

Charlie A. Dooley
County Executive



Glenn A. Powers
Director of Planning

September 13, 2010

Boundary Commission, St. Louis County
168 North Meramec Avenue, Suite 240
Clayton, Missouri 63105

Re: Proposed Florissant Annexation – “Area 13” (BC1001)

Dear Commissioners:

This report represents St. Louis County’s analysis of the annexation proposed by the City of Florissant of “Area 13”. Its submittal is in accordance with the 21 day written comment period provided by state statute. The report is a review of the proposed annexation from the perspective of St. Louis County Government.

Based on our review of the City of Florissant’s Plan of Intent, the City’s 2009 Financial Report (Audited) and input from the public hearing on August 24, 2010, we do not think there are compelling reasons to advance this annexation proposal. The proposal is not substantially different from the one Florissant submitted in 2008 and the Boundary Commission subsequently disapproved in 2009 (BC0802). While the removal of the golf driving range from the revised “Area 13” eliminates one of the commission’s concerns about boundaries, several other concerns raised in the Summary of Decision still remain. In fact, some conditions have worsened, including the City’s need to raise taxes and make significant budget cuts.

St. Louis County continues to provide quality services at a reasonable cost to residents. This annexation would shift revenues from one jurisdiction to another without a clear indication that this is in the best interest of residents, both in the City and in the annexation area. While the revenue loss to the County is not exorbitant, the continual erosion of our tax base and service efficiencies will have a negative impact. It is our belief that this annexation is not in the best interest of St. Louis County and the unincorporated constituents it serves.

Should the Commission require information in addition to what is contained in this report, we will make every effort to respond to your request in a timely manner.

Sincerely,

A handwritten signature in black ink that reads "Glenn A. Powers". The signature is written in a cursive style.

Glenn A. Powers
Planning Director

Charlie A. Dooley
County Executive



Glenn A. Powers
Director of Planning

September 13, 2010

Boundary Commission Members:

I am writing to make you aware that I have received several phone calls today from residents of the Candlewyck Villas who are upset by a flyer that was stuffed in their mailboxes sometime during the weekend. The flyer suggests that "public housing" is being built next to the villas and asks recipients to put a stop to it by calling St. Louis County Councilman Mike O'Mara, his assistant, Jo Roche, or the Planning Department.

I have not personally seen the flyer, although a resident read it to me and agreed to send me a copy. There is no attribution made on the flyer. I do not know the origin of the flyer or if there is any relationship to the proposed annexation of "Area 13." However, because of the timing of the flyer's distribution and the close of the public comment period today, I felt I should make the commission aware of the matter. We are trying to learn about the source of the flyer, but it will take us several days.

Please know that St. Louis County has not approved any plans for "public housing" on this site and we are dismayed that anyone would use such tactics to scare residents.

Sincerely,

A handwritten signature in blue ink that reads "Lori J. Fiegel". The signature is fluid and cursive.

Lori J. Fiegel
Comprehensive Planning Manager

**PROPOSED ANNEXATION BY
THE CITY OF FLORISSANT
AREA 13 (Revised)**

**Report on BC1001
Prepared by St. Louis County Department of Planning
Submitted to St. Louis County Boundary Commission
September 13, 2010**

I. INTRODUCTION

A. Purpose of Report

The purpose of this report is to provide information regarding a proposed annexation of 152.4 acres (.24 square miles) of unincorporated St. Louis County by the City of Florissant. This analysis is primarily based on a review of the Plan of Intent submitted to the Boundary Commission by the City of Florissant, as well as a comparison of City and County data. This report will also address some issues raised during the public hearing of August 24, 2010.

B. History of Boundary Change Proposals in Area

The City of Florissant previously submitted a proposal for annexation of this area (Area 13) in late 2008. That petition included the North County Golf and Sports Center, a 17-acre driving range on the north side of Lindbergh Boulevard. The proposal was presented to the Boundary Commission on February 3, 2009. The Commission disapproved the petition on August 13, 2009 by a vote of 7-1 (with one abstention).

II. GEOGRAPHIC INFORMATION

A. General Description of the Area Proposed to be Annexed

The 152.4 acre area proposed for annexation is generally bounded by the city limits of Florissant and Coldwater Creek on the west and south; Old Halls Ferry Road and unincorporated St. Louis County on the east; and North Highway 67 and unincorporated St. Louis County on the north. Basic data for the proposed annexation area are provided in Table 1.

TABLE 1

BASIC ANNEXATION AREA DATA	
Area ¹	152.4 acres (.24 square miles)
Population ²	721
Housing Units ²	387
Total Assessed Valuation ¹	\$11,354,953
Assessed Valuation Per Capita ¹	\$15,749

Sources:

¹ St. Louis County Department of Planning.

² Census 2000.

B. Existing Land Use and Zoning

The vast majority of the proposed annexation area is devoted to residential uses. The area includes three residential communities totaling 387 housing units: 193 single-family homes in Sunland Hills subdivision, 154 units in Spring Creek condominiums, and 40 units in Candlewyck Villas. The proposed annexation area also includes a bank, a construction/grading company, and a church and school.

The proposed annexation area contains five zoning districts: NU, FPNU, R-3, R-6A, and C-2. Most of the area is zoned R-3 10,000 square foot Residence District. The exceptions to this

zoning classification are as follows:

- Candlewyck Villas development is zoned R-6A 4,000 square foot Residence District;
- First Bank, located at the southwest corner of Old Halls Ferry and North Highway 67, is zoned C2 Shopping District;
- Schaefer Meyer Grading Company, a legal non-conforming use situated on a 15-acre site along Coldwater Creek, is zoned FPNU (Non-Urban District with a Flood Plain overlay).

