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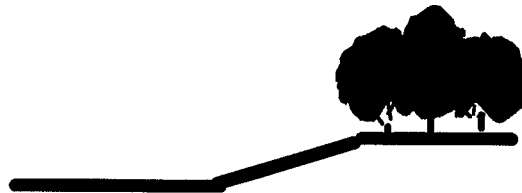
CITY OF CRESTWOOD

Annexation Area

Plan



WATSON/PARDEE ROAD



**Submitted to the St. Louis County
Boundary Commission
by the**

City of Crestwood

June 1996

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EXECUTIVE SUMMARY

The Watson/Pardee Road Area, which is being considered for annexation, is located directly east of the City of Crestwood. This area is generally bounded on the west by Grant and Pardee Roads, (the eastern boundaries of City of Crestwood), and the Missouri Pacific (Union Pacific) Railroad right-of-way, on the north by the northern right-of-way of Watson Road, on the east by the southern right-of-way of Rock Hill Road and the corporate limits of the Town of Grantwood Village, and on the south generally by the corporate limits of the Town of Grantwood Village. This area contains 290 acres of land.

This area is similar both topographically to the City of Crestwood and in the nature of development, with the majority of the area developed for single family residential use. There is some multi-family development on Watson Road and an area of condominiums near Grant's Farm. Commercial development exists along Watson Road including a shopping center, and other individual businesses. As of the 1990 Census, the population of the area consisted of 1,601 persons living in 699 housing units. According to data provided by the St. Louis County Department of Planning records the total assessed valuation of real and personal property within the Watson/Pardee Rd. Area is \$21,609,720. The area is located within the Affton Fire Protection District and is partially within the Affton and Lindbergh School Districts.

The City of Crestwood proposes to provide a broad range of municipal services to this area. These include police protection, parks and recreation, public works, including street maintenance, and general administrative services.

Fire protection and emergency medical services will continue to be provided by the Affton Fire Protection District, but the residents of this area will no longer pay the fire district's tax levy. The City of Crestwood is obligated by statute to pay the tax levy to the fire district. After factoring in the City of Crestwood's property tax levy, the average household in the Watson/Pardee Road Area will see a net decrease of \$121.60 in its property tax bill. After annexation, area residents will have the right to vote in all fire district elections and may be elected to the board of directors.

The annexation of the Watson/Pardee Road Area will have no impact on surrounding areas while significantly benefiting both the residents of this area and the current City of Crestwood.

The City of Crestwood was incorporated as a Village in 1947 and became a fourth class city on July 3, 1949. On November 7, 1995 City voters approved a Charter (Home-rule) form of government. The City is located in Southwest St. Louis County, approximately 12 miles southwest of the downtown St. Louis area. There are 3.3 square miles of land included in its boundaries.

The name of Crestwood was decided upon by area residents because of a tree standing at the crest of a hill in the Crestwood Subdivision. This white oak, that played a large part in the naming of the city, has been certified as being over 225 years old.

The present Government Center, located off Sappington Road, at One Detjen Drive, was completed in October, 1973. It houses the General Administrative, Police , Fire Services, and Public Works Administrative Offices.

The most significant development for the City of Crestwood and its residents came in 1957 with the construction of one of the first shopping malls in the metropolitan area. Crestwood Plaza, including a covered parking garage, covers fifty-five acres with 1.1 million square feet of gross leaseable area, one hundred and fifty specialty stores and parking for over 4,400 cars.

The remaining commercial area, primarily along Watson Road, consists of approximately 213 acres of land. This area includes shopping centers, retail, and office buildings.

The majority of the City is composed of residential areas, mostly owner-occupied single family homes.

For the fiscal year ending June 30, 1995, revenues for general governmental operations amounted to \$9,307,842. The major sources of revenue were the 1.25% sales tax and the .5% sales tax for capital improvements. The next most significant revenue source was the 6% gross receipts tax on utilities.

Expenditures for general governmental purposes totaled \$7,035,482 for the fiscal year ended June 30 1995.

The City currently has no bonded indebtedness nor any un-issued authorized bonds.

Crestwood Demographics

The 1990 census reported Crestwood's population as 11,234. The estimated median age for a Crestwood resident is 40.4 years. The percentage of persons age 65 and older is estimated at 14.3%. The total population under 18 is estimated at 18.6%.

LEGAL DESCRIPTION OF PROPOSED

WATSON/PARDEE ROAD ANNEXATION AREA

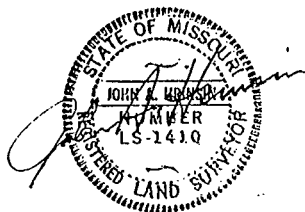
BOUNDARY DESCRIPTION
CRESTWOOD PROPOSED ANNEXATION
WATSON/PARDEE ROAD AREA

A parcel of land located in Township 44 North, Range 6 East, 5th Principal Meridian, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the point of intersection at the Southern line of Watson Road with the Western line of Rock Hill Road, thence in a Southeastwardly direction along the Western line of Rock Hill Road to its intersection with the Northwest boundary of the Village of the Town of Grantwood Village as established by the Village of the Town of Grantwood Village Bill No. 331, Ordinance No. 4247, said intersection point also being at the intersection of the Western line of Rock Hill Road with the Northwestern line of "Forest Haven No. 2", Plat Book 85 page 49 of the St. Louis County Records, thence southwestwardly along said Northwestern line of said "Forest Haven No. 2" to its intersection with the Northeastern line of said "Forest Haven No. 2", thence Northwestwardly along said Northeastern line of said "Forest Haven No. 2" to an angle point, thence Northeastwardly, thence Northwestwardly, thence Southwestwardly, all along the Northeastern adjusted boundary of Lot 21 of said "Forest Haven No. 2", thence continuing Northwestwardly along said Northeastern line of said "Forest Haven No. 2" to its intersection with the west line of said "Forest Haven No. 2", thence Southwardly along said West line to its intersection with the Northern line of "Grant Haven Plat No. 3", Plat Book 96 page 82 of the St. Louis County Records, said Northern line of "Grant Haven Plat No. 3" also being the South line of a private road and the border of the Village of the Town of Grantwood Village, thence Eastwardly along said Northern line of said "Grant Haven Plat No. 3" to its intersection with the Northeastern line of said "Grant Haven Plat No. 3", thence Southeastwardly along said Northeastern line of said "Grant Haven Plat No. 3" to its intersection with the Southeastern line of said "Grant Haven Plat No. 3", thence Southwestwardly along said Southeastern line of said "Grant Haven Plat No. 3" to its intersection with the Northeastern boundary of "Forest Haven No. 4 Sect. 2", Plat Book 120 page 39 of the St. Louis County Records, said point also being the easternmost corner of Lot 16 of said "Forest Haven No. 4 Section 2", and the westernmost corner of "Forest Haven No. 3" Plat Book 95 Page 30 of the St. Louis County Records, thence Southeastwardly along the Southwestern line of said Forest Haven No. 3 to its intersection with the Northwestern line of Forest Haven No. 4 Section 1, Plat Book 106 Page 56 of the St. Louis County Records, thence Southwestwardly along said Northwestern line of said Forest Haven No. 4 Section 1 to its intersection with the Northeastern line of the Missouri Pacific (Union Pacific) Railroad Company right-of-way, thence Northwestwardly along said Northeastern railroad right-of-way to its intersection with the Eastern line of Pardee Road, thence Southwardly along the Eastern line of Pardee Road to its intersection with the Northern line of Eddie and Park Road, thence Westwardly along the Northern line of Eddie and Park Road to its intersection with the Western line of Pardee Road, thence Northwardly along said Western line of Pardee Road to its intersection with the Southwestern line of Grant Road, thence in a Northwestwardly direction along said Southwestern line of Grant Road to its intersection with the Southern line of Watson Road, thence Northwardly across Watson Road to the intersection of the Western line of Old Watson Road and the Northern line of Watson Road, thence in an Eastwardly direction along said Northern line of Watson Road (said Northern line of Watson Road also being the Southern boundary of the City of Webster Groves) to its intersection with the northward prolongation of the Western line of Rock Hill Road, thence Southwardly across Watson Road along said prolongation to the Point of Beginning and per St. Louis County Mapping Department maps containing 290 acres more or less.

