

ANNEXATION AREA PLAN

Submitted to:

ST. LOUIS COUNTY BOUNDARY COMMISSION

Prepared by the

CITY OF FERGUSON

October 1996

City of Ferguson, Missouri

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Executive Summary

With the presentation of this annexation area plan, the City of Ferguson is proposing to annex an area of approximately 1.65 square miles to the immediate north, east and south of its current boundaries. This area is contiguous to approximately 15 percent of the current city limits of Ferguson. Basic information about the proposed annexation area is summarized in Table 1.

The proposed annexation area, hereinafter identified as the Northeast Annexation Area, encompasses a section of unincorporated St. Louis County located immediately north of Interstate (I) 270 and the current northern boundary of Ferguson. This area is east of the city limits of Florissant and west of Old Halls Ferry Road. The Northeast Annexation Area also includes a section of unincorporated St. Louis County that extends south from I-270 along Old Halls Ferry/Halls Ferry Road, and is located east and south of the city's current boundaries.

Existing land uses in the Northeast Annexation Area consist of commercial and office development, institutional uses, multi-family dwellings, single-family homes, parks and open space, and undeveloped parcels. The most notable of these uses is the commercial development along the I-270 corridor, including the Halls Ferry 14 Cinema, a Super 8 Motel, Target and Venture retail stores, and Dierberg's Clocktower Place. Several other service-oriented establishments, including medical offices, bank branch offices, restaurants and gasoline service stations, are also located along the I-270 corridor. In addition, approximately 4,005 residents and 1,867 housing units are contained within several large residential developments such as the Brighton, Sugarpine and Wellington Arms apartment complexes and the Seven Hills, Village at Liberty Landing, Capital Hill and Hathaway Manor subdivisions.

The City of Ferguson proposes to provide a full range of municipal services to the Northeast Annexation Area, including police protection, street maintenance, parks and recreation services, financial assistance programs for home maintenance, economic development and business assistance, and building inspections and code enforcement. While the Ferguson Fire Department will not provide direct fire protection service to the Northeast Annexation Area, it will take over all fire code inspections in the area and will work to maintain and enhance mutual aid agreements with the fire protection districts servicing the area. In addition, the City of Ferguson will pay an annual fee to each of the fire protection districts servicing the Northeast Annexation Area an amount equal to that which the respective fire protection districts would have levied on all taxable property within the area pursuant to Chapter 72.418(2) R.S.Mo.

The successful annexation of this area will result in a 15.2 percent increase in Ferguson's current population. The city's revenue will increase by approximately 2.05 million dollars per year as a result of a successful annexation. However, expenditures to provide municipal services to the Northeast Annexation Area will be approximately 1.2 million dollars per year.

As such, the net financial gain anticipated by the city is approximately 855,000 dollars per year. Basic financial information is included in Table 2.

On November 4, 1986, the City of Ferguson attempted to annex part of the Northeast Annexation Area. The voting results from the annexation area were 11 in favor and 294 against the proposed annexation; the voting results from the city were 5,041 in favor and 1,187 against the proposed annexation. However, Ferguson believes that the sentiment of the 1986 vote has changed, and that a new vote would be favorable to annexation.

The City of Ferguson feels that the proposed annexation is in the best interest of both the residents of the Northeast Annexation Area and the residents of Ferguson. The city prides itself on having a well-managed, progressive city government that is responsive to the needs of its citizens. By being a part of the City of Ferguson, the residents of the Northeast Annexation Area will have direct access to a broad range of municipal services. Not only will the residents benefit from more direct services, they will also benefit from more direct representation. Furthermore, the tax rates for each tax rate area within the Northeast Annexation Area will decrease upon the successful annexation of the area. The city will benefit from the proposed annexation because it allows for the natural, orderly growth of the city; this growth will result in an increase in the city's revenue. It is for these reasons that the City of Ferguson presents this annexation area plan for the Northeast Annexation Area.

<i>Table 1. Basic Annexation Area Data</i>	
Area (in square miles)	1.65
Contiguous Area	15%
Population (from 1990 Census)	4,005
Dwelling Units	1,867
Total Assessed Valuation	\$55,490,125
Assessed Valuation Per Capita	\$13,855

<i>Table 2. Basic Financial Information</i>	
Projected total income from annexation	\$2,067,613
Projected expenditures from annexation	\$1,212,683
Net Income	\$854,930

Table of Contents

	Page
Executive Summary	i
Table of Contents	iii
List of Figures	vi
List of Tables	vi
Index of Factors for Consideration	vii
 Section 1. Geographical Information	
Legal Description of the Northeast Annexation Area (<i>Factor 2</i>)	viii
Outboundary City Limits Lines	xi
Vicinity Map of the Northeast Annexation Area	xvi
Map of the Northeast Annexation Area	xvii
Certifications	
Nature of Territory	xviii
Names of All Platted Subdivisions	xviii
Overlapping Proposals	xviii
 Section 2. Public Hearing Notice	
xix	
 Section 3. Statement Regarding Fire Protection Services	
xx	
 Section 4. Plan of Intent	
Introduction	1
Description of the City of Ferguson	
History	1
City Government Structure	2
Wards	3
Description of the Northeast Annexation Area	3
Services Currently Provided to the Northeast Annexation Area (<i>Factor 4</i>)	
Police, Fire and Emergency Medical Service	5
Street Maintenance, Sidewalk Maintenance and Street Lighting	5
Community Services	5
Planning, Zoning and Code Administration	5
Refuse Collection	6
Water and Sewer Service	6
Utility Franchises	6
Municipal Court Services	6
Health Services	6

Services to be Provided to the Northeast Annexation Area by the City of Ferguson (<i>Factor 4</i>)	
Police, Fire and Emergency Medical Service	6
Street Maintenance, Sidewalk Maintenance and Street Lighting	8
Community Services	9
Planning, Zoning and Code Administration	12
Refuse Collection	15
Water and Sewer Service	15
Utility Franchises	15
Municipal Court Services	16
Health Services	16
Property Assessment	16
Schedule for Provision of Services (<i>Factors 4 and 5</i>)	
Police, Fire and Emergency Medical Service	16
Street Maintenance, Sidewalk Maintenance and Street Lighting	17
Community Services	18
Planning, Zoning and Code Administration	18
Refuse Collection	19
Water and Sewer Service	19
Utility Franchises	19
Municipal Court Services	20
Health Services	20
Property Assessment	20
Ward Boundary Alignment	20
Summary of Current and Proposed Service Providers	21
Schedule for Providing Services	21
Fiscal Analysis and Projections	
Demographic Data and Characteristics	25
Current Sources of Revenues for the City of Ferguson	25
Proposed Sources of Additional Revenue (from annexation area) (<i>Factor 7</i>)	26
Comparison of Current and Projected Tax Rates for the Northeast Annexation Area ..	26
Direct Fiscal Impacts of Extending Services to the Northeast Annexation Area	30
Estimated Net Revenue and Net Expenditures for the Northeast Annexation Area	31
Estimated Revenue and Expenditures for the City and the Northeast Annexation Area ..	32
Tax Resources that will no longer be Resources for Other	
Taxing Jurisdictions (<i>Factor 8</i>)	33
Effect on Distribution of Tax Revenues in the County (<i>Factors 1 and 8</i>)	33
Proposed Zoning (<i>Factor 9</i>)	
Existing Zoning	34
Proposed Zoning	37
Zoning and Land Use Regulation	39
Compactness of the Northeast Annexation Area (<i>Factor 10</i>)	40
Ability to Accommodate the Orderly Incorporation of St. Louis County (<i>Factor 3</i>)	41
Impact of the Proposed Annexation on Concerned Parties (<i>Factor 1</i>)	41

Effective Date of the Proposed Annexation (<i>Factor 11</i>)	42
Conclusion (<i>Factor 1</i>)	42
Section 5. Certification that copies of the Annexation Area Plan have been mailed to Neighboring Communities	43
Section 6. Legal Opinion Regarding Compliance with all Legal Requirements	45
Section 7. List of Possible Sites for Public Hearing	47
Section 8. Statement Regarding Costs	48
Section 9. Documentation of 15 Percent Contiguous Area	49
Appendix A. Resolution and Ordinance Adopting the Annexation Area Plan	50

List of Figures

	Page
Figure 1 Vicinity Map of the Northeast Annexation Area	xvi
Figure 2 Map of the Northeast Annexation Area	xvii
Figure 3 Existing Land Use	4
Figure 4 Proposed Land Use	14
Figure 5 Tax Rate Areas	29
Figure 6 Existing Zoning	36
Figure 7 Proposed Zoning	38

List of Tables

	Page
Table 1. Basic Annexation Area Data	ii
Table 2. Basic Financial Information	ii
Table 3. Provider of Services	22
Table 4. Comparison of Tax Rates Before and After Annexation (<i>Factor 6</i>)	27
Table 5. Comparison of Existing St. Louis County and Proposed Ferguson Zoning	37

Index of Factors for Consideration

	Page
Factor 1	
Effect on Distribution of Tax Revenues in the County	33
Impact of the Proposed Annexation on Concerned Parties	41
Conclusion	42
Factor 2	
Legal Description of the Northeast Annexation Area	viii
Factor 3	
Ability to Accommodate Orderly Incorporation in St. Louis County	41
Factor 4	
Services Currently Provided to the Northeast Annexation Area	5
Services to be Provided to the Northeast Annexation Area by the City of Ferguson	6
Schedule for Provision of Services	16
Factor 5	
Schedule for Provision of Services	16
Factor 6	
Table 4. Comparison of Tax Rates Before and After Annexation	27
Factor 7	
Proposed Sources of Additional Revenue (from annexation area)	26
Factor 8	
Effect on Distribution of Tax Revenues in the County	33
Tax Resources that will no longer be Resources for Other Taxing Jurisdictions	33
Factor 9	
Proposed Zoning	34
Factor 10	
Compactness of the Northeast Annexation Area	40
Factor 11	
Effective Date of the Proposed Annexation	42

Geographical Information

Legal Description of the Northeast Annexation Area (*Factor 1*)

A tract of land in Blocks 110, 111, 112 and 125 of St. Ferdinand Commons; all of Afshari Estates Plat No. 13A; all of Afshari Estates Plat No. 13C; Afshari Estate Plat B Condominiums, Phase 2 and Phase Three; Phase 1, Part 3 of Afshari Estates Plat 13A Condominium; Condominium Lot of Afshari Estates Plat 13; Lots B-4 and B-5 of Afshari Estate Plat 13; Phase 1 of Afshari Estates Plat 13 Condominium Lots B1 and B3 of Afshari Estates Plat 13B; Phase 1, Part 2 of Afshari Estates Plat 13 Condominium, Amended; Singing Pine Acres; All of Seven Hills Plat 1, Plat 2, Plat 3 and Plat 4; Halls Ferry Junction Plat 2; Afshari Center No. 8; Afshari Center No. 8 Annex; Mehl Acres; Miller Properties; Lincoln Hills; Westcott Subdivision; Sugarpine Apartments; Lions Choice Subdivision; Wellington Arms; Wellington Arms Plat 2; Wellington Arms Plat 3; Seven Hills West Subdivision; Resubdivision of Lot D of Seven Hills West Subdivision; Seven Hills Pat 5 Subdivision; Seven Hills Addition Plat 6 Subdivision; Dierberg's Clocktower Place; Mega Bank Center; Lots 5, 6, 7, 8, 9, 10 and 11 of Partition of Estate of Michael Tebeau; Lots A and B of Halls Ferry Junction; Lot 1 of Halls Ferry Junction Plat 2; Resubdivision of Lot B, Northeast Part of Lot A/B of Halls Ferry Junction Plat 2; Lots A and B of West Florissant Office Center Lot 2; Lots 1 and 2 of West Florissant Office Center; Village at Liberty Landing; Village at Liberty Landing Plat 2; Part of Hathaway Manor No. 17; Krehmeyer Subdivision; Brighton Subdivision; Parcels 2 and 3 of Central City North; Lots 1 through 3, Lots 10 through 15 and, Lot 27 of Central City North Plat Three; Parcel 1 of Central City North, Plat Three; Adjusted Parcel 6 of Central City North; Lots 1 and 2 of Central City North Parcel 4; Lots A and B of Central City North, Parcel 4; Lot 30 of Central City North Plat 3; Central City North Parcel 2, 3, 6a and 6b; Adjusted Lots 1 and 2 of Survey 2471, Township 47 North, Range 7 East, Lots B, C, D, E and F of Central City North Plat 2; Lot A of Central City North, Resubdivision of Parcel 3; Lots A and B of Central City North; Resubdivision of Lots A and B of Central City North; Lots 1 and 2 of Central City North Plat 2; Lots 1a and 23a of Central City North; Halls Ferry Junction Shopping Center Plat 1; Capitol Hill Subdivision; Capitol Hill Subdivision Plat 2, 3 and 4; all of Hathaway Manor Subdivision and all of Hathaway Manor No. 3; Sections 25 and 36, Township 47 North, Range 6 East; Sections 5 and 6, Fractional Sections 30 and 31, Township 47 North, Range 7 East; in U.S. Survey 110, U.S. Survey 2432, and U.S. Survey 2471, all in Township 47 North, Range 7 East, St. Louis County, Missouri and more particularly described as follows;

Beginning at the point of intersection of a line 60 feet south of and parallel with the centerline of Interstate Route No. 270 and the southerly extension of the west line of a 6.42 acre tract conveyed to the Ferguson Reorganized School District No. 2, by deed recorded in Book 6315, Page 235, of the St. Louis County Records Office; thence in a northerly direction along the southerly extension of said 6.42 acre tract and along the west line of said 6.42 acre tract and along the east line of a 11.532 acre tract now or formerly conveyed to the St. Louis Christian College, a corporation, to the north corner of said Block 112; thence in a westerly direction along the north line of Block 112 and along the north line of Christian College property a distance of 660 feet, more or less, to the southwest corner of a 45.96 acre tract, now or formerly conveyed to the Special School District of St. Louis County and described in Daily No. 352, recorded November 10, 1965; thence in a northerly direction along the west line of said Special School District property 1317.00 feet to the south line of Derhake Road, 40 feet wide; thence in an easterly direction and along the southern line of Derhake Road 1485.00 feet, more or less, to a point in the west line of a tract of land conveyed to the City of Florissant, known as Dunegant Park; thence in a southerly direction along said City of Florissant property 529.00 feet, more or less, to the northwest corner of property now or formerly conveyed to Ferguson Reorganized School District by deed recorded in Book 6654, Page 100; thence in an

easterly direction along the north line of said Ferguson Reorganized School District property 1533.54 feet to a point being the southwest corner of Afshari Estates Plat 13A; thence in a northerly direction along the west line of Afshari Estates Plat 13A and along the west line of property now or formerly conveyed to Viola V. Brown by deed recorded in Book 7451, Page 1876 of the St. Louis County Records Office; to a point in the south line of Pohlman Road; thence in an easterly direction along the south line of Pohlman Road to its point of intersection with the east line of New Halls Ferry Road; thence in a northerly direction along the east line of New Halls Ferry Road, as widened, to its intersection with the south line of Lot 4 of said Partition of Estate of Michael Tebeau Subdivision; thence in an easterly direction along the south line of Lot 4 to the southeast corner of Lot 4; thence in a northerly, easterly and northerly direction along the east line of said Lot 4 to the northwest corner of Seven Hills Addition Plat 6 Subdivision; thence north 89 degrees, 02 minutes, 30 seconds east along the north line of Seven Hills Addition Plat 6 Subdivision, 681.11 feet to a point in the west line of Northridge Hills Subdivision; thence south 0 degrees, 42 minutes, 30 seconds east 52.00 feet to a point; thence north 88 degrees, 56 minutes, 30 seconds east along the north line of Seven Hills Addition Plat 6 Subdivision and the north line of Seven Hills Plat 5 Subdivision 1,211.21 feet to a point; thence south 8 degrees 03 minutes west 124.00 feet; thence north 88 degrees 56 minutes 30 seconds east 330.00 feet; thence in a southeasterly direction along the southwest line of Old Halls Ferry Road to its intersection with the west line of Mehl Avenue; thence in a northeasterly direction and perpendicular to the right of way of Old Halls Ferry Road to a point in the northeast right of way of Old Halls Ferry Road, 60 feet wide; thence in a southeast direction along the east line of Old Halls Ferry Road to its point of intersection with direct prolongation westerly of the south line of Lot 1743 of Hathaway Manor No. 17 Subdivision, being also the most western corner of property designated St. Louis County Library on said Hathaway Manor No. 17, Subdivision Plat; thence in an easterly direction along the north line of said St. Louis County Library Lot, 240.00 feet to a point in the west line of Saginaw Drive; thence in a southeasterly direction along the southwest line Saginaw Drive to the northeast corner of property now or formerly conveyed to Martin D. Jr., and J.E. Spizman, by deed recorded in Book 7986, Page 2307 of the St. Louis County Records Office; thence in a southerly direction along Spizman's east line and its continuation southwardly to a point in the north line of Hathaway Manor Subdivision; thence in a southeasterly direction to the most eastern corner of Lot 39 of Hathaway Manor Subdivision; thence in a southerly direction along the east line of Hathaway Manor Subdivision, and Hathaway Manor Subdivision No. 3, and along the west line of a drainage ditch to the southeast corner of Lot 84 of said Hathaway Manor No. 3 Subdivision; thence in a westerly direction and along the south line of Lots 84 through 88 inclusive of said subdivision and continuing westerly to the west line of Old Halls Ferry Road; thence in a southerly direction along the west line of Old Halls Ferry Road to the southeast corner of Capitol Hill Subdivision, according to the plat thereof recorded in Plat Book 481 Page 8 of the St. Louis County Records; thence in a westerly direction along the south line of said subdivision, 743.35 feet to a point in the west line of said subdivision; thence northwesterly along the west line of Lot 41 and the west line of said subdivision 132.13 feet to an angle point in the west line of Lot 41; thence continuing in a northwesterly direction along west line of Lot 41 and the west line of said subdivision a distance of 240.40 feet to a point in the east line of Crown Point Drive, 40 feet wide, as shown on the plat of Atwater Terrace Subdivision; thence continuing in a northwesterly direction along the east line of said Crown Point Drive and the west line of Lots 35 through 40 inclusive 791.43 feet to an angle point in said subdivision; thence in a northerly direction along the west line of Lot 34 of Capitol Hill Subdivision, 133.67 feet to the northwest corner of said Lot 34; thence in an easterly direction along the north line of said Lot 34, 212.27 feet to a point being the southwest corner of Lot 33 of said Capitol Hill Subdivision; thence continuing in a northerly direction along the west line of Lots 29 through 33 inclusive 640.00 feet to a point in the south line of Hudson Road, 40 feet wide; thence continuing northwardly and parallel with the west line of said Lots 29 through 33 a distance of 60.00 feet to a point in the north line of Hudson Road; thence in a westerly direction along the north line

of Hudson Road, 60 feet wide, to a point in the west line of Capitol Hill Subdivision Plat No. 3; thence in a northwesterly direction along the west line of said Capitol Hill Subdivision Plat No. 3, 263.53 feet to an angle point in said subdivision; thence continuing in a northwesterly direction along the west line of said subdivision, 324.84 feet to a point; thence in a northerly direction along the west line of Lot 78 of said subdivision, 152.97 feet to a point; thence in a westerly direction 27.39 feet to the northwest corner of Lot 79 of said subdivision; thence continuing in a northerly direction along Lots 79 and 80 of Capitol Hill Subdivision No. 3, 336.84 feet to a point in the south line of Capitol Hill Subdivision Plat No. 4; thence in a westerly direction along the south line of Capitol Hill Subdivision Plat No. 4, 244.89 feet to the southwest corner of said subdivision, being also the southeast corner of Lot 22, Block 12 of Northland Hills No. 6 Subdivision; thence in a northerly direction, north 0 degrees 28 minutes west 1011.44 feet to the northwest corner of Capitol Hill Subdivision Plat No. 4; thence in an easterly direction along the north line of said subdivision, south 88 degrees 59 minutes east 1514.71 feet to a point in the southwest line of New Halls Ferry Road, 60 feet wide; thence in a northerly direction along a line being the direct prolongation southwardly of the west line of Old Halls Ferry Road and along the west line of Old Halls Ferry Road to its intersection with a line being 60 feet south of and parallel with the centerline of Interstate Route No. 270; thence in a westerly direction along the line 60 feet south of and parallel with the centerline of Interstate Route No. 270 to the point of beginning and containing 1038 acres, more or less.