C. Comparison of City and County Zoning

Only limited information is provided in the Plan of Intent regarding details of the City's zoning districts. The Plan of Intent states that all properties in the proposed annexation area will be reclassified from the existing St. Louis County zoning to the City's most similar zoning district and that there will be no impact from these changes. However, it should be noted that the City does not have a Flood Plain District. Therefore, the Flood Plain designation would be removed from the Schaefer Meyer property. Instead, these properties would be subject to the City's Flood Plain Ordinance.

D. Compactness and Other Boundary Issues

Florissant's Plan of Intent indicates that the area proposed to be annexed is 45.8 percent contiguous to the City. However, the addition of the proposed annexation area does not necessarily result in a more regular or natural boundary between the City and the County, as the creek currently provides a logical natural boundary.

III. FINANCIAL IMPACTS OF PROPOSED ANNEXATION

According to the Plan of Intent, the City does not levy a property tax. The City's utility tax rate is currently 7 percent, which was raised from 5 percent in November 2009. This is 2 percent higher than the St. Louis County rate of 5 percent. The City's sales tax rate is 7.925 percent, which is one cent higher than the unincorporated County rate of 6.925 percent. The City's additional one cent sales tax is dedicated in equal amounts to capital improvements and parks. As a "pool" sales tax city, Florissant receives sales tax revenue on a per capita basis except for the parks tax which is collected on a point of sale basis. The capital improvement sales tax is unique in that it is collected on a point of sale basis, but is shared in a pool with other cities which also collect a capital improvement sales tax. Both the County and the City impose an annual per-unit fee for their respective Sewer Lateral Repair programs. The City of Florissant charges \$50 per year, nearly double the \$28 fee that the County charges.

Table 2

Taxes & Fees	Tax Rate Comparison	
	City of Florissant	Unincorporated St. Louis County
City Property/Personal Property Tax	n/a	n/a
County Property/Personal Property Tax	\$0.523	\$0.523
Sales Tax	7.925%	6.925%
Utility Tax	7%	5%
Sewer Lateral Repair Fee	\$50	\$28

A. Impact on Area Residents and Property Owners

If annexed, property owners in the annexation area will experience an increase in taxes, and it is worth noting that the City has raised some taxes and fees in the last two years. The City raised its utility tax rate from 5 percent to 7 percent, effective January of 2010. Missouri statutes restrict St. Louis County from raising its rate, while municipalities do not have this restriction and can raise rates by legislative action. Currently, utility tax rates vary across St. Louis County from 0-11 percent. Similarly, the City raised the fees for its Sewer Lateral Repair program from \$28 to \$50. St. Louis County has kept its fee at \$28 and is able to minimize costs due to the economy of scale of its program. Fees for trash collection and curb-side recycling are relatively equal between what the residents in the annexation area currently pay (\$13.14) and what they would pay if annexed (\$13.60).

If the area were annexed by the City of Florissant, sales tax on any purchases made within the proposed annexation area will increase from 6.925 percent to 7.925 percent. Since there are no commercial retail properties currently within the area proposed to be annexed, there will be no effect on retail store purchases. However, residents in the annexation area will experience an impact from the increased sales tax when purchasing a car or boat; sales tax for these purchases are calculated based on where a person lives, not where the sale takes place. Sales tax on the purchase of a \$20,000 vehicle, for example, will be an additional \$200 for residents if the annexation were to happen.

B. Impact on St. Louis County

The total annual revenue loss that St. Louis County government could experience as a result of the proposed annexation is estimated to be \$128,830. A breakdown of St. Louis County revenue loss by funding source is provided in Table 3.

TABLE 3

ESTIMATED ANNUAL COUNTY REVENUE LOSS FROM THE PROPOSED ANNEXATION	
	Annexation Area
Sales Tax ¹	\$66,909
Utility Tax ²	\$22,440
Highway User Tax. ³	\$22,155
County Road and Bridge Tax ³	\$11,923
Cigarette Tax ⁴	\$2,271
Cable TV Tax ³	\$3,132
TOTAL	\$128,830

Sources:

- ¹ Estimate based on \$116.00 per capita less the County annexation adjustment.
- ² Assumes average annual utility bill of \$2,000 and a 5% utility tax for residential units; non-residential estimates are not accurate at a small area level.
- ³ Estimate by the St. Louis County Department of Highways and Traffic.
- ⁴ Estimate by the St. Louis County Department of Planning.

Note, the table excludes any fees or fines the County may lose.

It is important to note that St. Louis County does not lose the same amount of sale tax revenue as the City of Florissant stands to gain from the annexation. There is an "Annexation Adjustment" provision in the sales tax system that is intended to provide continued funding to St. Louis County

in a scenario in which extensive annexation/incorporation takes place. The adjustment is calculated based on the proportion of population that has been annexed since 1993 and only applies to the sales taxes that were in place at that time, the 1 percent countywide sales tax and the ¼ percent local option tax. That percentage currently stands at just under 20 percent, therefore St. Louis County retains approximately 20 percent of the applicable sales tax revenue to be received by the annexing city. The city retains the full amount and the difference is made up by all cities having a slight reduction in their revenues.

The cumulative annual revenue loss to St. Louis County as a result of recent annexations since 2002 is conservatively estimated to be \$1,366,595. In all likelihood, the County's annual revenue loss is greater than this estimate since not all data pertaining to annual revenue loss could be recovered. Table 4 shows the estimated annual County revenue loss for each area that has been annexed since 2002.

