

**OFFICIAL SUBMITTAL TO THE ST. LOUIS COUNTY  
BOUNDARY COMMISSION**

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**MCDONNELL  
DOUGLAS AREA  
ANNEXATION**

**CITY OF BERKELEY, MISSOURI**

**MAY 1996**

**THE CITY OF BERKELEY, MISSOURI**

**Mayor**

Theodore Hoskins

**Council**

Judy Ferguson Shaw

Nina Schaefer

Kenneth McClendon

Louvenia Mathison

Babatunde Deinbo

**Staff**

Josh Richardson, Acting City Manager

Lorraine Batton, City Clerk

Robert Stewart, Chief of Police

Roosevelt Sims, Fire Chief

Karl Ebert, Acting Public Works Director

Al Cross, Systems Analyst

Sharon Wischmeyer, Director of Parks & Recreation

Christina L. Flynn, Economic Development Director



## Article III A(1)

### EXECUTIVE SUMMARY

The City of Berkeley has prepared this presentation to the St. Louis Boundary Commission to discuss a plan of intent for annexing an area of St. Louis County that will be referred to as the McDonnell Douglas Area Annexation. This area is west of the City of Berkeley, south of Hazelwood City and bounded on the north by Lambert-St. Louis International Airport. The City of Berkeley believes that it will be reclaiming its original corporate limits by annexing this area. In fact, 24 percent of this area currently forms a contiguous boundary with the City of Berkeley.

The City of Berkeley is a constitutional chartered city with a city council/city manager form of government. The seven member council is made up of a mayor and a councilperson-at-large who are both elected by all residents and five council persons who represent five wards of the city. These council persons are elected in four year terms, which are staggered according to the city charter.

The City of Berkeley was incorporated in 1937 and became a chartered city in 1957. Overall, little change has occurred to the city boundaries except for two de-annexations, one on the north side as part of Burke city and the other involving the area now known as Lambert-St. Louis International Airport.

The Airport de-annexation included the western section of the city bounded by Natural Bridge Road, Lindbergh and Norfolk & Western Railroad. This de-annexation took place in 1943 at the request of the Airport commission due to security requirements during World War II. This request included statements that the land would be returned to the city when the security issue no longer remained. Attempts to re-obtain this property upon the end of the war were refused. The judicial courts found that the City of St. Louis had a right to maintain the property. Therefore, the only way to reclaim our boundary is through annexation.

Berkeley grew so rapidly during the 40's, 50's and 60's that nearly all the city's ground was developed except that portion contained within the airport. During the late 70's, 80's and into the 90's Berkeley has experienced a population downturn due to the City of St. Louis-Lambert Field noise reduction program that resulted in the buyout of housing within our city. This buyout has dramatically effected the City of Berkeley as evidenced by our one-time high population of 22,000 people to today's population that is approaching 10,000 people. Among the other items that have affected our growth has been another expansion of the Airport, the construction of both I-70 and I-170 and other governmental facilities such the County Health Center/County Morgue, two post offices, a radioactive dump, railroads, regional power facilities and various airport related towers and onitoring devices. These non-taxable properties now make up nearly 50 percent of our

### **Article III A(1) - Executive Summary continued**

city. These impacts have severely cut into the City's ability to perform the basic services of the city.

If the buyout properties were to be released for redevelopment, the city's financial stability could return. The city feels this redevelopment might take upward of 10 to 20 years, but at this time these developments can only be forecasted. The airport and the City of St. Louis have refused to redevelop this property until the fate of the Airport is known. If this is finally accomplished, a development process that could include review by the Airport, the City of St. Louis, and the City of Berkeley is envisioned. The process and forecast requirements of the Airport will probably limit the uses of the property and thereby extend the negative impact of the buyout.

As such, on October 2, 1995, the Berkeley City Council passed Resolution No. 9547 stating the city's intent to annex an area known as the McDonnell Douglas area. The City believes that the annexation will restore the City's original corporate limits and is compatible with the existing uses in Berkeley's manufacturing area.

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Article III A(3a)