Date *11-10-95*

John A. Hrinsin
MoRLS #1410



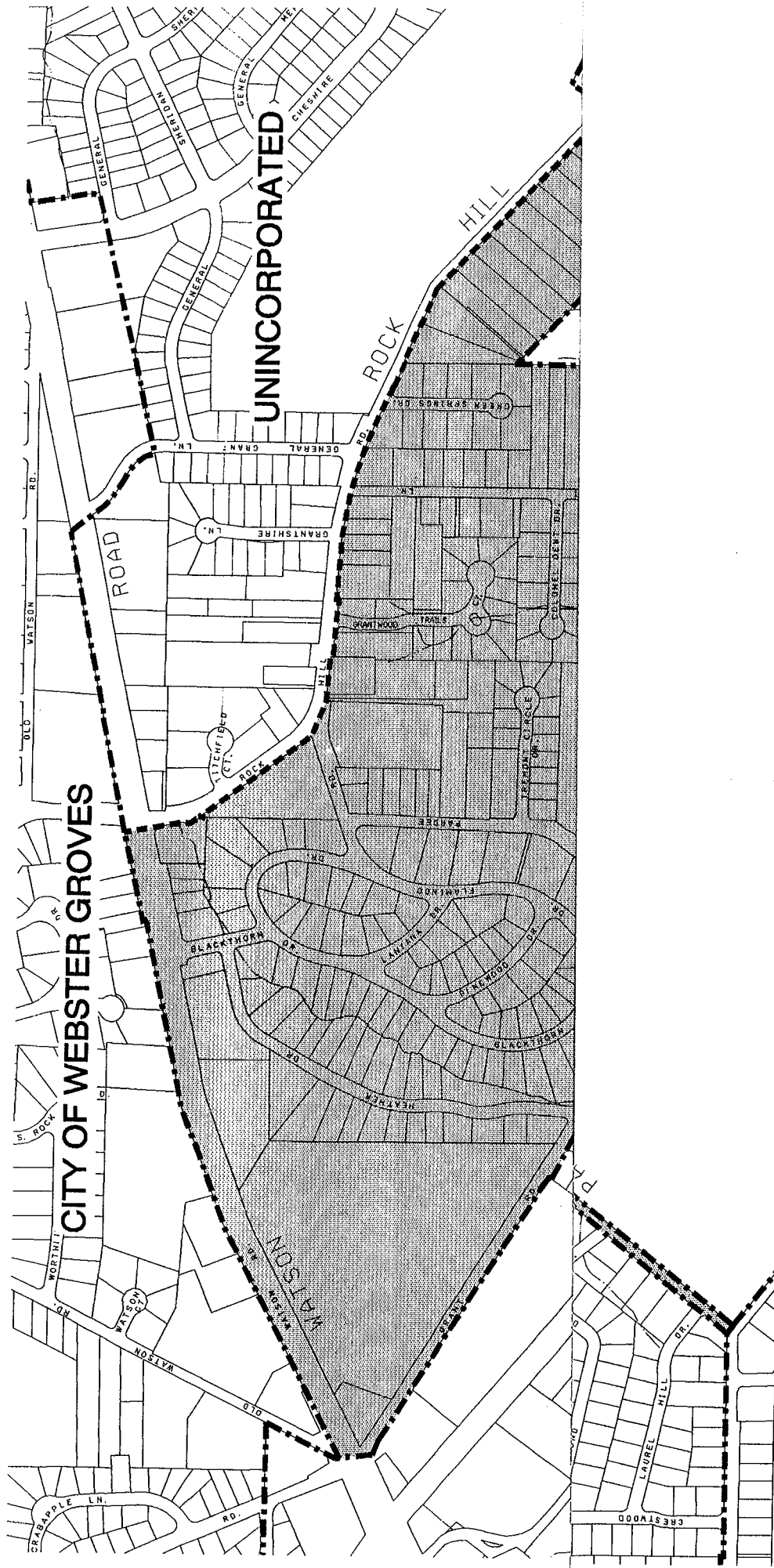


PLATE 1
MAY 1996



ANNEXATION BOUNDARY
PROPOSED WATSON / PARDEE ROAD ANNEXATION AREA
Crestwood, Missouri

NATURE OF TERRITORY

Peckham Guyton Albers & Viets, Inc.

Architecture
Planning
Urban Consulting

Graphics
Interiors

Saint Louis Place
200 North Broadway
Suite 1000
St. Louis, Missouri 63102

314 231-731
314 231-7433 FAX

Member
American Institute
of Architects

MEMORANDUM

To: D. Kent Leichter
City Administrator
City of Crestwood, Missouri
One Detjen Drive
Crestwood, Missouri 63126

Date: May 21, 1996

From: Michael P. Weber, AICP 

Re: Area of Annexation Area

Project
Name: Watson/Pardee Rd. Annexation
Area

CC: M. Payken

Project
No: 14843-10

With respect to Article III, Section A.3.c. of the St. Louis County Boundary Commission Rules, this will certify that:

The area of the proposed annexation includes unincorporated territory which is less than fifty percent of the combined land area subject to the proposal.

Calculation:

Total current area of the City of Crestwood:	2,016.6 acres
Area of proposed Watson/Pardee Rd. Annexation area:	290.0 acres
Combined land area subject to proposal:	<u>2,306.6 acres</u>

Annexation area as percent of combined area: 12.6%

Watson/Pardee Road Area Annexation Proposal
City of Crestwood
June, 1996

PLATTED SUBDIVISION INFORMATION

Plate #2 provides a listing of all platted subdivisions within the proposed annexation area. This plate also delineates the boundaries of these subdivisions. No subdivision is being split per se by this annexation proposal. The Forest Haven Subdivision is already split by virtue of Forest Haven No. 4 being in unincorporated territory while the other Forest Haven plat phases are in the Town of Grantwood Village. Forest Haven No. 4 is wholly within unincorporated territory and is included in this annexation proposal so as not to result in a small pocket of unincorporated territory.