TABLE 4

RECENT ANNEXATION HISTORY					
Year	Municipality	Annexation Area	Population ²	Units ²	Estimated Annual Revenue Loss ⁶
2002	Florissant	Crest Aire Subdivision	587	213	\$118,951
2003	Ellisville	Polo Lake Subdivision	0 ³	6	--
2003	Florissant	Paddock Meadows/ Calavera (Area 12)	922	314	\$123,073 ⁷
2003	Florissant	St. Catherine/Parker Road (Area 10)	1,072	422	\$213,750
2004	Maryland Heights	Page Avenue Extension	1,596	924	\$321,344
2004	Pacific	State Prison	1,098	Group Quarters	\$115,613 ⁷
2004	Florissant	Grandview & I-270 ¹	0 ⁴	2	--
2005	Florissant	SW of Patterson & Halls Ferry (Area 6)	870	234	\$161,687
2006	Wildwood	St. Paul Road	74	67	\$42,996
2008	Ellisville	Old State Road	7 ⁵	4 ⁵	\$16,535 ⁷
2009 ⁸	Valley Park	Peerless Park Area	50	26	\$122,292
2009	Florissant	Paddock Estates	588	274	\$130,353
TOTAL			6864	2486	\$1,366,594

Notes:

¹ Type of boundary change: Transfer of Jurisdiction.

² Source: 2000 US Census.

³ Population from the annexation area was counted as part of the City of Ellisville in the 2000 Census.

⁴ Population from the transfer of jurisdiction area was counted as part of the City of Florissant in the 2000 Census.

⁵ The St. Louis County Department of Planning estimated the population and number of dwelling units in the annexation area to be 124 and 43, respectively, at the time of annexation.

⁶ Source: St. Louis County Department of Planning.

⁷ Estimate does not include annual revenue loss from all sources.

⁸ Annexation was filed in 2004, settled by court ruling in 2009.

C. Impact on Annexing Municipality

Table 5 compares the City's and the County's estimates of new revenues for Florissant if the annexation is successful.

TABLE 5

CITY ESTIMATE OF NEW ANNUAL REVENUES		
Source	County Estimated Amount	City Estimated Amount ⁶
Sales Tax ¹	\$83,636	\$87,241
Utility Gross Receipts Tax ²	\$36,569	\$60,900
Capital Improvement Sales Tax ³	\$41,530	\$41,530
State Road Aid ⁴	\$22,115	\$19,164
County Road and Bridge ⁴	\$11,932	\$8,255
Motor Vehicle Sales Tax and Fees ³	\$6,388	\$6,388
Cigarette Tax ⁵	\$2,271	\$2,113
Cable TV Tax ⁴	\$3,132	\$7,517
Sewer Lateral Insurance Fee ³	\$17,226	\$17,226
Business License Fees ³	\$150	\$150
Permits and Inspections ³	\$1,442	\$1,442
TOTAL	\$226,391	\$251,926

Sources:

- ¹ County estimate based on \$116.00 per capita.
- ² County estimate assumes average annual utility bill of \$2,000 with utility gross receipts tax rate of 5% for residential units; non-residential estimates are based on a countywide formula and may not be accurate at a small area level.
- ³ City of Florissant estimate.
- ⁴ County estimate by the St. Louis County Department of Highways and Traffic.
- ⁵ County estimate by the St. Louis County Department of Planning.
- ⁶ Estimates from Florissant Plan of Intent, Fiscal Year One.

The County estimates that Florissant will receive \$226,391 from the area if annexed; the City estimates revenues of \$251,926. The difference between total estimates is \$25,535. This difference can be accounted for by the gap between the City and County estimates of sales tax revenues, utility tax revenues, state road aid and cable television taxes.

The Plan of Intent provides estimates on how the revenue generated from the area would be spent. The City's estimates are shown in Table 6.

TABLE 6

CITY ESTIMATE OF ANNUAL EXPENDITURES FOR THE AREA	
Service	Estimates for Expenditures
Administrative	\$26,000
Municipal Courts	\$6,600
Senior Services	\$1,500
Health Department	\$6,300
Parks, Recreation, Theater, Civic/Community Centers, Pools, Golf Course	\$28,500
Public Works, Streets, Building, Engineering	\$30,700
Sewer lateral Insurance/Repair Program	\$5,300
Police	\$80,300
Capital Improvements	\$38,300
Park Improvements	\$28,500
TOTAL	\$252,000

Source: City of Florissant Plan of Intent.

The Plan of Intent states that the revenues received by this area will be adequate to provide all City services to this area. It is important to note, however, that these expenditure figures are merely a per capita distribution of the anticipated revenues, and do not necessarily reflect actual expenditures for each line item. The Plan also states that three-year capital improvement projects for street repairs and improvements, sidewalks and ADA accessible curb cuts, and new street lights in the proposed annexation area are anticipated to proceed immediately after annexation

The City of Florissant's Plan of Intent states that the estimated revenues will be adequate to provide the annexation area with all City services in a "first-class fashion." However, at a time when local governments are facing significant financial constraints and challenges, the City of Florissant cannot be presumed to be immune from these challenges. In the City's most recent Financial Report (Audited) for the Year Ended November 30, 2009, it states:

- "One of the worst recessions in history led to a fall in revenues in nearly every category." (p. 7)
- "City revenues, which had already been slipping, saw this decline accelerate in 2009. The General Fund was hit particularly hard as revenue missed the budget goal . . . by \$2,026,967 or 9.2%" (p.9)
- The City continues to deal with serious issues resulting from the recession. Revenues were reduced in the 2010 budget. A 3% across-the-board pay reduction was implemented for all employees. A hiring freeze has been instituted. Numerous cuts were made in the 2010 budget to bring it in line with reduced revenues. (p.12)

Another noteworthy issue is the recent closing of Greenway Chase Drive (between Patterson Road and New Halls Ferry Road), an area that Florissant annexed in 2005. According to a Suburban Journal article dated April 21, 2010, "Florissant will close part of Greenway Chase Drive . . . because it does not have the money to repair a bridge about two blocks west of New Halls Ferry Road." Prior to annexation, Greenway Chase Drive was part of the County Road System and was maintained by the St. Louis County Department of Highways and Traffic. On January 1,

2005, it became the maintenance responsibility of the City of Florissant due to the annexation.