GEOGRAPHIC INFORMATION

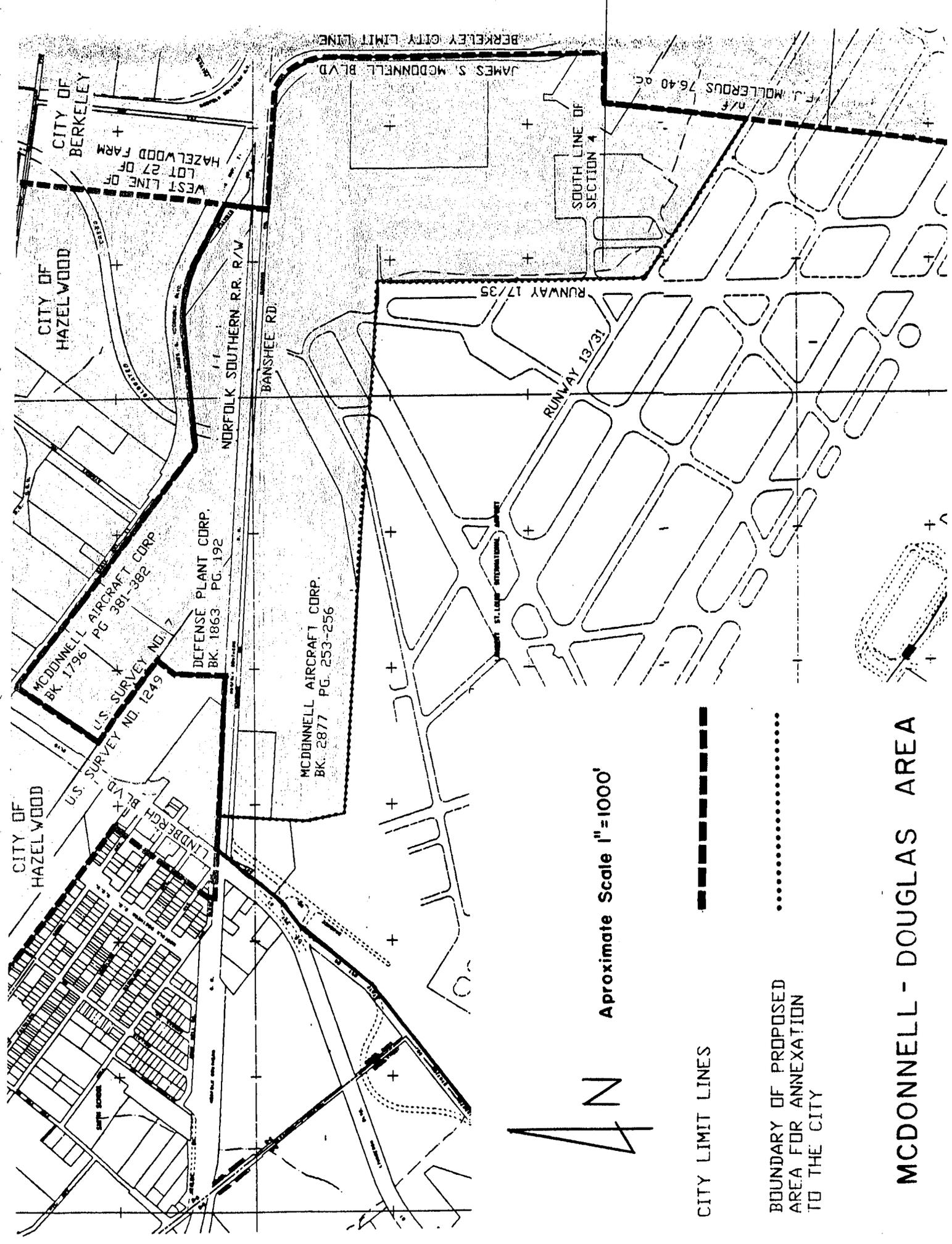
**Legal description:** McDonnell-Douglas area, west of City of Berkeley and south of Hazelwood City

A tract of land being a fractional part of Section 4, 5, 8 and 9, Township 46 North, Range 6 East in St. Louis County, Missouri, and more particularly described as follows:

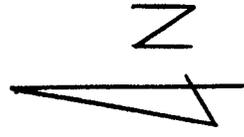
Beginning at a point, the intersection of the south line of Section 4, Township 46 North, Range 6 East in St. Louis County, Missouri and the west line of the property n/f owned by F.J. Mollerous with an area of 76.40 acres, said west line being also the western Berkeley city limit line, the aforementioned intersection being also the northwest corner of said tract of land n/f owned by F.J. Mollerous; thence eastwardly along the aforesaid south line of Section 4, being also the Berkeley city limit line, to the west line of the old Brown Road (presently names as James S. McDonnell Boulevard) as shown in a plat filed for record October 24, 1944 in St. Louis County Recorder's Office, Missouri, pursuant to Ordinance 207 of the Board of Alderman of the City of Berkeley, Missouri on June 7, 1944: thence northwardly and westwardly on a curve along the west lines of said old Brown Road, being also the existing Berkeley City Limit lines, to the south line of Banshee (60' W) Road, formerly Wabash Avenue; thence westwardly along said south line of Banshee (60 W) Road, being also the existing Berkeley City Limit lies, to the southward prolongation of the west line of Lot 27 of Hazelwood Farm, as shown on the Right-of-way and Track Map of Wabash Railroad Sheet No. 1-Mo C/8a from STA 720 + 00 to 877 + 00; thence northwardly along the aforementioned prolongation and the west line of lot 27 of Hazelwood Farm, being also the existing Berkeley City Limit Line, to the existing Hazelwood City Limit line; thence leaving the Berkeley City Limit line in a northwest, southwest and northwest directions along the existing Hazelwood City Limit Lines, said Hazelwood City Limit lines, being also described as the south right-of-way line of James S. McDonnell Boulevard, to a line at 200 feet parallel distance, east of the east right-of-way line of Lindbergh (100' W) Boulevard, said line at 200 feet parallel distance is within the property owned by McDonnell Aircraft Corporation recorded in Book 1796, Pages 381-382 in St. Louis County Recorder's Office, Missouri; thence continuing along the Hazelwood City Limit lines in southwest and southeast directions, the aforementioned line at about 200 feet parallel distance, east of Lindbergh (100' W) Boulevard and the common line of US Survey Nos. 7 and 1249, being also the south line of the aforementioned real estate property owned by McDonnell Aircraft Corporation, to the west line of the property n/f owned by Defense Plant Corporation recorded in Book 1863, Page 192 in St. Louis county Recorder's Office, Missouri; thence continuing along the Hazelwood City Limit lines in southwest and southward directions along said west lines of the real estate property n/f owned by Defense Plant Corporation to the north right-of-way line of Norfolk and Western Railroad to the northward prolongation of the west property line of the tract of land owned by McDonnell Aircraft Corporation recorded in book 2877, Page 253-256 in St. Louis County Recorder's Office, Missouri; thence leaving the