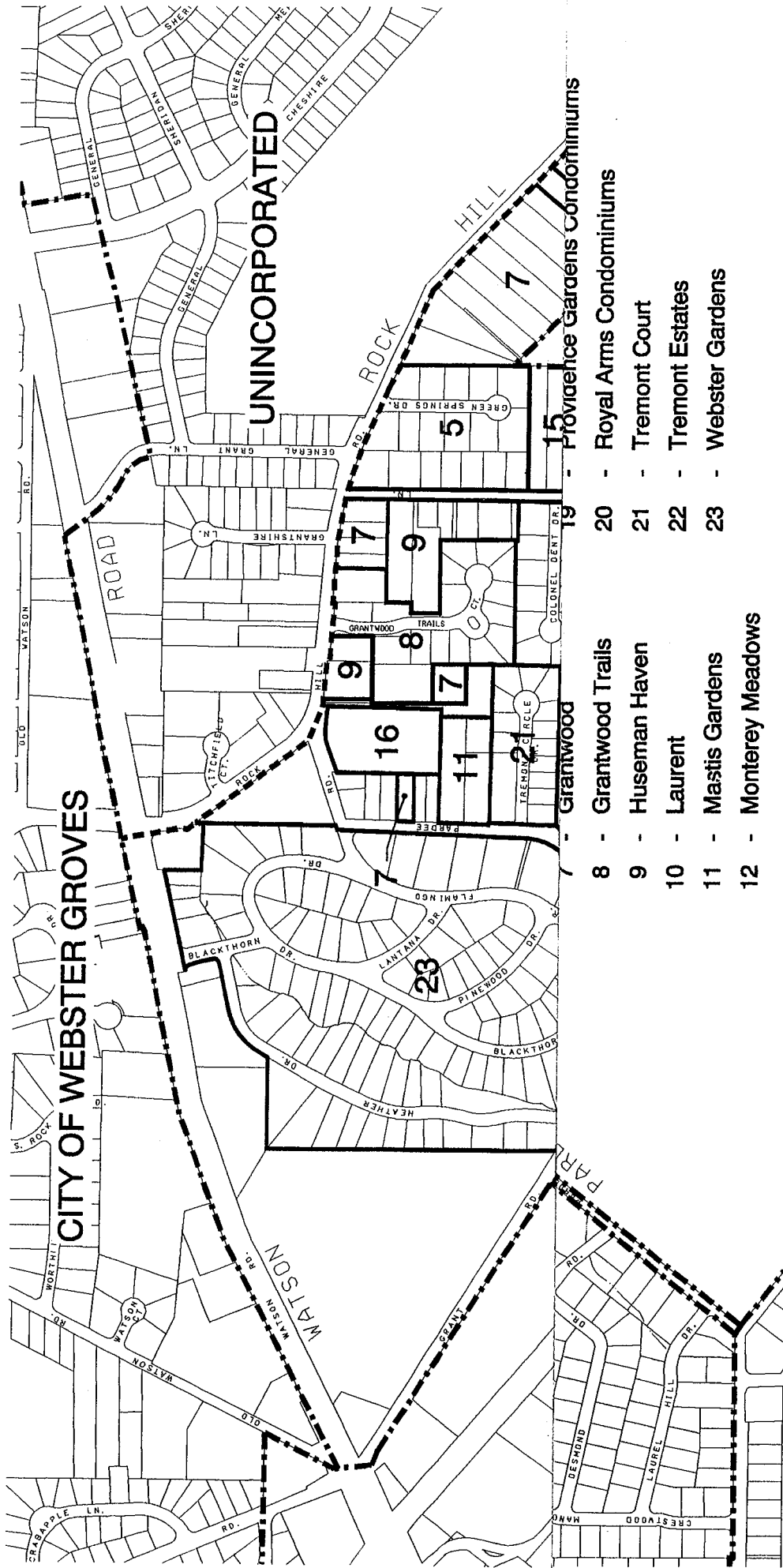


PLATE 2
MAY 1996

- | | |
|-----------------------|--------------------------------------|
| 8 - Grantwood Trails | 19 - Providence Gardens Condominiums |
| 9 - Huseman Haven | 20 - Royal Arms Condominiums |
| 10 - Laurent | 21 - Tremont Court |
| 11 - Mastis Gardens | 22 - Tremont Estates |
| 12 - Monterey Meadows | 23 - Webster Gardens |



OVERLAPPING PROPOSALS

None of the area covered by the Watson/Pardee Road Annexation Area proposal overlaps with other proposals before the St. Louis County Boundary Commission.

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

In accordance with Chapter 72 of the Revised Statutes of the State of Missouri, notice is hereby given that the Boundary Commission, St. Louis County will conduct a

Public Hearing on _____ at _____ at the _____
_____.

For the purpose of giving parties in interest and citizens an opportunity to be heard on the following proposed boundary changes:

Proposal No. _____. A proposal for a boundary change submitted on _____ by the City of Crestwood, Missouri to annex an area, known as Watson/Pardee Road, which is generally bounded on the west by Grant and Pardee Roads, (the eastern boundaries of City of Crestwood), and the Missouri Pacific (Union Pacific) Railroad right-of-way, on the north by the northern right-of-way of Watson Road, on the east by the southern right-of-way of Rock Hill Road and the corporate limits of the Town of Grantwood Village, and on the south generally by the corporate limits of the Town of Grantwood Village. This area contains 290 acres of land.

The Boundary Commission, St. Louis County, invites public comments on the proposals submitted for public hearing. Written and oral comments may be presented to the Commission in conjunction with the Public Hearing, or, in addition, written comments may be received for a period of twenty-one days after the close of the Public Hearing and will be filed for the reference of the Commission.

A copy of each proposal, which includes the proposing agent, a copy of the map depicting the proposed annexation area, legal description, the plan of intent and required certifications, as received from the applicant, is available in the office of the Boundary Commission, St. Louis County, 1516 S. Brentwood Blvd., Suite 101, Brentwood, Missouri 63144, weekdays, during regular business hours, 9:00 a.m. to 12:00 p.m. and 1:00 p.m. to 3:00 p.m. If you have any questions regarding the proposal scheduled for public hearing, please contact the Boundary Commission, St. Louis County, at 961-7877.

Persons requiring an accommodation to attend and participate in the Public Hearing should contact the Boundary Commission, St. Louis County in writing at 1516 S. Brentwood Blvd., Suite 101, Brentwood, Mo 63144 or by telephone at 961-7877 or TDD 1-800-735-2966, at least two working days prior to the Public Hearing.

Carl E. Ramey
Administrator
Boundary Commission, St. Louis County

FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES
PROVISION STATEMENT

The City of Crestwood is not seeking any change in fire protection and emergency medical services in the Watson/Pardee Road Annexation Area.

PLAN OF INTENT

FACTOR 1

IMPACT OF PROPOSED ANNEXATION

The residents and businesses of the Watson/Pardee Road Area will derive many benefits as a result of annexation by the City of Crestwood. These include, but are not limited to, a broad range of high quality municipal services available within close proximity to the area, joined to a municipality which is similarly developed, a realistic ability to participate in their local government and reduced property taxes.

The annexation of the Watson/Pardee Road Area will have a minimal impact on the tax base of the City of Crestwood. Once service costs are taken into account, the City will realize a minimal revenue surplus in this area. Thus, the annexation of this area, will not have a noticeable impact on its ability to raise revenue.

Additionally, the annexation of this area will allow for a sensible south-easterly expansion of the City of Crestwood's borders. It will provide an opportunity for the City of Crestwood to expand its Watson Road Corridor easterly to a more logical conclusion at the intersection of Rock Hill and Watson Roads.

The adjoining areas which are not involved with this annexation proposal are primarily located in the existing municipalities of Webster Groves and the Town of Grantwood Village, with a portion being unincorporated territory. The annexation of the Watson/Pardee Road Area will not have a noticeable impact on these communities or on the unincorporated section of St. Louis County. Although St. Louis County may experience a loss of certain revenues (per-capita and utility), this loss in revenue will be virtually offset by the reduction in service costs for police and public works to the annexed area. Additionally, during the first five years after annexation, St. Louis County will receive approximately \$22,000 annually in sales tax revenue (from Crestwood's ¼ cent local option sales tax) from the area.

The annexation of the Watson/Pardee Road Area will have a negligible impact on the entire geographic area of St. Louis County and its residents.

FACTOR 2

LEGAL DESCRIPTION

See Page 4 of this plan.

FACTOR 3

ABILITY TO ACCOMODATE THE ORDERLY INCORPORATION IN THE COUNTY

The City of Crestwood believes this annexation will help allow for the orderly incorporation of St. Louis County. There are no technical or service delivery problems or boundaries which overlap those of other proposals.

FACTOR 4

INVENTORY OF MUNICIPAL SERVICES

The City of Crestwood is governed by a Board of Aldermen, two elected from each of the City's four wards, as well as a Mayor who is elected at large.

Aldermen are elected to terms of three years in duration. The terms of the two Aldermen representing each ward are staggered. An alderman is limited to three successive, full three year terms, not including time served to complete an unexpired term. He or she cannot serve again as alderman in that ward for three years.

The Mayor serves a three year term and is limited to three successive, full year terms, not including time served to complete an unexpired term. He or she cannot serve again as Mayor for three years.

The City of Crestwood provides a full range of municipal services. These include public safety (police and fire protection), parks and recreation, public works (including street maintenance), planning and zoning and general administrative services.

Police protection is provided by the Department of Police; fire protection and emergency medical service are provided by the Department of Fire Services; street maintenance and other public facilities services are provided by the Department of Public Works; park operations, recreation services and animal control are provided by the Department of Parks and Recreation. Construction code compliance, and human services such as vector control and health inspections, are provided both by the City of

Crestwood and, under contract, by St. Louis County. Planning and zoning is provided by the City of Crestwood.

Utility services such as electricity, natural gas, water, telephone, sewers and related systems are provided by Union Electric, Laclede Gas, St. Louis County Water, Southwestern Bell Telephone and the Metropolitan St. Louis Sewer District. Trash, recycling and yard waste collection is provided by the City under contract with a private company.

General Administration

A professionally qualified City Administrator manages the day-to-day activities of the City. The City Administrator is also responsible for the selection of department directors with the consent of the Mayor and Board of Aldermen, oversees the personnel functions of the City through a civil service system, directs the preparation of the annual budget for submission to the Ways and Means Committee, attends all meetings of the Mayor and Board of Aldermen, and keeps the Mayor and Board of Aldermen informed of the needs of the City.

The Office of City Clerk is the depository of all official records of the City, administers the licensing of businesses and supervises the collection of municipal court revenues through the Municipal Court Clerk.

The Finance and Personnel Officer is responsible for the fiscal management of the City and for the day-to-day administration of the personnel system. The City's financial records are audited on an annual basis by a certified public accounting firm.

Police Services

The Department of Police has a staff of 39 personnel, and is headed by a Chief of Police. There are 32 sworn officers. Of these, 24 are assigned to the Field Operations (patrol) division, which is supervised by the Commander of Field Operations. Another 7 officers are assigned to the Bureau of Professional Standards (Detective Bureau, MIS) which is supervised by the Inspector of Police. There are 4 dispatchers and 3 clerical persons. Two officers provide community service programs as a function of their assignment.