D. Traffic Generation Assessment

The proposed annexation area is within the New Halls Ferry Road Corridor Traffic Generation Assessment Road Trust Fund Area. The continuation of the Traffic Generation Assessment Road Trust Fund is integral in meeting the needs of area residents and the traveling public for road improvements in the area. The Plan of Intent states that the City does not have an ordinance prohibiting participation in these trust funds. The Plan of Intent also states that the City will continue to require any new development to participate in this trust fund.

IV. PROVISION OF SERVICES

A. Existing and Proposed Services

The provision of services to its residents is local government's primary responsibility and function. Currently, St. Louis County is the provider of a variety of municipal-type services to the proposed annexation area. If the annexation is successful, the services currently provided by St. Louis County would be transferred to the City of Florissant. Table 7 lists basic municipal-type services provided in the area proposed to be annexed and identifies their current and proposed provider.

**TABLE 7
SERVICES**

Service	Current Provider	Proposed Provider
Police Protection	St. Louis County	City of Florissant
Fire Protection/EMS/ALS	Black Jack Fire Protection District	
Streets ¹	St. Louis County	St. Louis County and City of Florissant
Sidewalk Improvement and Repair	St. Louis County	City of Florissant
Parks and Recreation	St. Louis County	City of Florissant
Refuse Collection	IESI ²	Meridian ³
Street Lighting	Property Owner	City of Florissant
Planning, Zoning, and Subdivision Regulations	St. Louis County	City of Florissant
Building Code, Mechanical Permits and Inspections	St. Louis County	City of Florissant
Residential Occupancy Permits and Inspections	St. Louis County	City of Florissant
Health Services— Rodent Control, Mosquito Fogging, Animal Control	St. Louis County	City of Florissant
Senior Services	St. Louis County	City of Florissant
Municipal Court	St. Louis County	City of Florissant

Notes:

- ¹ 4.30 miles of roads on the County Road System would be transferred to Florissant if the annexation occurs; however, the 0.76 miles of road on the Arterial Road System (Old Halls Ferry Road) would continue to be maintained by St. Louis County.
- ² The County has contracted with IESI to provide trash service for a three-year period through its residential trash district program beginning September 29, 2008.
- ³ The City has awarded a contract to Meridian to provide trash service beginning March 30, 2009.

Provision of County Services

St. Louis County currently is able to reasonably access the area proposed to be annexed via Old Halls Ferry Road and North Highway 67. St. Louis County provides quality efficient municipal services to the proposed annexation area and will continue to do so if the area remains unincorporated.

St. Louis County as a Service Provider

As one of the largest providers of local services in the state of Missouri, St. Louis County offers a full range of services to unincorporated residents (see Table 7). In North County, St. Louis County operates a North County Government Center staffed with more than 80 employees offering a variety of services. The area is also served by 127 commissioned officers in the North County (1st) Police Precinct, whose headquarters and five neighborhood stations are located throughout North County. There are 35 employees from the Department of Highways and Traffic who work out of the North County Maintenance Station maintaining more than 284 center line miles of local roads. The County has other employees who only work only in North County, such as inspectors from the Office of Neighborhood Preservation who routinely work in the same neighborhoods. North County also has 12 County park sites totaling over 1,150 acres, including the North County Recreation Complex. Other services are provided to by the Departments of Health, Human Services, Planning, and Public Works. For example, the County Older Resident Programs (CORP) provides quality service to Saint Louis County residents age 60 and over by addressing the needs of older adults with a wide variety of programs, services, and opportunities such as: transportation, home visits and telephone reassurance, home care and repair, legal assistance, information and referral, active aging, and much more.

St. Louis County-Neighborhood Partnerships

St. Louis County routinely works closely with neighborhood associations and residents to strengthen their neighborhoods.

Planning Department

The St. Louis County Department of Planning oversees a neighborhood services outreach program to coordinate the many departments and divisions providing direct services to unincorporated subdivisions and neighborhoods. Staff, including property maintenance inspectors, neighborhood police officers, and planning liaisons, work together to increase the efficiency and effectiveness of neighborhood services, and to target problem solving in specific neighborhoods. As part of this outreach program, St. Louis County was active in the annexation area sponsoring the following activities, events and services (see the appendix for samples of the materials distributed during the activities).

- **Community meeting, April 2, 2009 at the Jamestown Bluffs Library**
The meeting included an open house with staff from several of St. Louis County's service departments providing information and answering questions about issues in and around the annexation area. The meeting included a presentation on St. Louis County Government services, and a Q&A period with County Executive, Charlie A. Dooley.
- **Neighborhood Walk & Talk, May 2009**
Staff from Police, Planning, Public Works/Neighborhood Services, Human Services and the Highways and Traffic Department walked door-to-door in the Sunland Hills Subdivision to talk to residents about their neighborhood, issues that St. Louis County could help address, and general perceptions about the area. Staff also held a "meet and greet" in the parking lot of the Spring Creek Condominiums, as well as knocked on doors of Candlewyck Villas.
- **Neighborhood Cleanup, June 2009**
County staff, a community group and resident volunteers worked on Saturday, June 6, to do a neighborhood cleanup for Sunland Hills Subdivision and Spring Creek Condominiums. Three 40-yard dumpsters were filled with bulk items, and over 11,000 lbs. of scrap metal and 29 tires were recycled.

