

SAINT LOUIS COUNTY
PRESENTATION:
TREE COURT & ARBOR CREEK
ANNEXATION PROPOSAL

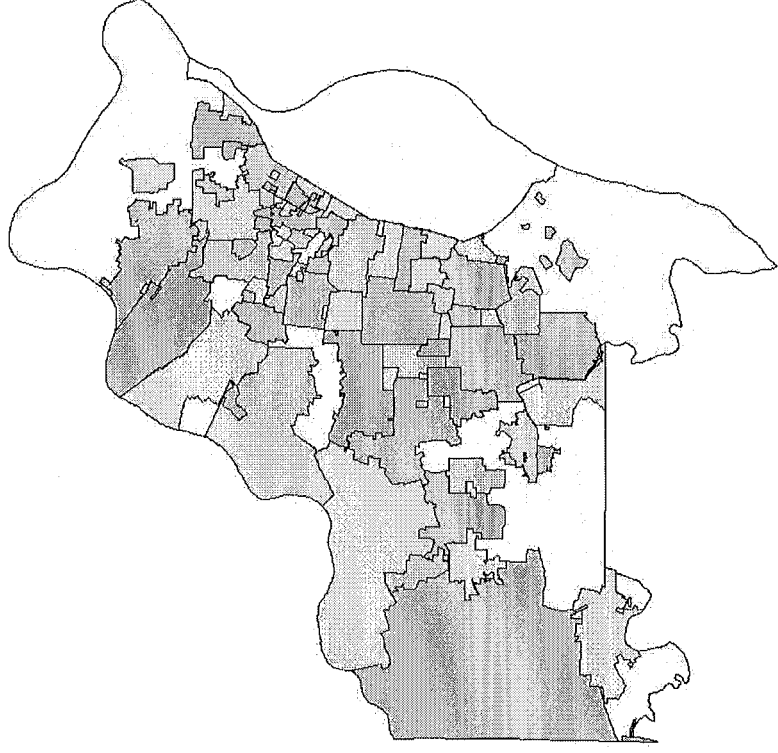
Saint Louis County Boundary Commission Public Hearing

January 26, 2016

Saint Louis County

A Regional & Local Service Provider

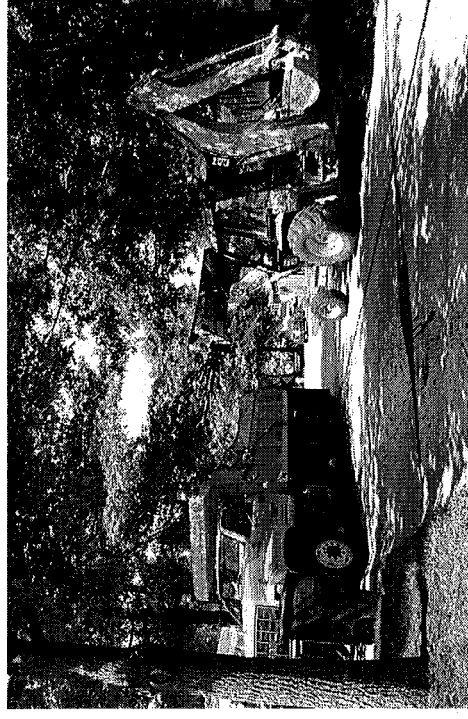
- Countywide services to over 1 million people
- Local services to more than 320,000 residents in unincorporated areas
- Contract services to over 90% of municipalities



Services to Unincorporated Areas

St. Louis County offers a full range of services to unincorporated residents including:

- Police patrol and enforcement
- Street services
- Code enforcement
- Neighborhood parks and programs
- Planning and zoning
- Sewer lateral and water line repair
- Mosquito and vector control
- Solid waste management
- Municipal court
- Economic development
- Human services



Citizen Accessibility

- St. Louis County's service philosophy is based on direct contact with professional staff
- Full-time assistant assigned to the 3rd Council District
- Neighborhood Watch, Subdivision and Town Hall meetings offer opportunities for citizen input and problem-solving



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AT YOUR SERVICE

Tree Court & Arbor Creek

Tree Court & Arbor Creek

Annexation Area Data

Proposed Annexation Area (Tree Court)	
Area	430.15 Acres
Housing Units ¹	133
Population ²	220
Assessed Valuation	
Real Property	\$21,300,930
Personal Property	\$2,714,097
TOTAL	\$24,015,027
Assessed Valuation Per Capita	\$109,159

