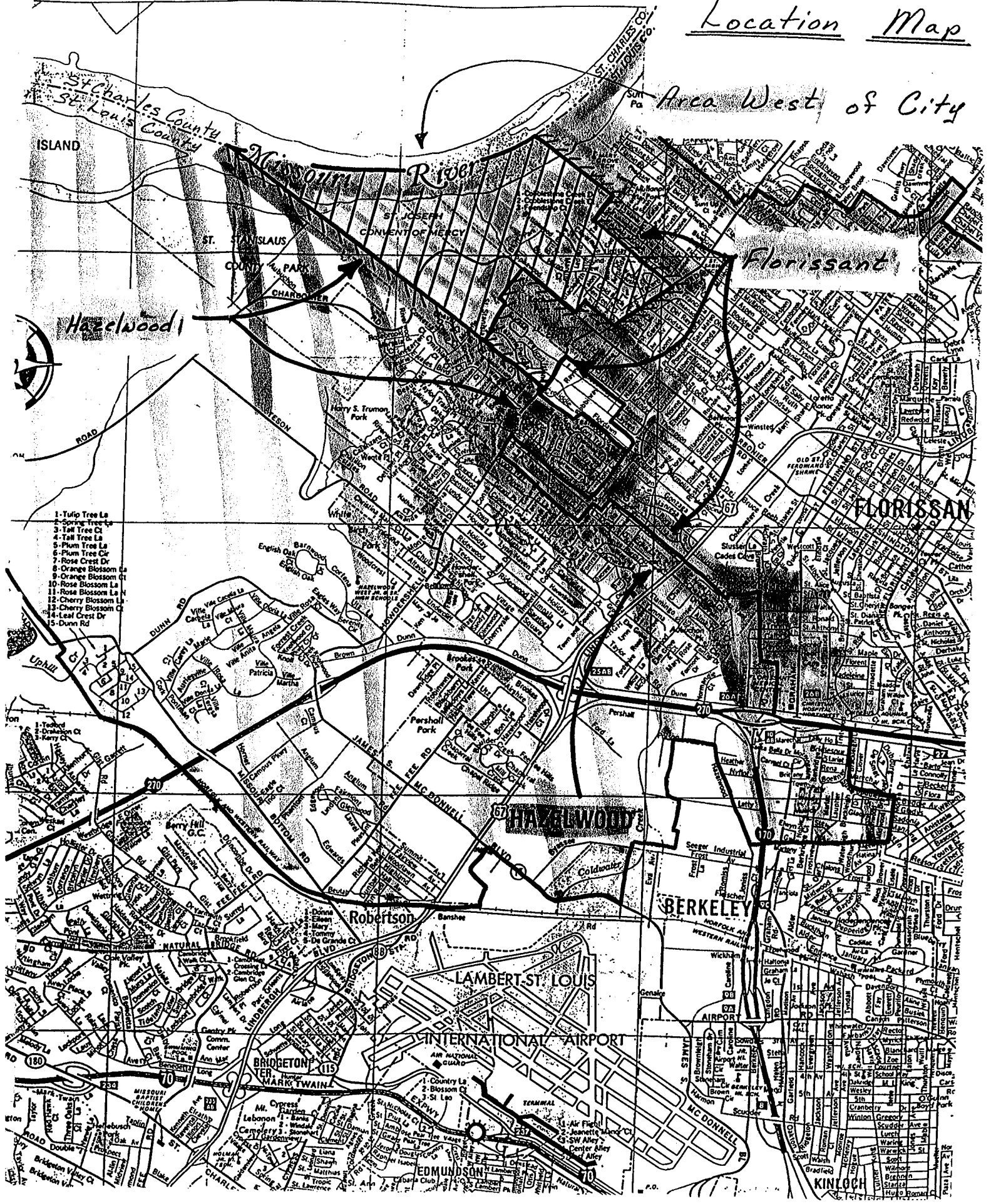
There will be no change in the level of fire protection service, emergency medical services, taxes and/or fees as a result of this proposed annexation.

End

Attachments:

- Attachment A - Location Map
- Attachment A-1 - Zoning Map
- Attachment B - Recent City Budget
- Attachment C - Recent Financial Audit

Location Map



Area West of City

Florissant

Hazelwood

FLORISSAN

HAZELWOOD

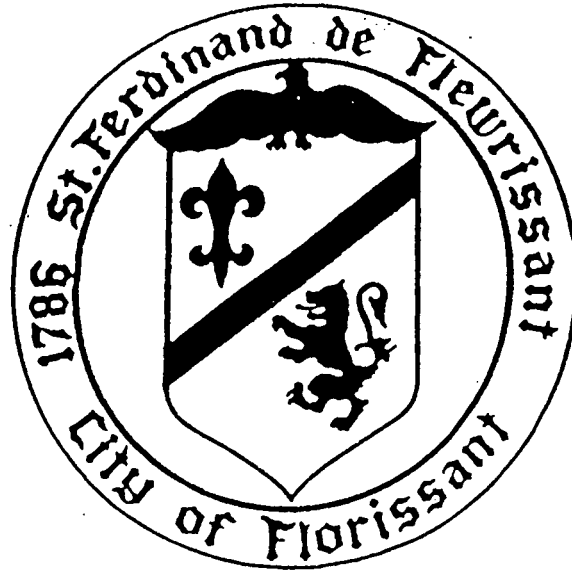
BERKELEY

LAMBERT-ST. LOUIS INTERNATIONAL AIRPORT

INTERNATIONAL AIRPORT

EDMUNDSON

KINLOCH



CITY OF
FLORISSANT

BUDGET

1996

CITY OF FLORISSANT BUDGET REVENUE
DECEMBER 1, 1995 THROUGH NOVEMBER 30, 1996

ESTIMATED REVENUE-GENERAL FUND

TAXES	ACTUAL 1994	BUDGET 1995	PROPOSED 1996	ADOPTED 1996
Cigarette	219,120	225,000	225,000	225,000
Gasoline	1,347,712	1,400,000	1,500,000	1,500,000
Property Tax (.08)	293,584	285,000	285,000	285,000
Road & Bridge Taxes	382,058	375,000	375,000	375,000
Sales Tax (1%)	6,083,410	6,000,000	6,600,000	6,800,000
Utility Tax (7%)	3,511,785	3,250,000	3,250,000	3,250,000
TOTAL TAXES	11,837,668	11,535,000	12,235,000	12,435,000
LICENSES				
Business	467,162	495,000	480,000	480,000
Liquor & Other Lic.	38,951	33,000	32,000	32,000
TOTAL LICENSES	506,113	528,000	512,000	512,000
PERMITS				
Building	111,412	110,000	120,000	170,000
Minimum Housing	62,825	60,000	60,000	60,000
Signs & Other Permits	39,878	38,000	35,000	35,000
TOTAL PERMITS	214,115	208,000	215,000	265,000

