



NOV 07 1996

CITY ADMINISTRATOR
MICHAEL B. LEAVITT

City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(314) 227-1385

November 7, 1996

Mr. Carl Ramey, Executive Director
St. Louis County Boundary Commission
1516 South Brentwood, Suite 101
Brentwood, MO 63144

Dear Carl:

As we have recently discussed, the Board of Aldermen has revised Manchester's annexation proposal for the Hanna-Sulphur Spring area. Because the revisions affected the majority of the proposal, a completely revised document has been generated. I have enclosed 21 copies of the revised proposal for distribution to members of the committee.

During the recent public hearing conducted by the Boundary Commission, the Chairman of the Trustees for Forest View Park subdivision requested that their entire subdivision be included in the proposal. As you are aware, this subdivision was previously divided by the proposal. To accommodate this request, the city has revised the proposal to include all homes in the subdivision. In addition to revisions necessitated by the addition of these homes, we revised the proposal to address concerns expressed in the October 8, St. Louis County Planning Department report to the Boundary Commission on this proposal. The major changes are reflected below:

1. A total of 35 households has been added to the report. All but three of these households are in the Forest View Park subdivision. A total of two households face Sulphur Spring, but are not part of the subdivision. An addition of one household resulted from a recalculation by St. Louis County Department of Planning. It should be noted that these are 1990 statistics, while the County Planning report reflects 1996 dwelling unit totals.

2. Population totals were recalculated for the additional households added to the report. The population estimates for the additional homes was made using the 1990 census totals for average population per household in the census block containing the Forest View Park subdivision. It should be noted, the St. Louis County Planning Department

incorrectly calculated the population for their October 8 report to the Boundary Commission. Their corrected 1990 census population figure was 3,116 rather than 3,049 reflected in the report. The population for the additional 35 households was added to the corrected total.

3. St. Louis County Planning Department estimated 10.5 miles of roadway. The city's original estimate of 10.1 miles was adjusted for this new total.

4. The revised proposal notes that several services of the St. Louis County Police Department (helicopter, SWAT, crime lab, and drug enforcement) will continue to be available to the residents of the area at no charge through the request of the Manchester Police Department.

5. The revised proposal notes that the city extended its contract with Wilson Refuse, Inc. for the providing of household trash collection, recycling, and yard waste collection at no cost increase for an additional two years through January 31, 1999.

6. The legal description was revised to include all of the Forest View Park subdivision, as well as, the two larger parcels adjacent to the subdivision facing on Sulphur Spring. In addition, the maps were revised to reflect these changes.

7. The 1996 total assessed valuation from the St. Louis County Planning Department report of October 8 was included for the proposal area. In addition, the total assessed valuation for the additional 35 households was incorporated into the proposal.

8. The St. Louis County Planning Department report to the Boundary Commission used a \$102.95 per capita figure to project sales tax revenue. This total was a 1995 actual figure and was increased by a growth rate of 3 ½% to project 1996 totals. In addition, the city included projections for sales tax revenue from its 1/2 cent and 1/4 cent sales tax. The St. Louis County report did not include any estimate for these revenues sources.

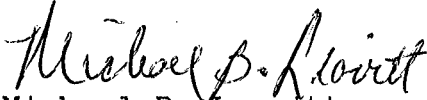
9. Expense projections were increased to reflect full use of the funds generated by the higher revenue projections.

10. The city agrees to continue the Traffic Generation Assessment Road Trust Fund for the Big Bend-Oak-Kiefer Creek

corridor as requested by the St. Louis County Highway Department.

If you or members of the Committee have any questions regarding the revised annexation proposal, please do not hesitate to contact me.

Sincerely,

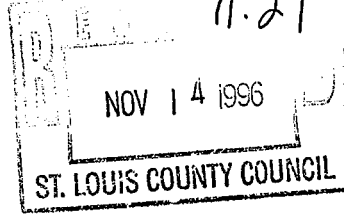

Michael B. Leavitt
City Administrator

MBL/clw
enclosures

cc: Mayor Frank J. McGuire



"A PROUD PAST / A BRIGIT FUTURE"



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QB
11-21-96

OFFICE OF THE MAYOR
FRANK J. McGUIRE
City of Manchester
14318 Manchester Road
Manchester, Missouri 63011
(314) 227-1385/227-1357

November 14, 1996

Mr. Richard Moore
Administrative Director
St. Louis County Council
41 South Central Avenue
Clayton, MO 63105

Dear Dick:

The Board of Aldermen has revised Manchester's annexation proposal for the Hanna-Sulphur Spring area. Because the revisions affected the majority of the proposal, a completely revised document has been generated. I have enclosed a copy of the revised proposal for your records.

