

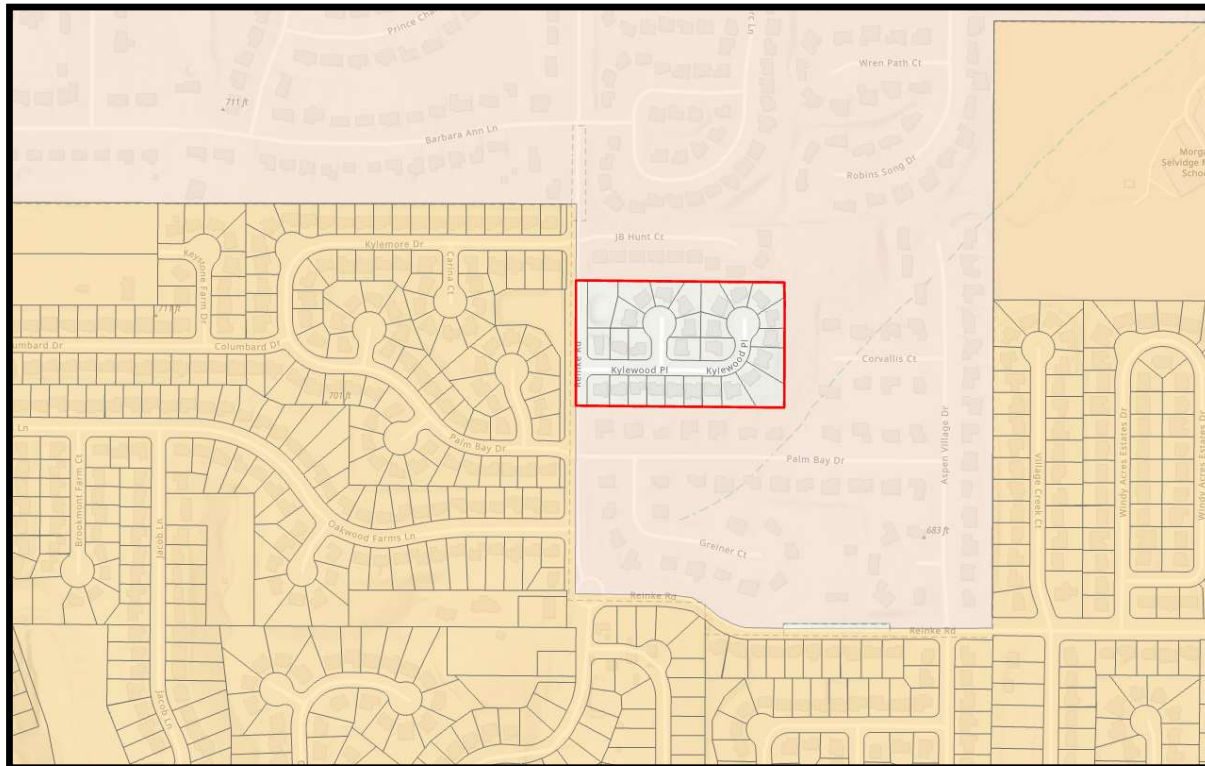


Waterford Subdivision Annexation Proposal

Legal Description

- “A tract of land in the West ½ of the West ½ of SECTION 3, TOWNSHIP 44 NORTH, RANGE 4 EAST and described as follows: Beginning at a point in the center line of Reinke Road 30 feet wide at the Northwest corner of property described as Parcel 1 in deed to Duenke Construction Company property by deed recorded in Book 4517, Page 480 of the St. Louis County Records; South 89 degrees 00 minutes 00 seconds East, along the North line of said Duenke Construction Company property, 675.01 feet to an iron pipe on the West line of property described as Parcel No. 2 in deed to Duenke Construction Company by deed recorded in Book 4517, Page 480 of the St. Louis County Records, thence North 00 degrees 36 minutes 00 seconds East along the West line of said Duenke Construction Company property, 404.91 feet to an old concrete monument at the Southeast corner of property conveyed to Behymer Corporation by deed recorded in Book 4550 Page 415 of the St. Louis County Records; thence North 69 degrees 04 minutes 00 seconds West along the South line of Behymer Corporation property, 674.48 feet to a point in the center line of said Reinke Road, thence South 00 degrees 43 minutes 00 seconds West along the center line of said Reinke Road; 404.20 feet to the point of beginning, according to the survey thereof executed by Clayton Surveying and Engineering Co. on July 20, 1968.”

Map Depicting Legal Description



Creation of Logical Municipal Boundaries

- The logic behind this annexation:
 - Ballwin's current annexation goals include helping to close up the surrounding pockets of unincorporated St. Louis County along our borders.
 - The subdivision has also supplied to Ballwin a petition containing signatures from approximately 80% of the registered voters currently living within.
 - The proximity to Ballwin, mailing addresses, ease of service, and community of interest all lend to the fact that this is a logical extension to Ballwin's boundaries.