**Article III A(3a) - Legal description continued**

Hazelwood City Limit line in southwest and southeast directions along the aforementioned prolongation and the west property lines of McDonnell Aircraft Corporation recorded in Book 2877, Pages 253-256 in St. Louis County Recorder's Office, to its south property line, being the southwest corner of said property; thence eastwardly along said south property line of the real estate owned by McDonnell Aircraft Corporation in Book 2877, Pages 253-256 in St. Louis County Recorder's Office and its eastward prolongation to the east line of Runway 17/35 (150' W) of Lambert St. Louis International Airport, Missouri is shown in the ADAP Project Plans No. 6-29-0084-14, prepared by Booker Associate, Inc. dated March 17, 1980; thence southwardly along said east line of Runway 17/35 to the northwest line of Taxiway F (TF), presently Runway 13/31 (150' W), also shown on the ADAP Project Plans No. 6-29-9984-14; thence southeastwardly along said northwest line of Taxiway F (TF) to the existing western Berkeley city Limit lines, being also the previously described west line of the property n/f owned by F. J. Mollerous; thence northwardly along the Berkeley City Limit line, being also the west line of the property n/f owned by F. J. Mollerous to the point of beginning.



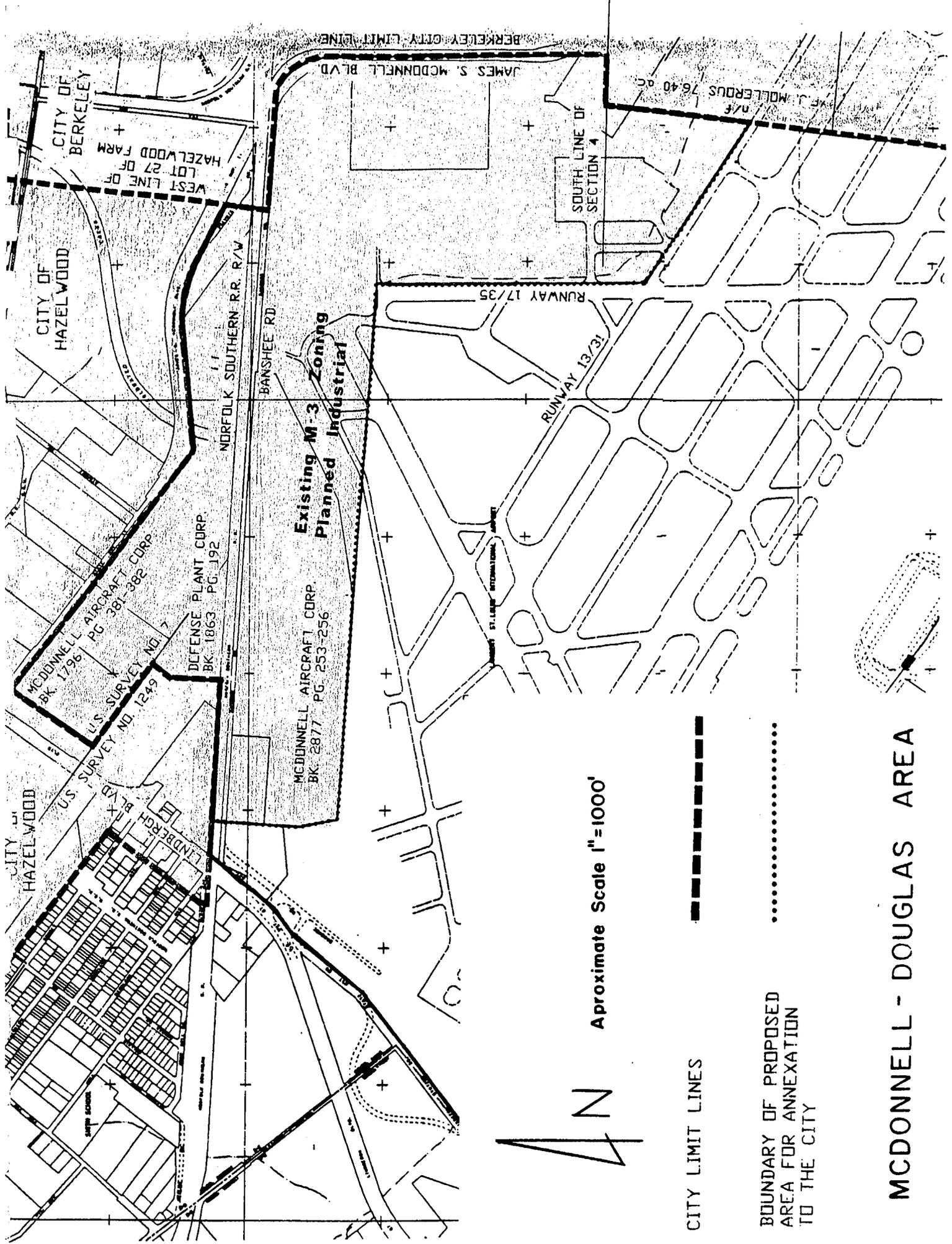
Approximate Scale 1"=1000'