OUTBOUNDARY CITY LIMITS LINES

PARCELS OF LAND IN TOWNSHIPS 46 AND 47 NORTH, RANGE 6 AND 7 EAST,
CITY OF FERGUSON, ST. LOUIS COUNTY, MISSOURI.

LEGAL DESCRIPTION

Beginning at a point in the north line of the St. Louis Belt and Terminal Railway Company right-of-way, which point is the intersection of the southerly prolongation of the west line of the Plaza Heights Subdivision with the north right-of-way line of the St. Louis Belt and Terminal Railroad Company; Thence northwardly along the southerly prolongation of the west line of Plaza Heights Subdivision and the west line of Block 7 of Plaza Heights Subdivision and its prolongation northwardly to the north line of the St. Louis Public Service Company's right-of-way; Thence northwardly along the west line of Block 3 of Plaza Heights Subdivision and its prolongation northwardly to the north line of Carson Road; Thence westwardly along the north line of Carson Road to the intersection of the west line of Section II, Township 46 North, Range 6 East; Thence northwardly on and along the west line of said Section II, Township 46 North, Range 6 East and the west line of Section II, Township 46 North, Range 6 East to the south line of Burke City Subdivision, a subdivision of record; Thence eastwardly along the south line of Burke City Subdivision and the north line of Ferguson Hills Subdivision Plats 1 and 2 to the west line of Florissant Road; Thence eastwardly and at right angles to the west line of Florissant Road to the east line of Florissant Road; Thence northwardly along the east line of Florissant Road to the intersection of the south line of Calverton Park Subdivision recorded in Plat Book 18 Page 34 of the St. Louis County Recorder of Deeds Office; Thence eastwardly along the south line of said Calverton Park Subdivision to the east line of U. S. Survey 410, being also the southeast corner of the Village of Calverton Park, a political subdivision; Thence in a northerly direction along the east line of U. S. Survey 410 and along the east line of the village of Calverton Park to a point on the west line of North Elizabeth Avenue; Thence northeastwardly and at right angles to the west line of North Elizabeth Avenue to a point; Thence northwestwardly to and parallel to the west line of North Elizabeth Avenue and along the east city limits line of the village of Calverton Park to a point; thence southwestwardly to a point in the west line of North Elizabeth Avenue, being also the southeast corner of political subdivision of Florissant, Missouri, and being also the southeast corner of Walnut Grove Hills Addition Subdivision as recorded in Plat Book 98 pages 26 and 27 of the St. Louis County Recorders office; Thence in a northwestwardly direction along the west line of

North Elizabeth Avenue and along the east line of political subdivision of the city of Florissant, Missouri to a point 60 feet south of the centerline of interstate Route I-270; Then in an eastwardly direction along a line 60 feet south of and parallel with the centerline of Interstate Route I-270 to a point in the southwest line of Old Halls Ferry Road; Thence in a southerly direction along the southwest line of Old Halls Ferry Road to its intersection with the north line of political subdivision of Dellwood, Missouri being also the dividing line between Township 46 North, Range 7 East and Township 47 North, Range 7 East; Thence in a westerly direction along said township line to the southwest corner of Hathaway Park Amended Plat Subdivision as recorded in Plat Book 109 Pages 22 and 23 of the St. Louis County Records Office; Thence in a northerly direction 1808.37 feet to the northwest corner of said subdivision; Thence in a westerly direction along the north line of Northland Hills Subdivision to the northeast corner of Black Oaks Subdivision; thence in a southerly direction along the east line of Black Oaks Subdivision to the southeast corner of said subdivision; Thence westwardly, southwardly, westwardly, and southwardly along Volz Park to a point in the line dividing Township 46 North, Range 7 East, and Township 47 North, Range 7 East; Thence in a westerly direction along said township line to a point in the west line of Old West Florissant Avenue; Thence in a southerly direction along the west line of Old West Florissant Avenue to its intersection with the city limits line of the City of Dellwood, Missouri; Thence in a westerly direction and parallel with the south right-of-way line of Stein Avenue to its intersection with the centerline of Stein Avenue; Thence westwardly and southwardly along the centerline of Stein Avenue to its intersection with the centerline of Thatcher Avenue; Thence southwardly on and along the centerline of Thatcher Avenue to its intersection with the south line of Jane Chambers Subdivision at Ferguson, being also the northeast corner of Ferguson Homesites Subdivision as recorded by Daily No. 27 dated April 21, 1925; Thence in an eastwardly direction along the north line of U. S. Survey 2689 and along the north line of Chambers Forest Subdivision as recorded by Daily No. 46, dated April 6, 1925 to the northeast corner of said subdivision; Thence in a southerly direction along the east line of said Chambers Forest Subdivision 1627.02 feet to a point in the north line of Chambers Road; Thence southwardly along a straight line to a point, which point is the intersection of the south line of Chambers Road with the west line of Chambers Heights Subdivision recorded in the St. Louis County Records; Thence southwardly along the west line of Chambers Heights Subdivision and the east line of Lot 7 of Owen Chambers Partition of U. S. Survey 393 to its intersection with the south line of Chamber Heights, a subdivision

in St. Louis County, Missouri according to the plat thereof recorded in Plat Book 15 Page 141 of the St. Louis County Records; Thence eastwardly along the south line of said Chambers Heights Subdivision, and the eastwardly prolongation of the south line of said Chambers Heights Subdivision to its intersection with the east line of Lot 4 of Owen Chambers partition of U. S. Survey 393; Thence southwardly along the east line of Lot 4 of Owen Chambers Partition of U. S. Survey 393 to its intersection with the north right-of-way line of the St. Louis Belt and Terminal Railway Company, 100 feet wide, being also the southwest corner of Oakborough Plat 6, a subdivision in the County of St. Louis, Missouri according to the plat thereof recorded in Plat Book 57, Page 20 of the St. Louis County Records Office; Thence northeastwardly along the north line of the right-of-way of the St. Louis Belt and Terminal Railroad, 100 feet wide, to its intersection with the east line of Lot 2 of Owen Chambers Partition of U.S. Survey 393; Thence south 6 degrees 56 minutes east along the east line of said Lot 2 a distance of 593.31 feet more or less to the southwest corner of property conveyed to Thomas Hudson, Thatchers Trustee, by deed recorded in Book 73 Page 148 of the St. Louis City (formerly County) Records office; Thence north 82 degrees 31 minutes east, along Thatcher's south line, 1120.50 feet to the southeast corner thereof, being a point in the east line of said Lot 1; Thence south 7 degrees 07 minutes east, along the east line of said Lot 1; a distance of 1361.55 feet to the northeast corner of a 10 acre tract now or formerly owned by Willie Hord; Thence south 82 degrees 35 minutes west, along Hord's north line 1124.60 feet to the northwest corner thereof, being also a point in the east line of said Lot 2; Thence south 7 degrees 01 minutes east, along the east line of said Lot 2, a distance of 394.69 feet to a point in the north line of J. M. Hord Acres, a subdivision in the County of St. Louis, according to the plat thereof recorded in Plat Book 14 Page 58 of the St. Louis County Recorder's office; Thence south 82 degrees 31 minutes west, along the north line of J. M. Hord Acres and along the north line of Ben Avis Park, a subdivision in the County of St. Louis according to the plat thereof recorded in Plat Book 3 Page 34 of the St. Louis County Recorder's Office, 753.0 feet to the northwest corner Lot 13 in Block 8 of Ben Avis Park; Thence south 0 degrees 31 minutes west, along the west line of Ben Avis Park, 734.05 feet to the southwest corner of Lot 9 in Block 8 of Ben Avis Park, being also the southern line of fractional Section 7, Township 46 North, Range 7 East; Thence westwardly along the aforesaid southern line of Fractional Section 7, Township 46 North, Range 7 East, to its intersection with the west line of West Florissant Avenue; Thence in a southerly direction along the west line of West Florissant Avenue to its intersection with

the centerline of Section 18 in Township 46 North, Range 7 East, being also the south-east corner of property conveyed to Emerson Electric; Thence north 89 degrees 34 minutes west along the centerline of Section 18, 1017.68 feet to the southwest corner of the northwest one-quarter of Section 18; Thence north 89 degrees 54 minutes west along the south line of Lot 5 of subdivision Section 13, Township 46 North, Range 6 East a distance of 1331.80 feet to the southwest corner of said Lot 5, said point being also the southeast corner of North Hills Homesites Subdivision according to the plat thereof recorded in Plat Book 19 Page 43 of the St. Louis County Records; Thence continuing north 89 degrees 54 minutes west along the south line of North Hills Homesite Subdivision 1331.36 feet to a point being the north-south centerline Section 13, Township 46 North, Range 6 East; Thence south along the West line of said Lot II to a point in the south line of property conveyed to J. Mont Hord by deed recorded in Book 324, page 224 of the St. Louis County Records, being also the north line of property conveyed to the Norwood Hills Corporation by deed recorded in Book 1816, Page 615 of the St. Louis County Records; Thence westwardly along the line dividing the aforesaid properties of J. Mont Hord and the Norwood Hills Corporation, being also the city limits of Jennings, as described in Ordinance 214 of the City of Jennings, to a point 150 feet east of the east right-of-way line of Bermuda Avenue, being also the east city limits line of the town of Normandy; Thence in a northerly direction along a line 150 feet easterly from, and parallel to, the east right-of-way line of Bermuda Avenue, being also the eastern line of the town of Normandy as described in court order dated May 26, 1950 to a point in a line 150 feet northerly of the north right-of-way line of Woodstock Road; Thence Westwardly along a line 150 feet northerly from and parallel to Woodstock Road, to a point in the west line of the Norfolk and Western Railroad; Thence in a southerly direction along the west line of said Norfolk and Western right-of-way to a point 295.90 feet south of the south line of Woodstock Road, which point is also the southeast corner of Lot 4 of Woodstock Rancho Subdivision, a subdivision in St. Louis County, in accordance with the plat duly recorded in the Recorder of Deeds office in St. Louis County; Thence westwardly along the south line of Lots 4,3,2 and 1 of said Woodstock Rancho Subdivision and the prolongation westwardly of said south line to its intersection with the east line of Valley Road, 40 feet wide; Thence northwardly along the east line of Valley Road, 40 feet wide to its intersection with a line 200 feet south of and parallel to the south line of Woodstock Road as relocated and shown on Book 30, Page 39 of the St. Louis County Records; Thence westwardly along a line 200 feet south of and parallel to the south line of Woodstock Road as relocated to the

east line of Florissant Road; Thence westwardly along a line at right angles to the east line of Florissant Road to the west line of Florissant Road; Thence northwardly along the west line of Florissant Road to a point, which point is the intersection of the west line of Florissant Road with a line 200 feet south of and parallel to the south line of Brotherton Lane; Thence westwardly along a line 200 feet south of and parallel to the south line of Brotherton Lane to the east line of Lot 1 of North Hills Acres according to the plat thereof recorded in Plat Book 19 Page 42 of the St. Louis County Records; Thence southwardly along the east line of Lot 1 of North Hills Acres to the southwest corner of Lot 1 of North Hills Acres; Thence westwardly along the south line of Lots 1, 2, 3 and 4 of North Hills Acres to the southwest corner of Lot 4 of North Hills Acres; Thence along easterly lines of Lot 8, 9, 10, 11, 12 and 13 and crossing Hill Avenue, 50 feet wide, and continuing along the east line of Lot 20, all as shown on the plat of said North Hills Acres, being also the west line of the Village of Cool Valley and being also along the line dividing U. S. Surveys 2476 and Section 14, said point being south 1 degree 25 minutes 30 seconds west 1469.48 feet from the southwest corner of the aforementioned Lot 4 of North Hills Acres Subdivision; Thence north 89 degrees 37 minutes 30 seconds west 670.53 feet along the south line of Lots 17, 18, 19 and 20 of said North Hills Acres Subdivision to a point in the east line of Hern Avenue, 50 feet wide; thence along the east line of Hern Drive being also the eastern line of the City of Berkeley, north 11 degrees 46 minutes west to a point; Thence south 78 degrees 00 minutes west along the north line of Forsee Drive as shown on the subdivision plat of Ramona Forest as recorded in Plat Book 19 Page 12 of the St. Louis County Recorder's Office, being also in the north line of the City of Berkeley, Missouri to the southwest corner of subdivision titled "Second Amended Plat of Part of Wyndhurst"; Thence north 4 degrees 14 minutes west along said Wyndhurst Subdivision and along the east line of Bangert Place Subdivision recorded as Daily No. 125, dated June 30, 1927, and also along the west line of Lots 49, 50 and 51 of aforementioned North Hills Acres and across the right-of-way of the St. Louis Belt and Terminal Railroad as shown on said plat of North Hills Acres to the south line of Wiegel Drive as shown on North Hills Acres Plat; Thence in an easterly direction following the south line of Wiegel Drive to the point of beginning being also the southeast corner of political subdivision of Kinloch, Missouri.

Certifications

Nature of Territory

In accordance with Article III, Section 3(c)(ii) of the Boundary Commission, St. Louis County Rules, the City of Ferguson certifies that the entire Northeast Annexation Area, as defined and presented in this annexation area plan, is located in unincorporated St. Louis County and is equal to less than 50 percent of the total combined land area of the proposed annexation area and the City of Ferguson. The City includes an area of approximately 6.2 square miles and the annexation area is approximately 1.65 square miles. With a combined area of 7.85 square miles (including the existing city territory and the proposed annexation area), 50 percent of the total would be 3.925 square miles. The proposed annexation area is much less than 3.925 square miles.

Names of All Platted Subdivisions

In accordance with Article III, Section 3(d) of the Boundary Commission, St. Louis County Rules, the City of Ferguson provides the names of all subdivisions included in the annexation area plan for the Northeast Annexation Area. No subdivision will be split unless otherwise stated.

Afshari Estates
Brighton Subdivision
Capital Hills Subdivision
Hathaway Manor Subdivision (this subdivision is being split)
Hathaway Manor Subdivision Plat No. 3
Hathaway Manor Subdivision Plat No. 17 (this subdivision is being split--Hathaway Manor Subdivision is on the east side of Old Halls Ferry Road and is not being included in the proposed annexation. However, one lot of Hathaway Manor Plat No. 17, known as the St. Louis County Library Lot, is being included in the proposed annexation.)
Krehmeyer Subdivision
Lion's Choice Subdivision
Mehl Acres
Seven Hills Subdivision
Seven Hills West Subdivision
Singing Pines
Village at Liberty Landing
Westcott Subdivision
Partition of Estate of Michael Tebeau Subdivision, Lots 5,6,7 (this subdivision is being split)

Overlapping Proposals

The City of Ferguson is not aware of this proposed annexation overlapping with any other proposed annexation now before the Boundary Commission, St. Louis County.

Public Hearing Notice

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

In accordance with Chapter 72 of the Revised Statues of the State of Missouri, notice is hereby given that the Boundary Commission, St. Louis County will conduct a

Public Hearing on (date) at (time) at the (location)

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 (date) by the City of Ferguson to annex an area of unincorporated St. Louis County, known as the "Northeast Annexation Area."

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, Missouri 63144 or by telephone at 961-7877 or TDD 1-800-735-2966, at least two working days prior to the Public Hearing.

Statement Regarding Fire Protection Services

In accordance with Article III, Section 5 of the Boundary Commission, St. Louis County Rules, the City of Ferguson provides the following statement regarding the provision of fire protection services to the Northeast Annexation Area:

Fire protection services will not be directly provided to the Northeast Annexation Area by the City of Ferguson. Rather, the city will pay an annual fee to each fire protection district servicing the Northeast Annexation Area an amount equal to that which the fire protection district would have levied on all taxable property within the Northeast Annexation Area pursuant to Chapter 72.418(2) R.S.Mo.

Plan of Intent

Introduction

The City Council of the City of Ferguson, Missouri has expressed its intent to annex an area of approximately 1.65 square miles to the immediate north, east and south of the current city limits by passage of Resolution No. 96-34 on August 27, 1996 and Ordinance No. 96-2856 on September 10, 1996 (see page 48). The legal description of the area proposed for annexation begins on page viii. A map showing the relationship of the annexation area to Ferguson and the surrounding area is included in Figure 1 (see page xi). A more detailed map of the annexation area is included in Figure 2 (see page xii). The City Council has determined that the proposed annexation area, hereinafter identified as the Northeast Annexation Area, is reasonably compact in area and contiguous to approximately 15 percent of the current city limits of Ferguson; that the proposed annexation accommodates the orderly incorporation of St. Louis County; and that such annexation is in the best interest of the residents of both the Northeast Annexation Area and the City of Ferguson.