- **Spring Creek Condominium Scrap Metal Cleanup, August 2009**
Staff from the St. Louis County Problem Properties Unit worked with the leadership of the Condominium Association to help coordinate a scrap metal cleanup.

County Police

The St. Louis County Police Department continues to be one of the best law enforcement units in the region and the state. It is one of only seven agencies in the U.S. (and the only one in the Midwest) to receive the TRI-ARC Excellence Award, receiving triple accreditation. In September 2009, the Police Department began a reorganization that resulted in an additional 38 officers being put on the street, including three sergeants, two detectives and 33 officers. This excellence and effort is all part of St. Louis County’s continued goal of reducing crime. In 2009, areas under the jurisdiction of the St. Louis County Police Department experienced the second lowest number of serious crimes in the past twenty years. The North County Precinct led all County Precincts with a 13.6 percent reduction.

Table 8 indicates the number of calls for service and man-hours spent in the proposed annexation area for 2007 and 2008. The number of calls and hours spent responding to service needs in this area remained about the same for 2007 and 2008. A total of 501 man-hours were spent responding to directed calls for service.

TABLE 8
CALLS FOR SERVICE

Year	Calls for Service	Hours
2008	730	301
2009	598	265
YTD 2010	440	159
Total	1,766	725

Source: St. Louis County Police Department.

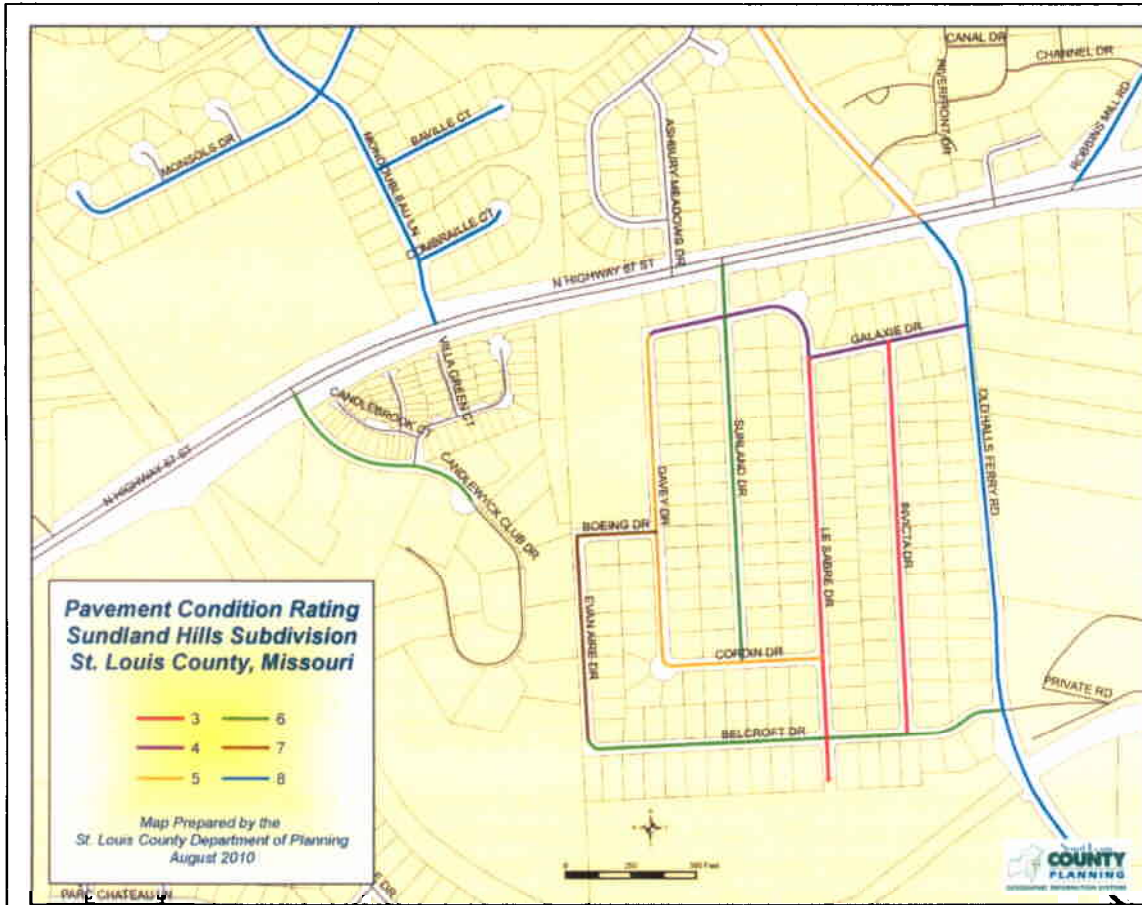
In 2009, there were 598 calls for service in the proposed annexation area. Many of the calls for service in the residential area (317) were for false alarm soundings and medical calls while 281 calls in non-residential areas (including Old Halls Ferry Road and North Highway 67) were mainly for alarm soundings and traffic incidents. Crime in the proposed annexation area is relatively low, with 13 Part I crimes reported in 2008 and nine Part I crimes reported in 2009. Part I crimes reported in 2009 included one robbery, four burglaries, and five larcenies.

The Neighborhood Policing Officer (NPO) reported that several efforts have been made to form a Neighborhood Watch Program in this area, but there is no established group in the area. This situation is not surprising, given the low amount of crime experienced in the area, and the relative safety experienced by residents. However, the NPO has been successful in working with individual residents to address specific issues.

Highways and Traffic

An estimated 4.30 miles of roads on the County Road System (residential streets) would be transferred to the City of Florissant if the annexation occurs; however, the 0.76 miles of road on the Arterial Road System (Old Halls Ferry Road) would continue to be maintained by St. Louis County.