Crestwood provides a patrol strength ranging from not less than three patrol officers during periods of historically low service demand, to as many as seven patrol officers, depending upon time of day and day of week. Patrol officers are specially trained to provide any type of emergency response and are supported by the Technical Services Bureau, to assist in crime scene search, evidence gathering and follow-up investigations.

The current ratio of 2.76 officers per 1,000 population is above the St. Louis County average for patrol density and compares favorably to the ratio of 2.4 per thousand found in St. Louis County among cities with a population of over 10,000. After annexation, an additional three patrol officers will be hired and the ratio of personnel to population will be 2.81.

The Crestwood Police Department operates one of the most modern and efficient radio/computer systems in St. Louis County. The radio system is operated by professionally trained and experienced dispatchers who answer all emergency phones, dispatch patrol officers, and operate the Department's Computer Aided Dispatch (CAD) system. The computer system begins with the CAD system and includes modules for record keeping, accident investigation, arrest and other relevant information. The Police Department has installed a "state of the art" radio logger and report transcription system to enable officers to prepare and file reports in a fraction of the time previously expended, thereby providing more time for the officers to spend on preventive patrol and investigations.

The City's boundaries permit the reasonable and efficient provision of police services. All of the services of the Department including routine patrols will be provided to the Annexation area. The Police Department operates out of the Government Center, located at One Detjen Drive, approximately 2 miles from the eastern corner of the Annexation area. It is closer to the annexation area than the closest St. Louis County Police Department Station.

In addition to regular patrol, crime prevention and detection, the Crestwood Police Department provides emergency response, non-emergency response, investigative services, and community services. These services include Neighborhood Watch, Vacation Checks, DARE and various other programs. The Crestwood Police Department works closely with owners and operators of commercial areas, industrial facilities, the apartment complex as well as with other agencies, ranging from Federal Law Enforcement Agencies, Juvenile Court, the Prosecuting Attorney's office, St. Louis County Police, Greater St. Louis Major Case Squad, and other local police jurisdictions. The Department responds to citizen concerns for traffic enforcement in an expedient manner, fully cooperating with other departments of the City to identify high periods of potential violations in an attempt to maintain our very low incidence of traffic accidents.

Municipal Court

The City of Crestwood's Municipal Court is a division of the 21st Judicial Circuit of the State of Missouri and is operated under the jurisdiction of the St. Louis County Circuit Court. The Crestwood Court functions with a Judge, Prosecuting Attorney, and one full-time Court Clerk.

Fire Services

The Department of Fire Services is operated by the city of Crestwood. The department and its equipment are totally funded through the City's general operating fund.

The Department has 29 professional fire fighters, a Fire Chief, and an Assistant Fire Chief/Fire Marshal. During fiscal year 1994, the Department responded to 421 fire calls and 812 EMS calls with an average response time of less than 2.5 minutes.

The Affton Fire Protection District will continue to serve the proposed annexed area. This is mandated by statute (Sec. 72.418 RsMO. Supp.)

Recreation and Park Facilities

The City of Crestwood has 121 acres of City owned park land. Crestwood maintains 8 parks which provide a variety of facilities, including picnic areas and pavilions, tennis courts (some lighted), a 50 meter outdoor swimming pool, playgrounds, sand volleyball court, multi-use courts, ball fields, a pond for ice skating, a quarry for controlled fishing, sledding in designated areas, fitness and nature trails. The Park Operations Division also maintains street trees on city right of way, other city owned property and green ways.

The Crestwood Community Center, located in Whitecliff Park, has 22,000 square feet of programming space. The Center contains a multipurpose gymnasium, fitness room, game room, dance gym, 2 racquetball courts, meeting rooms and kitchen facilities. Crestwood residents pay lower fees to participate in recreation programs and reserve park facilities. Residents receive priority when registering for a program or reserving a facility. There are over 350 programs and special events offered annually.

The historic Thomas Sappington House Museum, managed by the Department, provides a unique experience into our past heritage. House tours, a reference library, gift shop and a restaurant are all part of this registered National Historic Landmark built in 1808.

The Animal Control/Park Ranger Division provides assistance to Crestwood residents in dealing with domestic and wildlife animal problems, park security and naturalist programs.

Public Works

Public Works - Administration

The Department reviews plans and issues permits, where applicable, for all structures, such as buildings, sheds, fences, and signs with regard for zoning compliance. The Department contracts with the St. Louis County Department of Public Works to administer the BOCA Code.

It also processes petitions for subdivisions, rezoning, conditional land uses, variances and provides professional advice and assistance to the Planning and Zoning Commission, the Board of Zoning Adjustment, and the Sign Commission.

It performs liaison services between residents and developers with MSD, Union Electric and other utility companies and governmental agencies serving the city.

Public Works - Street Division

The Public Works Department has a comprehensive street reconstruction plan. If the proposed annexation is successful, streets in the new area would be incorporated into this plan. Since funds for this program are derived from a 1/2 cent capital improvement tax approved by the voters in November 1993, the city will not have a property tax increase or incur any bonded indebtedness.

In addition to maintaining and repairing 42 miles of public roads, the Street Division also provides snow removal. Crestwood streets are normally cleared within 24 hours.

Universal residential trash, recycling, yard waste and bulky item collection service is provided by the City through a contract with a private collector. The residents pay for this service at the current rate of \$11.90 per month. In compliance with State Statutes, the City will be unable to provide trash collection service in the annexed area for two years following the effective date of the annexation. If annexed area residents desire, they may individually contract with the City's contractor during this interim period.

With the exception of fire protection and emergency medical services, all City of Crestwood municipal services will be provided to the annexed area upon the effective date of the annexation. The City has evaluated the level of municipal services required to serve the annexed area and has concluded that additional manpower and equipment will be necessary to achieve this level. These increases are reflected in the following attachments:

SERVICE PROVISION REQUIREMENTS (POLICE)

PERSONNEL	CURRENT	WATER WASTEWATER SEWER	EXPENSES
Chief Of Police	1		
Administrative Secretary	1		
Inspector Of Police (Major)	1		
Field Operations Commander (Captain)	1		
Lieutenant	1		
Staff Sergeant	1		
Support Services Coordinator	1		
Detective Lieutenant	0		40,000
Detective Sergeant	1		
Patrol Sergeants	7		
Patrol Officers	16		84,000
Senior Detectives	2		
Detective	1		
Dispatchers	4		
Clerk	1		
RATE (SWORN) Per 1,000 Population	2.76		
OPERATING EXPENSES			
Gasoline, Uniforms, Etc.			12,000
CAPITAL IMPROVEMENTS			
Vehicles/Equipment			34,000
TOTAL PROJECTED COSTS			\$170,000

SERVICE PROVISION REQUIREMENTS (PUBLIC WORKS)

PERSONNEL		CURRENT	WATSON/ PARDEE AREA	EXPENSES
Director Of Public Works/City Engineer	→	1		
Assistant Director Of Public Works	→	1		
Capital Improvements Liaison	→	1		
Code Enforcement Officer	→	1		
Administrative Secretary	→	1		
Health Inspector	→	1		
Street Supervisor	→	1		
Street Maintenance Foreman	→	1		
Crew Leader	→	1		
Street Maintenance Worker	→	5		50,000
Vehicle Maintenance Foreman	→	1		
Mechanic	→	1		
Building Custodian	→	1		
OPERATING EXPENSES				
Gasoline, Materials, Etc.				22,000
CAPITAL IMPROVEMENTS				
Vehicles/Equipment				75,000
TOTAL PROJECTED COSTS				\$147,000

Additionally, the following matrix provides a complete itemization of current and post-annexation municipal services providers.

MUNICIPAL SERVICE MATRIX

	CURRENT PROVIDER	AFTER ANNEXATION
Police	St. Louis County	Crestwood
Fire & Emergency Medical Services	Afton Fire Protection District	Afton Fire Protection District
Parks & Recreation	St. Louis County	Crestwood/St. Louis County
Street Maintenance	St. Louis County	Crestwood
Snow Removal	St. Louis County	Crestwood
Planning and Zoning	St. Louis County	Crestwood
Building and Code Enforcement	St. Louis County	Crestwood, which has contracts with St. Louis County to provide some services

The following are services which will not be changed as a result of annexation by the City of Crestwood:

Water	St. Louis County Water Company
Sewers	Metropolitan St. Louis Sewer District
Electric	Union Electric
Natural Gas	Laclede Gas
School Districts	Lindbergh and Afton
Library	St. Louis County Library
Sanitation/Trash and Refuse Removal	Private Contractors.

(The City of Crestwood will serve notice that it will contract to provide services after two years, as per statute.)