CITY LIMIT LINES

BOUNDARY OF PROPOSED  
AREA FOR ANNEXATION  
TO THE CITY

MCDONNELL - DOUGLAS AREA

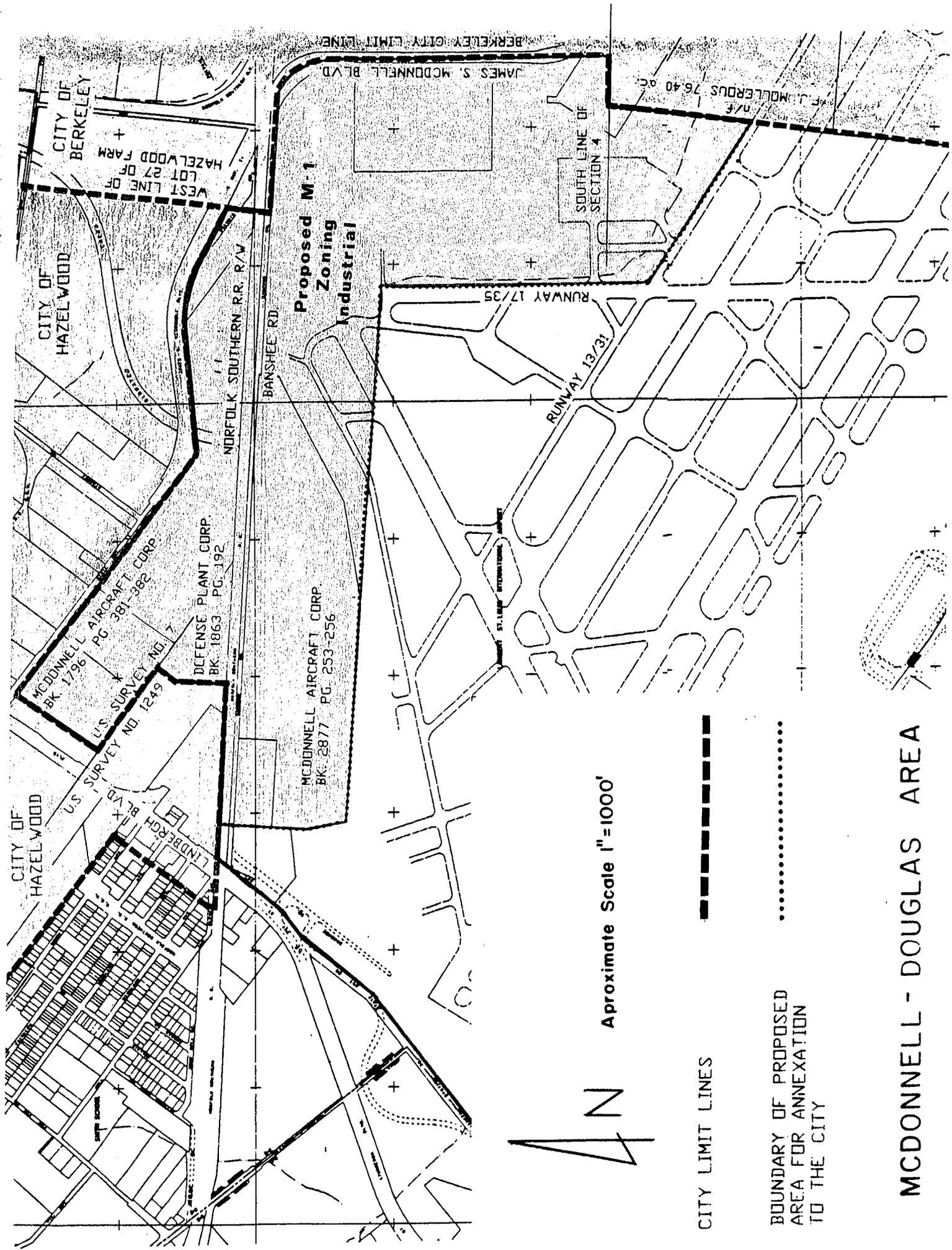


Approximate Scale 1"=1000'