CITY OF FLORISSANT BUDGET REVENUE
DECEMBER 1, 1995 THROUGH NOVEMBER 30, 1996

ESTIMATED REVENUE-GENERAL REVENUE

RECREATION	ACTUAL 1994	BUDGET 1995	PROPOSED 1996	ADOPTED 1996
Classes(Exc.Skate & Swim)	66,210	60,000	60,000	60,000
Gym Rental	12,805	15,000	15,000	15,000
Ice Rink	46,721	35,000	45,000	55,000
Swimming Pool-F.C.C.	70,940	70,000	70,000	70,000
Swimming Pool-Bangert	76,081	40,000	40,000	40,000
Swimming Pool-Koch	-0-	160,000	160,000	225,000
Miscellaneous F.C.C	51,945	48,000	48,000	48,000
Playground Program	42,265	35,000	35,000	35,000
Theatre	84,964	80,000	90,000	100,000
TOTAL RECREATION	451,932	543,000	563,000	648,000
MISCELLANEOUS				
Administrative Services	200,000	200,000	200,000	200,000
Interest Income	206,109	280,000	300,000	400,000
Municipal Court	671,246	600,000	600,000	600,000
Fire Dispatching	75,000	75,000	90,000	90,000
Other Miscellaneous	161,418	50,000	50,000	50,000
Cable TV 3%	151,935	140,000	150,000	150,000
Emergency Fund	1,642,660	1,509,130	176,880	272,795
Sidewalk Repairs	18,295	20,000	20,000	20,000
Senior Citizen Luncheons	14,103	20,000	20,000	20,000
Grants & Reimbursements	-0-	755,000	700,000	700,000
TOTAL MISCELLANEOUS	3,140,765	3,649,130	2,306,880	2,502,795
GRAND TOTAL	16,150,592	16,463,130	15,831,880	16,362,795

CITY OF FLORISSANT BUDGET EXPENDITURES
 DECEMBER 1, 1995 THROUGH NOVEMBER 30, 1996

GENERAL FUND-DEPARTMENTS	ACTUAL 1994	BUDGET 1995	PROPOSED 1996	ADOPTED 1996
LEGISLATIVE	98,634	109,865	114,750	114,750
SENIOR SERVICES	177,597	217,690	233,960	238,680
ADMINISTRATIVE	1,452,368	1,591,415	1,632,700	1,676,350
MUNICIPAL COURT	198,162	247,565	249,970	254,395
HEALTH	267,495	288,880	301,950	310,535
RECREATION-THEATRE	166,476	173,050	194,910	200,455
RECREATION-J.F.K. & F.C.C	925,839	1,010,240	1,059,970	1,087,790
RECREATION-PLAYGROUND	68,568	109,390	109,990	114,120
RECREATION-BANGERT	169,396	116,555	110,250	206,865
RECREATION-KOCH AQUA CTR.	-0-	277,390	326,745	349,650
RECREATION-PARKS	1,215,565	1,280,060	1,201,310	1,237,970
PUBLIC WORKS DEPARTMENT	4,757,861	5,157,200	4,604,640	4,547,640
POLICE	4,603,290	5,180,005	5,242,735	5,575,595
DEBT SERVICE	-0-	450,825	448,000	448,000
TOTAL GENERAL FUND BUDGET	14,101,251	16,210,130	15,831,880	16,362,795
WATER BUDGET	2,861,748	3,116,120	2,660,335	2,676,065
CABLE TV BUDGET	105,659	125,025	105,465	108,515

CITY OF FLORISSANT, MISSOURI

FINANCIAL STATEMENTS

YEAR ENDED NOVEMBER 30, 1995

CITY OF FLORISSANT, MISSOURI

FINANCIAL STATEMENTS

YEAR ENDED NOVEMBER 30, 1995

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INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor and
Members of City Council
City of Florissant, Missouri

We have audited the accompanying general purpose financial statements and the combining and individual fund financial statements of the **City of Florissant, Missouri** as of November 30, 1995, and for the year then ended as listed in the table of contents. These financial statements are the responsibility of the **City of Florissant, Missouri's** management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards and Government Auditing Standards, issued by the Comptroller General of the United States and the provisions of Office of Management Budget Circular A-128, "Audits of State and Local Governments". Those standards and OMB Circular A-128 require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the general purpose financial statements referred to above present fairly, in all material respects, the financial position of the **City of Florissant, Missouri**, as of November 30, 1995, and the results of its operations, and cash flows of the proprietary fund types for the year then ended, in conformity with generally accepted accounting principles. Also, in our opinion, the combining and individual fund financial statements referred to above present fairly, in all material respects, the financial position of each of the individual funds of the **City of Florissant, Missouri**, as of November 30, 1995, and the results of operations of such funds for the year then ended, in conformity with generally accepted accounting principles.

Our audit was made for the purpose of forming an opinion on the general purpose financial statements taken as a whole and on the combining and individual fund financial statements. The accompanying schedule of federal financial assistance on page 35 is presented for purposes of additional analysis and is not a required part of the general purpose financial statements. Such information has been subjected to the auditing procedures applied in the audit of the general purpose, combining and individual fund financial statements and, in our opinion, is fairly stated in all material respects in relation to the general purpose financial statements and financial statements of each of the respective individual funds taken as a whole.

Terry W. Bates & Associates, P.C.