FACTOR 5

PROPOSED TIME SCHEDULE

The City of Crestwood will provide each service except trash, recycling, and yard waste pickup to the annexed area immediately upon the effective date of the annexation.

There are no circumstances which would result in any delays which would prohibit an orderly transition of services.

FACTOR 6

TAX RATES OF THE WATSON PARDEE/ROAD ANNEXATION AREA

<u>Property Tax</u>		<u>Sales Tax</u>	<u>Utility Tax</u>
\$6.203 per \$100 Assessed Valuation ^A		5.975%	5%
St. Louis County	0.580		
State of Missouri	0.030		
Affton School District	3.240		
Junior College District	0.240		
St. Louis County Library	0.140		
MSD	0.150		
Zoo/Museum District	0.228		
Sheltered Workshop	0.085		
Special School District	0.620		
Affton Fire District Protection	0.890		
	<u>\$6.203</u>		
\$5.613 per \$100 Assessed Valuation ^L		5.975%	5%
St. Louis County	0.580		
State of Missouri	0.030		
Lindbergh School District	2.650		
Junior College District	0.240		
St. Louis County Library	0.140		
MSD	0.150		
Zoo/Museum District	0.228		
Sheltered Workshop	0.085		
Special School District	0.620		
Affton Fire District Protection	0.890		
	<u>\$5.613</u>		

^A = Affton School District ^L = Lindbergh School District

CURRENT SOURCES OF REVENUE (City of Crestwood Estimated FY/96)

TAX RATES

	Merchant License Tax	Based on the greater of a) \$1 per thousand dollars or a fraction part thereof of gross receipts, b) ten cents per square foot of space occupied, or c) \$10.
Property		
Gross Receipts	\$.25 per hundred dollars of assessed valuation	
Utilities	5.7% on electric and 6% on gas, water, telephone	
Sales	1.75%	
Cable Franchise	3%	

Watson/Pardee Road Area Annexation Plan
City of Crestwood
June, 1996

CURRENT FUND BALANCES (City of Crestwood As Of 6/30/95)

GENERAL FUND

Balance \$2,464,545.00

CAPITAL PROJECTS FUND

Balance \$2,080,659.00

INTERNAL SERVICE FUND

Balance \$275,000.00

Currently, the only anticipated change to the City's revenue structure would be the possible adoption of the Use Tax by City voters in August of 1996.

There are no new sources of revenue, other than existing city revenue sources, that will be collected within the unincorporated area proposed to be annexed.

Below is a three year projection for the cost of extending services to the Watson/Pardee Road Area.

ESTIMATED EXPENDITURES		YEAR 1	YEAR 2	YEAR 3
Police	→	170,000	175,100	180,353
Public Works	→	147,000	151,410	155,952
Payment To Affton Fire Protection District	→	192,327	198,096	204,039
TOTAL EXPENDITURES	→	\$509,327	\$524,606	\$540,344

FACTOR 8

EXTRAORDINARY EFFECTS ON THE DISTRIBUTION OF TAX RESOURCES IN THE COUNTY

Below is a representation of the impact that the annexation of the Watson/Pardee Road Area will have on tax resources within this area.

	REVENUE SOURCES	REVENUE FORMULAS		BEFORE ANNEXATION		AFTER ANNEXATION	
				St. Louis County	City of Crestwood	St. Louis County	City of Crestwood
Property Tax	Real Property (St. Louis County)	Assessed Valuation (\$17,530,264) Divided By 100 x \$.58 =		101,676	0	101,676	0
	Personal Property (St. Louis County)	Assessed Valuation (\$4,079,456) Divided By 100 x \$.58 =		23,661	0	23,661	0
	Real Property (City of Crestwood)	Assessed Valuation (\$17,530,264) Divided By 100 x \$.25 =		0	0	0	43,826
	Personal Property (City of Crestwood)	Assessed Valuation (\$4,079,456) Divided By 100 x \$.25 =		0	0	0	10,199
GR On Utilities	Residential (St. Louis County)	\$2,000 Each Per 699 Households x 5% =		70,500	0	0	0
	Commercial (St. Louis County)	Based On Like Comparison Of Similar Crestwood Businesses =		9,018	0	0	0
	Residential (City of Crestwood)	\$2,000 Each Per 699 Households x 6% =		0	0	0	83,880
	Commercial (City of Crestwood)	Based On Like Comparison Of Similar Crestwood Businesses =		0	0	0	9,018
Sales Tax	Pool Distribution	\$103 Per Capita x 1,601 =		164,903	0	0	164,903
	1/4 Cent Local Option	Estimated 1/4 Cent Sales Tax Revenue (\$45,000) Divided By 2 =		0	0	22,500	22,500
	1/2 Cent Capital Improvements	Estimated 1/2 Cent Sales Tax Revenue (\$90,000) x 85% =		0	0	0	76,500
Cigarette Tax	Per Capita Distribution	\$4.50 Per Capita x 1,601 =		7,205	0	0	7,205
Gasoline Tax	Per Capita Distribution	\$27 Per Capita x 1,601 =		43,227	0	0	43,227
	Motor Vehicle Sales	\$9.88 Per Capita x 1,601 =		15,818	0	0	15,818
Road And Bridge	Assessed Valuation (\$21,609,910) Divided By 100 x \$.106 =			22,906	0	0	22,906
Merchant Licenses	Based On Like Comparison Of Similar Crestwood Businesses =			0	0	0	12,000
Cable Franchise	St. Louis County	1/2 Total Households (349) x \$30 Per Month x 12 Months x 5% =		6,282	0	0	0
	City of Crestwood	1/2 Total Households (349) x \$30 Per Month x 12 Months x 3% =		0	0	0	3,769
TOTAL REVENUE				\$465,195	\$0	\$147,836	\$515,750

Watson/Pardee Road Area Annexation Plan
City of Crestwood
June, 1996

Below is a three year projection of the value of each revenue source within the Watson/Pardee Road Area.

ESTIMATED REVENUE		YEAR 1	YEAR 2	YEAR 3
Property Taxes				
Real Property	————▶	43,826	45,140	46,495
Personal Property	————▶	10,199	10,505	10,820
Gross Receipts (GR) On Utilities (Residential)	————▶	83,880	86,396	88,988
Gross Receipts (GR) On Utilities (Commercial)	————▶	9,018 ✓	9,289	9,567
Sales Taxes				
Pool Distribution	————▶	164,903 ✓	169,850	174,946
1/4 Cent Local Option	————▶	22,500 ✓	23,175	23,870
1/2 Cent Capital Improvements	————▶	76,500	78,795	81,159
Cigarette Tax	————▶	7,205	7,421	7,643
Gasoline Tax	————▶	43,227 ✓	44,524	45,860
Motor Vehicle Sales	————▶	15,818 ✓	16,292	16,781
Road And Bridge	————▶	22,906 ✓	23,371	24,072
Merchant Licenses	————▶	12,000 ✓	12,360	12,720
Cable Franchise	————▶	3,769 ✓	3,886	4,082
TOTAL REVENUE		\$515,750	\$531,004	\$547,003

FACTOR 9

ZONING OF THE PROPOSED ANNEXATION AREA

Existing Zoning

Plate #3 identifies the existing St. Louis County Zoning classifications for property located within the proposed annexation area. The following provides a brief description of these existing zoning districts:

R2 Residence District:

Primary permitted use: Detached single family dwellings
Density limitation: 15,000 sq. ft. lot minimum

R3 Residence District:

Primary permitted use: Detached single family dwellings
Density limitation: 10,000 sq. ft. lot minimum