CITY LIMIT LINES

BOUNDARY OF PROPOSED  
AREA FOR ANNEXATION  
TO THE CITY

MCDONNELL - DOUGLAS AREA



CITY OF HAZELWOOD

CITY OF HAZELWOOD

CITY OF BERKELEY

WEST LINE OF HAZELWOOD FARM LOT 27 OF

Proposed M-1 Zoning Industrial

SOUTH LINE OF SECTION 4

RUNWAY 17/35

RUNWAY 13/31

DEFENSE PLANT CORP. BK. 1863 PG. 192

MCDONNELL AIRCRAFT CORP. BK. 2877 PG. 253-256

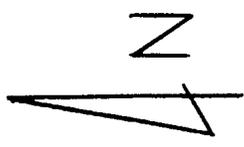
MCDONNELL AIRCRAFT CORP. PG. 381-382 BK. 1796

U.S. SURVEY NO. 1249

U.S. SURVEY NO. 7

U.S. SURVEY NO. 1249

Approximate Scale 1"=1000'



CITY LIMIT LINES

BOUNDARY OF PROPOSED AREA FOR ANNEXATION TO THE CITY

MCDONNELL - DOUGLAS AREA

## **GEOGRAPHICAL INFORMATION - CERTIFICATION**

### Article III, A(3c)

This is to certify that the McDonnell-Douglas Area, as described in this annexation proposal, includes unincorporated territory that is less than fifty percent of the combined land subject to the proposal.

### Article III, A (3di)

This is to further certify that there are no platted subdivisions included in this proposal.

### Article III, A (3dii)

This is to certify that as of the submittal of this proposal, the City of Berkeley is aware of an overlapping proposal from the City of Hazelwood.

Article III A(4)

## PUBLIC HEARING NOTICE

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

Public Hearing on \_\_\_\_\_(date) at \_\_\_\_\_(time) 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 Berkeley to annex an area, known as "the McDonnell Douglas Area," which encompasses an area of approximately .58 square miles.

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

Article III A(5)

## **FIRE PROTECTION STATEMENT**

In addition to being serviced by the City of Berkeley, the McDonnell Douglas area is serviced by the McDonnell Douglas Fire Department and the Robertson Fire Protection District. Missouri Statute 321.660 would apply in the event of annexation in this area. As such, the Berkeley Fire Department does not seek any change in fire protection and emergency medical services.

## PLAN OF INTENT

### FACTOR 1

#### IMPACT OF THE ANNEXATION ON THE AREA PROPOSED TO BE ANNEXED

The City of Berkeley believes it will have a very positive impact on the area it is proposing to annex for the following reasons:

1. Fifty percent of McDonnell Douglas's campus is within the City of Berkeley's limits, including McDonnell Douglas's World Headquarters and several of its division buildings. (Hazelwood currently has 7 percent of the campus within its city limits.) As such, the annexation would allow McDonnell Douglas the opportunity to continue to maintain a good working relationship with the City of Berkeley as the city provides service to the remaining part of the campus that is to be annexed. (See Appendix A for chart)
2. The annexation of the McDonnell Douglas area would be a natural extension of the City of Berkeley's corporate limits.
3. The annexation would accomplish the St. Louis Boundary Commission's goal of incorporating unincorporated territory in St. Louis County.
4. The businesses in this area would benefit from its close proximity to Berkeley City Hall when needing municipal services. The City of Berkeley is a full service city which could easily serve this area, freeing the county from this service.
5. The historic major park site Berkeley Athletic Complex (BAC) is adjacent to the annexation and is scheduled to be redeveloped, thus providing recreational facilities to the annexed parcel.

## IMPACT OF THE ANNEXATION ON THE CITY OF BERKELEY

Annexation of the McDonnell Douglas area will have a positive impact on the City of Berkeley for the following reasons:

1. Berkeley has experienced financial hardships from the the City of St. Louis and the Lambert St. Louis International Airport and these hardships are expected to continue. As such, the potential influx of revenue from incorporating the McDonnell Douglas area would allow the city to provide more quality services to businesses and residents.
2. The proposed annexation would return ground to the City of Berkeley that was de-annexed for use by the Airport Commission during World War II. The City is one of two cities, the other being Bridgeton, which city limits currently extend on airport property. This airport, as well as, the airport it replaced, Kinlock Field, was originally in Berkeley.
3. The Board of Freeholders Plan that was published in October of 1988 endorsed incorporation of this property within the city limits of Berkeley.
4. The City of Berkeley is landlocked and this annexation would allow the city the opportunity to grow. Although the City of Hazelwood, the sixth largest community in St. Louis county, has a common boundary, that city can grow to the Northwest.
5. The area is within the Ferguson/Florissant School District that also includes Berkeley. As such, Berkeley families would benefit directly from the incorporation of this business area. This is not true of the City of Hazelwood.
6. Besides allowing the City space in which to grow, it also enables the City to continue to diversify. A more diverse economic base will help Berkeley establish and develop an even more stable tax base.

## IMPACT OF THE ANNEXATION ON ADJOINING AREAS AND THE REMAINDER OF THE COUNTY AND ITS RESIDENTS

The proposed annexation of the McDonnell Douglas area will have the following impacts on all the other residents of the County:

1. County taxpayers would no longer be responsible for paying for St. Louis County's involvement with the radioactive dump sites within its jurisdiction.
2. Additionally, county taxpayers would not have to continue incurring the costs of servicing an isolated area.
3. The estimated loss of revenue to St. Louis County is \$500,000 of a \$112,000,000 county budget.