Description of the City of Ferguson

History

In 1845, William B. Ferguson left Marietta, Ohio with his new bride in search of a new home. After passing through Indiana and Illinois and crossing the Mississippi River, he camped one night near a spring about 12 miles northwest of St. Louis. The next morning, he decided that he had found what he was looking for, land that was rolling and forested. Then, the land that now makes up the City of Ferguson was owned by four families: the Brothertons, the Chambers, the Januarys, and the LaMottes. Most of the land in the area was owned by the Brothertons, although the Januarys owned most of the northwest quadrant of the city, including the land that would later be developed for the Wabash Club and is now January-Wabash Park.

Ferguson purchased 177 acres of land from Marshall Brotherton. This land was located between the old road to Florissant (Elizabeth Avenue) and the new road to Florissant (Florissant Road). Prior to the construction of New Florissant Road, Old Florissant Road (Elizabeth Avenue) was the only road between St. Louis and Florissant.

During the 1850's, the Hartnetts, the Herefords and the Tiffins purchased land in the area, and several German families, including the Bangerts, Behles, Epples, and Deichmillers, also settled in the area. In 1855, William Ferguson gave nine acres of land to the North Missouri Railroad for a railroad right-of-way with the understanding that a train stop to be called Ferguson would be established in the area. A railroad station was constructed in 1876 (the Wabash Station) and still stands along the railroad tracks. The North Missouri Railroad later became known as the Wabash Railroad and was later acquired by the present day Norfolk Southern Railroad which currently owns the tracks.

After serving in the Union Army during the War Between the States, William Ferguson returned to the area, platted his land into lots and began building houses which he sold or leased. He sold all of his land over the next 30 years and then moved to California where he died in 1911. He is buried in Bellefontaine Cemetery in St. Louis.

With the construction of the Wabash Station and completion of the Wabash Railroad spur which connected the area to St. Louis, many prosperous businessmen, ex-military officers, doctors, lawyers, and other individuals moved to the area from St. Louis. There were three morning trains that carried workers from Ferguson to downtown St. Louis and many large homes were constructed on one acre lots. Many residents of these large houses had a cow for milk since there were few stores in the area.

By 1894, the Ferguson area had over 1,000 people and the citizens petitioned the county court for incorporation as a city. The incorporation was granted on November 19, 1894. James E. Hereford, a youthful vigorous lawyer and a member of one of Ferguson's earliest families, was installed as the first Mayor.

Many municipal improvements were provided shortly after incorporation. An electric plant was built near the Wabash railroad tracks in 1895 and 60 electric street lights were installed. A streetcar line between Ferguson and St. Louis was completed in 1900. This line was called the Kirkwood-Ferguson line and designated line number 01. It was the longest streetcar line in the metropolitan area. In 1902, water lines were installed and the Kinloch Telephone Company began telephone service. Bell Telephone also began service in 1904.

Mr. Frederick Bindbeutel opened a butcher shop in Ferguson, and in 1906 he and others organized the Bank of Ferguson. He constructed the three story building at the southeast corner of Florissant Road and Church Street. In 1913, the city aldermen began holding their meetings in the building and paid \$100 per year for the privilege.

By 1940, the city's population had increased to 5,724. After World War II, the city began growing rapidly. Population increases in the city were influenced greatly by the availability of automobiles. This change in transportation contributed to the end of the city's streetcar line which ceased to operate shortly after the war and was replaced by bus service. Rail passenger service also was discontinued from the Wabash Station during this time. The rapid increase in population required other changes in the city. In 1950, the city constructed a new city hall and fire station. During 1952, the School District of Florissant consolidated with Ferguson to become the Ferguson-Florissant Reorganized School District R-2. In 1954, the city adopted the Home Rule Charter form of government with a city manager hired to oversee the day-to-day operation of the city.

The city continued to grow during the 1950's and 1960's and the population peaked in 1970. With little undeveloped land in the city, few new dwelling units were constructed after 1970 and the nationwide trend to smaller household sizes contributed to a decline in population. During the 1980's, however, several developments contributed to revitalizing the city, including the development of the North County Festival Shopping Center and the National Supermarket and shopping center on Florissant Road. These developments have spurred increased interest in new commercial development in the city helping to diversify the land use pattern of a city which has historically been primarily a residential community.

City Government Structure

Council-Manager Form

The City Charter has established the city to be under the Council-Manager form of government.

City Charter

The Home Rule Charter of the City of Ferguson was adopted in November, 1954. The current version of the Charter was adopted by the qualified voters of the city in an election held on

November 6, 1984. Under the City Charter, the city has all powers which the General Assembly of the State of Missouri has authority to confer upon any city, provided such powers are consistent with the Constitution of the State of Missouri, and are not limited or denied either by this charter or by statute. Beyond its home rule powers, the city has all powers conferred by law.

Administrative Services

The Council is authorized by the City Charter to adopt an administrative code providing a complete plan of organization and structure for the city government. The administrative code authorizes the city manager to promulgate regulations dealing with the questions of organization and structure. The administrative code and any regulations thereunder are to be consistent with the charter. In addition, the administrative code provides for the following departments: Finance, Fire, Law including Municipal Court, Parks and Recreation, Police, and Public Works. The administrative code also provides for the following boards and commissions: Board of Adjustment, Library Board, Plan Commission, Personnel Board, and Traffic Commission. Additional departments, boards, and commissions have been created by ordinance.

Wards

The city is divided into three wards containing approximately equal numbers of residents. The boundaries of the wards may be changed by the Council. Ward boundaries are reviewed and, if necessary, redefined after each decennial census to maintain, as nearly as possible, an equal number of inhabitants in each ward, with a Redistricting Commission being appointed to review the need for this redefinition of ward boundaries.

Description of the Northeast Annexation Area

The Northeast Annexation Area encompasses a section of unincorporated St. Louis County located immediately north of Interstate (I) 270 and the current northern boundary of Ferguson. This area is east of the city limits of Florissant and west of Old Halls Ferry Road. The Northeast Annexation Area also includes a section of unincorporated St. Louis County that extends south from I-270 along Old Halls Ferry/Halls Ferry Road, and is located east and south of the city's current boundaries.

Existing land uses in the Northeast Annexation Area, which are depicted in Figure 3, consist of commercial and office development, institutional uses, multi-family dwellings, single-family homes, parks and open space, and undeveloped parcels. The most notable of these uses is the commercial development along the I-270 corridor, including the Halls Ferry 14 Cinema, a Super 8 Motel, Target and Venture retail stores, and Dierberg's Clocktower Place. Several other service-oriented establishments, including medical offices, bank branch offices, restaurants and gasoline service stations, are also located along the I-270 corridor. In addition, approximately 4,005 residents and 1,867 housing units are contained within several large residential developments such as the Brighton, Sugarpine and Wellington Arms apartment complexes and the Seven Hills, Village at Liberty Landing, Capital Hill and Hathaway Manor subdivisions.

Services Currently Provided to the Northeast Annexation Area (*Factor 4*)

The following is an itemized list of services that are currently provided to the Northeast Annexation Area.

Police, Fire and Emergency Medical Service

Police Protection

The Northeast Annexation Area is provided police protection by the St. Louis County Police Department.

Fire Protection

Three fire protection districts serve the Northeast Annexation Area:

- Black Jack Fire Protection District
- Florissant Valley Fire Protection District
- Moline Fire Protection District

Emergency Medical Service

Christian Hospitals provide emergency medical services to the Northeast Annexation Area.

Street Maintenance, Sidewalk Maintenance and Street Lighting

St. Louis County Highways and Traffic and the St. Louis County Public Works Department provide street maintenance, sidewalk maintenance, street lighting, snow removal and tree trimming on all county roads in the Northeast Annexation Area. Private firms are contracted to provide street maintenance, sidewalk maintenance, street lighting and snow removal on some local streets in the area, particularly those streets within residential developments.

Community Services

Parks

The St. Louis County Parks Department provides recreational activity to all residents of St. Louis County, including those of the Northeast Annexation Area. There are no county parks or recreational facilities within the Northeast Annexation Area.

Community Development

St. Louis County offers a variety of housing programs to its residents, including low interest loans and other programs for low income families.

Economic Development

St. Louis County conducts economic development activities for all unincorporated areas.

Planning, Zoning and Code Administration

Planning and Zoning

The St. Louis County Planning Department is responsible for providing all planning and zoning services to the Northeast Annexation Area.

Code Administration

The St. Louis County Public Works Department provides all code enforcement, building inspections, and permits in the Northeast Annexation Area.

Refuse Collection

Refuse collection in the Northeast Annexation Area is provided by private haulers on an individual and group contractual basis.

Water and Sewer Service

The St. Louis County Water Company and the Metropolitan St. Louis Sewer District provide water and sewer service, respectively, to the Northeast Annexation Area.

Utility Franchises

Union Electric Company, Laclede Gas Co. and Southwestern Bell provide electrical, natural gas and telephone services to the Northeast Annexation Area. Charter Communications provides cable television service to the area.

Municipal Court Services

All municipal court actions for the Northeast Annexation Area are handled through the St. Louis County Court system.

Health Services

The St. Louis County Health Department provides health services for the Northeast Annexation Area, including restaurant health inspections, immunizations, and vector and insect controls.

Services to be Provided to the Northeast Annexation Area by the City of Ferguson (*Factor 4*)

The following section outlines the city's general plans for providing major municipal services to the Northeast Annexation Area. These services will either be provided by the City of Ferguson, special service districts, private contractors or St. Louis County. In many cases, there will be no change in service provision after the annexation occurs.

Police, Fire and Emergency Medical Service

The City of Ferguson is a full service provider of all emergency services including police, fire and emergency medical services.

Police Department

The Ferguson Police Department provides all community protection services including patrol operations; investigations; criminal identification and record keeping; incarceration; community relations; and enhanced 911 dispatching for police, fire, and medical emergencies.

The police department includes 52 commissioned police officers, 10 reserve officers, and four full-time and seven part-time police dispatchers. The commissioned officers are each assigned to certain task areas, including four detectives and one detective supervisor (who currently serves as Deputy Commander of the Major Case Squad); 35 officers assigned to five patrol squads; five officers assigned to the criminal identification unit; one officer assigned to the canine unit; one officer assigned to traffic control; and one officer assigned to public relations. Besides these operations, the Police Department has also begun a seasonal bike patrol made up of approximately 13 officers. The Chief of Police oversees the department with assistance in daily operations from two Majors of Police.

The Ferguson Police Department is actively working towards instituting a city-wide Community Oriented Police Service program (C.O.P.S.) which will permanently assign police officers to particular sectors of the city. The purpose of this program is to promote interaction between the officers and the residents of each sector through neighborhood group meetings, neighborhood watch captains meetings, and informal contact. Additionally, a police officer has been assigned full-time to community relations activities, including meeting with existing neighborhood groups and school groups, coordinating the development of new neighborhood groups, and conducting promotional activities for the department. Furthermore, the department is establishing a series of substations strategically located throughout the city.

All of these services and activities will be provided to the Northeast Annexation Area within the six-month implementation period once the annexation issue has been successfully voted upon.

Fire Department

The Ferguson Fire Department currently maintains one of the highest Insurance Service Organization (ISO) ratings in the metropolitan area which results in considerably lower insurance rates for residents and businesses located in the City of Ferguson. The fire department, which includes 25 full-time fire fighters, operates two fire stations. Fire house number one is located at 108 Church Street in the downtown area and the number two fire house is located at 10701 West Florissant Avenue in the northeastern part of the city. The Fire Chief oversees the entire department while each crew is overseen by one captain and one assistant fire chief.

Fire house number two recently underwent an extensive renovation to provide additional living and training space for the fire fighters and the Christian Hospital ambulance crew, which is permanently stationed at the fire house. This renovation cost approximately \$250,000. In addition to this renovation, the fire department recently acquired two new triple combination pumpers. One of these new pumpers also has a fifty-foot aerial ladder and is assigned to house number two.

While the Ferguson Fire Department will not provide direct fire protection service to the Northeast Annexation Area, the department will continue to maintain excellent mutual aid agreements with the fire protection districts that will continue to serve the Northeast Annexation Area. As such, the Ferguson Fire Department will provide emergency support to the Northeast Annexation Area when needed. In addition, the Ferguson Fire Department will coordinate with and assist the fire protection districts to conduct fire code inspections and review new construction plans within the Northeast Annexation Area.

Emergency Medical Service

Although all Ferguson police officers and fire fighters are trained to be first responders in medical emergencies, the city maintains a contract with Christian Hospitals' ambulance service to provide quick and professional responses to medical emergency calls for service. Christian Hospitals maintain two ambulances within Ferguson. One is located at a special shelter in Forestwood Park and the other is located at fire house number two.

Currently, Christian Hospitals provide ambulance service to the Northeast Annexation Area along with the appropriate fire protection districts. This service will remain the same, if annexation is to occur.

Street Maintenance, Sidewalk Maintenance and Street Lighting

The City of Ferguson's Public Works Department is responsible for all street maintenance, sidewalk maintenance, street lighting, snow removal and park maintenance in the city. The department currently has 24 employees in three divisions. The Director of Public Works oversees the entire department with the support of an assistant and a secretary. The Public Works Superintendent oversees the Municipal Garage, Street Maintenance and Parks Maintenance divisions.

Municipal Garage

The Municipal Garage Division has two full-time mechanics who are responsible for the maintenance and upkeep of all city vehicles and equipment. By having the garage as an in-house function within the city's operations, the city is always assured that its equipment is in top running condition. This in turn makes services provision more efficient and effective.

Street Maintenance

The Street Maintenance Division is composed of one supervisor and 11 maintenance workers who are responsible for all street maintenance and replacement, sidewalk replacement, street lighting and signage on city streets.

Sidewalk Maintenance

The City of Ferguson considers sidewalk repair and up-keep to be mainly the responsibility of the property owner. As such, property owners are responsible for the removal of ice and snow in the winter and minor cracks should be repaired as soon as possible. However, the city realizes that the replacement of an entire slab of sidewalk can be expensive. Because of this, the city has developed a 50/50 program for sidewalk replacement. When it becomes necessary to replace a sidewalk, the property owner will alert the city and be placed on a list for replacement. After a sufficient number of names have been collected, the city will bid out the replacement of the sidewalks to a private contractor. The city will pay the contractor directly for all the work, and then will bill the individual property owners for 50 percent of the cost incurred for the replacement of their respective sidewalks. By doing this, the city and the property owners share the burden of replacing the sidewalk and the total costs are reduced because of the volume of work.

Street Lighting

The city currently contracts with Union Electric to maintain all street lights in the city. Besides electrical service, this contract includes light bulbs, cleaning, painting and other routine maintenance procedures. If a light is damaged or destroyed, Union Electric will replace the light and then bill either the city or the responsible party directly.

Parks Maintenance

The Parks Maintenance Division is made up of one supervisor, one building maintenance worker, one urban forester (who has recently been awarded certification from the International Society of Arboriculture), and one park maintenance worker. This division is responsible for the maintenance and improvement of all city parks, buildings and property. While this division is under the realm of the Public Works Department, it works in close cooperation with the Community Services Department which is responsible for all parks and recreation activities. The city actively pursues grants from the Missouri Department of Conservation for urban forestry efforts. In addition, the city also belongs to the National Arbor Foundation and has been a Tree City USA award recipient for seven consecutive years.

The Municipal Garage, Street Maintenance, and Parks Maintenance divisions work closely together to make the most efficient use of man power. For example, during snow removal operations, the city is divided into assigned routes for snow removal and the entire department works in shifts to accomplish the task.

All of the services described above will be provided to the Northeast Annexation Area within the six-month implementation period once the annexation issue has been successfully voted upon.

Community Services

The Community Services Department consists of three functions: Recreation, Community Development/Housing, and Economic Development.

Recreation

The recreation department administers leisure programs and facilities for the residents of Ferguson. All of the programs and services listed below will be available to residents of the Northeast Annexation Area at Ferguson resident rates.

1. *Recreation programs.* A variety of special interest classes and sports programs for citizens of all ages are offered year around. Some of these programs include, but are not limited to, aerobics, cartooning, craft classes, day camp, and adult softball and volleyball leagues.
2. *Special events.* The department annually sponsors special events which include the Spring Craft Fair, Easter Egg Hunt, Tailgate Sale, Summer Bandshell Entertainment, Kid's Fishing Tournament, Halloween Fest and Pumpkin Walk, Christmas Craft Fair, Breakfast with Santa, Christmas Home Decorating Contest, and year-round Volksmarch.
3. *Facilities.* The city has 11 parks (with 106 acres) which contain ballfields, soccer fields, basketball courts, sand volleyball courts, tennis courts, playgrounds, pavilions, meeting rooms, a swimming pool, and a lake (stocked year-round).

Three of the city parks have pavilions. Residents are allowed to reserve one of the city's five pavilions for resident group usage at no charge. Residents are also able to reserve picnic kits for a nominal fee of \$5. Ferguson businesses and churches may also use these services when the pavilion is for a business or church function. In addition, other facilities and meeting rooms can be reserved at resident rates.

4. *Municipal Swimming Pool.* The municipal swimming pool, which is located in January-Wabash Park, is open Memorial Day through Labor Day. Activities at the pool include swim

lessons for all ages, open swim, family swim, swim team, dive-in movies, and private pool rentals.

Residents can purchase a photo identification card (\$1.50) for pool usage with proof of residency. A resident with a valid identification card enters the pool at the resident rate of \$1.50. On weekends the pool is only open to residents with a valid identification card and their guests. Residents may also purchase a season pass entitling them to unlimited use of the pool throughout the summer.

5. *Senior Citizen Services.* A complete assortment of Senior Citizen activities are available to residents. Activities include: 12 one-day excursions per year; eight extended excursions per year; Retired Men's Club; Golden Age Club; the Fairview Senior Activity Zone, administered by the Mid-East Area Council on Aging and located in Ferguson; Lunch and Bingo; and the Sweetheart Dance. Some activities have a fee while others are available at no charge.
6. *Transportation Program.* The transportation program is for seniors over 60, and adults 18 and over with a disability. This service currently operates on Tuesdays, Wednesdays and Thursdays from 9:00 a.m. to 3:30 p.m. However, a fourth day of operation will be added with the successful annexation of the proposed area. The twenty-passenger bus, which is equipped with a wheelchair lift, transports residents to local businesses, medical offices, and the Fairview Senior Activity Zone (local senior center). Riders are picked up and dropped off at their homes. This service is free to eligible residents.
7. *Brochure.* The recreation brochure is delivered door-to-door three times a year to Ferguson residents. The brochure features youth, senior and sports programs, excursions, special events, special interest classes, and general information about available recreation services. Brochures are delivered for Spring (January), Summer (May), and Fall/Winter (September) seasons.
8. *Proposed Community Center.* A community center feasibility study has been completed by the city. The proposed center and its services would be available to all residents of Ferguson, including those residents in the Northeast Annexation Area.