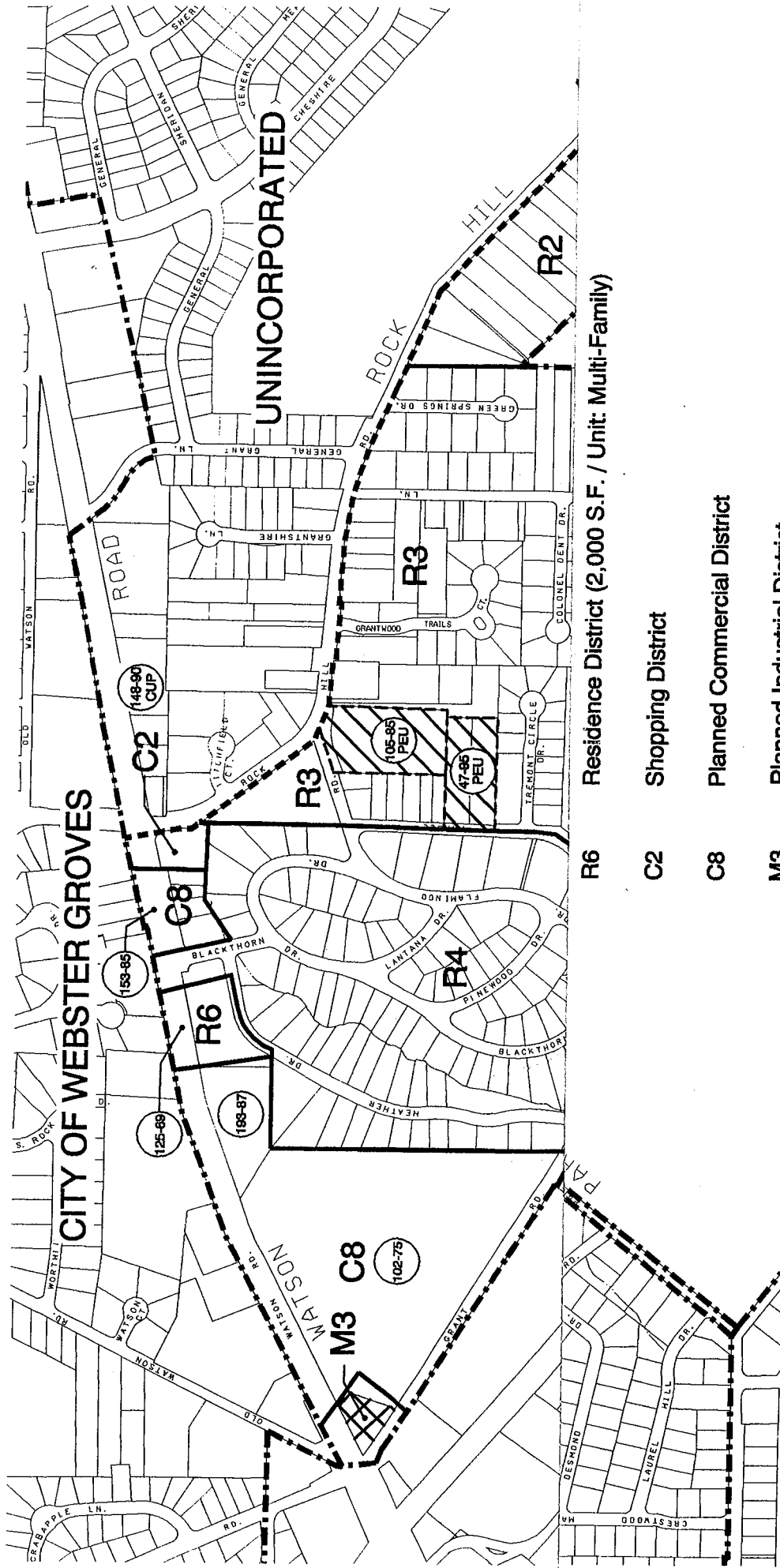
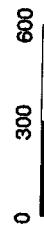


PLATE 3
MAY 1996

EXISTING COUNTY ZONING
PROPOSED WATSON / PARDEE ROAD ANNEXATION AREA
Crestwood, Missouri



NORTH



R4 Residence District:

Primary permitted use: Detached single family dwellings

Density limitation: 7,500 sq. ft. lot minimum

R6 Residence District:

Primary permitted use: Multiple family dwellings

Density limitation: 2,000 sq. ft. of lot area per dwelling unit
minimum

C2 Shopping District:

Primary permitted use: Commercial

General regulations: Limited to small business catering to the general
public.

C8 Planned Commercial District:

Primary permitted use: Commercial

General regulations: All "C" district uses *may* be permitted.
Special review and approval procedure applies.
Requires ordinance establishing such C8 District.

M3 Planned Industrial District:

Primary permitted use: Industrial

General regulations: All "M" district uses *may* be permitted.
Special review and approval procedure applies.
Requires ordinance establishing such M3 District.

Plate #3 also shows the "PC" numbers (e.g., 102-75), which identify special zoning actions on certain properties. These PC numbers are created and used by the St. Louis County Department of Planning for tracking and filing purposes. Also, some of the PC numbers are accompanied by the acronyms of "PEU" or "CUP". The following explains this numbering system and acronyms:

102-75: The first set of digits is simply the sequential order of a zoning related petition received by the County Department of Planning. The last two digits identifies the year the petition was originally filed (e.g., 1975).

PEU: This is an acronym for "*Planned Environmental Unit*," which applies to a special procedure for approving developments that are principally residential (per Section 1003.187 of the County's Zoning Ordinance). The density (dwelling units per acre) of a PEU development cannot exceed the calculated allowable density of the underlying zoning district, however, smaller lot sizes and/or multifamily dwelling units may be permitted within a single family district. PEUs are subject to County Planning Commission review and requires an ordinance authorizing such developments. Such an ordinance will specify the approval of a concept site plan, subject to final approval by the Planning Commission, and establish certain conditions on the development (e.g., the number of dwelling units permitted, minimum lot size, landscaped buffers, open space requirements, and other conditions of approval).

CUP: This is an acronym for "*Conditional Use Permit*," which applies to certain uses designated as conditional uses in the various district regulations. Conditional uses are subject to review by the Planning Commission and, under certain circumstances, the County Council. The conditional use permit will specify conditions of approval (e.g., the permitted uses, maximum floor area, landscaped buffer requirements, and other conditions of approval).

C8: One will normally find on the St. Louis County zoning atlas a "PC" number attached to a property in a C8 zoning district. This is because the C8 district is only established after a petition to rezone property to this commercial district. Such petitions are subject to the same procedure as that associated with a PEU, described above. Both PEU and C8 zoning provisions allow for greater flexibility in site development than what would otherwise be permitted in traditional zoning districts. The fundamental difference is that a PEU is essentially a specially approved "overlay" zone within a residential district, and a C8 is an actual zoning district, established via a rezoning procedure and involves commercial development.

b. PEUs, CUPs, and C8 Developments

The following lists the various developments within the proposed annexation area, which have been approved under rezoning or other special zoning procedures of St. Louis County:

PC 125-69: Rezoning to R6 Residence District. This is a small apartment complex containing 26 dwelling units in three buildings. It was rezoned to R6 after it became a non-conforming use when the County adopted a new zoning ordinance and map in 1965.

PC 102-75: Rezoning to C8 which permits a 166,000 square foot retail center; a freestanding 5,000 square foot commercial building; and an outlot for a fast food restaurant. This is the shopping center where Value City currently occupies the anchor tenant space.

PC 105-85: PEU in a R3 Residence District. This is Pardee Forest Condominiums, which is comprised of 16 multi-family dwelling units in four buildings.

PC 153-85: Rezoning to C8 which authorizes the sale, storage, and repair of boats and accessory items (The Fishing Hole).

PC 193-87: Amended C8 ordinance which authorizes a relatively small retail & service center. This center currently contains a number of automobile related services and a restaurant/bar.

PC 148-90: Conditional Use Permit in a C2 District, authorizing a gas station, car wash, and a food mart (Shell).

PC 47-95: PEU in a R3 Residence District. This is Mastis Gardens, which is currently under construction. This PEU authorizes eight dwelling units in four attached single family buildings.

c. Existing Non-conforming Uses

There are three developments within the proposed annexation area that are non-conforming uses (see Plate 3). In other words they are not permitted in the zoning district in which they are located. The existing non-conforming uses include:

Royal Arms Condominiums: This multi-family condominium complex, containing 80 dwelling units, is a non-conforming use in the County's R4 Residence District. This was once an apartment development, which had a condominium plat approved for it by the County in 1985. Research conducted to date does not indicate when this development was established. However, it is apparent that it was established before the adoption of the new County Zoning Ordinance in 1965.

Providence Garden Condominiums: This multi-family condominium complex, containing 40 dwelling units, is a non-conforming use in the County's R3 Residence District. Once an apartment complex, the County approved a condominium plat for this development in 1988.

Small Commercial Lot at the Southeast Corner of Watson and Grant Road: This small commercial parcel is located in an M3 Planned Industrial District. While the M3 District permits commercial uses, they are limited to those uses "specifically related to particular industrial activity or complex" (Section 1003.155, paragraph 2 of the County Zoning Ordinance). This is remnant of formerly larger M3 District, wherein most of it was rezoned to C8 (PC 102-75).