ABILITY TO ACCOMMODATE ORDERLY INCORPORATION OF THE COUNTY

**FACTOR 3**

The annexation of the McDonnell Douglas area by the City of Berkeley would not only be a reclaiming of the city's original corporate limits, but also represents a natural extension of the city's corporate limits. Also, Berkeley has solid experience working with the manufacturing and industrial businesses, including Sabreliner and Flight Safety, within the city.

Additionally, the city's working relationship with McDonnell Douglas has been positive, as its headquarters is within the city limits. As such, the city anticipates an orderly incorporation of the county.

## MAJOR SERVICES PROVIDED BY THE CITY

### **FACTOR 4**

The City Manager coordinates the provision of services for the following departments:

#### Police Department

The 50-officer police department operates its own municipal jail, police dispatching service, and 911 emergency telephone services. The department also coordinates neighborhood watch programs and vacation checks. The detective bureau provides criminal investigation services, juvenile officer, drug investigations, crime scene processing, and the canine unit is available for tracking and/or drug detection. The police department has a three-minute average response time for calls from the business and residential community.

#### Economic Development

Assists existing businesses with expansion and relocation. Also, serves as an advocate office for businesses to city council.

#### Inspections and Code Enforcement

Enforces property maintenance codes, issues occupancy inspections and permits. All building inspections and plan reviews are performed in-house by Berkeley Staff.

#### Municipal Court

Collects fines, traffic violations Bureau and signs and issues subpoenas, as well as operate the Traffic Violations Bureau and signs and issues subpoenas.

#### Public Works

Reviews land use plans, reviews proposed developments, issues zoning approvals for new construction and provides technical assistance to the Plan Commission and Board of Adjustments. Issues excavation, grading and special use permits.

#### Fire Department

Provides CPR training, home fire prevention, business safety and new construction inspections.

#### Streets and Engineering

Maintains and repairs streets, curbs, sidewalks and City facilities. Supervises all construction of public improvements. Provides snow removal.

#### Parks and Recreation

Organizes a variety of programs, classes, trips and special events for all ages in sports, leisure and cultural activities. Administers reservation system for park pavilions and civic center. Operates parks, municipal pool and Ramona Lake.

The following chart summarizes the services provided by the City of Berkeley and other service providers. It also indicates what entity currently provides services to the McDonnell Douglas Area and which entity would furnish services after annexation.

| <u>SERVICES</u>         | <u>BERKELEY</u>                       | <u>CURRENT PROVIDER<br/>MCDONNELL DOUGLAS<br/>AREA</u> | <u>AFTER<br/>ANNEXATION</u>              |
|-------------------------|---------------------------------------|--|--|
| Police                  | Berkeley Police                       | St. Louis County                                       | Berkeley Police                          |
| Most Local Court Having | Berkeley Municipal Court              | St. Louis County Circuit Court                         | Berkeley Municipal Court                 |
| Fire                    | Berkeley Fire Dept.                   | McDonnell-Douglas                                      | McDonnell-Douglas                        |
| Ambulance               | Berkeley Fire Dept.                   | McDonnell-Douglas                                      | McDonnell-Douglas                        |
| Advanced Life Support   | Berkeley Fire Dept. contracts with    | McDonnell-Douglas contracts with Gateway               | McDonnell-Douglas contracts with Gateway |
| Street Maintenance      | Berkeley Street Div. St. Louis County | McDonnell-Douglas                                      | Berkeley Street Div. St. Louis County    |
| Snow Removal            | Berkeley Street Div.                  | McDonnell-Douglas                                      | Berkeley Street Div.                     |
| Mosquito Fogging        | Berkeley Street Div.                  | McDonnell-Douglas                                      | Berkeley Street Div.                     |
| Street Lighting         | City of Berkeley when requested.      | McDonnell-Douglas                                      | City of Berkeley when requested.         |
| Zoning/Subdivision      | City of Berkeley                      | St. Louis County                                       | City of Berkeley                         |
| Water                   | St. Louis County                      | St. Louis County                                       | St. Louis County                         |
| Sewer                   | Metropolitan St. Louis Sewer District | Metropolitan St. Louis Sewer District                  | Metropolitan St. Louis Sewer District    |
| Electric                | Union Electric                        | Union Electric   | Union Electric                           |
| Gas                     | Laclede Gas                           | Laclede Gas  | Laclede Gas                              |
| Cable Television        | American Cable                        | None   | American Cable                           |
| School District         | Ferguson-Florissant                   | Ferguson-Florissant                                    | Ferguson-Florissant                      |

## DATE AND EXTENSION OF SERVICES

### **FACTOR 5**

The City of Berkeley currently has a good working relationship with the businesses in the McDonnell Douglas area, including Sabreliner and Flight Safety. Services that are now being provided include back up fire protection, street maintenance of Banshee Road, and back up police protection. As such, the city proposes that the extension of services would be effective immediately.