Community Development/Housing

The community development department provides staff support for the city's Landmarks Commission, which recognizes homes and other sites in Ferguson which are of historic significance; provides articles about the city to the *Focus*, the local monthly community newspaper; and coordinates census/demographic information for the city. All of these services will be expanded to include the Northeast Annexation Area.

In addition, the community development department administers several programs to improve the city's housing. The department works with the Ferguson Neighborhood Improvement Program (FNIP), a not-for-profit housing corporation, in administering these programs.

1. *Community Development Block Grant (CDBG)-funded activities.* These activities include home improvement loans and grants, public services to persons with disabilities and children from low-moderate income households, and handicap accessibility projects. These programs are available to qualified income-eligible Ferguson residents, and will be available to income-eligible residents of the Northeast Annexation Area.

2. *Home Improvement Program (HIP)*. This CDBG-funded program makes low-interest home improvement loans to qualified income-eligible Ferguson homeowners. This program also makes grants to very low-income homeowners. Funds for this program are allocated annually by the City Council. Depending on funding, this program will be available to income-eligible residents of the Northeast Annexation Area.
3. *Paint Program*. This CDBG-funded program offers free exterior paint and painting supplies to income-eligible Ferguson homeowners citywide. Funds for the program are allocated annually by the City Council. Depending on funding, this program will be available to income-eligible residents of the Northeast Annexation Area.
4. *FNIP Loan Fund*. This program makes low-interest home improvement loans to lower income Ferguson homeowners. The loans may be used for a variety of eligible exterior and interior home improvements. This program will be available to income-eligible residents of the Northeast Annexation Area.
5. *FNIP Tax Increment Finance (TIF) Loan Fund*. This program makes low-interest home improvement loans to Ferguson homeowners in the East Woodstock Road TIF district. Since the service area of this program is limited to the Woodstock TIF district, it will not be available to residents of the Northeast Annexation Area.
6. *Purchase-Rehab Program*. Under this program, FNIP purchases, rehabilitates and resells vacant and abandoned single-family homes in Ferguson. The goals of this program are to eliminate blighted properties in the city, to help maintain property values, and to increase the rate of owner-occupancy in the city. Homes within the Northeast Annexation Area will be eligible for this program.
7. *Rental Property Program*. FNIP manages two rental properties owned by a local corporation located within the East Woodstock Road neighborhood. It is conceivable, though not likely, that homes within the Northeast Annexation Area may be included in this program.
8. *Technical Assistance*. FNIP offers a variety of technical assistance to residents of Ferguson. This program will be extended to residents of the Northeast Annexation Area.
9. *HOME Loan Program*. This new program, funded by HUD through the federal HOME Program, makes home improvement loans to qualified income-eligible Ferguson homeowners citywide. This program will be available to income-eligible residents of the Northeast Annexation Area.

Economic Development

The Community Services Director, working closely with other city staff, is responsible for recruiting and retaining businesses in the city as described below:

1. *Business Recruitment*. The city actively works to fill vacant businesses and develop commercial properties. The city serves as a liaison between brokers and owners and also a coordinator for developers of commercial properties. The city will work to fill vacant businesses and develop commercial properties in the Northeast Annexation Area.
2. *Business Retention*. The city is committed to retaining existing businesses in the commercial districts. The city networks with existing businesses through the chamber of commerce,

Urban Medium-Density Residential. Urban medium-density residential land uses generally would allow up to nine dwelling units per acre. However, in cases of land assemblages of ten or more acres, the maximum density may be increased to 14 dwelling units per acre. Urban medium-density residential areas will primarily consist of two-family and multiple-family buildings. In addition to the institutional and park and open spaces allowed in the other residential land use classifications, the urban medium-density residential classification will also allow group homes for handicapped individuals with more than eight occupants and selected group quarters such as nursing homes and life care facilities. The location of these uses will be regulated by the city's zoning regulations.

This land use is proposed for areas near collector streets throughout Ferguson. Existing urban medium-density land use is located behind commercial developments on West Florissant Avenue and Florissant Road, and along Pershall Road, Chambers Road, Glen Owen Drive and Hern Avenue.

Commercial. In the land use plan, commercial businesses include retail shops, service firms, and professional or business office uses. The Downtown Ferguson, West Florissant Avenue and Pershall Road-New Halls Ferry Road (Pershall Road between West Florissant Avenue and Old Halls Ferry Road as well as New Halls Ferry Road, south of Pershall Road) corridors offer opportunities for commercial activity.

Most of Ferguson's commercial land is developed, the emphasis of the land use plan is on redevelopment opportunities along the three major commercial corridors. These commercial development opportunities should benefit from site plan review procedures contained in the city's zoning ordinance.

Public/Semi-Public. Major existing public and semi-public lands are designated on the land use plan map. These areas include the Public Works facility, St. Louis Community College-Florissant Valley, Ferguson Middle School, Our Lady of Guadalupe and the Franciscan Sisters convent. Some existing public and semi-public lands are not depicted on the land use plan map because of their relatively small size. As previously indicated, many public uses will be allowed in areas designated as residential on the land use plan map.

Parks and Open Space. Existing parks and open space are identified on the land use plan map. The land use plan map also identifies two proposed sites for parks and open space. One site is located south of Suburban Avenue and west of Florissant Road. The area north of Maline Creek will be left as open space while the land south of Maline Creek will be developed as a park. This park will serve the residents in the southwest portion of the city who are isolated from other parks, including Dade Park, due to physical barriers. The second site is located along Glen Owen Drive. This site will be established as open space. In addition, the map indicates that additional land south of Hudson Park should eventually be devoted to park use.

Code Administration

The Division of Code Enforcement is responsible for enforcement of all zoning, building and fire codes in the City of Ferguson. This includes overseeing any new commercial or residential construction that occurs in the city; issuing plumbing, electrical and mechanical permits as appropriate; and ensuring that all structures comply with the city's codes, including the Exterior Appearance Code (EAP). The division also administers the city's occupancy permit law, which requires all occupants of commercial and residential structures to obtain an occupancy permit from the city before moving into a structure. The residents and businesses of the Northeast Annexation Area will be provided with these services.

Refuse Collection

The city currently contracts with a private solid waste hauler for all residential solid waste refuse collection. Pick-up dates are Mondays and Thursdays for one-half of the city, and Tuesdays and Fridays for the other half of the city. Wednesdays are reserved for collection of yard debris. The city bills the residents directly for this service on a biannual basis (every six months). Residents are given the option of either curbside or rear yard service with billing proportionate to their respective choice of service; \$53 for curb-service and \$93 for rear yard service. Refuse collection will be provided to the Northeast Annexation Area in accordance with R.S.Mo. Section 260.247.

In addition, Ferguson has a curbside recycling program for all single-family homes in the city. Residents are asked to pre-sort their recyclables and then place them at the curb on the second pick-up day of the week. The city is actively involved with recycling efforts and has been awarded many grants from the St. Louis-Jefferson Solid Waste District to promote recycling efforts. Grants have been used for such activities as a hazardous household waste collection day and pamphlets that were mailed to residents promoting recycling efforts. In 1990, the Mayor created an ad-hoc committee, the Recycling Committee, which meets once a month to discuss recycling issues and explore alternatives that will help the city to expand its recycling efforts.

Water and Sewer Service

St. Louis County Water Company currently provides all water service to the City of Ferguson while the Metropolitan St. Louis Sewer District (MSD) provides all sewer and waste water treatment services to the city. MSD also helps the city with their storm water management efforts. Since the St. Louis County Water Company and MSD currently provide water and sewer service to the Northeast Annexation Area, these services will remain with their respective providers.

Utility Franchises

All electrical service in the City of Ferguson is provided by the Union Electric Company; all natural gas service in the city is provided by Laclede Gas Co.; and local telephone service is provided by Southwestern Bell. Since these utility franchises currently provide electrical, natural gas and telephone service to the Northeast Annexation Area, these services will remain with their respective providers.

The City of Ferguson is a member of the North Area Telecommunication Authority (NATA), a consortium of 17 North County communities that have worked together in the creation and regulation of one franchise agreement with American Cablevision of St. Louis. The City of Ferguson, along with the other members of NATA, has recently voted to renew its franchise agreement with American Cablevision for an additional period of fifteen years. As part of this nonexclusive agreement,

American Cablevision has agreed to begin rebuilding its trunkline system with fiber optics within three years of the franchise agreement being accepted. Cable service in the Northeast Annexation Area will be provided in accordance with the cable franchise agreement recently passed by both the City of Ferguson and American Cablevision. (Further explained under "Schedule for Provision of Services")

Municipal Court Services

The City of Ferguson has a fully operational municipal court system; court meets on the first three Thursday evenings of each month. Both the judge and the prosecuting attorney are private attorneys with law practices in the city who serve in their respective capacities with the city on a contractual basis. In addition to the judge and prosecuting attorney, the municipal court also has a full-time court clerk and a full-time assistant court clerk. Furthermore, the city is considering the purchase of a new computer system specifically designed for municipal courts. Such a system would aid in the efficient management of the city's court.

Health Services

The only health care service offered by the City of Ferguson at this time is the fogging of mosquitos during the summer months. This service will be extended to the Northeast Annexation Area.

Property Assessment

The City of Ferguson contracts with the St. Louis County Department of Revenue to provide property assessment and tax collection for the City of Ferguson. This service will be extended to the Northeast Annexation Area.

Schedule for Provision of Services (*Factors 4 and 5*)

The provision of municipal services to the Northeast Annexation Area is based on a six-month implementation schedule with a target date of September 1, 1997, assuming the annexation is successfully voted upon in the February 1997 election. While a successful annexation would have little impact on the provision of many municipal services, some services provided by the City of Ferguson will be slightly affected in terms of procedures and services levels. This section outlines the city's plans to provide its services to the Northeast Annexation Area. This is a general outline and some exact details about how services will be provided to the newly annexed areas remain preliminary at this stage.

Police, Fire and Emergency Medical Service

Police Department

One month after the annexation has been successfully voted upon, the City of Ferguson will notify the St. Louis County Police Department and the police departments of surrounding communities of the effective date of the annexation.

After the annexation has been successfully voted upon, the Ferguson Police Department will begin deciding appropriate sector boundaries based on call activity and other information from the St. Louis County Police Department and the police departments of surrounding communities. This process should take approximately three months.

Simultaneously, the hiring process for seven additional police officers will begin. The hiring process should be completed within three months. Training will be an active process lasting for one year, although seasoned officers that are hired may not need such an extensive training time. Experienced Ferguson police officers will be assigned to the Northeast Annexation Area to assist the department and the newly hired officers in becoming acclimated to the area.

Two additional marked squad cars, and other equipment, will need to be purchased. Uniforms and equipment should be ordered, but not purchased. In the event the annexation is approved, the department will only have to purchase the items that are readily available.

When the effective date of the annexation is determined, the Ferguson Police Department will contact the St. Louis County Police Department's Communication Department to arrange for all 911 calls to be transferred to the Ferguson Police Department Dispatch Unit. This function should take approximately three days to complete.

St. Louis County Police will be also contacted to determine the exact date that the Ferguson Police Department will take over all calls, beginning at 7:00 a.m. after the St. Louis County Police Department has ended their midnight shift.

Fire Department

Emergency fire protection will not be directly provided to the Northeast Annexation Area by the Ferguson Fire Department. Instead, the Black Jack, Florissant Valley and Moline fire protection districts will continue to provide fire protection services in the area. However, the Ferguson Fire Department will notify each fire protection district within one month after the annexation is voted upon. The city's fire department will work to enhance existing mutual aid agreements with the fire protection districts, and will assist the fire protection districts with fire code inspections in the annexation area.

The City of Ferguson will pay an annual fee to each fire protection district servicing the Northeast Annexation Area an amount equal to that which the fire protection district would have levied on all taxable property within the Northeast Annexation Area pursuant to Chapter 72.418(2) R.S.Mo.

Emergency Medical Service

Emergency Medical Services will continue to be provided in the Northeast Annexation Area by Christian Hospitals. However, the Ferguson Fire Department will notify Christian Hospitals of the annexation within one month after the annexation has been voted upon.

Street Maintenance, Sidewalk Maintenance and Street Lighting

The annexation of the Northeast Annexation Area will result in approximately 10 additional miles of public streets to be maintained by the City of Ferguson. To effectively service the newly annexed area, one additional street maintenance worker will be needed. This individual will be hired approximately one month before the effective date of the annexation's implementation.

In addition, the department will need to purchase one additional truck, one snow plow and one spreader to service this area. A thorough inventory of the Northeast Annexation Area has been conducted to determine what infrastructure improvements will need to be made and a time line for such repairs.

A repeater station will need to be installed halfway between the city's garage facility and the outer limit of the annexed areas. This will help to improve the communication of the garage with employees working in the annexed areas. Plans for the installation of this facility will need to be explored soon after the annexation is successfully voted upon.

When the annexation has been successfully voted upon, the City of Ferguson will extend its 50/50 sidewalk replacement program to the Northeast Annexation Area. The city will also notify the appropriate parties concerning the change in street light maintenance from the County public works department to Union Electric.

Community Services

Recreation Services

All current recreation programs, facilities, and services will be available within one month of the annexation. Residents in the annexation area will receive the most recent brochure within one month of annexation to familiarize them with the city's recreation programs and services.

Community Development/Housing Activities

1. *Housing and Other Programs.* Housing and other programs offered by this department will be available to eligible residents of the proposed Northeast Annexation Area upon the effective date of the annexation. Determination of eligibility based on income and credit-worthiness will continue to be on a case-by-case basis. Department staff will work with the St. Louis County Office of Community Development to adjust Ferguson's annual allocation of Community Development Block Grant funds. This adjustment will be reflected in the fiscal year following the annexation.
2. *Marketing.* Staff will distribute fact sheets, flyers and brochures concerning the department's housing and other programs to each household within the annexation area. This information will be mailed or hand delivered within 60 days prior to the effective date of the annexation.

Economic Development Activities

Economic Development activities will be carried out in the annexation area immediately. The city will immediately begin working to fill vacant businesses and develop commercial properties. Existing commercial businesses will be encouraged to participate in the Chamber of Commerce and other related activities.

Planning, Zoning and Code Administration

Planning and Zoning

Shortly after the proposed annexation has been approved, the city will review the proposed zoning, hold the necessary public hearings, and then adopt the proposed zoning for the newly annexed area. Any construction plans currently under way in the Northeast Annexation Area will be grandfathered and completed under the direction of St. Louis County. All construction plans, rezoning requests and/or special use applications submitted after the annexation's effective date will be reviewed by the City of Ferguson's Plan Commission.

Code Administration

Three months before the effective date of the annexation, the city will begin the hiring process for an additional code enforcement officer to help in providing service to Northeast Annexation

Area. Once the implementation date arrives, code enforcement services will begin in the newly annexed area. All building, electrical, mechanical, and plumbing permits issued by St. Louis County before the implementation date will be completed with St. Louis County. All building, electrical, mechanical, and plumbing permits issued by the City of Ferguson after the implementation date will be handled through the city.

Refuse Collection

According to Chapter 260.247 R.S.Mo, the city must provide notice to the private solid waste hauler(s) servicing the Northeast Annexation Area of the city's intent to provide solid waste collection services to the area at the time of annexation. However, the city cannot provide solid waste collection services to that area for at least two years from the effective date of the annexation. The City of Ferguson may elect, if it so chooses, to contract with the solid waste hauler(s) currently servicing that area to pay for their services during that two-year period. The solid waste hauler(s) must provide to the City of Ferguson, if so requested by the city, any information concerning the service area so that the city may properly prepare for the provision of services when the time comes.

Immediately after the successful vote for annexation, the city will notify the refuse haulers servicing the newly annexed area of the city's intent to provide refuse collection services under one contract after the two-year period.

One year after annexation and one year before the change in refuse service, the city will begin preparing the following:

- A list of all residential property in the Northeast Annexation Area to be billed for refuse collection.
- Proper notices and informational brochures to be sent out to residents in the Northeast Annexation Area to explain fully the city's refuse collection billing method.
- A contract with a single refuse hauler for the entire city including the newly annexed Northeast area.
- An exact date for refuse collection by the city to begin.

Water and Sewer Service

Water and sewer services in the newly annexed area will continue to be provided by the St. Louis County Water Company and Metropolitan St. Louis Sewer District (MSD). The city will give proper notice of the annexation to both the St. Louis County Water Company and MSD.

Utility Franchises

Service for electric, gas, and telephone will not be affected by the annexation. The city will give proper notice to Union Electric Company, Laclede Gas Co., and Southwestern Bell regarding the successful annexation of this area.

Ferguson currently belongs to a consortium of 17 North County communities which have together reached a franchise agreement with American Cablevision Company to provide cable television services in the area. This consortium, the North Area Telecommunications Authority (NATA), has

recently renegotiated the franchise agreement with American Cablevision for another fifteen (15) years. Section 5.2(B), "Newly Annexed Area," of this cable television franchise agreement addresses the issue of extending cable television services to areas newly annexed by the city:

After initial service and improvements are completed, service to occupied buildings in platted subdivisions containing thirty (30) or more occupied non-commercial buildings per cable plant mile measured from the nearest useable point of the system in newly annexed areas shall be provided within six (6) months. Nothing contained herein shall require the grantee to extend service to any area already being serviced by a Broadband Communications Network.

Because of this clause, American Cablevision will not be required to provide cable television service to the Northeast Annexation Area if it so chooses. In this case, Charter Communications will continue to provide cable television services to the Northeast Annexation Area. The City of Ferguson and NATA will be obligated to handle any problems or service issues that may arise with Charter Communications. Furthermore, when the time comes for Charter Communication to negotiate a renewal agreement with St. Louis County, it will simply do so with the City of Ferguson instead.

Charter Communications will be notified of the successful passage of an annexation vote and of the city's association with NATA. Similarly, NATA will be notified of the annexation and the presence of a new cable company within the consortium.

Municipal Court Services

The City of Ferguson will begin to offer municipal court services to the Northeast Annexation Area upon the first effective day of annexation when police protection is extended to the area. No additional personnel or funds will be needed for the extension of these services.

Health Services

The City of Ferguson will incorporate the Northeast Annexation Area into its mosquito fogging schedule upon the successful annexation of this area; costs for this service have been built into the total cost of extending public works services to the newly annexed area. Other health services will continue to be provided by the St. Louis County Health Department.