Proposed Zoning

a. General

Plate #4 indicates the proposed zoning for properties in the annexation area. In terms of the principal permitted use and minimum lot size, Crestwood's R-2, R-3, and R-4 District regulations are identical to the County's R2, R3, and R4 Districts. However, the City's yard requirements (building setbacks) are greater than that of County's. Also, there may be instances where lots do not meet the City's minimum lot width requirements.

In order to overcome the dimensional non-conformities that the City's R-2, R-3, and R-4 District regulations may cause, the City intends to add "prevailing patterns" provisions in the Supplementary District Regulations of the City's Zoning Ordinance. These provisions would allow exceptions to minimum standards on lot width and setbacks so long as such exceptions would be consistent with the prevailing lot width and setbacks within the vicinity of a particular lot. Since the proposed annexation area is essentially built-out, the prevailing patterns approach will enable the City to authorize less than minimum dimensional standards.

The City's Zoning Ordinance does not provide for a traditional multi-family zoning district. However, it does have Planned Development District provisions which would permit multi-family residential development. For example, the Forestview Apartments, located in the City of Crestwood, is zoned Planned Development-Residential (PD-R). In the case of the only parcel zoned R6 (Webster Gardens Apartments), the City intends to pass an ordinance rezoning this parcel to PD-R. This particular PD-R ordinance would authorize what currently exists on the site (26 dwelling units in three building plus associated off-street parking). Note that there is no room for expanding development on this site.

With respect to the Shell gas station/convenience store/car wash development, the City intends to rezone this parcel to C-1 Local Business District. The uses in this development are conditional uses in this district, as they are in the County's

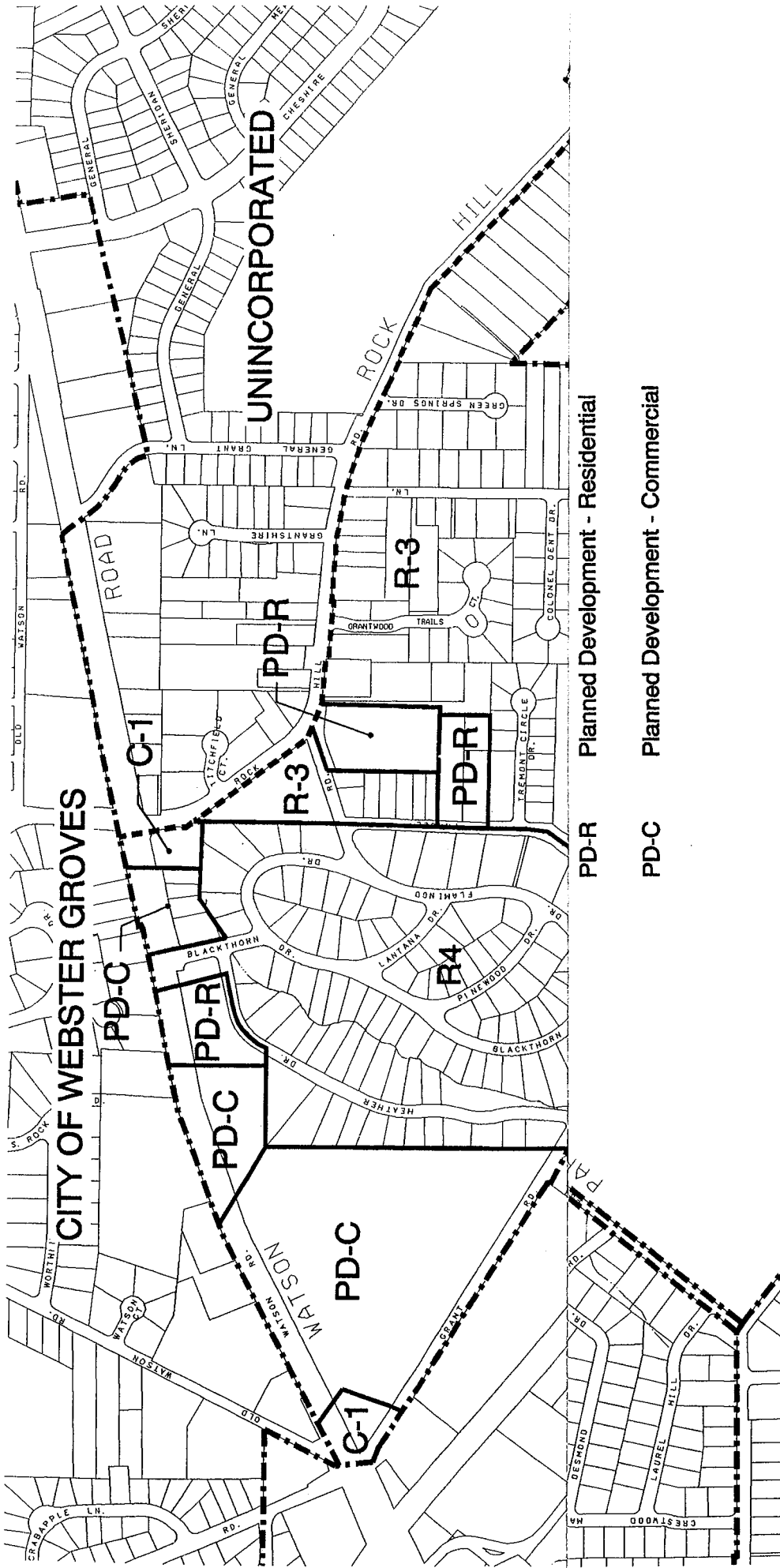


PLATE 4
FEBRUARY 1996



PROPOSED CITY ZONING
PROPOSED WATSON / PARDEE ROAD ANNEXATION AREA
 Crestwood, Missouri

C2 Shopping District. The City would issue a conditional use permit that approves the same site plan and replicates the conditions contained in the permit issued by the County (PC 148-90).

b. Proposed Zoning of Existing PEUs and C8s:

The City intends to apply its Planned Development District regulations to the developments approved under the Planned Environmental Unit and Planned Commercial provisions of the County's Zoning Code. The City's Planned Development provisions are similar to the County's in that they permit flexibility in site design and a specific ordinance is passed for each development. In essence, the City would pass ordinances replicating the permitted uses and conditions contained in the latest amending ordinances approving each of the PEU and C8 developments. Also, any documented administratively approved revisions to the site development plans for these developments would also be incorporated in the new City ordinances.

c. Proposed Zoning of Existing Non-conforming Uses:

While the City does have an industrial zoning district, it does not intend apply such zoning to the parcel that is currently zoned M3 at the southeast corner of Watson and Grant Road. Instead, the City intends to zone this parcel C-1 Local Commercial. This lot is currently occupied by two retail/service buildings, one having multiple tenants, which currently comply with the use regulations of the City's C-1 District.

With respect to the existing non-conforming Royal Arms Condominiums and Providence Park condominiums, the City intends to remedy such non-conforming status. The City will adopt ordinances rezoning these developments to PD-R. Such ordinances would approve the current site layout of each development, authorize the current number of dwelling units and reference the recorded condominium plats. Note that both Royal Arms and Providence Park Condominiums are fully built-out developments, with no room for expansion.

Other Regulations

The City of Crestwood has subdivision regulations, floodplain regulations and landmark preservation provisions in its Municipal Code. The subdivision regulations will apply to any future land subdividing within the proposed annexation area. There is a small amount of floodplain in the annexation area and any development therein would have to comply with the City's floodplain regulations which satisfy Federal Emergency Management Administration (FEMA) requirements.

The only historic landmark in the proposed annexation area is White Haven. It is owned and managed by National Park Service and would not be subjected to the City's landmark preservation requirements.

Zoning and Land Use Regulations

a. Proposed Zoning Changes

The proposed zoning changes are described above. These zoning changes principally involve the establishment of City zoning districts that are equivalent to the existing County zoning districts, in terms of allowable uses. Also, the City intends to remove the current non-conforming status of the Royal Arms and Providence Park Condominiums.

b. Creation of Non-conformities

None of the proposed zoning changes would result in non-conforming uses. However, there may be instances where the City's single family residential district regulations may create some dimensional non-conformities.

c. Ongoing Development Projects

The small residential development known as "Mastis Gardens" is the only ongoing development project within the proposed annexation area. This development may be complete prior to the annexation being effective. Nonetheless, the City contracts with St. Louis County to provide all building inspections and this would remain the same in the event that building inspections would be required after annexation. The inspection and acceptance for maintenance of any public infrastructure (e.g., sanitary and storm sewers) would remain the responsibility of the respective agency or utility company. The access drive in this development has been built and will remain private with maintenance thereof the responsibility the subdivision trustees.