During a recent public hearing conducted by the Boundary Commission, the Chairman of the Trustees for Forest View Park subdivision requested that their entire subdivision be included in the proposal. This subdivision was previously divided by the proposal. To accommodate this request, the city has revised the proposal to include all homes in the subdivision. In addition to revisions necessitated by the addition of these homes, we revised the proposal to address concerns expressed in the October 8, St. Louis County Planning Department report to the Boundary Commission on this proposal. The major changes are reflected below:

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10. The city agrees to continue the Traffic Generation Assessment Road Trust Fund for the Big Bend-Oak-Kiefer Creek

corridor as requested by the St. Louis County Highway
Department.

If you have any questions regarding the revised annexation
proposal, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Frank", written in black ink.

Frank J. McGuire
Mayor

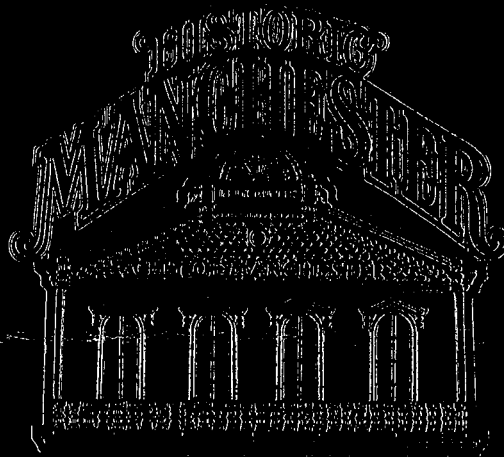
FJM/clw
enclosure

*City of Manchester,
Missouri*

Hanna-Sulphur Spring Proposal

Revised

November 4, 1996



"A PROUD PAST, A BRIGHT FUTURE"

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EXECUTIVE SUMMARY

The City of Manchester has been a municipality for over 45 years. It was first incorporated in 1951 as a village, and in 1959 its citizens elected to become a fourth class city. However, the community known as Manchester is over 200 years old. It was originally settled in 1795 around a spring which is still located behind City Hall.

The Manchester community has a rich heritage and a proud past which the City has taken great effort to maintain. The City has identified 34 buildings within the city limits which have historic significance. These buildings were built as early as the 1840's and most are still in use as either residences or commercial sites. In order to preserve its history, Manchester created the "Historic District" zoning classification which controls development that might impact on these older structures.

In keeping with the City's desire to preserve community history, City Hall moved into the "Lyceum" building in 1980. The "Lyceum" was built in 1894 and is one of the oldest buildings in the St. Louis area that is currently being used as a City Hall. Because of Manchester's strong connection with its history, the Lyceum was incorporated into the City logo along with the slogan "A Proud Past, A Bright Future."

For many years, the City of Manchester has provided high quality services to its residents. A past survey of City residents conducted by St. Louis University staff showed that they were highly satisfied with the level of services provided by the City; especially, police protection, street maintenance, and the pool and park programs.

The programs in the pool and parks have historically been offered to both residents and nonresidents. The nonresidents using our facilities have regularly requested that the City consider annexations which would allow them to become a part of the City of Manchester.

The City has a history of considering annexations of adjoining unincorporated areas when they complement and support the Manchester community. The most recent annexation became effective January 1, 1996 and included an area where the residents submitted petitions with notarized signatures from 88% of the property owners requesting that they be allowed to join the City.

Before this annexation, the City of Manchester held an annexation election in February 1994 for an area with similar boundaries to the proposal being submitted at this time. This proposal

Hanna-Sulphur Spring Proposal
Revised November 4, 1996 - Page 2

received unanimous approval from the Boundary Commission and was passed by 57% of the City residents, but was defeated in the annexation area.

After the defeat of the annexation effort in 1994, the City was contacted by many area residents, and the president of one of the subdivision Board of Trustees, requesting that we continue with our annexation efforts. Because of these requests, the City waited for the reinstatement of the St. Louis County Boundary Commission and developed this proposal. Please note that this annexation proposal excludes the area that voted strongly against the proposal in 1994.

This proposal includes an area bounded generally by: Sulphur Spring Road on the west, Hanna Road on the east, Big Bend Road on the south, and the existing city limits of Manchester on the north. The proposal consists of a total of 0.8 square miles and 3150 residents. The City currently has slightly more than two (2) square miles of land area and an estimated 1996 population of approximately 6581 residents.

It should be noted that the original proposal submitted by the City has been modified to include all residents of the Forest View Park subdivision. Originally this subdivision had been split by the proposal. This modification resulted from a request of the Chairman of the Board of Trustees for the Forest View Park subdivision that the entire subdivision be included in the annexation proposal.

The full range of municipal services currently provided by Manchester will be offered to the residents of the proposed area. The City can provide services to this area with the addition of seven (7) police officers and two (2) Public Works employees, along with selected capital equipment.