January 5, 1996

CITY OF FLORISSANT, MISSOURI
COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS
NOVEMBER 30, 1995

	Governmental fund types			
	General	Special revenue	Debt service	Capital projects
ASSETS AND OTHER DEBITS				
Cash and cash equivalents (Note 3)	\$1,070,750	\$ 16,136	\$ 16,953	\$ 31,768
Cash, restricted for construction deposits (Note 3)	-	-	-	-
Investments (Note 3)	2,853,531	50,000	-	864,016
Debt service reserve (Notes 3 and 5)	-	-	458,283	-
Accounts receivable:				
Interest	94,792	460	-	2,492
Taxes	846,790	-	-	-
Water sales	-	-	-	-
Department of HUD	-	17,679	-	-
Deposits with trustee (Note 10)	-	-	-	-
Due from (to) other funds	89,416	-	-	-
Fixed assets (net of accumulated depreciation where applicable) (Note 4)	-	-	-	-
Amount available in debt service fund	-	-	-	-
Amount to be provided for retirement of general long-term debt	-	-	-	-
	\$4,955,279	\$ 84,275	\$ 475,236	\$ 898,276
LIABILITIES, EQUITY AND OTHER CREDITS				
LIABILITIES:				
Accounts payable	841,036	17,679	-	135,375
Accrued payroll	398,929	5,743	-	-
Accrued vacation and comp time	344,082	1,632	-	-
Certificates of participation payable (Note 5)	-	-	-	-
Municipal court bonds payable	-	-	-	-
Deposits held for others (Note 11)	-	-	-	-
Deferred compensation benefits payable (Note 10)	-	-	-	-
	1,584,047	25,054	-	135,375
EQUITY AND OTHER CREDITS:				
Investment in general fixed assets	-	-	-	-
Retained earnings:				
Unreserved	-	-	-	-
Reserved for insurance claims	-	-	-	-
Fund balances:				
Reserved for encumbrances	1,441,828	148,572	-	447,989
Reserved for debt service	-	-	475,236	-
Unreserved	1,929,404	(89,351)	-	314,912
	3,371,232	59,221	475,236	762,901
TOTAL LIABILITIES, EQUITY AND OTHER CREDITS	\$4,955,279	\$ 84,275	\$ 475,236	\$ 898,276

See Notes to Financial Statements

CITY OF FLORISSANT, MISSOURI

COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES-
ALL GOVERNMENT FUND TYPES

YEAR ENDED NOVEMBER 30, 1995

	<u>Governmental fund types</u>				<u>Totals (memorandum only)</u>
	<u>General</u>	<u>Special revenue</u>	<u>Debt service</u>	<u>Capital projects</u>	
REVENUES					
Taxes	\$11,048,230	\$ -	\$ -	\$ -	\$11,048,230
Licenses and permits	805,180	-	-	-	805,180
Federal and other grants	77,000	498,972	-	-	575,972
Other revenues	<u>2,110,189</u>	<u>106,143</u>	<u>34,381</u>	<u>194,065</u>	<u>2,444,778</u>
TOTAL REVENUES	<u>14,040,599</u>	<u>605,115</u>	<u>34,381</u>	<u>194,065</u>	<u>14,874,160</u>
EXPENDITURES					
Current:					
General governmental	1,434,061	-	-	-	1,434,061
Legislative	97,322	-	-	-	97,322
Health	257,541	-	-	-	257,541
Municipal court	222,327	-	-	-	222,327
Cultural and recreation	2,423,936	-	-	-	2,423,936
Public works	4,946,570	-	-	-	4,946,570
Police	4,787,944	-	-	-	4,787,944
Senior services	160,122	-	-	-	160,122
Home improvement grant	-	359,678	-	-	359,678
Other	-	240,784	-	-	240,784
Capital outlay	537,777	240	-	-	538,017
Capital Improvement Projects:					
Capital outlay	-	-	-	3,536,521	3,536,521
Debt Service:					
Principal retirement (Note 5)	-	-	200,000	-	200,000
Interest and fiscal charges (Note 5)	-	-	<u>230,781</u>	-	<u>230,781</u>
TOTAL EXPENDITURES	<u>14,867,600</u>	<u>600,702</u>	<u>430,781</u>	<u>3,536,521</u>	<u>19,435,604</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES					
CARRIED FORWARD	<u>(827,001)</u>	<u>4,413</u>	<u>(396,400)</u>	<u>(3,342,456)</u>	<u>(4,561,444)</u>

CITY OF FLORISSANT, MISSOURI
COMBINED STATEMENT OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL (BUDGETARY BASIS)
GENERAL AND SPECIAL REVENUE FUND TYPES (1)
YEAR ENDED NOVEMBER 30, 1995

	General Fund			Special revenue fund (2)		
	Budget	Actual	Variance- favorable (unfavorable)	Budget	Actual	Variance- favorable (unfavorable)
REVENUES						
Taxes	\$11,535,000	\$11,048,230	\$(486,770)	\$ -	\$ -	\$ -
Licenses and permits	736,000	805,180	69,180	-	-	-
Federal and other grants	755,000	77,000	(678,000)	-	-	-
Other revenues	<u>1,728,000</u>	<u>2,110,189</u>	<u>382,189</u>	<u>97,500</u>	<u>106,143</u>	<u>8,643</u>
TOTAL REVENUES	<u>14,754,000</u>	<u>14,040,599</u>	<u>(713,401)</u>	<u>97,500</u>	<u>106,143</u>	<u>8,643</u>
EXPENDITURES						
Current:						
General governmental	1,575,015	1,414,682	160,333	-	-	-
Legislative	109,865	97,322	12,543	-	-	-
Health	275,180	257,040	18,140	-	-	-
Municipal court	246,565	222,083	24,482	-	-	-
Cultural and recreation	2,791,160	2,416,579	374,581	-	-	-
Public works	5,072,795	4,773,767	299,028	-	-	-
Police	4,898,110	4,791,254	106,856	-	-	-
Senior services	184,690	162,493	22,197	-	-	-
Other	-	-	-	120,725	104,532	16,193
Capital outlay	<u>615,925</u>	<u>609,546</u>	<u>6,379</u>	<u>4,300</u>	<u>240</u>	<u>4,060</u>
TOTAL EXPENDITURES	<u>15,769,305</u>	<u>14,744,766</u>	<u>1,024,539</u>	<u>125,025</u>	<u>104,772</u>	<u>20,253</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(1,015,305)</u>	<u>(704,167)</u>	<u>311,138</u>	<u>(27,525)</u>	<u>1,371</u>	<u>28,896</u>
OTHER FINANCING SOURCES						
Operating transfers in	200,000	200,000	-	-	-	-
Operating transfers out	<u>(450,825)</u>	<u>(430,364)</u>	<u>20,461</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES	<u>\$(1,266,130)</u>	<u>\$(934,531)</u>	<u>\$ 331,599</u>	<u>\$(27,525)</u>	<u>1,371</u>	<u>\$ 28,896</u>
RECONCILING ITEMS TO ADJUST FROM BUDGETARY BASIS TO MODIFIED ACCRUAL BASIS						
		<u>(122,834)</u>		<u>-</u>		
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES AND OTHER FINANCING SOURCES - MODIFIED ACCRUAL BASIS		<u>\$(1,057,365)</u>		<u>\$ 1,371</u>		

- (1) Formal budgets have not been prepared for debt service and capital projects funds.
(2) The special revenue funds on this statement do not include the community development fund, since the budget of this fund is prepared on a different fiscal year basis.