Property Assessment

The St. Louis County Department of Revenue will be notified shortly after the successful annexation vote takes place of the pending annexation and the effective date of the annexation. The City of Ferguson will arrange to begin receiving tax assessments from this department.

Ward Boundary Alignment

Article VII, Section 7.6 of the Charter of the City of Ferguson requires the city to have three wards. This section also stipulates that the boundaries of these wards shall be determined by a redistricting commission appointed by the Mayor after every decennial census. This commission will be charged with the responsibility of creating new ward boundaries so that each ward has an equal number of residents.

Upon the effective date of annexation, the boundaries of Ward One will be extended to include the Northeast Annexation Area. If necessary, the Mayor of Ferguson will appoint a special redistricting

commission prior to the next decennial census to ensure that the three wards have an equal number of residents.

Summary of Current and Proposed Service Providers

Information summarizing both the current and proposed providers of various services in the Northeast Annexation Area is contained in Table 3.

Schedule for Providing Services

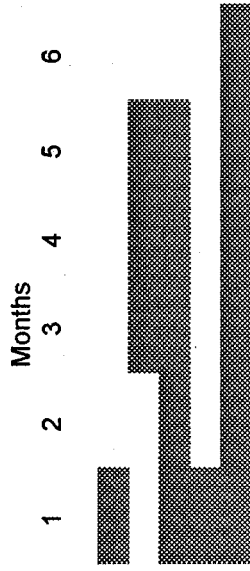
A graphic depiction of the schedule for providing services to the Northeast Annexation Area is contained on pages 23 and 24.

Table 3. Provider of Services

<i>Services</i>	<i>Current Provider in the Northeast Annexation Area</i>	<i>Proposed Provider after annexation</i>
Police Protection	St. Louis County Police Dept.	Ferguson Police Dept.
Fire Protection	Black Jack, Florissant Valley and Moline Fire Protection Districts	Black Jack, Florissant Valley and Moline Fire Protection Districts
EMS	Christian Hospitals	Christian Hospitals
Street Maintenance, Sidewalk Maintenance and Street Lighting	St. Louis County Highways & Traffic and St. Louis County Public Works Dept.	Ferguson Public Works Dept. and Union Electric
Parks and Recreation	St. Louis County Parks Dept.	Ferguson Public Works and Community Services Depts.
Community Development	St. Louis County	Ferguson Community Services Dept.
Economic Development	St. Louis County	Ferguson Community Services Dept.
Planning and Zoning	St. Louis County Planning Dept.	City of Ferguson
Code Administration	St. Louis County Public Works	City of Ferguson
Refuse Collection	private contractors	private contractor
Water Service	St. Louis County Water Co.	St. Louis County Water Co.
Sewer Service	MSD	MSD
Utility Franchises	Union Electric Co. (electrical), Laclede Gas Co. (natural gas), Southwestern Bell (telephone), Charter Communications (cable)	Union Electric Co. (electrical), Laclede Gas Co. (natural gas), Southwestern Bell (telephone), Charter Communications or American Cablevision (cable)
Municipal Court	St. Louis County Courts	City of Ferguson
Health Services	St. Louis County Health Dept.	City of Ferguson and St. Louis County Health Dept.

**SCHEDULE FOR PROVISION OF SERVICES
NORTHEAST ANNEXATION PLAN**

City of Ferguson, Missouri
(Factor 5)



Planning, Zoning, & Building

- Notification to the St. Louis County Department of Public Works
- Hiring of One Additional Code Enforcement Officer
- Review of Proposed Zoning and Appropriate Public Hearings
- Distribution of Information About Ferguson's Housing Codes and Programs
- Implementation of Building Department Services

Refuse Collection

Refuse collection will not take place until two years after effective date.

Water and Sewer Service

- Notification to St. Louis County Water Company
- Notification to St. Louis Metropolitan Sewer District

Utility Franchises

- Notification to Union Electric
- Notification to Southwestern Bell
- Notification to American Cable Vision (City's Current Cable Television Provider)
- Notification to Charter Cable Television Company (Northeast Annexation Area's Provider)

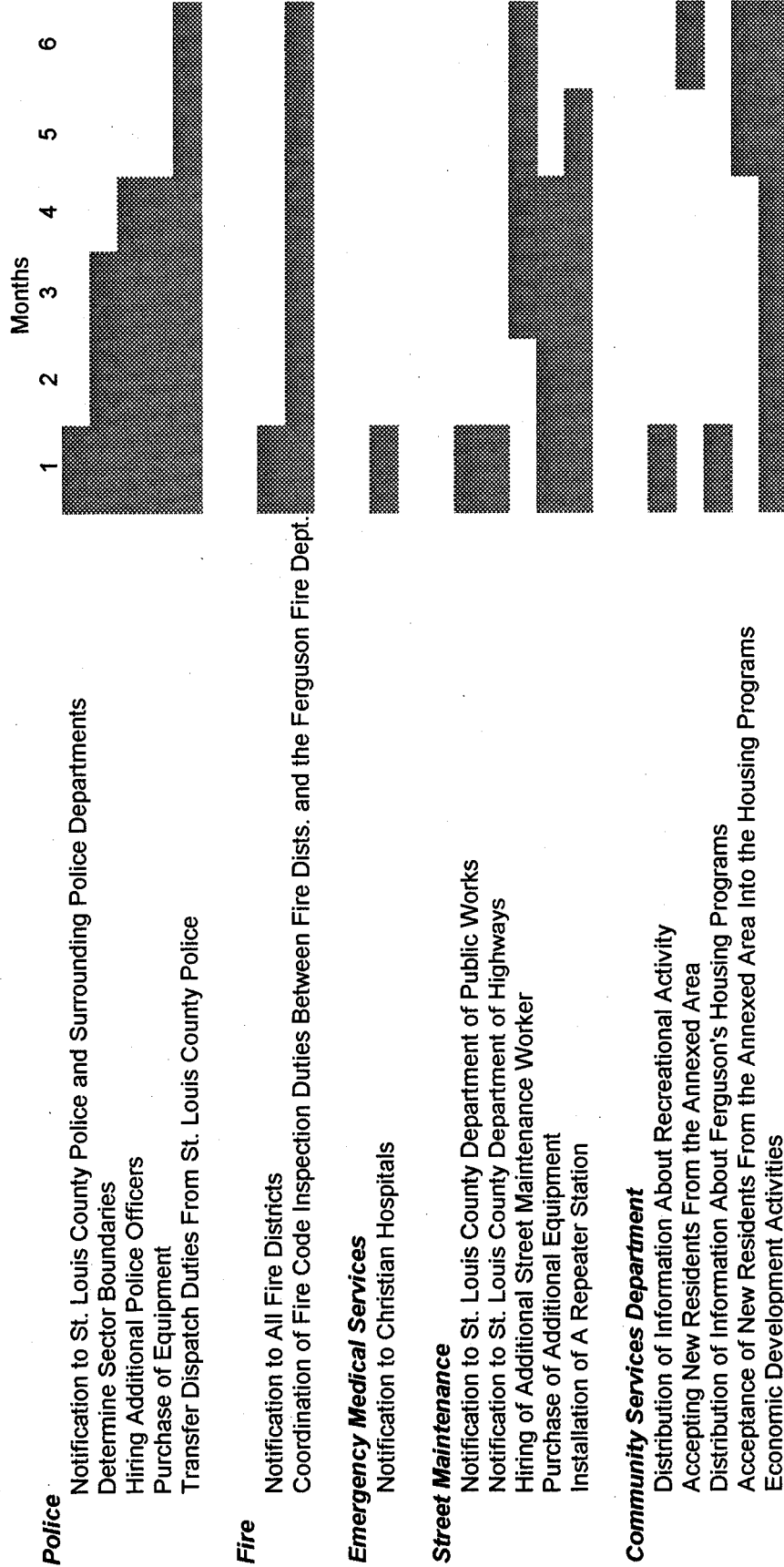
Property Assessment

Notification to St. Louis County Collector of Revenue

SCHEDULE FOR PROVISION OF SERVICES NORTHEAST ANNEXATION PLAN

City of Ferguson, Missouri

(Factor 5)



Fiscal Analysis and Projections

Demographic Data and Characteristics

	<u>City of Ferguson</u>	<u>Northeast Annexation Area</u>
Population	22,290	4,005
Number of housing units	9,346	1,867
Median assessed housing value	\$57,100	\$78,400

Current Sources of Revenue for the City of Ferguson

This table depicts current revenue sources for the City of Ferguson.

	<u>Actual</u> <u>Fiscal 1995</u>	<u>Budgeted</u> <u>Fiscal 1996</u>
Sales tax	\$2,908,156	\$ 4,913,180
Property tax	978,269	910,050
Gross Receipts (Utility) tax	1,529,569	1,625,000
Gasoline tax	526,713	540,000
Road and bridge tax	153,047	150,000
Auto license tax	39,271	40,000
Business licenses	261,335	263,000
City investments	2,211,263	N/A
City budget	9,305,161	10,638,430

	<u>Actual</u> <u>Fiscal 1995</u>	<u>Budgeted</u> <u>Fiscal 1996</u>
Assessed valuation for the city	158,022,465	157,100,000
Revenues on reserves	1,076,622	934,556

Trend data for three previous years:

<u>Year</u>	<u>General Fund Balance</u>	<u>Trend Increase/Decrease</u>
1993	\$1,224,516	- 12%
1994	\$ 967,217	- 21%
1995	\$1,076,622	+ 11%

Proposed Sources of Additional Revenue (from annexation area) (Factor 7)

Projected generation of new revenues for the next three years:

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Property taxes	\$ 332,941	\$ 336,270	\$ 339,633
General sales taxes*	592,191	598,112	604,094
Cigarette tax	17,121	17,293	17,466
Gasoline tax	87,349	88,223	89,105
Motor Vehicle Tax & Fees	37,631	38,007	38,387
Road & Bridge tax	58,265	58,847	59,436
Business licenses	86,950	87,820	88,698
Utility taxes	243,590	246,025	248,485
Capital Improvements sales tax	<u>611,575</u>	<u>617,690</u>	<u>623,867</u>
Total Revenue	2,067,613	2,088,287	2,109,171

* General Sales Taxes Broken Down by Actual Tax

County Sales Tax of 1%	\$ 412,315	416,438	420,603
Local Option Tax of 1/4%	179,876	181,674	183,491

Comparison of Current and Projected Tax Rates for the Northeast Annexation Area

The following table 4 provide a comparison of the current tax rates for each tax rate area within the Northeast Annexation Area and the tax rates for each area after annexation is to occur. The tax rate areas are shown in Figure 5.

Table 4. Comparison of Tax Rates Before and After Annexation (Factor 6)

Tax Rate Area	A		B		C		D	
	Before	After	Before	After	Before	After	Before	After
State	0.030	0.030	0.030	0.030	0.030	0.030	0.030	0.030
County General	0.190	0.190	0.190	0.190	0.190	0.190	0.190	0.190
County Park Maintenance	0.035	0.035	0.035	0.035	0.035	0.035	0.035	0.035
County Bond Retirement	0.085	0.085	0.085	0.085	0.085	0.085	0.085	0.085
County Roads	0.105	0.105	0.105	0.105	0.105	0.105	0.105	0.105
County Hospital-Health	0.165	0.165	0.165	0.165	0.165	0.165	0.165	0.165
BD-02 TIF Clocktower	n/a	n/a	0.000	0.000	0.000	0.000	0.000	0.000
Metro Zoo, Park & Museum	0.228	0.228	0.228	0.228	0.228	0.228	0.228	0.228
Sheltered Workshop	0.085	0.085	0.085	0.085	0.085	0.085	0.085	0.085
SD 1 Maline Creek Sewer District	0.070	0.070	0.070	0.070	0.070	0.070	0.070	0.070
SD 1 Black-Dellwood Sewer District	0.060	0.060	0.060	0.060	0.060	0.060	0.060	0.060
Metropolitan Sewer Dist	0.070	0.070	0.070	0.070	0.070	0.070	0.070	0.070
Mississippi River Anti-Pollution Sewer District	0.020	0.020	0.020	0.020	0.020	0.020	0.020	0.020
County Library	0.140	0.140	0.140	0.140	0.140	0.140	0.140	0.140
Junior College	0.240	0.240	0.240	0.240	0.240	0.240	0.240	0.240
Special School District	0.620	0.620	0.620	0.620	0.620	0.620	0.620	0.620
Ferguson-Florissant School							4.500	4.500
Hazelwood School	4.150	4.150	4.150	4.150	4.150	4.150		
Riverview Gardens School								
Black Jack Fire Protection	0.780	0.000	0.780	0.000				
Florissant Valley Fire Prot					0.660	0.000	0.660	0.000
Moline Fire Protection								
City of Ferguson	0.000	0.600	0.000	0.600	0.000	0.600	0.000	0.600
Total Tax Rate	7.073	6.893	7.073	6.893	6.953	6.893	7.303	7.243

Table 4. Comparison of Tax Rates Before and After Annexation (Factor 6)

Tax Rate Area	E		F		G	
	Before	After	Before	After	Before	After
State	0.030	0.030	0.030	0.030	0.030	0.030
County General	0.190	0.190	0.190	0.190	0.190	0.190
County Park Maintenance	0.035	0.035	0.035	0.035	0.035	0.035
County Bond Retirement	0.085	0.085	0.085	0.085	0.085	0.085
County Roads	0.105	0.105	0.105	0.105	0.105	0.105
County Hospital-Health	0.165	0.165	0.165	0.165	0.165	0.165
BD-02 TIF Clocktower	n/a	n/a	n/a	n/a	n/a	n/a
Metro Zoo, Park & Museum	0.228	0.228	0.228	0.228	0.228	0.228
Sheltered Workshop	0.085	0.085	0.085	0.085	0.085	0.085
SD 1 Maline Creek Sewer District	0.070	0.070	0.070	0.070	0.070	0.070
SD 1 Black-Dellwood Sewer District	0.060	0.060	0.060	0.060	0.060	0.060
Metropolitan Sewer Dist	0.070	0.070	0.070	0.070	0.070	0.070
Mississippi River Anti-Pollution Sewer District	0.020	0.020	0.020	0.020	0.020	0.020
County Library	0.140	0.140	0.140	0.140	0.140	0.140
Junior College	0.240	0.240	0.240	0.240	0.240	0.240
Special School District	0.620	0.620	0.620	0.620	0.620	0.620
Ferguson-Florissant School	4.500	4.500				
Hazelwood School			4.150	4.150		
Riverview Gardens School					4.560	4.560
Black Jack Fire Protection			0.780	0.000		
Florissant Valley Fire Prot	0.660	0.000				
Moline Fire Protection					1.250	0.000
City of Ferguson	0.000	0.600	0.000	0.600	0.000	0.600
Total Tax Rate	7.303	7.243	7.073	6.893	7.953	7.303

Direct Fiscal Impacts of Extending Services to the Northeast Annexation Area

This table outlines the direct costs that will be incurred by the city to extend municipal services to the Northeast Annexation Area.

Police -	
<u>Personnel</u>	
Seven additional officers (including benefits)	\$ 279,825
Two additional man-hours per day	8,082
<u>Equipment</u>	
Two additional marked squad cars	40,000
Two additional walkie talkies	2,400
Uniforms and equipment for each officer	<u>12,648</u>
Total for Police	\$342,955
Fire -	
Payments to Fire Districts	<u>\$ 464,179</u>
Total for Fire	\$ 464,179
Streets/Snow Removal -	
<u>Personnel</u>	
One additional Street Maintenance Worker (including benefits)	\$ 32,857
<u>Supplies & Services</u>	
10% Increase in supplies & services	54,375
<u>Equipment</u>	
Truck With Snow Plow and Spreader	80,000
Communications Repeater	<u>14,000</u>
Total for Streets/Snow Removal	\$ 181,232
Capital Improvements -	
<u>Infrastructure Improvements</u>	
Mill & Overlay	\$ 174,485
ADA Curb Cuts	<u>7,500</u>
Total for Capital Improvements	\$ 181,985
Community Services -	
Senior Citizen transportation service	<u>\$ 4,500</u>
Total for Community Services	\$ 4,500
Administration -	
<u>Code Enforcement</u>	
One Additional Code Enforcement Officer (including benefits)	\$ 31,860
Overtime	1,672
Mileage	3,400
Uniforms	400
Equipment (Walkie Talkie)	<u>500</u>
Total for Administration	\$ 37,832

Estimated Net Revenue and Net Expenditures for the Northeast Annexation Area

The following table is the estimated net revenue and net expenditures for the Northeast Annexation Area.

Revenues:

Property Taxes	\$ 332,941
General Sales Taxes	592,191
Capital Improvement Sales Tax	611,575
Gasoline Taxes	87,349
Cigarette Tax	17,121
Motor Vehicle Tax and Fees	37,631
Road & Bridge Tax	58,265
Utility Taxes	243,590
Business License	<u>86,950</u>
Total Revenues	\$ 2,067,613

Expenditures:

Police	\$ 342,955
Fire (Payments to the District)	464,179
Streets/Snow Removal	181,232
Parks and Recreation	4,500
Administration	37,832
Capital Improvement	<u>181,985</u>
Total Expenditures	\$ 1,212,683

Net Financial Gain \$ 854,930

Estimated Revenue and Expenditures for the City and the Northeast Annexation Area

This table provides a comparison of the city's estimated revenues and expenditures are for this current fiscal year and what the city projects will be the estimated revenues and expenditures for the next three years if it is to successfully annex the Northeast Annexation Area.