The Department of Highways and Traffic rates the pavement conditions of streets throughout the County with ratings from 1-10 (poorest to best). The following map shows pavement condition ratings in the proposed annexation area. Ratings are as follows: Le Sabre and Invicta have the lowest ratings of 3; Galaxie is rated 4; Cordin and Davey are rated 5; Sunland and Belcroft are rated 6; Boeing and Evanaire are rated 7; and Old Halls Ferry is rated 8. All streets in the area received a crack seal program in 2003.



It is important to note that Lindbergh Boulevard, the northern boundary of the proposed annexation area, is maintained by the Missouri Department of Transportation (MoDOT). Not only are they responsible for the maintenance of the roadway itself, but also maintenance of the right-of-way, as well as the “aprons” or entryways leading to and from Lindbergh Blvd. Issues raised by residents concerning traffic signals, litter pick up, and potholes in the entryways are the responsibility of MoDOT. This division of jurisdictional responsibility causes confusion for some residents as they look to the St. Louis County Department of Highways and Traffic to address these issues. Although Lindbergh Blvd. is not within its jurisdiction, the St. Louis County Highway Department’s Area Engineer can often help facilitate action with MoDOT.

Neighborhood Preservation

The Office of Neighborhood Preservation conducted a property condition survey of the neighborhood in 2010, as part of a routine, annual review of property in the unincorporated areas of St. Louis County. The survey revealed property conditions in the area are generally excellent, with 97 percent of the units scoring a rating of Excellent, and 3 percent rating Good.

Those properties with a Good rating were rated so primarily for aging roofing material losing cosmetic appeal.

Property maintenance enforcement occurs in a pro-active and complaint-based fashion. In the first half of 2010, 14 notices of violation were given, seven of those on complaint calls. The most common citations include unlicensed or derelict vehicles and high grass. Only one violation was sent to court for non-compliance.

B. Services Not Affected

The area is serviced by the Black Jack Fire Protection District, which is an independent taxing jurisdiction that will not be affected by annexation. The area will continue to be served by the Ferguson-Florissant School District, the St. Louis County Library system and other independent taxing jurisdictions. The services provided by these jurisdictions and their respective tax rates would not be affected by annexation.

VI. CONCLUSION

St. Louis County believes that the proposed annexation is not in the best interest of the area to be annexed, the adjacent unincorporated areas, or the annexing city.

Unincorporated residents benefit from St. Louis County's economies of scale, service efficiencies and professional level of expertise. St. Louis County officials and staff have worked cooperatively with residents from Sunland Hills, as well as the representatives and trustees from Spring Creek Condominium and Candlewyck Villas. Residents from the area have had minimal service complaints and have not proactively voiced their dissatisfaction with St. Louis County nor their desire to join the City of Florissant. The annexation does not appear to be a citizen driven effort.

St. Louis County provides quality efficient services at a reasonable cost to residents in the proposed annexation area and will continue its role as a willing and capable service provider if the area remains unincorporated. The proposed annexation has a negative financial impact on St. Louis County and the cumulative impact of annexations erodes the County's efficiencies and resource base.

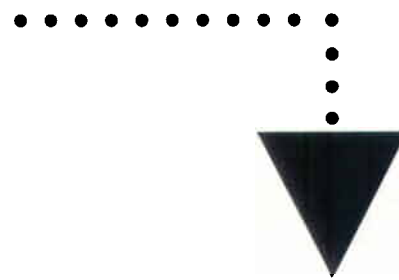
Citizens who spoke during the public hearing raised concerns about the City of Florissant's current financial capacity to provide quality services to the residents in the proposed annexation area, as well as to those residents currently residing in the City. They questioned whether an economic recession was the right time for City government to be pursuing expansion. Given the outlook presented in the City's 2009 Financial Report, St. Louis County echoes those concerns.

For these reasons, St. Louis County is opposed to the annexation.

APPENDIX

**(MATERIALS DISTRIBUTED FOR
NEIGHBORHOOD ACTIVITIES)**

Join us for a Neighborhood Walk & Talk



St. Louis County staff and Police will be in your neighborhood to talk with residents about issues and concerns and share information about County services. This will be a great opportunity for you to meet with and talk to the staff that serves Sunland Hills subdivision.

When:

Thursday, May 7
4:30 to 6:00 PM

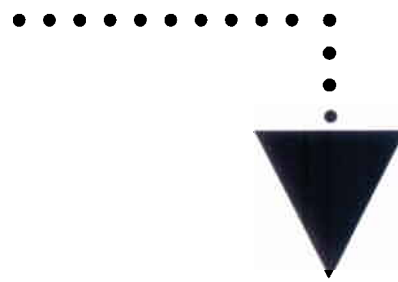
Where:

Sunland Hills
Subdivision

Take advantage of this great opportunity!
Be out on your porch or front yard to greet and talk with
representatives as they walk by.

For more information, call Shawn at the St. Louis County Planning Department at
(314) 615-2529.

Join us for a Neighborhood Walk & Talk



St. Louis County staff and Police will be in your neighborhood to talk with residents about issues and concerns and share information about County services. This will be a great opportunity for you to meet with and talk to your representatives and the staff that serve the Spring Creek Condominiums

When:
Thursday,
May 7 at 4:30pm

Where:
In front of the
Spring Creek
Clubhouse

For more information, call Shawn at the St. Louis County Planning Department at (314) 615-2529.