CITY OF FLORISSANT, MISSOURI
COMBINED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN RETAINED EARNINGS-
ALL PROPRIETARY FUND TYPES
YEAR ENDED NOVEMBER 30, 1995

	<u>Proprietary fund types</u>		
	<u>Enterprise</u>	<u>Internal Service</u>	<u>Total (memorandum only)</u>
OPERATING REVENUES			
Charges for service	\$2,314,721	\$ -	2,314,721
Miscellaneous	<u>9,547</u>	<u>-</u>	<u>9,547</u>
TOTAL OPERATING REVENUES	<u>2,324,268</u>	<u>-</u>	<u>2,324,268</u>
OPERATING EXPENSES			
Water purchases	1,404,100	-	1,404,100
Salaries	333,808	-	333,808
Payroll taxes and employee benefits	70,942	-	70,942
Administration			
Postage	11,625	-	11,625
Telephone	4,000	-	4,000
Professional services	89,692	-	89,692
Insurance	75,000	-	75,000
Office supplies	7,723	-	7,723
Other			
Utilities	22,468	-	22,468
Repairs and maintenance	54,648	-	54,648
Materials and supplies	61,248	-	61,248
Uniforms	1,631	-	1,631
Gasoline	4,377	-	4,377
Miscellaneous taxes	160,934	-	160,934
Medical claims	-	780	780
Dues, travel and training	4,239	-	4,239
Depreciation	<u>158,144</u>	<u>-</u>	<u>158,144</u>
TOTAL OPERATING EXPENSES	<u>2,464,579</u>	<u>780</u>	<u>2,465,359</u>
INCOME (LOSS) FROM OPERATIONS	(140,311)	(780)	(141,091)
NONOPERATING REVENUES			
Interest	<u>35,114</u>	<u>4,684</u>	<u>39,798</u>
NET INCOME (LOSS) BEFORE OPERATING TRANSFERS	(105,197)	3,904	(101,293)
OPERATING TRANSFERS IN (OUT)	<u>(200,000)</u>	<u>-</u>	<u>(200,000)</u>
NET INCOME (LOSS)	<u>(305,197)</u>	<u>3,904</u>	<u>(301,293)</u>
RETAINED EARNINGS - NOVEMBER 30, 1994			
AS PREVIOUSLY REPORTED	6,537,858	83,346	6,621,204
ADJUSTMENT TO PRIOR YEAR FOR UNDER- STATED WATER BILL PAYABLE	<u>(98,346)</u>	<u>-</u>	<u>(98,346)</u>
RETAINED EARNINGS - NOVEMBER 30, 1994, RESTATED	<u>6,439,512</u>	<u>83,346</u>	<u>6,522,858</u>
RETAINED EARNINGS - NOVEMBER 30, 1995	<u>\$6,134,315</u>	<u>\$ 87,250</u>	<u>\$6,221,565</u>

See Notes to Financial Statements

CITY OF FLORISSANT, MISSOURI

NOTES TO FINANCIAL STATEMENTS

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Florissant was founded in 1786 and incorporated in 1829. The City operates under a Mayor-Council form of government and provides the following services: police, engineering and public works, recreation, legislative, municipal court, health, welfare, and administration. The financial statements of the City of Florissant, Missouri have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing government accounting and financial reporting principles. The more significant of the City of Florissant's accounting policies are described below.

A - REPORTING ENTITY

In evaluating how to define the government for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in GAAP. The reporting entity is defined as the primary government and those component units for which the primary government is financially accountable. Financial accountability is defined as appointment of a voting majority of the component unit's boards, and either a) the ability to impose will by the primary government, or b) the possibility that the component unit will provide a financial benefit to or impose a financial burden on the primary government. Included within the reporting entity are all units of government including the Water Department.

B - BASIS OF PRESENTATION-FUND ACCOUNTING

The accounts of the City are organized on the basis of funds and account groups, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures, or expenses, as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The various funds are summarized by type in the combined financial statements. The following fund types and account groups are used by the City:

Governmental funds

General fund - The general fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.

Special revenue funds - Special revenue funds are used to account for the proceeds of specific revenue sources (other than expendable trusts or major capital projects) that are legally restricted to expenditures for specified purposes.

Debt service fund - Debt service funds are used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest and related costs.

Capital project fund - Capital project funds are used to account for major capital expenditures not financed by enterprise funds, internal service funds or trust funds.

CITY OF FLORISSANT, MISSOURI

NOTES TO FINANCIAL STATEMENTS

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Long-term liabilities expected to be financed from governmental funds are accounted for in the general long-term debt account group, not in the governmental funds.

The account group is not a "fund." It is concerned only with the measurement of financial position. It is not involved with measurement of results of operations.

Because of their spending measurement focus, expenditure recognition for governmental fund types is limited to exclude amounts represented by noncurrent liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities. They are instead reported as liabilities in the general long-term debt account group.

D - BASIS ACCOUNTING

Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

All governmental funds are accounted for using the modified accrual basis of accounting. Their revenues are recognized when they become measurable and available as net current assets. Sales tax, gasoline tax, cigarette tax, road and bridge taxes, and property tax are considered "measurable" when in the hands of intermediary collecting governments and are recognized as revenue at that time.

Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred. The exception of this general rule includes principal and interest on general long-term debt which is recognized when due.

All proprietary funds are accounted for using the accrual basis of accounting. Their revenues are recognized when they are earned, and their expenses are recognized when they are incurred.

E - BUDGETARY DATA

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

1. The Mayor submits to the City Council a proposed operating budget for the fiscal year commencing the following December 1. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings are conducted in the City to obtain taxpayer comments.
3. The budget shall be adopted by the affirmative vote of a majority of the members of the Council no later than three days prior to the end of each respective fiscal year. Should the council take no final action by this date, the budget, as submitted, shall be deemed to have been finally adopted.

CITY OF FLORISSANT, MISSOURI

NOTES TO FINANCIAL STATEMENTS

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

J - COMPENSATED ABSENCES

Accumulated unpaid vacation pay and comp time, which are expected to be liquidated with expendable available financial resources, are accrued in the general, special revenues and enterprise funds. The liability for accrued vacation and comp time reported in these funds aggregated \$359,499 at November 30, 1995.

K - STATEMENT OF CASH FLOWS

For the purpose of the Statement of Cash Flows - All Proprietary Fund Types, enterprise and internal service funds consider all highly liquid investments maturing within three months of the date of purchase to be cash equivalents and are included as "cash and cash equivalents".