	(Existing City)			
<u>Revenue:</u>	<u>Current</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Property taxes	\$ 915,250	\$1,257,344	\$1,269,917	\$1,282,616
General sales taxes (1.25%)	2,920,000	3,541,391	3,576,804	3,612,573
Cigarette tax	105,000	123,171	124,403	125,647
Gasoline tax	598,500	691,834	698,752	705,740
Motor vehicle tax & fees	220,000	259,831	262,429	265,054
Road & bridge tax	145,000	204,715	206,762	208,830
Business licenses	251,000	340,460	343,864	347,303
Utility taxes (6%)	1,625,000	1,884,840	1,903,688	1,922,725
Capital Improvements sales tax (.5%)	1,012,700	1,634,402	1,650,746	1,667,254
Other licenses	72,200	75,000	75,750	76,508
Service charges & assessments	1,137,950	1,149,329	1,160,823	1,172,432
Investment income	99,000	118,000	118,600	119,500
Other income	<u>657,450</u>	<u>664,025</u>	<u>670,664</u>	<u>677,371</u>
Total revenue	\$9,759,050	\$11,944,342	\$12,063,202	\$12,183,553
 <u>Expenditures:</u>				
Police	\$3,079,353	\$3,453,100	\$3,432,033	\$3,466,353
Fire	1,297,118	1,774,268	1,792,011	1,809,931
Street maintenance	1,043,757	1,235,427	1,152,840	1,164,370
Parks & recreation	960,339	974,442	984,187	994,030
Administration	2,350,740	2,412,079	2,436,200	2,460,562
Capital improvements	<u>1,139,931</u>	<u>1,669,172</u>	<u>1,502,059</u>	<u>1,517,079</u>
Total expenditures	<u>\$9,871,238</u>	<u>\$11,518,488</u>	<u>\$11,299,330</u>	<u>\$11,412,325</u>
Fund Balances	<u>\$2,181,718</u>	<u>\$2,607,572</u>	<u>\$3,371,444</u>	<u>\$4,142,672</u>

Tax Resources that will no longer be Resources for Other Taxing Jurisdictions (Factor 8)

This table shows what the projected revenue loses may be for St. Louis County and other taxing jurisdictions over the next three years if the annexation is successful. These figures are already incorporated into the figures on the above tables, they are merely separated out in this chart to better display the losses that will be incurred by St. Louis County if the annexation is successful.

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Sales tax	\$412,315	\$416,438	\$420,603
Cigarette tax	17,121	17,293	17,466
Gasoline tax	87,349	88,223	89,105
Motor vehicle tax & fees	37,631	38,007	38,387
Road & bridge tax	58,265	58,847	59,436
Business licenses	325	325	325
Utility taxes	<u>202,992</u>	<u>205,021</u>	<u>207,071</u>
	\$815,998	\$824,154	\$832,393

Effect on Distribution of Tax Revenues in the County (Factors 1 and 8)

Sales tax - The City of Ferguson is currently an "A" city, meaning that all general sales tax generated within the city is kept by the city. The Northeast Annexation Area is a "B", or "pool" area, meaning that all general sales tax generated in that area is placed into a single "pool" along with the general sales tax generated from other unincorporated areas of St. Louis County and "B" classified municipalities. The sales tax that is collected in this "pool" is then distributed to each "B" city and St. Louis County based on their respective populations. Though the City of Ferguson is proposing to annex the Northeast Annexation Area, the Northeast Annexation Area will remain a "B" classified area and thus, any general sales tax generated from that area will still be shared with other "B" classified cities and St. Louis County. The City of Ferguson will receive its portion of the general sales tax generated in the Northeast Annexation area based on the population of the area.

Property tax - St. Louis County will experience no impact on the property tax collected. St. Louis County will still receive its property tax levy.

Utility tax - The current 5% utility tax assessed by St. Louis County will be replaced by Ferguson's 6% tax. Currently, a family in the Northeast Annexation Area with an average utility cost of \$2,300 per year will pay \$115 per year in utility tax at 5%. They will pay a utility tax of \$138 per year at 6% if an annexation were to occur. In other words, that family's utility tax will only go up by \$23 per year.

Other taxes/revenues - 50% of Ferguson's 1/4% local option sales tax will be shared with St. Louis County for the first five years. The City of Ferguson also collects a 1/2% capital improvements sales tax of which 15% is shared with other cities who also collect this tax, but have chosen to share the tax in a "pool" format.

Proposed Zoning (Factor 9)

Existing Zoning

The Northeast Annexation Area, which contains a variety of zoning districts, is governed by St. Louis County zoning regulations. The western most portion of the Northeast Annexation Area is zoned "R-2" Residence District. The area south of Pohlman Road is zoned "R-3" Residence District while the land directly south of this area is zoned "R-6A" Residence District. The parcels along the west side of West Florissant Avenue are zoned "C-8" Planned Commercial District between New Halls Ferry Road and Dunn Road. The lands between West Florissant Avenue and New Halls Ferry Road are zoned "C-8," "R-2," "C-2" Shopping District, "C-3" Shopping District, "C-6" Office and Research Service District, "R-6" Residence District and "R-7" Residence District. In addition, some of these lands are located within the "FP" Flood Plain District. Those lands south of Seven Hills Drive along the east side of New Halls Ferry Road and along Dunn Road are zoned "C-3" and "C-8." There is also one parcel zoned "C-8" and one parcel zoned "C-2" along the east side of New Halls Ferry Road north of the intersection with West Florissant Avenue. The remaining area between New Halls Ferry Road and Old Halls Ferry Road is zoned "R-3," "R-6" and "R-7." South of Interstate 270, the area east of Old Halls Ferry Road is zoned "R-4" Residence District while the area west of Halls Ferry Road is zoned "R-2." The purpose of the various zoning districts in the Northeast Annexation Area is presented below, and a map showing the existing zoning is included in Figure 6.

"FP" Flood Plain District

The "FP" zoning district is an overlay district designed to provide additional regulations for those areas of St. Louis County located within the 100-year flood plain and floodway. Property zoned "FP" is also zoned under another applicable zoning district governed by the St. Louis County Zoning Ordinance. In case of any conflict between the "FP" zoning regulations and the regulations otherwise applicable to any property by virtue of its underlying zoning, the "FP" regulations govern.

"R-2" Residence District

The purpose of the "R-2" zoning district is to provide areas for single-family residences on lots with a minimum area of 15,000 square feet. It is further intended to provide for other uses which are customarily found with and are not detrimental to single-family residences.

"R-3" Residence District

The purpose of the "R-3" zoning district is to provide areas for single-family residences on lots with a minimum area of 10,000 square feet. It is further intended to provide for other uses which are customarily found with and are not detrimental to single-family residences.

"R-4" Residence District

The purpose of the "R-4" zoning district is to provide areas for single-family residences on lots with a minimum area of 7,500 square feet. It is further intended to provide for other uses which are customarily found with and are not detrimental to single-family residences.

"R-6A" Residence District

The purpose of the "R-6A" zoning district is to provide areas for multiple-family residential uses with a maximum density of 10.89 dwelling units per acre. It is further intended to provide for other uses which are customarily found with and are not detrimental to multiple-family residences.

"R-6" Residence District

The purpose of the "R-6" zoning district is to provide areas for multiple-family residential uses with a maximum density of 21.78 dwelling units per acre. It is further intended to provide for other uses which are customarily found with and are not detrimental to multiple-family residences.

"R-7" Residence District

The purpose of the "R-7" zoning district is to provide areas for multiple-family residential uses with a maximum density of 24.89 dwelling units per acre. It is further intended to provide for other uses which are customarily found with and are not detrimental to multiple-family residences.

"C-2" Shopping District

The "C-2" district encompasses areas wherein stores and service facilities that provide a wide range of goods and services usually used, consumed or needed in the home or by individuals may be located. It is the purpose of this zoning district to facilitate the establishment of conditions suitable for the operation of small businesses catering to the general public.

"C-3" Shopping District

The "C-3" district encompasses areas wherein stores and service facilities that provide a wide range of goods and services usually used, consumed or needed in the home or by individuals may be located. It is the purpose of this zoning district to facilitate the establishment of conditions suitable for the operation of businesses catering to the general public.

"C-6" Office and Research Service District

The "C-6" zoning district encompasses areas strategically located and related to various supplementary facilities, clientele and communication systems as to provide suitable sites for certain types of office and research organizations.

"C-8" Planned Commercial District

The "C-8" district encompasses areas where developments and uses permitted in any of the other commercial districts may be located. It is the purpose of this zoning district to facilitate the establishment of combinations of developments and uses for which no provision is made in any other commercial district, or the establishment of developments and uses in locations appropriate under approved site plans and conditions. Such approved plans and conditions shall be consistent with good planning practice and compatible with permitted developments and uses in adjoining districts, so as to protect the general welfare.

Proposed Zoning

The proposed zoning for the Northeast Annexation Area was prepared based on existing land uses, the existing St. Louis County zoning of the area, and the land use plan for the area. Ferguson intends to zone the land proposed for annexation consistent with the current County zoning as indicated in the table below. However, there are no zoning districts in the Ferguson zoning ordinance that are comparable to the "FP" Flood Plain and "C-6" Office and Research Service districts. As a result, the zoning proposed for those areas currently zoned "FP" is comparable to the underlying zoning of those areas. The proposed zoning for all areas currently zoned "C-6" is Ferguson's C-1 General Commercial District, which includes offices as a permitted use. A map showing the proposed zoning is included in Figure 7.

<i>Table 5. Comparison of Existing St. Louis County Zoning and Proposed Ferguson Zoning</i>	
<i>St. Louis County</i>	<i>Ferguson</i>
"FP" Flood Plain District	consistent with underlying zoning
"R-2" Residence District	R-1B Single-Family Residence District (Little Creek Wildlife Area; Capital Hills and Hathaway Manor subdivisions) and R-1C Single-Family Residence District (all other areas)
"R-3" Residence District and "R-4" Residence District	R-1D Single-Family Residence District
"R-6" Residence District	R-1D Single-Family Residence District (Village at Liberty Landing subdivision) and R-3 Multiple-Family Residence District (apartments)
"R-6A" Residence District	R-3 Multiple-Family Residence District
"R-7" Residence District	R-3 Multiple-Family District
"C-2" Shopping District	C-1 General Commercial District
"C-3" Shopping District	C-1 General Commercial District
"C-6" Office and Research Service District	C-1 General Commercial District
"C-8" Planned Commercial District	C-2 Planned Commercial District and C-1 General Commercial District*
* Ferguson's C-1 General Commercial District is proposed for the northwest corner of the New Halls Ferry Road and West Florissant Avenue intersection (Midas and Foot Locker); the area south of Seven Hills Drive and west of New Halls Ferry Road (St. Louis County Animal Shelter and Storage Trust); and the area north of Dunn Road and west of New Halls Ferry Road (Phillips 66, Mobil and Applebee's).	

Any request to change this zoning should be submitted by the property owner. The request would be referred to the Ferguson Plan Commission for recommendation and then submitted to the City Council for approval or denial.

Zoning and Land Use Regulation

Projected Zoning Changes

The proposed zoning for all areas currently zoned "R-3" Residence District in the Northeast Annexation Area is Ferguson's R-1D Single-Family Residence District. This change in zoning will make Salem Church (at the southwest corner of New Halls Ferry Road and Pohlman Road) and Saint Christopher church, school and rectory (at the northwest corner of Old Halls Ferry Road and Mehl Road) special uses instead of permitted uses. Any major expansion or structural alteration of these buildings will be subject to the city's special use regulations.

Similarly, the proposed zoning for all areas currently zoned "C-8" Planned Commercial District is Ferguson's C-2 Planned Commercial District. This change in zoning will make restaurants with a drive-through window (Jack-in-the-Box near the intersection of Dunn Road and West Florissant Avenue) and motor vehicle dealers (Lincoln-Mercury on New Halls Ferry Road) special uses instead of permitted uses. Again, any major expansion or structural alteration will be subject to the city's special use regulations.

Nonconformities

No nonconforming uses will be created as a result of the proposed zoning changes. Some lots will become nonconforming because they will be smaller than the minimum lot requirements in the Ferguson zoning districts. However, as lots of record they may be used for any permitted use in the zoning district. There may be some buildings that will become nonconforming. However, this nonconforming status will not hinder the use of such buildings and those buildings may be enlarged provided that any expansion complies with other zoning regulations as to setbacks and height limitations.

1. *"R-2" Residence District.* The proposed zoning for the Capital Hills and Hathaway Manor subdivisions, which are currently zoned "R-2" Residence District, is Ferguson's R-1B Single-Family Residence District. The differences between these districts' requirements for front and rear yard setbacks, lot width and structure height may result in some nonconforming lots and buildings. The proposed zoning for other areas currently zoned "R-2" Residence District is Ferguson's R-1C Single-Family Residence District. The differences between these districts' requirements for front and rear yard setbacks and structure height may result in some nonconforming buildings.
2. *"R-3" Residence District.* The proposed zoning for all areas currently zoned "R-3" Residence District is Ferguson's R-1D Single-Family Residence District. This change may result in some nonconforming buildings due to differences in the districts' requirements for front and rear yard setbacks and structure height.
3. *"R-4" Residence District.* The proposed zoning for all areas currently zoned "R-4" Residence District is Ferguson's R-1D Single-Family Residence District. Again, this change may result in some nonconforming buildings due to differences in the districts' requirements for front, side and rear yard setbacks and structure height.
4. *"R-6" Residence District (single-family).* The proposed zoning for all single-family areas currently zoned "R-6" Residence District is Ferguson's R-1D Single-Family Residence District. The differences between these districts' requirements for lot

area; front, side and rear yard setbacks; lot width; and structure height may result in some nonconforming lots and buildings.

5. *"R-6" Residence District (multiple-family), "R-6A" Residence District and "R-7" Residence District.* The proposed zoning for all multiple-family areas currently zoned "R-6" Residence District, and all areas currently zoned "R-6A" Residence District and "R-7" Residence District, is Ferguson's R-3 Multiple-Family Residence District. The differences between these districts' requirements for lot area; front, side and rear yard setbacks; and structure height may result in some nonconforming lots and buildings.
6. *"C-2" Shopping District, "C-3" Shopping District and "C-6" Office and Research Service District.* The proposed zoning for all areas currently zoned "C-2" Shopping District, "C-3" Shopping District and "C-6" Office and Research Service District is Ferguson's C-1 General Commercial District. These changes may result in some nonconforming lots and buildings due to differences in the districts' requirements for front and rear yard setbacks, lot width, and structure height.

It is not anticipated that any lot or building that may be rendered nonconforming by the proposed zoning will create an undue hardship on any owner or user of such lot or building. The Ferguson zoning ordinance specifically protects nonconforming lots of record with the following provision:

18.7. Nonconforming Lots of Record. Any lot which was lawfully created prior to the enactment or amendment of this ordinance, but does not meet the minimum size and/or dimension requirements of the zoning district in which it is located shall be considered a legal nonconforming lot of record. A legal nonconforming lot of record may be used, conveyed, or sold the same as if it were a conforming lot.

Because the city's adoption of an ordinance to rezone this property is a zoning ordinance map amendment, any nonconforming lot in this area would become a nonconforming lot of record and would be afforded the protection of this paragraph 18.7.

If there were any undue hardships created by the imposition of the Ferguson zoning regulations, an aggrieved owner, resident or applicant would have grounds to seek a variance from the strict interpretation of the zoning ordinance.

Ongoing Development Projects

There are no ongoing development projects in the area proposed for annexation.

Compactness of the Northeast Annexation Area (Factor 10)

The Northeast Annexation Area is contiguous to approximately 15 percent of the current city limits of Ferguson. Common boundaries shared by the Northeast Annexation Area and the City of Ferguson include the northern boundary of Ferguson along Interstate 270 from the western terminus of the Northeast Annexation Area to Old Halls Ferry Road; the eastern boundary of Ferguson along Old Halls Ferry Road from Interstate 270 to a point immediately south of the junction of Old Halls Ferry Road and New Halls Ferry Road; and the southern boundary of Ferguson just north of Old Manor Drive. The boundaries of the Northeast Annexation Area follow existing streets, manmade barriers

and natural demarcation lines keeping neighborhoods and business districts intact. There are three crossing points over I-270 between Ferguson and the Northeast Annexation Area making the entire Northeast Annexation Area easily accessible by emergency and public works' vehicles from Ferguson. Furthermore, all properties are easily accessible by roads from within the Northeast Annexation Area.

Ability to Accommodate Orderly Incorporation in St. Louis County (*Factor 3*)

The successful annexation of the Northeast Annexation Area by the City of Ferguson is consistent with the orderly incorporation of St. Louis County. A small pocket of unincorporated St. Louis County is located adjacent to the southwest corner of the Northeast Annexation Area, along Dunn Road. This pocket of land is not included as part of the Northeast Annexation Area because it is currently being considered by the Boundary Commission for annexation by the City of Florissant.

Impact of the Proposed Annexation on Concerned Parties (*Factor 1*)

The proposed annexation will have a positive impact on the residents of the Northeast Annexation Area. The City of Ferguson proposes to provide a full range of municipal services to the Northeast Annexation Area, including police protection, street maintenance, parks and recreation services, financial assistance programs for home maintenance, economic development and business assistance, and building inspections and code enforcement.

The proposed annexation will have almost no impact on the three fire protection districts that serve this area. The fire districts will continue to respond to emergencies in the area and will receive payment from the city of Ferguson in an amount equal to what they would have received in tax revenue. While the Ferguson Fire Department will not provide direct fire protection service to the Northeast Annexation Area, it will work to maintain and enhance mutual aid agreements with the fire protection districts servicing the area.

The city's plan to provide municipal services to the Northeast Annexation Area will not have a negative impact on its ability to provide services to its current residents. Ferguson has prepared this annexation area plan with the intention of maintaining existing levels of service within the city while paying for additional services in the Northeast Annexation Area from the revenue generated from the annexation area.

The proposed annexation will have little, if any, impact on communities adjoining the Northeast Annexation Area.

Finally, the proposed annexation will have minimal impact on St. Louis County as a whole. The Northeast Annexation Area is currently a part of the St. Louis County sales tax distribution pool. Though the City of Ferguson has opted to be a point-of-sale city for purposes of sales tax distribution, the sales tax dollars generated from the Northeast Annexation Area would remain in the St. Louis County sales tax distribution pool. The city's share of these funds will be based solely on the population of the Northeast Annexation Area, which is currently 4,005.

Effective Date of the Proposed Annexation (*Factor 11*)

It is proposed that the effective date of the annexation of the Northeast Annexation Area by the City of Ferguson be September 1, 1997, if the annexation is successfully voted upon in the February 1997 election. As indicated in this annexation area plan, Ferguson can provide a full range of municipal services on the effective date of the proposed annexation.

Conclusion (*Factor 1*)

The City of Ferguson feels that the proposed annexation is in the best interest of the residents of the Northeast Annexation Area, the communities surrounding the Northeast Annexation Area and the residents of Ferguson.

The city prides itself on having a well-managed, progressive city government that is responsive to the needs of its citizens. By being a part of the City of Ferguson, the residents of the Northeast Annexation Area will have direct access to a broad range of top quality, municipal services that are designed to cater to their specific needs. The Northeast Annexation Area will have around the clock police protection from police officers who make it a point to know their residents and neighborhoods. Ferguson's Police Department is a fully equipped police department with a proven track record for deterring illicit activity and solving crimes quickly and effectively. The residents will have the benefit of aggressive code enforcement that not only helps to maintain the safety, health, and welfare of the Northeast Annexation Area and its residents, but also insures property values and neighborhood stability.