Visit www.stlouisco.com

41 South Central Ave.
Clayton, MO 63105
(314) 615-5000



North County Government Center
Village Square Shopping Center
21 Village Square
Hazelwood, MO 63042
(314) 615-7400

**Frequently Called
St. Louis County**

Numbers

General	(314) 615-5000
County Council (4th District)	(314) 615-5439
Building Permits	(314) 615-5184
Roads & Streets	(314) 615-8538
Parks	(314) 615-4FUN
Neighborhood Preservation	(314) 615-7333
Trash & Recycling	(314) 615-4285 (HAUL)

**St. Louis County Government Serving
Sunland Hills Subdivision**

St. Louis County operates a satellite government center located at 21 Village Square, near Lindbergh Boulevard and I-270. The county offers a variety of services which include:

- Pay real and personal property taxes
- Apply and pay for permits
 - Residential & Commercial
 - Electrical, Mechanical & Plumbing
 - Commercial & Residential Re-Occupancy
- File residential property complaints
- Obtain information on County maintenance and zoning codes
- Pay court fines & tickets by cash, check or money order.



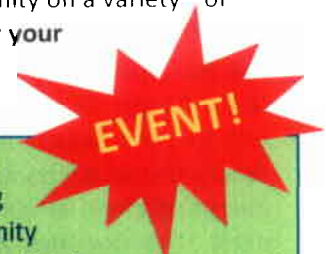
**Operation Schedule: Monday—Friday
7:30 AM—4:30 PM
Phone Number: (314) 615-7400**

St. Louis County Police Service — 1st Precinct



The North County (1st) Precinct provides a full range of professional police services to the area, including responding to citizen calls for service, traffic enforcement, neighborhood policing, neighborhood watch meetings, crime scene processing, drug enforcement, investigations, and Drug Abuse Resistance Education (DARE) by specially trained School Resource Officers.

The internationally accredited St. Louis County Police Department is served by 793 commissioned officers and 258 civilian support personnel. There are 120 commissioned officers assigned to the North County Precinct. In addition to the North County Precinct Police Station headquartered on Benham Road, there are five neighborhood police stations throughout North County. The two substations in close proximity to the Shackelford Commons Subdivision are listed to the right. The North County Precinct also has four Neighborhood Policing Officers that work closely with the community on a variety of issues. **Officer Tim Ware is the Neighborhood Policing Officer for your neighborhood. You can reach Officer Ware by phone at (314) 438-4618 or via e-mail at tware@stlouisco.com.**



The Police Department currently holds bi-monthly Neighborhood Watch Meetings for the area surrounding Sunland Hills and Spring Creek. The meetings are held at the Black Jack Firehouse community room, which is located at 5675 N. Highway 67. **The next meeting will take place May 21, 2009 at 7:00 pm. All residents are encouraged to attend.**

**North County Precinct
Station**

11815 Benham Road, 63138
(314) 355-1200

**Wedgwood/Barrington
Neighborhood Police Station**

3801 Vaile Avenue, 63034
(314) 831-2216

**Black Jack Neighborhood
Police Station**

12500 Old Jamestown Road,
63033
(314) 355-0400

Code Enforcement

The County's Public Works Department provides full range of permitting, inspection and enforcement services for neighborhoods, including building and re-occupancy permitting, property maintenance enforcement, and handling problem properties. Five inspectors and two Problem Property Units are assigned to enforce property maintenance in North County. **Carmen Keaton is the property maintenance inspector for your neighborhood, and can be reached at (314) 615-7358.**

The Problem Property Unit will be organizing a group of volunteers for a **neighborhood clean-up in Sunland Hills subdivision on Saturday June 6.** Items to be collected include bulk items, scrap metal and tire collection. **If you would like to volunteer to help, or are a senior in need of assistance getting items to the curb, call Debbie Kricensky, Resource Coordinator for Problem Properties at (314) 486-8906.**



EVENT!

Highways and Traffic

The County's Highway Department provides full service maintenance for neighborhood streets, including pothole repair, resurfacing, signing, grass cutting, street sweeping and snow removal. The Highways and Traffic Maintenance Substation for North County (Operations District 1) is located on Seven Hills Drive, west of New Halls Ferry Road. There are 35 employees regularly assigned to the Maintenance District 1 Substation. **Gus Heck is the North County Area Engineer and your point of contact for the Highway Department. He can be reached at (314) 615-8563.**

CORP—County Older Resident Programs

Since 1975, the County Older Resident Programs has provided quality service to St. Louis County residents age 60 and over. CORP targets the needs of older adults through a variety of programs, services and opportunities, notably:

- Neighbor Driving Neighbor — volunteers drive older adults to medical appointments and other high priority destinations at no charge. Advanced notice is requested to allow staff to arrange the service.
- Legal assistance — income eligible seniors may receive legal advice and document preparation (including wills, Quit Claim Deeds and Power of Attorney).
- Tax preparation— income eligible seniors may have federal and state returns and schedules prepared, as well as Missouri Property Tax Rebate (i.e., Circuit Breaker) forms.
- Home Care & Repair — CORP brokers home care and repair services provided by experienced workers who must receive a background check.

For a complete list of services, contact Linda Willis, North County CORP Supervisor, at (314) 615-7430.

Parks & Recreation

The County Parks Department operates 16 parks in the North County area totaling over 2,350 acres, including the popular Sioux Passage and the North County Recreation Complex. The department sponsors a variety of spring and summer activities, including fishing trips, camps, and music, fairs & festivals. Information on these and other activities, events and volunteer opportunities can be found in the Spring/Summer 2009 Activities Guide online at www.stlouisco.com/parks.

The Parks Department recently awarded a contract for major renovations to the North County Recreation Complex. The \$1.6m project, set to start this spring, calls for construction of indoor basketball/volley ball courts, an indoor track, 1800 square feet of offices and a community meeting room, many ADA enhancements, energy efficient air conditioning and lighting systems, and a security controlled entry. The new amenities are designed to increase energy efficiency and security for the complex and allow the Parks Department to provide new and enhanced programs for North County residents.