L - TOTAL COLUMNS ON COMBINED STATEMENTS

Total columns on the combined statements are captioned "memorandum only" to indicate that they are presented only to facilitate financial analysis. Data in these columns do not present financial position, results of operations, or cash flows in conformity with generally accepted accounting principles. Neither is such data comparable to a consolidation. Interfund eliminations have not been made in the aggregation of this data.

NOTE 2: PROPERTY TAX

The City's property tax is levied each year on the assessed value listed as of January 1, for all real and personal property located in the City. Taxes are assessed at 8 cents per \$100 of assessed valuation of real and personal property. Assessed values are established by the County Assessment Board at 19% of estimated market values for residential property, 32% for commercial property and 12% for agricultural property. Assessed values are 33% of market value for personal property. The assessed value at January 1, 1995, finalized at time of billing, upon which the 1995 levy was based for real, personal, and public utility property, was \$365,378,909. Property taxes attach as an enforceable lien on property as of January 1. Taxes levied in September or October are due and payable prior to December 31.

NOTE 3: CASH AND INVESTMENTS

Cash and cash equivalents

The City maintains a cash and investment pool that is available for use by all funds. This pool includes deposits and highly liquid investments. All investments maturing less than three months after the date of purchase are treated as highly liquid investments. This pool is displayed on the combined balance sheet as "Cash and cash equivalents"

At year end, the carrying amount of the City's cash and cash equivalents is \$1,576,378, including \$1,550 in petty cash funds. Related bank balances total \$318,361. All balances are fully insured or collateralized.

CITY OF FLORISSANT, MISSOURI

NOTES TO FINANCIAL STATEMENTS

NOTE 4: GENERAL FIXED ASSETS, Continued

A summary of proprietary fund type property, plant and equipment at November 30, 1995 follows:

	<u>Cost</u>	<u>Estimated Lives</u>
Enterprise fund:		
Land	\$ 70,000	--
Buildings	155,940	40 years
Improvements other than buildings	6,619,032	20 to 90 years
Equipment	<u>1,439,619</u>	5 to 7 years
Total cost	6,284,591	
Less accumulated depreciation	<u>(814,308)</u>	
Net book value	<u>\$ 5,470,283</u>	

NOTE 5: LONG-TERM DEBT

The changes in general long-term debt during the year ended November 30, 1995 are summarized as follows:

	Balance outstanding November <u>30, 1994</u>	<u>Additions</u>	<u>Retirement</u>	Balance outstanding November <u>30, 1995</u>
Certificates of Participation (Capital Improvements Projects), Series 1994 original amount \$4,690,000, variable coupon interest rate 4.0% to 5.9%	<u>\$ 4,690,000</u>	<u>\$ -</u>	<u>\$ 200,000</u>	<u>\$ 4,490,000</u>

On August 8, 1994, the City Council approved ordinance No. 5626 authorizing the City to lease to Mark Twain Bank certain real property of the City and authorized and approved the execution, issuance and sale of \$4,690,000 aggregate principal amount of City of Florissant Certificates of Participation (Capital Improvements Project) Series 1994 to provide funds for the purchase and construction of capital improvements within the City. Under the terms of the site lease the City will lease certain real property and all improvements thereon to Mark Twain Bank to whom title of Koch Pool and the Police Station has been given as collateral. Simultaneously Mark Twain Bank will sublease the facility back to the City pursuant to a Lease Purchase Agreement. The original term of the site lease will commence as the date of the delivery of the site lease and will terminate on November 30, 1994. Renewal terms provide that the lease may be extended at the option of the City at the end of the original term for an additional one-year renewal term for up to a maximum of 15 years, the final renewal term to expire not later than August 10, 2009.

CITY OF FLORISSANT, MISSOURI

NOTES TO FINANCIAL STATEMENTS

NOTE 6: MEDICAL SELF-INSURANCE PROGRAM

Effective December 1, 1992 the City is no longer self-insured for medical insurance. Insurance is now held through a separate insurance carrier. However the medical self-insurance program is still accounted for in the internal service fund primarily for any claims arising prior to December 1, 1992. Accumulated excess contributions over claims paid of \$87,250 is reflected as reserve for insurance claims.

NOTE 7: BUDGETARY BASIS OF ACCOUNTING

Budgets are adopted for the general and special revenue funds. All budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP) except that encumbrances are treated as budgeted expenditures in the year of incurrence of the commitment to purchase. Budgetary comparisons presented in this report compare budgeted amounts on the budgetary basis to actual amounts on the budgetary basis.

Adjustments necessary to convert the expenditures at the end of the year on the GAAP basis to the budgetary basis are as follows:

	<u>Governmental fund types</u>	
	<u>General</u>	<u>Special Revenue (1)</u>
Expenditures:		
GAAP basis	\$ 14,867,600	\$ 104,772
Increase (decrease) due to:		
Encumbrances - November 30, 1994	(1,564,662)	-
Encumbrances - November 30, 1995	<u>1,441,828</u>	<u>-</u>
Budgetary basis	<u>\$ 14,744,766</u>	<u>\$ 104,772</u>

(1) The special revenue fund does not include the community development fund since the budget of this fund is prepared on a different fiscal year basis.

NOTE 8: OTHER REQUIRED INDIVIDUAL FUND DISCLOSURES

The following funds experienced an excess of expenditures over revenues and other sources for the year ended November 30, 1995:

<u>Fund Name</u>	<u>Excess of expenditures over revenues and other sources</u>
General Fund	\$1,057,365
Debt Service Fund	\$ 422
Capital Projects Fund	\$3,308,070
Enterprise Fund	\$ 305,197

Deficit fund balances or retained earnings balances of individual funds:

Community Development Fund	\$ 10
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CITY OF FLORISSANT, MISSOURI

NOTES TO FINANCIAL STATEMENTS

NOTE 9: RETIREMENT COMMITMENTS, Continued

Funding status and progress, continued

The pension benefit obligation was computed as part of the actuarial valuation performed as of December 1, 1994. Significant actuarial assumptions used in the valuation for the plan are as follows:

7.5% rate of return on the investment of present and future assets, compounded annually.

Projected salary increases of 5% per year to normal retirement age.

Turnover rate of 125% of Sarason T-2 with explicit recognition of anticipated vesting provisions.

Mortality based on the 1951 Group Annuity Mortality Table for males projected by Scale C to 1970 with ages set back five years for women.

