

ST. LOUIS COUNTY, MISSOURI


BUZZ WESTFALL, COUNTY EXECUTIVE

DEPARTMENT OF PLANNING
JUNE MCALLISTER FOWLER, DIRECTOR

August 28, 1996

MEMORANDUM:

TO: Boundary Commission, St. Louis County

FROM: June McAllister Fowler, Director 
Department of Planning

RE: Preliminary Comments on B.C. 9611, Proposed Crestwood Annexation
(Watson/Pardee Rd. Area)

The following are preliminary comments from the Department of Planning. Additional information will be included in a complete report to be submitted to the Boundary Commission at a later date. Our comments are organized by Boundary Commission factor.

Factor 1 Impact

Residents will experience a tax decrease of approximately \$145 if the annexation occurs. Any increases in property and utility taxes will be offset by the savings from the City of Crestwood assuming the tax levy to the Affton Fire District, which is mandated by statute.

An explanation of how the net decrease was derived is as follows: The Crestwood property tax rate is \$.25 per \$100 of assessed value. A residential property owner in the annexation area with a \$140,000 home with an assessed valuation of \$26,600 would pay an additional \$65 per year. The \$.25 tax rate is also applicable to personal property. Assuming \$4,000 of personal property, a typical resident would pay an additional \$10 per year in taxes.

The City's utility tax rate is 5.7 percent on electric and 6 percent on gas, water and telephone, which is higher than St. Louis County's utility tax rate of 5 percent. These higher tax rates will result in an increase in utility taxes of \$17 per year for the typical single family household. Together with additional property and personal property taxes, a typical single family homeowner would pay \$92 more per year in taxes to the City of Crestwood if the annexation is successful.

However, the residents in the area are currently paying the Affton Fire District .89 per \$100 of assessed value. A resident with an assessed valuation of \$26,600 would be paying approximately \$237 annually, which Crestwood would pay if the annexation occurs.



Factor 4 Services

The primary services that St. Louis County would relinquish to the City of Crestwood include police protection, street maintenance and snow removal, and planning and zoning. First, in order to maintain the existing service level of police protection, the city is considering hiring three additional police officers and a detective lieutenant. Crestwood also anticipates hiring two extra street maintenance workers to accommodate the increase in demand for services for the miles added to the road network. There will be no changes in building code enforcement, since the City of Crestwood contracts with St. Louis County for these services.

If annexed, residents would experience a change in trash collection services. Currently, residents in unincorporated St. Louis County normally contract for trash service by household. The residents would assume services from Crestwood's trash hauler after an initial two year period that is legislatively mandated.

It should also be noted that St. Louis County provides quality efficient municipal services to the proposed annexation area and will continue to do so if desired by the voters of the area.

Factor 7 Sources of Revenue

The City of Crestwood estimates that it will receive \$515,750 in new annual revenues from the proposed area, if annexed. The City also anticipates spending \$317,000 to provide the previously mentioned services to the annexed area, thus creating a \$198,750 excess after factoring all the revenues and expenditures provided in the City's Plan of Intent.

Factor 8 Extraordinary Effects on Tax Distribution

The total annual revenue loss that County Government could experience as a result of the proposed annexation is estimated to be \$292,960.

Factor 10 Compactness

The annexation proposal is weak on the compactness criterion. Although the territory meets the fifteen percent contiguity requirement, there are some factors that may effect service delivery. There is limited direct access from the City of Crestwood to the annexation area via the western and northern boundaries. The western access is primarily hindered by an abandoned Union Pacific railway and Grant's Farm. The annexation would also result in a less regular boundary than already exists.

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WEBSTER GROVES

Mo. Hwy. 366 MARLBOROUGH

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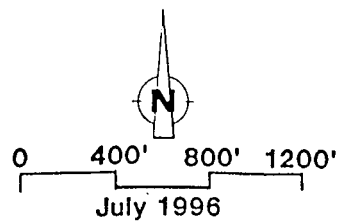
CRESTWOOD

GRANTWOOD VILLAGE

PROPOSED ANNEXATION FOR THE CITY OF CRESTWOOD, MISSOURI

- Existing City Limits
- - - Proposed Annexation

TOTAL ACREAGE : 290 Acres
= 0.45 Sq. Mi.



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