Businesses in the Northeast Annexation Area will have the opportunity to take advantage of economic development assistance from the city and the North County Chamber of Commerce. More than just encouraging new developments and businesses, the city and the chamber have a strong mission of preserving what already exists. The city and the chamber of commerce will work with realtors and property owners to quickly fill vacant store fronts with businesses that enhance the area. The city and the chamber of commerce will also work with existing businesses to help in their future growth and develop a higher level of business retention. Residents of the Northeast Annexation Area will also have the benefit of some of the best parks and recreational facilities in North St. Louis County. Furthermore, by being a part of the City of Ferguson, residents and businesses of the Northeast Annexation Area will not only benefit from more direct services, but will also benefit from more direct representation and input into what happens in their community. The bottom line is that the City of Ferguson can offer better services and more direct representation to the residents of the Northeast Annexation Area at a lower tax rate.

Cities surrounding the Northeast Annexation area will also have a direct benefit. As a result of a successful annexation, they will not lose any tax revenue, but they will gain assistance of a neighbor who understands and can react to the special needs of the North St. Louis County community. The City of Ferguson will be able to assist in emergency aid, assist in neighborhood stabilization, and provide for solid economic vitality.

The City of Ferguson will benefit from the proposed annexation because it allows for the natural, future growth of the city. It is for these reasons that the City of Ferguson feels that this annexation would be a win-win situation; and it is for these reasons that the City of Ferguson presents this proposal for the annexation of the Northeast Annexation Area.

Certification that copies of the Annexation Area Plan
have been mailed to Neighboring Communities



CITY OF FERGUSON

MISSOURI 63135

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

I, Dorris S. Carter, City Clerk within and for the City of Ferguson in the County and State aforesaid, and Custodian of the official records of said City, do hereby certify that full, true, and correct copies of the City of Ferguson Annexation Plan of Intent have been sent to:

- St. Louis County Clerk, #41 S. Central, St. Louis, MO 63105
- Black Jack City Clerk, 4655 Parker Road, Black Jack, MO 63033-4209
- Dellwood City Clerk, 1415 Chambers Road, St. Louis, MO 63135
- Florissant City Clerk, 955 St. Francois Street, Florissant, MO 63031

This Plan of Intent was approved by the Ferguson City Council on September 10th, 1996, and has been submitted to the St. Louis County Boundary Commission.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Ferguson, Missouri, at my office in said City, this ~~18th~~ day of October, 1996.

SEAL:

Dorris Carter
Dorris S. Carter, SMS/AE
City Clerk

○
CITY HALL
110 Church St.
(314) 521-7721
FAX # 524-5173
TDD Phone 521-4828

○
CLERK of COURT
222 S. Florissant Rd.
(314) 524-5264
FAX # 524-5290

○
POLICE
DEPARTMENT
222 S. Florissant Rd.
(314) 522-3100
FAX # 524-5290

○
FIRE
DEPARTMENT
110 Church St.
(314) 522-1122

○
RECREATION
DEPARTMENT
501 N. Florissant Rd.
(314) 521-4661

○
MUNICIPAL
GARAGE
901 Ferguson Ave.
(314) 521-8373

Legal Opinion Regarding Compliance
with all Legal Requirements



CITY OF FERGUSON

MISSOURI 63135

September 24, 1996

City of Ferguson
110 Church Street
Ferguson, Missouri 63135-2411

As City Attorney, I have examined the proceedings to date for the annexation for what is known as and designated as the Northeast Annexation Area covered by Ordinance No. 96-2856, which will be submitted to the Boundary Commission of St. Louis County. In addition, I have reviewed the proposal and plan of intent which will be filed with the Boundary Commission, and, in my opinion, all statutory requirements, other than Chapter 72 R.S.Mo., that are applicable to the proposing agent, have been satisfied.

Very truly yours,

Richard C. Bresnahan

RCB:jmk

1-rcb\ferguson\anexaton

○
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GARAGE
901 Ferguson Ave.
(314) 521-8373

List of Possible Sites for Public Hearing

In accordance with Article III, Section 9 of the Boundary Commission, St. Louis County Rules, the City of Ferguson submits the following list of possible sites for a public hearing to be held regarding the proposed annexation.

Florissant Valley Community College
3400 Pershall Road
Ferguson, MO 63135
Contact: Jan Vogt, Secretary in the Community Relations Department
595-4548

McCluer High School Auditorium
1896 S. Florissant
Florissant, MO 63031
Contact: Carry Berg, Assistant Principal
521-7432

Keeven Elementary School
11230 Old Halls Ferry Road
St. Louis, MO 63136
Contact: Mrs. Norma Bernhart, School Secretary
653-2370

North Vocational Technical School
1700 Derhake Road
St. Louis, MO 63031
Contact: Dr. Charles Harris, Principal
839-6130

Statement Regarding Costs

In accordance with Article III, Section 10 of the Boundary Commission, St. Louis County Rules, the City of Ferguson certifies with this statement that it will bear all costs incurred by the Boundary Commission including publications, notifications, copies, etc., related to this proposed annexation.

Documentation of 15 Percent Contiguous Area

In accordance with Article III, Section C-1 of the Boundary Commission, St. Louis County Rules, the City of Ferguson provides a minimum of 15% of the perimeter of the proposed boundary of the Northeast Annexation Area is bordered by the City of Ferguson:

This certifies that a minimum of 15% of the perimeter of the proposed boundary of the Northeast Annexation Area is bordered by the City of Ferguson.

Resolution and Ordinance Adopting the Annexation Area Plan



CITY OF FERGUSON

MISSOURI 63135

Resolution

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

Introduced by Council as a whole

WHEREAS, the Council has determined that it is in the best interest of the City of Ferguson and the citizenry of the unincorporated territory immediately adjacent to the present boundaries of the City of Ferguson 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 Ferguson, Missouri; and

WHEREAS, the Missouri General Assembly reestablished the St. Louis County Boundary Commission in 1995 for the purpose of facilitating and encouraging the gradual incorporation of all unincorporated territory in st. Louis County; and

WHEREAS, the Annexation Plan of Intent addressed in this Resolution accomplishes the goals outlined in the St. Louis County Boundary Commission legislation; and

WHEREAS, the Annexation Program outlined herein reaffirms the Council's commitments to provide a rational basis for the expansion of the corporate limits to include this area immediately adjacent to the City which has a "Community of Interest" with the City; and

WHEREAS, this proposed annexation 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 Ferguson; and

WHEREAS, this Resolution affirms and again provides a clear indication as to the annexation intentions of the City Council as a public record; and

WHEREAS, the Council has made a thorough study of the proposed annexation and has determined that the annexation is reasonable and in the best interest for the continued orderly growth and proper development of the City of Ferguson; and

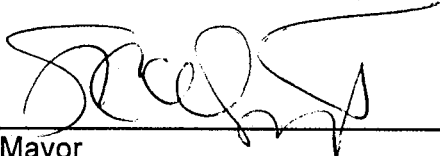
WHEREAS, the City of Ferguson can furnish said area with all of its municipal services within a reasonable time after said annexation becomes effective.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FERGUSON, MISSOURI, as follows:

SECTION 1. The City of Ferguson, Missouri, declares its intent to annex, into the corporate limits of the City of Ferguson, Missouri, that unincorporated area described in Exhibit A which is attached hereto and made a part hereof.

SECTION 2. Pursuant to the provisions of C.C.S.S.S.C.S.H.C.S. House Bill 446, 88th General Assembly, First Regular Session, the City Manager is hereby authorized to submit this Resolution and the Annexation Program for the City of Ferguson, 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 Ferguson, Missouri, hereby declares, as a matter of policy, that this program outlined herein represents a plan for the balanced and rational growth of the City of Ferguson, and that the entire program be considered as a consolidated package for establishing the ultimate geographic size of the City of Ferguson, Missouri.

This Resolution passed and approved by the Council of the City of Ferguson, Missouri, this 27th day of August, 1996.



Mayor

Attest:



Morris S. Carter, CM/AAE
City Clerk

LEGAL DESCRIPTION
PROPOSED ANNEXATION

A tract of land in Blocks 110, 111, 112, and 125 of St. Ferdinand Commons, all of Afshari Estates Plat No. 13A; all of Afshari Estates Plat No. 13C; Afshari Estate Plat B Condominiums, Phase Two and Phase Three; Phase 1, Part 3 of Afshari Estates Plat 13A Condominium; Condominium Lot of Afshari Estates Plat 13; Lots B-4 and B-5 of Afshari Estate Plat 13; Phase 1 of Afshari Estates Plat 13 Condominium Lots B1 and B3 of Afshari Estates Plat 13B; Phase 1, Part 2 of Afshari Estates Plat 13 Condominium, Amended; Singing Pine Acres; All of Seven Hills Plat 1, Plat 2, Plat 3 and Plat 4; Halls Ferry Junction Plat 2; Afshari Center No. 8; Afshari Center No. 8 Annex; Mehl Acres; Miller Properties; Lincoln Hills; Westcott Subdivision; Sugarpine Apartments; Lions Choice Subdivision; Wellington Arms; Wellington Arms Plat 2; Wellington Arms Plat 3; Seven Hills West Subdivision; Resubdivision of Lot D Of Seven Hills West Subdivision; Seven Hills Plat 5 Subdivision; Seven Hills Addition Plat 6 Subdivision; Dierberg's Clocktower Place; Mega Bank Center; Lots 5, 6, 7, 8, 9, 10 and 11 of Partition of Estate of Michal Tebeau; Lots A and B of Halls Ferry Junction; Lot 1 of Halls Ferry Junction Plat 2; Resubdivision of Lot B, Northeast Part of Lot A/B of Halls Ferry Junction Plat 2; Lots A and B of West Florissant Office Center Lot 2; Lots 1 and 2 of West Florissant Office Center; Village at Liberty Landing; Village of Liberty Landing Plat 2; Part of Hathaway Manor No. 17; Krehmeyer Subdivision; Brighton Subdivision; Parcels 2 and 3 of Central City North; Lots 1 through 3, Lots 10 through 15 and Lot 27 of Central City North Plat Three; Parcel 1 of Central City North, Plat Three; Adjusted Parcel 6 of Central City North; Lot 1 and 2 of Central City North Parcel 4; Lots A and B of Central City North, Parcel 4; Lot 30 of Central City North Plat 3; Central City North Parcel 2, 3, 6a and 6b; Adjusted Lots 1 and 2 of Survey 2471, Township 47 North, Range 7 East, Lots B, C, D, E and F of Central City North Plat 2; Lot A of Central City North, Resubdivision of Parcel 3; Lots A and B of Central City North; Resubdivision of Lots A and B of Central City North; Lots 1 and 2 of Central City North Plat 2; Lots 1a and 23a of Central City North; Halls Ferry Junction Shopping Center Plat 1; Capitol Hill Subdivision; Capitol Hill Subdivision Plat 2, 3 and 4, All of Hathaway Manor Subdivision and all of Hathaway Manor No. 3; Sections 25 and 36, Township 47 North, Range 6 East; Sections 5 and 6, Fractional Sections 30 and 31; Township 47 North, Range 7 East; in U.S. Surveys 110, U. S. Survey 2432, and U. S. Survey 2471, all in Township 47 North, Range 7 East, St. Louis County, Missouri and more particularly described as follows;

Beginning at the point of intersection of a line 60 feet south of and parallel with the centerline of Interstate Route No. 270 and the southerly extension of the west line of a 6.42 acre tract conveyed to the Ferguson Reorganized School District #2, by deed recorded in Book 6315, Page 235, of the St. Louis County Records Office; thence in a northerly direction along the southerly extension of said 6.42 acre tract and along the west line of said 6.42 acre tract and along the east line of Summerwood Condominium No. 2 Phases 1, 2 and 3 and along the east line of a 11.532 acre tract now or formerly conveyed to the St. Louis Christian College, a corporation, to the north past corner of said Block 112; thence in an westerly direction along the north line of Block 112 and along the north line of Christian College property a distance of 660 feet, more or less, to the southwest corner of a 45.96 acre tract, now or formerly conveyed to the Special. School District of St. Louis County and described in Daily No. 352, Recorded November 10, 1965; thence in a northerly direction along the west line of said Special School District property 1317.00 feet to the south line of Derhake Road, 40 feet wide; thence in an easterly direction and along the southern line of Derhake Road 1485.00 feet, more or less, to a point in the west line of a tract of land conveyed to the City of Florissant, known as Dunegant Park; thence in a southerly direction along said City of Florissant property 529.00 feet, more or less, to the northwest corner of property now or

formerly conveyed to Ferguson Reorganized School District by deed recorded in Book 6654, Page 100: thence in an easterly direction along the north line of said Ferguson Reorganized School District property 1533.54 feet to a point being the southwest corner of Afshari Estates Plat No. 13A; thence in a northerly direction along the west line of Afshari Estates Plat No. 13A and along the west line of property now or formerly conveyed to Viola V. Brown by deed recorded in Book 7451, Page 1876 of the St. Louis County Records Office; to a point in the south line of Pohlman Road; thence in an easterly direction along the south line of Pohlman Road to its point of intersection with the east line of New Halls Ferry Road; thence in a northerly direction along the east line of New Halls Ferry Road, as widened, to its intersection with the south line of Lot 4 of said Partition of Estate of Michal Tebeau Subdivision; thence in an easterly direction along the south line of Lot 4 to the southeast corner of Lot 4; thence in a northerly, easterly and northerly direction along the east line of said Lot 4 to the northwest corner of Seven Hills Addition Plat 6 Subdivision; thence north 89 degrees, 02 minutes, 30 seconds east along the north line of Seven Hills Addition Plat 6 Subdivision, 681.11 feet to a point in the west line of Northridge Hills Subdivision; thence south 0 degrees, 42 minutes, 30 seconds east 52.00 feet to a point; thence north 88 degrees, 56 minutes, 30 seconds east along the north line of Seven Hills Addition Plat 6 Subdivision and the north line of Seven Hills Plat 5 Subdivision 1,211.21 feet to a point; thence south 8 degrees 03 minutes west 124.00 feet; thence north 88 degrees 56 minutes 30 seconds east 330.00 feet; thence in a southeasterly direction along the southwest line of Old Halls Ferry Road to its intersection with the west line of Mehl Avenue; thence in a northeasterly direction and perpendicular to the right of way of Old Halls Ferry Road to a point in the northeast right of way of Old Halls Ferry Road, 60 feet wide; thence in a southeast direction along the east line of Old Halls Ferry Road to its point of intersection with direct prolongation westerly of the south line of Lot 1743 of Hathaway Manor No. 17 Subdivision, being also the most western corner of property designated St. Louis County Library on said Hathaway Manor No. 17, Subdivision Plat; thence in an easterly direction along the north line of said St. Louis County Library Lot, 240.00 feet to a point in the west line of Saginaw Drive; thence in a southeasterly direction along the southwest line of Saginaw Drive to the northeast corner of property now or formerly conveyed to Martin D. Jr., and J. E. Spizman, by deed recorded in Book 7986, Page 2307 of the St. Louis County Records Office; thence in a southerly direction along Spizman's east line and its continuation southwardly to a point in the north line of Hathaway Manor Subdivision; thence in a southeasterly direction to the most eastern corner of Lot 39 of Hathaway Manor Subdivision; thence in a southerly direction along the east line of Hathaway Manor Subdivision, and Hathaway Manor Subdivision No. 3, and along the west line of a drainage ditch to the southeast corner of Lot 84 of said Hathaway Manor No. 3 Subdivision; thence in a westerly direction and along the south line of Lots 84 through 88 inclusive of said subdivision and continuing westerly to the west line of Old Halls Ferry Road; thence in a southerly direction along the west line of Old Halls Ferry Road to the southeast corner of Capitol Hill Subdivision, according to the plat thereof recorded in Plat Book 481 Page 8 of the St. Louis County Records; thence in a westerly direction along the south line of said subdivision, 743.35 feet to a point in the west line of said subdivision; thence northwesterly along the west line of Lot 41 and the west line of said subdivision 132.13 feet to an angle point in the west line of lot 41; thence continuing in a northwesterly direction along the west line of Lot 41 and the west line of said subdivision a distance of 240.40 feet to a point in the east line of Crown Point Drive, 40 feet wide, as shown on the plat of Atwater Terrace Subdivision; thence continuing in a northwesterly direction along the east line of said Crown Point Drive and the west line of Lots 35 through 40 inclusive 791.43 feet to an angle point in said subdivision; thence in a northerly direction

along the west line of Lot 34 of Capitol Hill Subdivision, 133.67 feet to the northwest corner of said Lot 34; thence in an easterly direction along the north line of said Lot 34, 212.27 feet to a point being the southwest corner of Lot 33 of said Capitol Hill Subdivision; thence continuing in a northerly direction along the west line of Lots 29 through 33 inclusive 640.00 feet to a point in the south line of Hudson Road, 40 feet wide; thence continuing northwardly and parallel with the west line of said Lots 29 through 33 a distance of 60.00 feet to a point in the north line of Hudson Road; thence in a westerly direction along the north line of Hudson Road, 60 feet wide, to a point in the west line of Capitol Hill Subdivision. Plat No. 3; thence in a northwesterly direction along the west line of said Capitol Hill Subdivision Plat No. 3, 263.53 feet to an angle point in said subdivision; thence continuing in a northwesterly direction along the west line of said subdivision, 324.84 feet to a point; thence in a northerly direction along the west line of Lot 78 of said subdivision, 152.97 feet to a point; thence in a westerly direction 27.39 feet to the northwest corner of Lot 79 of said subdivision; thence continuing in a northerly direction along Lots 79 and 80 of Capitol Hill Subdivision No. 3, 336.84 feet to a point in the south line of Capitol Hill Subdivision. Plat No. 4; thence in a westerly direction along the south line of Capitol Hill Subdivision Plat No. 4, 244.89 feet to the southwest corner of said subdivision, being also the southeast corner of Lot 22, Block 12 of Northland Hills No. 6 Subdivision; thence in a northerly direction, north 0 degrees 28 minutes west 1011.44 feet to the northwest corner of Capitol Hill Subdivision Plat No. 4; thence in an easterly direction along the north line of said subdivision, south 88 degrees 59 minutes east 1514.71 feet to a point in the southwest line of New Halls Ferry Road, 60 feet wide; thence in a northerly direction along a line being the direct prolongation southwardly of the west line of Old Halls Ferry Road and along the west line of Old Halls Ferry Road to its intersection with a line being 60 feet south of and parallel with the centerline of Interstate Route No. 270; thence in a westerly direction along the line 60 feet south of and parallel with the centerline of Interstate Route No. 270 to the point of beginning and containing 1038 acres, more or less.