Pension Benefit Obligation

Retirees and beneficiaries currently receiving benefits and terminated vested employees	\$ 1,339,052
Obligation for early retirement window	1,332,768
Current employees	
Employer financed - vested	5,614,069
Employer financed - nonvested	461,756
Benefits based on estimated future salary levels	<u>3,004,188</u>
Total pension benefit obligation	11,751,833
Net assets available for benefits, at market value	<u>9,689,021</u>
Unfunded pension benefit obligation	<u>\$ 2,062,812</u>

Effects of Changes in Actuarial Assumptions

During the plan year ending November 30, 1994, actuarial assumptions changed as follows:

Rate of return on the investment of present and future assets, compounded annually, changed from 8% to 7.5%.

Projected annual salary increases changed from 5.5% to 5%.

Turnover rate changed from Sarason T-3 to 125% of Sarason T-2 with explicit recognition of anticipated vesting provisions.

These changes resulted in increases of \$1,079,983 in the Pension Benefit Obligation, \$568,855 in the Vested Benefit Obligation and \$17,927 in the Non-Vested Obligation. The Unfunded Obligation would have been \$982,829 prior to the changes.

These changes also resulted in an increase of \$130,160 in the minimum contribution requirement.

CITY OF FLORISSANT, MISSOURI

NOTES TO FINANCIAL STATEMENTS

NOTE 9: RETIREMENT COMMITMENTS, Continued

<u>Fiscal</u> <u>Year</u>	<u>Dividend</u>	<u>Employer</u> <u>Cont.</u>	REVENUES BY SOURCE					<u>Required</u> <u>employer</u> <u>contribution</u>
			<u>% of</u> <u>covered</u> <u>payroll</u>	<u>Covered</u> <u>Payroll</u>	<u>Investment</u> <u>income</u>	<u>Contributions</u> <u>and</u> <u>Investment</u> <u>Income</u>		
1984-1985	-	\$ 511,428	14.4%	\$3,547,590	\$385,336	\$ 896,764	\$ 11,320	
1985-1986	-	\$ 495,600	13.9%	\$3,559,218	\$459,401	\$ 955,001	\$ 8,205	
1986-1987	-	\$ 518,248	13.4%	\$3,880,392	\$471,653	\$ 989,901	\$ 9,753	
1987-1988	-	\$ 545,776	13.1%	\$4,158,125	\$515,250	\$1,061,026	\$ 12,878	
1988-1989	-	\$ 377,550	8.7%	\$4,352,608	\$626,754	\$1,004,304	\$ 393	
1989-1990	-	\$ 443,246	10.4%	\$4,276,656	\$387,030	\$ 830,276	\$ -	
1990-1991	-	\$ 475,000	9.9%	\$4,791,034	\$856,564	\$1,331,564	\$ 50,407	
1991-1992	-	\$ 500,000	10.0%	\$5,008,193	\$628,113	\$1,128,113	\$ 81,689	
1992-1993	-	\$ 600,000	12.0%	\$4,997,375	\$657,999	\$1,257,999	\$ 18,621	
1993-1994	-	\$ 600,000	11.2%	\$5,353,408	\$328,905	\$ 928,905	\$109,320	

EXPENSE BY TYPE

<u>Fiscal</u> <u>year</u>	<u>Benefits</u>	<u>Service</u> <u>fees and</u> <u>administrative</u> <u>expenses</u>	<u>Totals</u>
1983-1984	\$ 111,179	\$ -	\$ 111,179
1984-1985	\$ 186,916	\$ -	\$ 186,916
1985-1986	\$ 219,175	\$ -	\$ 219,175
1986-1987	\$ 97,165	\$ 4,447	\$ 101,612
1987-1988	\$ 258,837	\$ 12,957	\$ 271,794
1988-1989	\$ 540,481	\$ 34,564	\$ 575,045
1989-1990	\$ 272,492	\$ 37,638	\$ 310,130
1990-1991	\$ 632,582	\$ 40,587	\$ 673,169
1991-1992	\$ 556,302	\$ 42,731	\$ 599,033
1992-1993	\$ 788,947	\$ 44,868	\$ 833,815
1993-1994	\$ 152,648	\$ 49,424	\$ 202,072

Benefits include annuity purchases

FINANCIAL STATEMENTS OF INDIVIDUAL FUNDS

CITY OF FLORISSANT, MISSOURI

GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES AND OTHER
FINANCING SOURCES - BUDGET AND ACTUAL (BUDGETARY BASIS)

YEAR ENDED NOVEMBER 30, 1995

	<u>Budget</u>	<u>Actual</u>	Variance- favorable (<u>unfavorable</u>)
REVENUES			
Taxes			
St. Louis County sales	\$ 5,000,000	\$ 5,391,662	\$ 391,662
Utilities	3,250,000	3,320,674	70,674
Gasoline	1,400,000	1,431,203	31,203
Cigarette	225,000	233,958	8,958
County road funds	375,000	380,647	5,647
Property	285,000	290,086	5,086
Use Tax (Note 11)	<u>1,000,000</u>	-	<u>(1,000,000)</u>
Total taxes	<u>11,535,000</u>	<u>11,048,230</u>	<u>(486,770)</u>
Licenses and Permits			
Business	495,000	501,799	6,799
Liquor	28,000	31,516	3,516
Signs	27,000	21,106	(5,894)
Building and electrical	110,000	172,392	62,392
Minimum housing	60,000	61,175	1,175
Other licenses and permits	<u>16,000</u>	<u>17,192</u>	<u>1,192</u>
Total Licenses and Permits	<u>736,000</u>	<u>805,180</u>	<u>69,180</u>
Other			
Charge for services	583,000	501,071	(81,929)
Fines and forfeits	600,000	741,520	141,520
Interest income	280,000	495,784	215,784
Franchise fees	140,000	154,452	14,452
Dispatching	75,000	81,250	6,250
Grants	755,000	77,000	(678,000)
Other revenues	<u>50,000</u>	<u>136,112</u>	<u>86,112</u>
Total Other	<u>2,483,000</u>	<u>2,187,189</u>	<u>(295,811)</u>
TOTAL REVENUES	<u>\$14,754,000</u>	<u>\$14,040,599</u>	<u>\$(713,401)</u>

CITY OF FLORISSANT, MISSOURI

GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES AND OTHER
FINANCING SOURCES - BUDGET AND ACTUAL (BUDGETARY BASIS)