¹ Source: December 2015 Survey

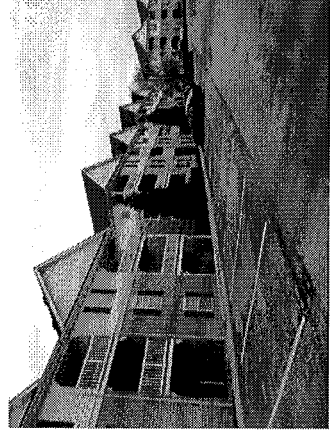
² Source: 2010 U.S. Census

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Land Use

Existing Land Use

- Primarily Residential & Industrial, with some recreational areas
- Residential: 133 Dwelling Units
- 96 Condos and 37 Single-Family
- Commercial: Westwood Auto Service
- Industrial: 29 Properties in Tree Court Industrial Park
- MSD Grand Glaize Treatment Plant



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Zoning

Zoning

- Area is dominated by two zoning districts: NU Non-Urban District and M-1 Industrial District
- Other zoning districts in the proposed annexation area include R-6A Residential District, C-8 Planned Commercial District, M-3 Planned Industrial District, and PS Park and Scenic District
- Approximately one quarter of the area has FP Flood Plain zoning designation

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Safety and Security

West County (7th) Police Precinct

- Precinct headquarters located at 232 Vance Road
- Contract to provide complete police services to City of Valley Park
- Valley Park neighborhood police station located at 320 Benton Street

Crime in the area in 2015 was relatively low.

- 6 Part I crimes reported
- 6 Part II crimes reported
- 50 Police Reports written
- 293 calls for service

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Property Maintenance

- Neighborhood Preservation
 - ▣ Visual inspection of annexation area in December 2015.
 - ▣ Tree Court Industrial area is in generally excellent condition.
 - ▣ Tree Court residential area is in generally good condition.
 - ▣ No record of property maintenance complaints in this area in the past three years.
 - ▣ One property maintenance case open at 13352 Westerman Road. This is a vacant house.
- Public Works
 - ▣ Valley Park has specialized contracts with the County for:
 - Mechanical, Electrical, Elevators and Conveyors

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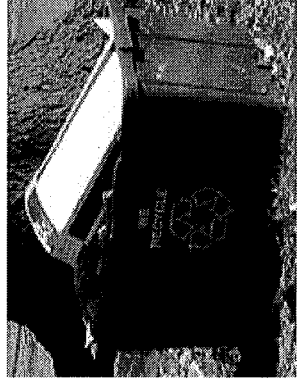
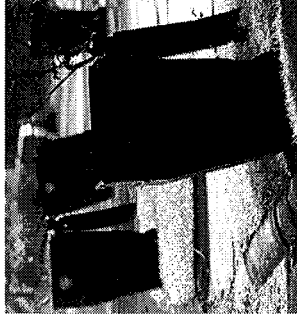
Streets

- County Road System (CRS) roads that would transfer to the City of Valley Park:
 - Quinette Road
 - Scarlet Oak Boulevard
 - Tree Court Drive
 - Tree Court Industrial Boulevard
- 1.86 total CRS centerline mileage
- Pavement conditions in the area are rated from 5 to 10 (1 to 10 scale)
- Marshall Road resurfaced in 2015
- Streets in Tree Court Residential neighborhood are private

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Residential Trash District Program

- Trash District: 4
- Service implemented: October 3, 2011
- Hauler: IESI Progressive Waste Solutions
- Monthly costs:
 - ▣ \$11.81 in Year 5
 - ▣ 10% senior discount available
 - ▣ \$11.64 for yard waste removal



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Tax Rate Comparison

Taxes/Fees	2015 CITY AND COUNTY TAX RATES ¹	
	City of Valley Park	Unincorporated St. Louis County
City Property Tax		
Residential	\$0.4760	N/A
Commercial	\$0.06360	
City Personal Property Tax	\$0.5700	N/A
County Property Tax		
Residential	\$0.5150	\$0.5150
Commercial	\$0.5130	\$0.5130
County Personal Property Tax	\$0.523	\$0.523
Sales Tax	8.113%	7.113%
Utility Tax	5.0%	5.0%
Sewer Lateral Fee	\$50.00	\$28.00

¹ Source: Saint Louis County 2015 Ratebook

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Financial Impact

County's Estimated Revenue Loss (excludes fees/fines)	
Sales Tax ¹	\$20,416
Utility Tax, Residential ¹	\$13,300
Utility Tax, Commercial ¹	\$154,776
Highway User Tax ²	\$49,879
Road & Bridge Tax ²	\$25,216
Cigarette Tax ¹	\$690
Cable TV Tax ²	\$1,197
TOTAL	\$267,608

¹ Estimate by the St. Louis County Department of Planning

² Estimate by the St. Louis County Department of Transportation

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Closing Comments

- Approval represents a significant tax increase for property owners
- Property owners would not see an increase in services commensurate with the increase in taxes
- Saint Louis County will lose a significant amount of tax dollars which will negatively affect the County's ability to deliver high caliber services
- Not initiated by residents or businesses

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