Visit www.stlouisco.com

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The Police Department currently holds bi-monthly Neighborhood Watch Meetings for the area surrounding Sunland Hills and Spring Creek. The meetings are held at the Black Jack Firehouse community room, which is located at 5675 N. Highway 67. **The next meeting will take place September 17, 2009 at 7:00 pm. All residents are encouraged to attend.**



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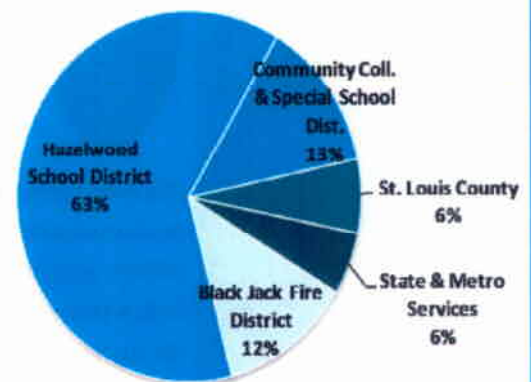
Understanding Your Local Taxes & Fees

Property Taxes. The current St. Louis County tax rate is \$0.523 per \$100 of Assessed Valuation. The rate was reduced in early 2009 when the rate for Debt Service was cut 3.5 cents. This rate is applied countywide. Property owners in both unincorporated areas and municipalities pay the same rate. Being annexed does not change this rate.

Utility Tax. The St. Louis County tax rate on utilities is \$0.05. Missouri state statutes restrict St. Louis County from raising its rate, while municipalities do not face this same restriction. The City of Florissant increased its utility tax rate from \$0.03 to \$0.05 in 2004.

Sales Tax. The sales tax rate in unincorporated St. Louis County is 6.075%, which is lower than most municipal sales tax rates. Many municipalities levy higher sales taxes to provide for capital improvement projects, park and storm water projects, fire protection, and economic development. The City of Florissant’s sales tax rate is 7.075%.

Distribution of Property Taxes Collected from Area Residents in 2008



It should be noted that when purchasing a vehicle or boat, the sales tax rate applied is based on where the purchaser lives, not on where the vehicle or boat was bought. For example, if annexed into a municipality with a tax rate of .07075, sales tax on the purchase of a \$20,000 vehicle will increase by \$200 (without a trade-in).

Sewer Lateral Repair Program. St. Louis County manages a sewer lateral repair program. Homeowners in unincorporated St. Louis County pay a \$28.00 annual fee to cover the cost of repairing defective residential sewer laterals. The City of Florissant also has a sewer lateral repair program. In February 2003 the voters of the city approved an increase in the annual fee for the program from \$28 to \$50.



Come Meet the

County Executive and County Staff for a discussion on:

Annexation

County Services

Neighborhood Issues

The following departments will be available for discussion:

- Police
- Planning
- Neighborhood Preservation
- Highways & Traffic

Questions or Comments:

Call the Planning Dept. @ 314-615-2520
Email Justin Carney: jcarney@stlouisco.com
Or Shawn Kendrick skendrick@stlouisco.com

St. Louis County Invites You to a Neighborhood Meeting

For residents of Sunland Hills,
Spring Creek Condos and
Candlewyck Villas

Thursday, April 2nd, 2009

6:30PM-8:30PM

Jamestown Bluffs Public Library
4153 N Highway 67

Meeting Agenda

County Staff Meet and Greet - 6:30-7PM

County Dept. Presentation 7PM-7:30 PM

Q&A with County Executive

Charlie A. Dooley 7:30-8:30 PM

If you are unable to attend and would like information on St. Louis County services, please visit:

www.stlouisco.com

**JOIN US FOR A FREE
NEIGHBORHOOD
CLEAN UP!!!**

**Saturday, June 6th
8:00 a.m. - 1:00 p.m.
in Sunland Hills!**

Volunteers from your community in conjunction with **St. Louis County** are having a **FREE**, one-time special bulk waste pick up. If you can volunteer please call Debbie Kricensky at (314) 486-8906.

The following items need to be separated into three piles at the curb for pickup. All items may be placed on the curb anytime after 6:00 p.m. on Friday, June 5th. However, items **MUST** be on the curb by 7:30 a.m., Saturday June 6th.

- **Bulk Waste** - Please place all "bulk" items at the curb (do not include your regular garbage).
- **Scrap Metal** - Scrap metal items should be placed in a separate pile next to the bulk items. Items that are scrap metal include: car parts, appliances (please detach refrigerator doors), hot water heaters, furnaces, metal sheds & swimming pools.
- **Tires** - Please put all tires at the curb. Create a separate pile from the scrap metal and bulk items.

THE FOLLOWING ITEMS WILL NOT BE ACCEPTED: grass clippings, brush and yard waste, everyday garbage, liquid paint, oil, chemicals, batteries, and pressurized tanks, (i.e. propane, freon, etc.)

Community resident volunteers are necessary to make this cleanup a success. Please pitch-in, we will need your help. Pick-up trucks and volunteers will be needed to load and unload the picked up items. All volunteers are requested to meet at the dumpsters on Evan Aire Drive by 7:30 a.m., Saturday, June 6th. Bring your gloves.

This event will occur RAIN OR SHINE!

If you are a senior citizen or disabled and require assistance with any of your items please contact Debbie Kricensky at (314) 486-8906 by June 4th.

**JOIN US FOR A FREE
NEIGHBORHOOD
CLEAN UP!!!**

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8:00 a.m. – 1:00 p.m.
for the Spring Creek
Condominiums**

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The following items need to be separated into three piles for pickup. All items may be placed at the end of your building's drive near Candlewyck Club Dr. anytime after 6:00 p.m. on Friday, June 5th. However items **MUST** be at these locations by 7:30a.m., Saturday June 6th.

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