	<u>YEAR ENDED NOVEMBER 30, 1995</u>		<u>Variance-</u>
	<u>Budget</u>	<u>Actual</u>	<u>favorable</u>
			<u>(unfavorable)</u>
EXPENDITURES, Continued			
Health			
Salaries	\$ 188,365	\$ 185,776	\$ 2,589
Payroll taxes and employee benefits	42,315	40,051	2,264
Professional services	8,000	4,234	3,766
Uniforms	1,800	1,087	713
Utilities	7,000	5,300	1,700
Gasoline and oil	4,500	3,390	1,110
Material and supplies	22,200	16,696	5,504
Travel and training	1,000	506	494
Capital outlay	<u>13,700</u>	<u>13,384</u>	<u>316</u>
Total Health	<u>288,880</u>	<u>270,424</u>	<u>18,456</u>
Municipal Court			
Salaries	173,475	157,087	16,388
Payroll taxes and employee benefits	27,090	26,174	916
Office supplies and maintenance	2,000	1,629	371
Dues, travel and training	6,500	2,762	3,738
Regis	37,500	34,431	3,069
Capital outlay	<u>1,000</u>	<u>361</u>	<u>639</u>
Total Municipal Court	<u>\$ 247,565</u>	<u>\$ 222,444</u>	<u>\$ 25,121</u>

CITY OF FLORISSANT, MISSOURI

GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES AND OTHER

FINANCING SOURCES - BUDGET AND ACTUAL (BUDGETARY BASIS)

	<u>YEAR ENDED NOVEMBER 30, 1995</u>		
	<u>Budget</u>	<u>Actual</u>	<u>Variance- favorable (unfavorable)</u>
EXPENDITURES, Continued			
Culture and Recreation, Continued			
Koch Aquatic Center			
Salaries	\$ 189,310	\$ 85,076	\$ 104,234
Payroll taxes	14,480	6,508	7,972
Uniforms	350	304	46
Utilities	36,975	17,273	19,702
Maintenance and supplies	3,275	2,914	361
Pool chemicals	13,600	3,061	10,539
Professional services	2,700	1,601	1,099
Capital outlay	<u>16,700</u>	<u>16,596</u>	<u>104</u>
Total Aquatic Center	<u>277,390</u>	<u>133,333</u>	<u>144,057</u>
Community and Civic Center			
Salaries	625,490	565,607	59,883
Payroll taxes and employee benefits	94,500	82,501	11,999
Repairs and maintenance	48,450	40,690	7,760
Publicity	5,500	4,534	966
Utilities	178,500	152,804	25,696
Gas and oil	1,300	544	756
Uniforms	1,500	1,365	135
Recreational supplies	2,800	2,509	291
Professional services	3,000	2,407	593
Travel and training	4,200	4,052	148
Capital outlay	<u>45,000</u>	<u>37,982</u>	<u>7,018</u>
Total Community and Civic Center	<u>1,010,240</u>	<u>894,995</u>	<u>115,249</u>
Theater			
Salaries	102,690	103,505	(815)
Payroll taxes and employee benefits	25,510	24,245	1,265
Uniforms	200	148	52
Theater maintenance	5,450	5,242	208
Printing and office supplies	4,000	3,942	58
Dues, travel and training	4,300	4,274	26
Workshop	17,600	15,770	1,830
Publicity	2,600	2,240	360
Capital outlay	<u>10,700</u>	<u>10,490</u>	<u>210</u>
Total Theater	<u>173,050</u>	<u>169,856</u>	<u>3,194</u>
Total Culture and Recreation	<u>\$ 2,966,685</u>	<u>\$ 2,581,972</u>	<u>\$ 384,713</u>

CITY OF FLORISSANT, MISSOURI

GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES AND OTHER
FINANCING SOURCES - BUDGET AND ACTUAL (BUDGETARY BASIS)

YEAR ENDED NOVEMBER 30, 1995

	<u>Budget</u>	<u>Actual</u>	<u>Variance- favorable (unfavorable)</u>
EXPENDITURES, Continued			
Senior Services			
Salaries	\$ 103,845	\$ 96,613	\$ 7,232
Payroll taxes and employee benefits	20,745	18,839	1,906
Bus services	18,000	14,964	3,036
Luncheons	25,000	18,091	6,909
Senior services	17,100	13,986	3,114
Capital outlay	<u>33,000</u>	<u>29,438</u>	<u>3,562</u>
Total Senior Service	<u>217,690</u>	<u>191,931</u>	<u>25,759</u>
TOTAL EXPENDITURES	<u>15,769,305</u>	<u>14,744,766</u>	<u>1,024,539</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(1,015,305)	(704,167)	311,138
OTHER FINANCING SOURCE			
Operating transfers in	200,000	200,000	-
Operating transfers out	<u>(450,825)</u>	<u>(430,364)</u>	<u>20,461</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES AND OTHER FINANCING SOURCES	<u>\$(1,266,130)</u>	(934,531)	<u>\$ 331,599</u>
RECONCILING ITEMS TO ADJUST FROM BUDGETARY BASIS TO MODIFIED ACCRUAL BASIS		<u>(122,834)</u>	
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES AND OTHER FINANCING SOURCES - MODIFIED ACCRUAL BASIS		<u>\$(1,057,365)</u>	

CITY OF FLORISSANT, MISSOURI

SPECIAL REVENUE FUNDS
COMBINING BALANCE SHEET

NOVEMBER 30, 1995

ASSETS

	<u>Cable Public</u>	<u>Community</u>	
	<u>Access Fund</u>	<u>Development</u>	<u>Totals</u>
		<u>Fund</u>	
Cash	\$ 13,495	\$ 2,641	\$ 16,136
Investments	50,000	-	50,000
Accounts receivable			
Interest	460	-	460
Department of Housing and Urban Development	<u>-</u>	<u>17,679</u>	<u>17,679</u>
TOTAL ASSETS	<u>\$ 63,955</u>	<u>\$ 20,320</u>	<u>\$ 84,275</u>

LIABILITIES AND FUND BALANCES

Liabilities			
Accounts payable	\$ -	\$ 17,679	\$ 17,679
Accrued payroll	3,635	2,108	5,743
Accrued vacation and comp time	<u>1,089</u>	<u>543</u>	<u>1,632</u>
TOTAL LIABILITIES	<u>4,724</u>	<u>20,330</u>	<u>25,054</u>
Fund balances			
Reserved for encumbrances	-	148,572	148,572
Unreserved	<u>59,231</u>	<u>(148,582)</u>	<u>(89,351)</u>
TOTAL FUND BALANCES	<u>59,231</u>	<u>(10)</u>	<u>59,221</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 63,955</u>	<u>\$ 20,320</u>	<u>\$ 84,275</u>

CABLE PUBLIC ACCESS FUND

COMMUNITY DEVELOPMENT FUND

CITY OF FLORISSANT, MISSOURI

COMMUNITY DEVELOPMENT FUND

STATEMENT OF EXPENDITURES (BUDGETARY BASIS)