Compactness of Area

- There is only one (1) street connection into Waterford Subdivision: Kylewood Place to Reinke Road. This connection is directly adjacent to Ballwin's current boundaries.
- Waterford Subdivision is highly accessible, and their small population will incur no major impact on the efficiency of the delivery of our services.
- There are no natural or manmade barriers that would impede efficiency of delivery of service to this subdivision.

Service Provision

Service	Present Provider	Post-Annexation Provider	Fee	In-House	Contract
Legislation	County	Ballwin	No	x	
Administration	County	Ballwin	No	x	
Police	County	Ballwin	No	x	
Parks & Rec.	Private	Ballwin	Some	x	
Solid Waste**	Private	Ballwin	Yes		x
Recycling	Private	Ballwin	No		x
Leaf Pickup	Private	Ballwin	No	x	
Brush Pickup	Private	Ballwin	No	x	
Code Enforcement	County	Ballwin	No	x	
Planning & Zoning	County	Ballwin	No	x	
Street Lighting	Subdivision	Ameren UE	No		x
New Street Lights	Private	Ballwin	No		x
Street Maintenance*	County	Ballwin	No	x	
Snowplowing	County	Ballwin	No	x	
Sidewalk Maintenance*	County	Ballwin	No	x	
New Sidewalks*	County	Ballwin	No	x	
Municipal Court	County	Ballwin	No	x	
Fire Protection	District	District	N/A		N/A
Utilities					
Electric	Ameren UE	Ameren UE	N/A		N/A
Water	Missouri American Water Co.	Missouri American Water Co.	N/A		N/A
Sewer	MSD	MSD	N/A		N/A
Social Services	County/State	County/State	No		x
Public School	District	District	N/A		N/A
Library	District	District	N/A		N/A

- * Except in emergency situations, major street maintenance and upgrades in annexed areas will not begin sooner than the beginning of the fiscal year following the effective date of the annexation and will be performed in accordance with Ballwin's existing procedure. Based on budget constraints and regular citywide surveys of roadway conditions, an annual listing of the roadways most in need of work is prepared for each Ward for the annual work program. Sidewalk repairs are approached in the same manner as street repairs. All efforts are made to monitor and correct deterioration as soon as it is discovered.
- ** Use of Ballwin's trash removal contract cannot be required for two years following the effective date of the annexation, but the rate will be made available on a voluntary basis sooner.

Proposed Time Schedule for Service Provision

- With the exception of trash removal services, which are otherwise regulated by state law, Ballwin will provide all services upon the effective date of the annexation. In the case of seasonal services, such as leaf removal, snowplowing, and brush pickup, services will be provided as needed or according to the service schedule in effect across the City.

Impact on Tax Base

- Area Subject to Boundary Change: The annexation should have no impact on the ability of the annexing area to raise revenues.
- Existing Municipality and its Residents: There will be no impact on Ballwin or its residents relative to either's ability to raise revenues. Ballwin has the ability to assess taxes under the provisions of state law for cities of the fourth class. This will not be impacted.

Impact on Tax Base

- Adjoining Areas and Residents Outside of the Annexation: There will be no impact from a tax base or revenue generation perspective on the residents or the area adjacent to, but outside of, the proposed annexation.
- Entire Geographic Area of the County and its Residents: There will be nominal impact from a tax base or revenue generation perspective on the residents or the entire geographic area of the County.

Sources of Revenue

Tax Type	Amount
Public Safety tax	\$3,336
Utility tax	\$6,552
Vehicle sales tax	\$3,492
Motor Fuel tax	\$1,624
Motor Vehicle fees	\$268
Road/Bridge tax	\$2,470
Permits	\$125

Changes to Tax Rates for Incoming Residents

- Real Estate Tax: There will be no change to current real estate tax payments.
- Sales Tax: Residents will see a 1% higher sales tax on the purchase of vehicles. Saint Louis County collects a 7.738% sales tax, whereas Ballwin collects an 8.738% sales tax.
- Personal Property Tax: Ballwin has no personal property tax.
- Utility Tax: Residents will see a 2% higher utility tax. St. Louis County collects a 5% utility tax, whereas Ballwin collects a 7% utility tax.

Extraordinary Effects

- There will be no extraordinary effect on the distribution of tax resources in St. Louis County arising from this annexation.

Proposed Zoning

- We anticipate that the subdivision will be rezoned to Ballwin's R-3 for its appropriate and similar setbacks.
- It should be noted, however, that we do not intend to immediately rezone the subdivision following an approved annexation into our boundaries. Any modern annexations have generally resulted in an eventual rezoning several months following the effective date of the annexation.

Effective Date of Proposed Boundary Change

- The effective date of the annexation will be six (6) months following the approval of the annexation petition by the voters of the annexing area and the City of Ballwin via independent votes as provided by applicable state law or 90 days following the determination by the Boundary Commission that the annexation is approved without a vote.

Request for the Commission

- Given the location's small size and population and the resident's push for inclusion into Ballwin's boundaries, the City of Ballwin would like to request that the matter be decided by the Boundary Commission instead of being brought to the ballots for the purpose of voting on the matter.