It should be noted that in January, 1993 during the previous annexation efforts for this area, the City give notice to the trash providers serving the area that the City intended to extend trash collection services to the residents of the area. The City believes this notification satisfies the provisions of the Missouri State Statute 260.247 requiring at least 2 years notice to trash providers, and the City is prepared to provide trash services to the single-family residences immediately upon the effective date of the annexation. This service will be provided free of charge to the residents..

A. GEOGRAPHICAL INFORMATION

Please find in Appendix I a copy of the legal description that was prepared by the City Engineer. Also, a map has been provided with the legal description showing the location of the boundaries for the existing City, and the area being considered for annexation. In addition, included is a list of the platted subdivisions located in the proposed area along with any subdivisions being split by this proposal.

The City certifies that the unincorporated area is less than 50% of the combined land subject to the proposal. Also, to the city's knowledge none of the area overlaps with other proposals before the Boundary Commission.

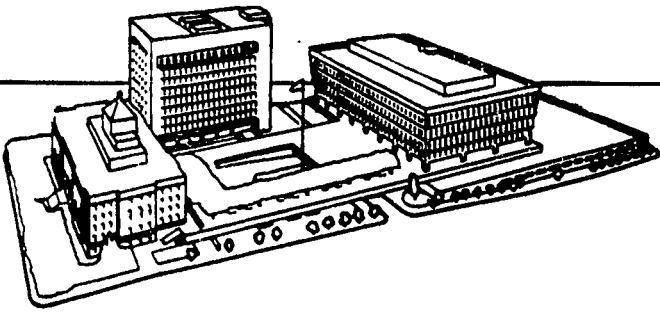
B. PUBLIC HEARING NOTICE

Attached as Appendix II is a copy of the public hearing notice for this proposal.

C. CHANGE IN FIRE PROTECTION

The City does not seek any change in fire protection or emergency medical services. Services will continue to be provided by the West County EMS and Fire Protection District.

DEC 02 1996



ST. LOUIS COUNTY, MISSOURI

BUZZ WESTFALL, COUNTY EXECUTIVE

**DEPARTMENT OF PLANNING
GLENN A. POWERS, ACTING DIRECTOR**

November 26, 1996

Boundary Commission, St. Louis County
1516 South Brentwood Boulevard, Suite 101
St. Louis, Missouri 63144

RE: Revised Proposed Manchester Annexation (BC 9615 - Hanna-Sulphur Spring)

Dear Commissioners:

St. Louis County Government is pleased to submit an analysis of the changes to the revised annexation proposal submitted by the City of Manchester. This report addresses the changes to the annexation proposal focusing on the addition of 34 houses and 97 persons in the Forest View Park subdivision. It is intended as an objective analysis of the changes made to the original proposal that will serve as a guide to the Boundary Commission in its deliberations. Should this proposal be placed on the ballot, this report will also provide an additional source of information to assist citizens in making a decision at the polls. The final section of our report includes a summary of issues organized by the Boundary Commission review factors outlined in RSMo 72.403.

Should the Commission require any additional information we will make every effort to respond to your request in a timely manner.

Sincerely,

Glenn A. Powers, Acting Director
Department of Planning

GAP/CEB/dhc
(bnd\man-sul.96)



Review of City of Manchester's Revised Annexation Proposal

Purpose

The purpose of this correspondence is to summarize the changes to the revised annexation proposal submitted by the City of Manchester on November 4, 1996. A full report of the City of Manchester's annexation proposal was submitted by the St. Louis County Department of Planning to the St. Louis County Boundary Commission on October 8, 1996.

The major change in the City of Manchester's annexation proposal is the addition of 34 dwelling units and 97 people in the Forest View Park subdivision. This change has affected the revenue and expenditure impacts on St. Louis County and the City of Manchester due to the additional population and housing units.

County Impact. The total annual revenue loss that County Government could experience as a result of the revised annexation proposal is estimated to be \$510,388, this is an increase of \$16,747 from the original proposal.

Manchester Revenues. The County estimates that the City of Manchester will receive nearly \$739,293 from the area if annexed; the City's Plan of Intent estimates revenues of \$870,840. These totals are an increase of \$4733 and \$28,810, respectively, from the original proposal. The difference in the county and city estimates is primarily due to difference in the sales tax calculations. The City of Manchester included projections for sales tax revenue from their $\frac{1}{2}$ cent and $\frac{1}{4}$ cent sales tax.

Manchester Expenditures. The revised Plan of Intent provides estimates on how the revenue generated from the area would be spent. The City's estimates \$870,430 for expenditures an increase of \$116,180. Capital improvement expenditures increased \$115,000 from the original proposal, while expenditures for public works remained the same. The police department expenditures had only a slight increase of \$1,180.