YEAR ENDED NOVEMBER 30, 1995

	Appropriations to <u>May 31</u>	Cumulative actual expenditures to November 30, <u>1994</u>	Actual expenditures for the year ended November 30, <u>1995</u>	Cumulative actual expenditures to November 30, <u>1995</u>	Unexpended balance November 30, <u>1995</u>
Twenty first year of funding ended May 31, 1996					
Home improvement grants	\$ 199,000	\$ -	\$ 180,793	\$ 180,793	\$ 18,207
Architectural barriers	26,000	-	-	-	26,000
Public service-No. Comm. Forum	4,000	-	-	-	4,000
First time home buyers	25,000	-	-	-	25,000
Administration	<u>63,000</u>	<u>-</u>	<u>24,701</u>	<u>24,701</u>	<u>38,299</u>
	<u>317,000</u>	<u>-</u>	<u>205,494</u>	<u>205,494</u>	<u>111,506</u>
 Total expenditures - budgetary basis	 <u>\$1,515,176</u>	 <u>\$ 947,939</u>	 320,345	 <u>\$1,268,284</u>	 <u>\$ 246,892</u>
 Reconciling items to adjust from budgetary basis to modified accrual basis			 <u>175,584</u>		
 Total expenditures - modified accrual basis			 <u>\$ 495,928</u>		

Expenditures above represent amounts expended on projects which were active projects during the year ended November 30, 1995 and therefore, excluded those projects which were completed in previous years.

CITY OF FLORISSANT, MISSOURI

TRUST AND AGENCY FUND

STATEMENT OF CHANGES IN ASSETS AND LIABILITIES

YEAR ENDED NOVEMBER 30, 1995

	Balance November 30, <u>1994</u>	<u>Additions</u>	<u>Deductions</u>	Balance November 30, <u>1995</u>
ASSETS				
Cash	\$ 108,841	\$ 93,647	\$ -	\$ 202,488
Cash, restricted for construction deposits	33,331	14,975	-	48,306
Investments	870,523	2,514,623	-	3,385,146
Due from general fund	1,167,656	-	1,167,656	-
Interest receivable	8,693	-	8,693	-
Deposits with trustee	<u>2,014,010</u>	<u>473,522</u>	<u>41,911</u>	<u>2,445,621</u>
TOTAL ASSETS	<u>\$4,203,054</u>	<u>\$3,096,767</u>	<u>\$1,218,260</u>	<u>\$6,081,561</u>
LIABILITIES				
Accounts payable				
Missouri Department of Revenue Crime Victims Compensation Fund	\$ 549	\$ 1,308	\$ -	\$ 1,857
St. Louis County Battered Persons Fund	-	391	-	391
Missouri Department of Public Safety	-	367	-	367
Municipal court bonds	69,700	35,214	-	104,914
Deposits				
Bid	7,565	41,276	39,298	9,543
Construction	33,331	43,398	28,423	48,306
Civic and community centers	14,763	28,910	26,185	17,488
Other	72,007	147,172	162,079	57,100
Use tax contingency	1,991,129	1,315,429	-	3,306,558
Due to general fund	-	89,416	-	89,416
Deferred compensation benefits payable	<u>2,014,010</u>	<u>473,522</u>	<u>41,911</u>	<u>2,445,621</u>
TOTAL LIABILITIES	<u>\$4,203,054</u>	<u>\$2,176,403</u>	<u>\$ 297,896</u>	<u>\$6,081,561</u>

LEWIS, RICE & FINGERSH

A LIMITED LIABILITY COMPANY
ATTORNEYS AT LAW

JOHN M. HESSEL
DIRECT (314) 444-7735

500 N. BROADWAY, SUITE 2000
ST. LOUIS, MISSOURI 63102-2147

TEL (314) 444-7600
FAX (314) 241-6056

April 15, 1996

City of Florissant
c/o Mayor James J. Eagan
955 Rue St. Francois
Florissant, Missouri 63031

Re: Annexation Proposal for "Area West"

Dear Mayor Eagan:

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

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

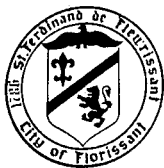
Very truly yours,



John M. Hessel

JMH/klg

CITY OF FLORISSANT



FLORISSANT, MISSOURI

CERTIFICATE OF SERVICE

The undersigned, Carol A. Fritschie, City Clerk, certifies that an identical copy of the Official Submittal constituting the proposal by the city of Florissant to annex Area West has been mailed, via U.S. mail, postage prepaid, to the County Clerk of St. Louis County at 7900 Carondelet Avenue, St. Louis, Missouri 63105; and to the City Clerk of the City of Hazelwood, 415 Elm Grove Lane, Hazelwood, Missouri 63042.

Carol A. Fritschie
City Clerk



LIST OF SITES TO ACCOMMODATE PUBLIC HEARING

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

The sites are as follows:

Florissant City Hall
955 St. Francois
Florissant, Mo. 63031
(314) 921-5700
Mayor James J. Eagan

Florissant Civic Center
#1 Civic Center Drive
Florissant, Mo. 63031
(314) 921-5700
Mayor James J. Eagan

John F. Kennedy Community Center
315 Howdershell
Florissant, Mo. 63031
(314) 921-5700
Mayor James J. Eagan

CITY OF FLORISSANT



FLORISSANT, MISSOURI

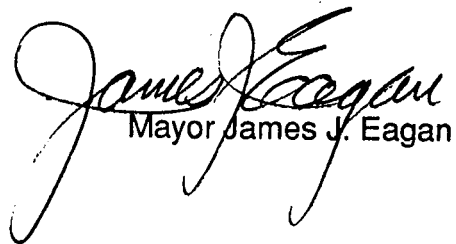
April 15, 1996

St. Louis County Boundary Commission
1516 South Brentwood, Suite 101
St. Louis, Missouri 63144

Dear Sir/Madam:

This letter is to acknowledge that the City of Florissant will bear all costs of the Boundary Commission relating to publications, notifications, copies and other attendant costs related to the annexation proposal of Area West submitted by the City of Florissant.

Very truly yours,


Mayor James J. Eagan

CITY HALL – 921-5700
955 RUE ST. FRANCOIS
FLORISSANT, MISSOURI 63031

POLICE DEPT. – 831-7000
1700 NORTH HIGHWAY 67
FLORISSANT, MISSOURI 63033

PARK DEPT. – 921-4466
#1 CIVIC CENTER DRIVE
FLORISSANT, MISSOURI 63033

MUNICIPAL COURT – 921-3322
955 RUE ST. FRANCOIS
FLORISSANT, MISSOURI 63031