## CURRENT TAX RATES OF BERKELEY /THE MCDONNELL DOUGLAS AREA

### **FACTOR 6**

The principal revenue sources for the City of Berkeley are the property taxes on real estate and personal property, the gross receipts tax on electric, gas (heat), water and telephone utilities, the sales tax and the license fees for businesses located within the City. These taxes account for more than 75 percent of the budgeted revenue in the general and park funds.

The McDonnell Douglas Area Annexation is an industrial area. As such, the businesses in this area would be required to pay a business license fee based on their gross sales. The minimum business license fee is \$50 up to the first \$100,000 of sales. Seventy-five cents (0.75) per thousand dollars (\$1000) of sales will be charged in excess of one hundred thousand dollars (\$100,000). The City does not charge an ad valorem tax for machinery and equipment to businesses with gross sales less than \$100,000.

The businesses will also be assessed a real estate tax rate of \$1.14 including fire protection and personal property. A property tax fee is not charged through St. Louis County. Additionally, the annexed businesses would pay a 8 percent gross receipts tax on utilities, which is an increase from the county's 5 percent rate.

EFFECT OF ANNEXATION ON DISTRIBUTION OF COUNTY TAX RESOURCES

**FACTOR 8**

The City of Berkeley anticipates that St. Louis County will have a revenue decrease of \$500,000 in gross receipts and property taxes.

## ZONING

### **FACTOR 9**

The City of Berkeley proposes to change the zoning from M-3 planned industrial to M-1 Industrial District in the McDonnell Douglas area. Currently, the area of McDonnell Douglas that is incorporated within the City of Berkeley is zoned M-1. As such, the zoning changes will not have an effect on the current property owners. Additionally, the current uses under the existing zoning would be allowable and expandable.

The following two maps show the current zonings of the Area proposed to be annexed and how the City expects the Area would be rezoned.

## COMPACTNESS OF MCDONNELL DOUGLAS AREA

### **FACTOR 10**

The McDonnell Douglas Area Annexation is an industrial area that represents a reclaiming of the City of Berkeley's original corporate limits. The company's headquarters is within miles of Berkeley City Hall. As such, a common community of interest exists.

Additionally, secondary service delivery within the McDonnell Douglas area has been established with Berkeley's Police Department, Fire Department and Street Department. The street department currently maintains 300 feet of Banshee Road, west of McDonnell Boulevard. As such, formally establishing primary service delivery can be established immediately.

EFFECTIVE DATE OF ANNEXATION

**FACTOR 11**

The City of Berkeley is prepared to provide full municipal services to the McDonnell Douglas Area immediately following a successful annexation election.

WHITE, OVLETREA & WATSON, L.C.  
ATTORNEYS AT LAW

500 WASHINGTON AVENUE • SUITE 1150  
ST. LOUIS, MISSOURI 63101-2396  
(314) 621-7676/FACSIMILE (314) 621-0959

May 23, 1996

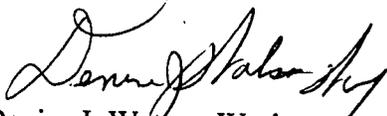
Mr. Joshua Richardson  
Acting City Manager  
6140 N. Hanley Road  
Berkeley, MO 53134

**RE: *McDonald Douglas Annexation Plan***

Dear Mr. Richardson:

Pursuant to the Article III, Section 7 of the Rules of the Boundary Commission of St. Louis County, I advise to the best of my knowledge that all statutory requirements, other than Chapter 72 R.S.Mo. (1994) and other statutes relative to proposing agents, have been satisfied.

Very Truly Yours,



Denise J. Watson-Wesley

cc: Christina L. Flynn  
Economic Development Director  
City of Berkeley

DJW/dt

Article III (A8)

### CERTIFICATION OF SERVICES

This certifies that identical copies of this proposal have been mailed to the St. Louis County Clerk and the city clerks of each municipality of St. Louis County, the City of Hazelwood, which is contiguous with the area covered by the proposal.

Signed,



Josh Richardson, Acting City Manager

## **PUBLIC HEARING SITES**

The following sites meet the requirements outlined in the Boundary Commission Rules, Article III, A, 9 as sites suitable for public hearing for this annexation proposal:

City of Berkeley Council Chambers  
6140 North Hanley  
Berkeley, MO 63134  
Contact: City Clerk at 524-3313

City of Berkeley Civic Center  
6120 Madison Avenue  
Berkeley, MO 63134  
Contact: Parks & Recreation Director at 524-3313

The City of Berkeley Fitness Center  
6124 Madison Avenue  
Berkeley, MO 63134  
Contact: Parks & Recreation Director at 524-3313

## **CERTIFICATION OF COSTS**

This certifies that the City of Berkeley will bear all the costs of the Boundary Commission relating to publications, notifications and copies.

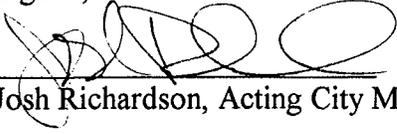
## **CERTIFICATION OF ADJACENCY**

At least fifteen percent (15%) of the boundary of the area proposed for annexation is adjacent to the City of Berkeley. (Article III, C, 1)

## TESTAMENT OF ACCURACY

The information in this proposal is true and accurate to the best of my knowledge. I attest to the statements, claims and certifications made in this proposal on behalf of the City of Berkeley.