FACTOR 10

COMPACTNESS OF THE AREA

There are no properties that will be left stranded or unable to be accessed by the jurisdiction that contains them. I.E. no unincorporated "pockets" of territory will be created as a result of this proposal.

The community of interest will not be affected by this proposal due to the fact that residents of the Watson/Pardee Road Area already utilize many of the same shopping areas (Crestwood Plaza) and religious institutions. The Lindbergh School District, which serves the City of Crestwood, also serves a portion of the Watson/Pardee Road Area. The City of Crestwood's Whitecliff Recreation Complex is adjacent to the proposed annexation area. Due to the fact that this is the only recreational complex within in close proximity to the proposed annexation area, it is likely that the area's residents will continue to use this facility for their recreational activities.

There are no natural or man-made barriers that would serve as boundaries or obstacles to safe and efficient service delivery/access.

28.6% of the proposed annexation area's boundary is adjacent to the City of Crestwood.

FACTOR 11

EFFECTIVE DATE OF BOUNDARY CHANGE

The effective date of the annexation will be one year from the successful election.

CERTIFICATION OF SERVICE

The undersigned hereby certifies that an identical copy of the proposed City of Crestwood Watson/Pardee Road Annexation Area Plan was mailed, postage prepaid, to the St. Louis County Clerk at 41. S. Central, Clayton, Missouri 63105, the City Clerk of the City of Webster Groves, Missouri at 4 E. Lockwood, Webster Groves, Missouri, 63119 and the Village Clerk of the Town of Grantwood Village, 10203 Gravois Road, Town of Grantwood Village, Missouri 63123, on June 14, 1996.

Carol A. Schneiderhahn
Carol A. Schneiderhahn
City Clerk

STATE OF MISSOURI)
)
COUNTY OF ST. LOUIS)

Subscribed and sworn to before me this 14th day of June,
1996.

Deity Puccini
Notary Public

My commission expires:

September 11, 1999

LEGAL OPINION

LAW OFFICES

ROSENBLUM, GOLDENHERSH, SILVERSTEIN & ZAFFT, P.C.
FOURTH FLOOR

7733 FORSYTH BOULEVARD
ST. LOUIS, MISSOURI 63105-1812
(314) 726-6868
FACSIMILE (314) 726-6786

Ms. Simon's Direct Dial - (314) 726-6869 ext.242

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MARK E. GOODMAN*
PATRICIA D. GRAY
JAY A. NATHANSON
RICHARD E. GREENBERG
BENNETT S. KELLER*
ROGER HERMAN
THOMAS A. DUDA

*ALSO LICENSED IN ILLINOIS

May 28, 1996

Honorable Mayor and
Board of Aldermen
City of Crestwood
One Detjen Drive
Crestwood, MO 63126

Dear Ladies and Gentlemen:

As attorney for the City of Crestwood, it is my opinion that all statutory requirements applicable to the City which are relevant to the proposed annexation of the Watson/Pardee Road annexation area, other than Chapter 72, RSMo, have been satisfied.

Respectfully submitted,



Shulamith Simon

SS/pm

PUBLIC HEARING SITE LIST

Site #1

City of Crestwood Government Center
#1 Detjen Drive, Crestwood, MO 63126
Phone: 957-4700
Contact - City Administrator, D. Kent Leichliter (957-4777)

Site #2

City of Crestwood Community Center
9245 Whitecliff Park Ln., Crestwood, MO 63126
Phone: 842-2121
Contact - City Administrator, D. Kent Leichliter (957- 4777)

Site #3

Crestwood Elementary School
1020 S. Sappington Rd., Crestwood, MO 63126
Phone: 962-0235
Contact - Lindbergh School District, Facilities Department, Shirley Smith
(842-3800)

COST BEARING STATEMENT

The City of Crestwood, pursuant to the rules of the Boundary Commission, St. Louis County, Missouri, will bear all costs of the Boundary Commission, St. Louis County, incurred in connection with the proposal of the City of Crestwood for annexation of the Watson/Pardee Road Annexaton Area, including without limitation, costs relating to publication, notification and copies.

CERTIFICATION OF 15% ADJACENT

Peckham Guyton Albers & Viets, Inc.

Architecture
Planning
Urban Consulting

Graphics
Interiors

Saint Louis Place
200 North Broadway
Suite 1000
St. Louis, Missouri 63102

314 231-731
314 231-7433 FAX

Member
American Institute
of Architects

MEMORANDUM

To: D. Kent Leichter
City Administrator
City of Crestwood, Missouri
One Detjen Drive
Crestwood, Missouri 63126

Date: May 21, 1996

From: Michael P. Weber, AICP 

Re: Contiguity of Annexation Area

Project
Name: Watson/Pardee Rd. Annexation
Area

CC: M. Payken

Project
No: 14843-10

With respect to Article III, Section C.1. of the St. Louis County Boundary Commission Rules, this will certify that:

Of the territory of the area proposed for annexation, more than fifteen percent (15%) of its boundary is adjacent to the municipality which is proposing the annexation.

Calculation:

Perimeter of proposed Watson/Pardee Rd. Annexation area	31,941 feet
Portion of annexation boundary adjacent to Crestwood:	9,125 feet

Percent of annexation boundary adjacent to Crestwood:	28.6%
--	--------------

Watson/Pardee Road Area Annexation Plan
City of Crestwood
June, 1996

ORDINANCE

5-28-96
RC 5-28-9

BILL NO. 96-02

ORDINANCE NO. 3413

INTRODUCED BY ALDERMAN LABORE

AN ORDINANCE APPROVING A PROPOSAL AND PLAN OF
INTENT FOR THE ANNEXATION OF CERTAIN
UNINCORPORATED AREA CONTIGUOUS TO THE CITY OF
CRESTWOOD AND AUTHORIZING THE SUBMISSION OF
SUCH PROPOSED ANNEXATION TO THE BOUNDARY
COMMISSION OF ST. LOUIS COUNTY.

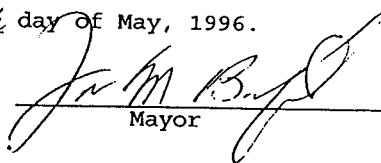
BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF
CRESTWOOD, MISSOURI, as follows:

SECTION 1: The Proposal and Plan of Intent for the
annexation of the contiguous unincorporated area designated as
Watson/Pardee Road Annexation Area, more particularly described
on Exhibit A attached hereto and made a part hereof, is hereby
approved.

SECTION 2: Said proposed Plan and Plan of Intent for said
annexation is authorized to be submitted to the Boundary
Commission of St. Louis County.

SECTION 3: This ordinance shall be in full force and effect
from and after its passage by the Board of Aldermen and its
approval by the Mayor.

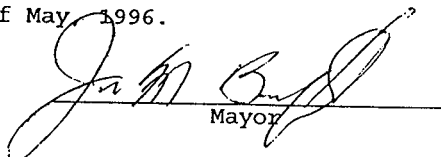
PASSED AND SIGNED this 28th day of May, 1996.


Mayor

ATTEST:


City Clerk

APPROVED this 28th day of May, 1996.

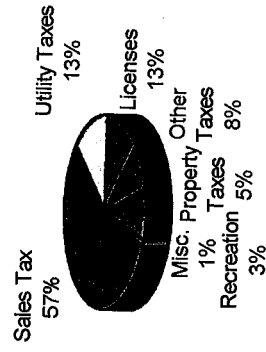

Mayor

91008.1SS\PAN\9168600

OPERATING REVENUE / EXPENDITURES FY/96

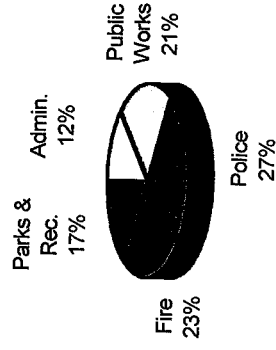
Sales Taxes
Utility Taxes
Licenses
Other Taxes
Property Taxes
Recreation
Misc.

4,248,465	56.20%
1,014,000	13.41%
952,261	12.60%
607,500	8.04%
407,100	5.38%
253,215	3.35%
77,420	1.02%
<u>\$7,559,961</u>	<u>100.00%</u>



Admin.
Public Works
Police
Fire
Parks & Rec.

907,268	12.35%
1,541,547	20.98%
1,977,893	26.91%
1,676,829	22.82%
1,245,159	16.94%
<u>\$7,348,696</u>	<u>100.00%</u>



CAPITAL IMPROVEMENTS REVENUE / EXPENDITURES FY/96