Signed,

A handwritten signature in black ink, appearing to read "JR", is written over a horizontal line.

Josh Richardson, Acting City Manger

5/29/96  
Date

**DATA ASSUMPTIONS**  
**MCDONNELL DOUGLAS ANNEXATION AREA**

|                                       |                     |
|---------------------------------------|---------------------|
| <b>1995 Assessed Valuation</b>        |                     |
| Real Property                         | \$17,882,730        |
| Personal Propety                      | \$ 4,715,880        |
| Manufacutirng Equipment               | <u>\$31,828,100</u> |
| Total Assessed Valuation              | \$54,426710         |
| <br>                                  |                     |
| Square Miles                          | .58                 |
| Population                            | 0                   |
| # Households                          | 0                   |
| Est. Commercial Uilties               | \$10,000,000        |
| Robertson Fire Protection District    | \$0.96              |
| Book Value of Machinery and Equipment | \$95,484,300        |

RESOLUTION NO. 9547

Introduced by Councilmen Shaw, Hoskins, Mathison, Leonard, and Mayor Montgomery

**A RESOLUTION OF INTENT TO ANNEX CERTAIN UNINCORPORATED TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF BERKELEY, MISSOURI, AND TO ADOPT AND ESTABLISH AN ANNEXATION PLAN FOR THE CITY OF BERKELEY, MISSOURI.**

**WHEREAS**, The City of Berkeley has lost, and continues to lose, land, population, commerce and industry, and

**WHEREAS**, The City of Berkeley continues to experience a diminishing tax base, and

**WHEREAS**, The City Council of the City of Berkeley, Missouri, has been involved in a study of the advisability of expansion of the City's municipal boundaries, and

**WHEREAS**, The Council has determined that it is in the best interest of the City of Berkeley and the citizens of the unincorporated territory immediately adjacent to the present boundaries of the City of Berkeley for the City to implement an annexation program for certain unincorporated territory, and

**WHEREAS**, The real estate, as hereinafter described, is immediately adjacent to the present corporate limits and contiguous to the present corporate limits of the City of Berkeley, Missouri, and

**WHEREAS**, The Missouri General Assembly created the St. Louis County Boundary Commission in 1989, for the purpose of facilitating and encouraging the gradual incorporation of all unincorporated territory in St. Louis County, and

**WHEREAS**, The annexation and consolidation Plan of Intent addressed in this Resolution accomplishes the goals outlined in the St. Louis County Boundary Commission legislation, and

**WHEREAS**, The annexation and consolidation outlined herein provides a rational basis for expansion of the corporate limits immediately adjacent to the City that have a "Community of Interest" with the City, and

**WHEREAS**, the annexation and consolidation Plan outlined in this Resolution provides a fiscally responsible mechanism for expanding the geographic size of the City of Berkeley, and

**WHEREAS**, The annexation plan outlined herein meets the letter and spirit of the St. Louis County Boundary Commission program and provides a viable alternative for incorporation of unincorporated territory adjacent and contiguous to the present City of Berkeley, and

**WHEREAS,** This Resolution provides a clear indication as to the annexation and consolidation intentions of the City Council as a public record,

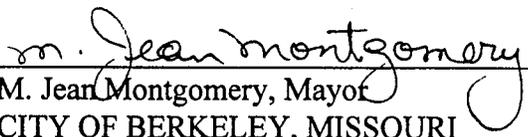
**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BERKELEY, MISSOURI, AS FOLLOWS:**

**SECTION 1.** The City of Berkeley, Missouri, declares its intent to annex, to the corporate limits of the City of Berkeley, Missouri, that unincorporated area described in Exhibit A, which is attached hereto and incorporated herein by reference.

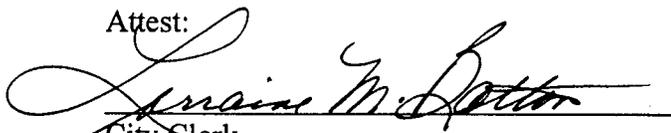
**SECTION 2.** Be it further resolved that pursuant to the provisions of Section 2 of House Bill 487, 85th General Assembly, the City Manager is hereby authorized to submit this Resolution and the annexation program for the City of Berkeley, Missouri, outlined herein, to the St. Louis County Boundary Commission for review and approval according to the rules and procedures established by said Commission. The City Council of the City of Berkeley, Missouri hereby declares, as matter of policy, that this program outlined herein represents a plan for development of a balanced and rational growth and welfare of the citizens of Berkeley, Missouri and citizens of St. Louis County.

**SECTION 3.** This Resolution shall be in full force and effect from and after the date of its passage.

**PASSED AND APPROVED** this 2nd day of October, 1995.

  
\_\_\_\_\_  
M. Jean Montgomery, Mayor  
CITY OF BERKELEY, MISSOURI

Attest:

  
\_\_\_\_\_  
City Clerk  
City of Berkeley, Missouri