CITY OF FERGUSON

MISSOURI 63135

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

I, Dorris S. Carter, City Clerk within and for the City of Ferguson in the County and State aforesaid, and Custodian of the official records of said City, do hereby certify that the attached constitutes a full, true, and correct copy of Ordinance No. 96-2856, relating to submission of an annexation plan to the Boundary Commission of St. Louis County, of the City of Ferguson as fully as the same appears on record in my office.

This Ordinance was passed and approved by the Ferguson City Council on the 10th day of September, 1996, and remains full force and effect to this date.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Ferguson, Missouri, at my office in said City, this 11th day of September, 1996.

SEAL:

Dorris S. Carter (handwritten signature)

Dorris S. Carter, CMC/AAE
City Clerk

CITY HALL
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(314) 521-8373

Proposed by Administration

Introduced by Council as a whole

AN ORDINANCE REPEALING ORDINANCE #96-2949 RELATING TO THE ANNEXATION BY THE CITY OF FERGUSON, MISSOURI OF AN AREA OF UNINCORPORATED LAND DESCRIBED THEREIN; AND PROVIDING FOR APPROVAL OF AN ANNEXATION PLAN AND BOUNDARY CHANGE PROPOSAL TO BE SUBMITTED TO THE BOUNDARY COMMISSION OF ST. LOUIS COUNTY, MISSOURI, FOR ITS CONSIDERATION AND SUBSEQUENT DIRECTION OF AN ELECTION TO VOTERS OF THE CITY OF FERGUSON AND OF THE AREA PROPOSED TO BE ANNEXED; EFFECTIVE WHEN.

WHEREAS, on the 23rd day of July, 1996, the City Council passed Ordinance #96-2849 providing for the annexation by the City of Ferguson, Missouri of an area of unincorporated land described therein; and

WHEREAS, subsequent to adoption of this ordinance it was determined that additional contiguous and adjacent unincorporated territory would enhance and improve the proposed annexation boundaries for the residents of the areas proposed for annexation and for the citizens of Ferguson; and

WHEREAS, it would be in the best interest for the proposed annexed area, the County of St. Louis, and the City of Ferguson to add this additional adjacent contiguous area to the proposed annexation; and

WHEREAS, on the 27th day of August, 1996, the City of Ferguson, Missouri declared by Resolution #96-34 of the City Council, its intent to annex certain unincorporated territory into the City of Ferguson, which includes the prior proposed area and the additional adjacent contiguous area; and

WHEREAS, the annexation provided by this Ordinance is consistent with the provisions of that Resolution and of the goals for St. Louis County outlined in the St. Louis County Boundary Commission legislation; and

WHEREAS, the City has developed an Annexation Plan to be submitted to the Boundary Commission of St. Louis County, Missouri pursuant to statute and said commission rules;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FERGUSON, MISSOURI, as follows;

SECTION 1. From and after the passage of this Ordinance, Ordinance No. 96-2849 is hereby repealed.

SECTION 2. The corporate limits of the City of Ferguson, in the County of St. Louis, Missouri, shall be extended so as to embrace and include all that part of said County, lying within the boundary lines as described in Exhibit A which is attached hereto and made a part hereof.

SECTION 3. The Council has determined, and hereby declares the proposed annexation is reasonable and necessary to the proper, balanced development of the City of Ferguson.

SECTION 4. The City of Ferguson has developed a Plan of Intent to provide services in the area on the same basis upon which services are presently provided to the residents of the City of Ferguson.

SECTION 5. A public hearing shall be held concerning this matter and the public hearing shall be at the date and time established by the St. Louis County Boundary Commission, at which time the Plan of Intent shall be presented.

SECTION 6. The annexation of the real estate described in Attachment A is subject to the approval of the voters of the City and of the area sought to be annexed in an election, said election date to be determined by action of the St. Louis County Boundary Commission.

SECTION 7. The annexation of said real estate shall become effective six (6) months following the election approving such annexation.

SECTION 8. Pursuant to the provisions of C.C.S. S.S. S.C.S. H.C.S. House Bill 446, of the 88th General Assembly, First Regular Session, the City Manager is hereby authorized to submit this Ordinance and the boundary adjustment for the City of Ferguson outlined herein, to the St. Louis County Boundary Commission for review and approval according to the rules and procedures established by said Commission.


SECTION 9. The City is well prepared to effectuate the annexation of the annexation area as described in the annexation proposal, which the City hereby adopts. The annexation proposal, with a certified copy of this Ordinance, together with Exhibit A, shall be submitted to the Boundary Commission, St. Louis County, Missouri, for its consideration and approval.

SECTION 10. This ordinance shall be in full force and effect from and after the date of its passage and approval.

1st Reading August 27, 1996

2nd Reading September 20, 1996

Passed and approved the 10th day of September, 1996.



Mayor

Attest:

Dorris S. Carter, CMC/AAE
City Clerk

Permanently recorded in book 22 on page 285.

LEGAL DESCRIPTION
PROPOSED ANNEXATION

A tract of land in Blocks 110, 111, 112, and 125 of St. Ferdinand Commons, all of Afshari Estates Plat No. 13A; all of Afshari Estates Plat No. 13C; Afshari Estate Plat B Condominiums, Phase Two and Phase Three; Phase 1, Part 3 of Afshari Estates Plat 13A Condominium; Condominium Lot of Afshari Estates Plat 13; Lots B-4 and B-5 of Afshari Estate Plat 13; Phase 1 of Afshari Estates Plat 13 Condominium Lots B1 and B3 of Afshari Estates Plat 13B; Phase 1, Part 2 of Afshari Estates Plat 13 Condominium, Amended; Singing Pine Acres; All of Seven Hills Plat 1, Plat 2, Plat 3 and Plat 4; Halls Ferry Junction Plat 2; Afshari Center No. 8; Afshari Center No. 8 Annex; Mehl Acres; Miller Properties; Lincoln Hills; Westcott Subdivision; Sugarpine Apartments; Lions Choice Subdivision; Wellington Arms; Wellington Arms Plat 2; Wellington Arms Plat 3; Seven Hills West Subdivision; Resubdivision of Lot D Of Seven Hills West Subdivision; Seven Hills Plat 5 Subdivision; Seven Hills Addition Plat 6 Subdivision; Dierberg's Clocktower Place; Mega Bank Center; Lots 5, 6, 7, 8, 9, 10 and 11 of Partition of Estate of Michal Tebeau; Lots A and B of Halls Ferry Junction; Lot 1 of Halls Ferry Junction Plat 2; Resubdivision of Lot B, Northeast Part of Lot A/B of Halls Ferry Junction Plat 2; Lots A and B of West Florissant Office Center Lot 2; Lots 1 and 2 of West Florissant Office Center; Village at Liberty Landing; Village of Liberty Landing Plat 2; Part of Hathaway Manor No. 17; Krehmeyer Subdivision; Brighton Subdivision; Parcels 2 and 3 of Central City North; Lots 1 through 3, Lots 10 through 15 and Lot 27 of Central City North Plat Three; Parcel 1 of Central City North, Plat Three; Adjusted Parcel 6 of Central City North; Lot 1 and 2 of Central City North Parcel 4; Lots A and B of Central City North, Parcel 4; Lot 30 of Central City North Plat 3; Central City North Parcel 2, 3, 6a and 6b; Adjusted Lots 1 and 2 of Survey 2471, Township 47 North, Range 7 East, Lots B, C, D, E and F of Central City North Plat 2; Lot A of Central City North, Resubdivision of Parcel 3; Lots A and B of Central City North; Resubdivision of Lots A and B of Central City North; Lots 1 and 2 of Central City North Plat 2; Lots 1a and 23a of Central City North; Halls Ferry Junction Shopping Center Plat 1; Capitol Hill Subdivision; Capitol Hill Subdivision Plat 2, 3 and 4, All of Hathaway Manor Subdivision and all of Hathaway Manor No. 3; Sections 25 and 36, Township 47 North, Range 6 East; Sections 5 and 6, Fractional Sections 30 and 31; Township 47 North, Range 7 East; in U.S. Surveys 110, U. S. Survey 2432, and U. S. Survey 2471, all in Township 47 North, Range 7 East, St. Louis County, Missouri and more particularly described as follows;

Beginning at the point of intersection of a line 60 feet south of and parallel with the centerline of Interstate Route No. 270 and the southerly extension of the west line of a 6.42 acre tract conveyed to the Ferguson Reorganized School District #2, by deed recorded in Book 6315, Page 235, of the St. Louis County Records Office; thence in a northerly direction along the southerly extension of said 6.42 acre tract and along the west line of said 6.42 acre tract and along the east line of Summerwood Condominium No. 2 Phases 1, 2 and 3 and along the east line of a 11.532 acre tract now or formerly conveyed to the St. Louis Christian College, a corporation, to the north past corner of said Block 112; thence in a westerly direction along the north line of Block 112 and along the north line of Christian College property a distance of 660 feet, more or less, to the southwest corner of a 45.96 acre tract, now or formerly conveyed to the Special School District of St. Louis County and described in Daily No. 352, Recorded November 10, 1965; thence in a northerly direction along the west line of said Special School District property 1317.00 feet to the south line of Derhake Road, 40 feet wide; thence in an easterly direction and along the southern line of Derhake Road 1485.00 feet, more or less, to a point in the west line of a tract of land conveyed to the City of Florissant, known as Dunegant Park; thence in a southerly direction along said City of Florissant property 529.00 feet, more or less, to the northwest corner of property now or

formerly conveyed to Ferguson Reorganized School District by deed recorded in Book 6654, Page 100; thence in an easterly direction along the north line of said Ferguson Reorganized School District property 1533.54 feet to a point being the southwest corner of Afshari Estates Plat No. 13A; thence in a northerly direction along the west line of Afshari Estates Plat No. 13A and along the west line of property now or formerly conveyed to Viola V. Brown by deed recorded in Book 7451, Page 1876 of the St. Louis County Records Office; to a point in the south line of Pohlman Road; thence in an easterly direction along the south line of Pohlman Road to its point of intersection with the east line of New Halls Ferry Road; thence in a northerly direction along the east line of New Halls Ferry Road, as widened, to its intersection with the south line of Lot 4 of said Partition of Estate of Michal Tebeau Subdivision; thence in an easterly direction along the south line of Lot 4 to the southeast corner of Lot 4; thence in a northerly, easterly and northerly direction along the east line of said Lot 4 to the northwest corner of Seven Hills Addition Plat 6 Subdivision; thence north 89 degrees, 02 minutes, 30 seconds east along the north line of Seven Hills Addition Plat 6 Subdivision, 681.11 feet to a point in the west line of Northridge Hills Subdivision; thence south 0 degrees, 42 minutes, 30 seconds east 52.00 feet to a point; thence north 88 degrees, 56 minutes, 30 seconds east along the north line of Seven Hills Addition Plat 6 Subdivision and the north line of Seven Hills Plat 5 Subdivision 1,211.21 feet to a point; thence south 8 degrees 03 minutes west 124.00 feet; thence north 88 degrees 56 minutes 30 seconds east 330.00 feet; thence in a southeasterly direction along the southwest line of Old Halls Ferry Road to its intersection with the west line of Mehl Avenue; thence in a northeasterly direction and perpendicular to the right of way of Old Halls Ferry Road to a point in the northeast right of way of Old Halls Ferry Road, 60 feet wide; thence in a southeast direction along the east line of Old Halls Ferry Road to its point of intersection with direct prolongation westerly of the south line of Lot 1743 of Hathaway Manor No. 17 Subdivision, being also the most western corner of property designated St. Louis County Library on said Hathaway Manor No. 17, Subdivision Plat; thence in an easterly direction along the north line of said St. Louis County Library Lot, 240.00 feet to a point in the west line of Saginaw Drive; thence in a southeasterly direction along the southwest line of Saginaw Drive to the northeast corner of property now or formerly conveyed to Martin D. Jr., and J. E. Spizman, by deed recorded in Book 7986, Page 2307 of the St. Louis County Records Office; thence in a southerly direction along Spizman's east line and its continuation southwardly to a point in the north line of Hathaway Manor Subdivision; thence in a southeasterly direction to the most eastern corner of Lot 39 of Hathaway Manor Subdivision; thence in a southerly direction along the east line of Hathaway Manor Subdivision, and Hathaway Manor Subdivision No. 3, and along the west line of a drainage ditch to the southeast corner of Lot 84 of said Hathaway Manor No. 3 Subdivision; thence in a westerly direction and along the south line of Lots 84 through 88 inclusive of said subdivision and continuing westerly to the west line of Old Halls Ferry Road; thence in a southerly direction along the west line of Old Halls Ferry Road to the southeast corner of Capitol Hill Subdivision, according to the plat thereof recorded in Plat Book 481 Page 8 of the St. Louis County Records; thence in a westerly direction along the south line of said subdivision, 743.35 feet to a point in the west line of said subdivision; thence northwesterly along the west line of Lot 41 and the west line of said subdivision 132.13 feet to an angle point in the west line of lot 41; thence continuing in a northwesterly direction along the west line of Lot 41 and the west line of said subdivision a distance of 240.40 feet to a point in the east line of Crown Point Drive, 40 feet wide, as shown on the plat of Atwater Terrace Subdivision; thence continuing in a northwesterly direction along the east line of said Crown Point Drive and the west line of Lots 35 through 40 inclusive 791.43 feet to an angle point in said subdivision; thence in a northerly direction

along the west line of Lot 34 of Capitol Hill Subdivision, 133.67 feet to the northwest corner of said Lot 34; thence in an easterly direction along the north line of said Lot 34, 212.27 feet to a point being the southwest corner of Lot 33 of said Capitol Hill Subdivision; thence continuing in a northerly direction along the west line of Lots 29 through 33 inclusive 640.00 feet to a point in the south line of Hudson Road, 40 feet wide; thence continuing northwardly and parallel with the west line of said Lots 29 through 33 a distance of 60.00 feet to a point in the north line of Hudson Road; thence in a westerly direction along the north line of Hudson Road, 60 feet wide, to a point in the west line of Capitol Hill Subdivision. Plat No. 3; thence in a northwesterly direction along the west line of said Capitol Hill Subdivision Plat No. 3, 263.53 feet to an angle point in said subdivision; thence continuing in a northwesterly direction along the west line of said subdivision, 324.84 feet to a point; thence in a northerly direction along the west line of Lot 78 of said subdivision, 152.97 feet to a point; thence in a westerly direction 27.39 feet to the northwest corner of Lot 79 of said subdivision; thence continuing in a northerly direction along Lots 79 and 80 of Capitol Hill Subdivision No. 3, 336.84 feet to a point in the south line of Capitol Hill Subdivision. Plat No. 4; thence in a westerly direction along the south line of Capitol Hill Subdivision Plat No. 4, 244.89 feet to the southwest corner of said subdivision, being also the southeast corner of Lot 22, Block 12 of Northland Hills No. 6 Subdivision; thence in a northerly direction, north 0 degrees 28 minutes west 1011.44 feet to the northwest corner of Capitol Hill Subdivision Plat No. 4; thence in an easterly direction along the north line of said subdivision, south 88 degrees 59 minutes east 1514.71 feet to a point in the southwest line of New Halls Ferry Road, 60 feet wide; thence in a northerly direction along a line being the direct prolongation southwardly of the west line of Old Halls Ferry Road and along the west line of Old Halls Ferry Road to its intersection with a line being 60 feet south of and parallel with the centerline of Interstate Route No. 270; thence in a westerly direction along the line 60 feet south of and parallel with the centerline of Interstate Route No. 270 to the point of beginning and containing 1038 acres, more or less.

Executive Summary

With the presentation of this annexation area plan, the City of Ferguson is proposing to annex an area of approximately 1.65 square miles to the immediate north, east and south of its current boundaries. Approximately 27 percent of the boundary of this area is contiguous to the current city limits of Ferguson. Basic information about the proposed annexation area is summarized in Table 1.

The proposed annexation area, hereinafter identified as the Northeast Annexation Area, encompasses a section of unincorporated St. Louis County located immediately north of Interstate (I) 270 and the current northern boundary of Ferguson. This area is east of the city limits of Florissant and west of Old Halls Ferry Road. The Northeast Annexation Area also includes a section of unincorporated St. Louis County that extends south from I-270 along Old Halls Ferry/Halls Ferry Road, and is located east and south of the city's current boundaries.

Existing land uses in the Northeast Annexation Area consist of commercial and office development, institutional uses, multi-family dwellings, single-family homes, parks and open space, and undeveloped parcels. The most notable of these uses is the commercial development along the I-270 corridor, including the Halls Ferry 14 Cinema, a Super 8 Motel, Target and Venture retail stores, and Dierberg's Clocktower Place. Several other service-oriented establishments, including medical offices, bank branch offices, restaurants and gasoline service stations, are also located along the I-270 corridor. In addition, approximately 4,016 residents and 1,872 housing units are contained within several large residential developments such as the Brighton, Sugarpine and Wellington Arms apartment complexes and the Seven Hills, Village at Liberty Landing, Capital Hill and Hathaway Manor subdivisions.

The City of Ferguson proposes to provide a full range of municipal services to the Northeast Annexation Area, including police protection, street maintenance, parks and recreation services, financial assistance programs for home maintenance, economic development and business assistance, and building inspections and code enforcement. While the Ferguson Fire Department will not provide direct fire protection service to the Northeast Annexation Area, it will take over all fire code inspections in the area and will work to maintain and enhance mutual aid agreements with the fire protection districts servicing the area. In addition, the City of Ferguson will pay an annual fee to each of the fire protection districts servicing the Northeast Annexation Area an amount equal to that which the respective fire protection districts would have levied on all taxable property within the area pursuant to Chapter 72.418(2) R.S.Mo.

The successful annexation of this area will result in a 15.2 percent increase in Ferguson's current population. The city's revenue will increase by approximately 2.05 million dollars per year as a result of a successful annexation. However, expenditures to provide municipal services to the Northeast Annexation Area will be approximately 1.2 million dollars per year.

As such, the net financial gain anticipated by the city is approximately 855,000 dollars per year. Basic financial information is included in Table 2.

On November 4, 1986, the City of Ferguson attempted to annex part of the Northeast Annexation Area. The voting results from the annexation area were 11 in favor and 294 against the proposed annexation; the voting results from the city were 5,041 in favor and 1,187 against the proposed annexation. However, Ferguson believes that the sentiment of the 1986 vote has changed, and that a new vote would be favorable to annexation.

The City of Ferguson feels that the proposed annexation is in the best interest of both the residents of the Northeast Annexation Area and the residents of Ferguson. The city prides itself on having a well-managed, progressive city government that is responsive to the needs of its citizens. By being a part of the City of Ferguson, the residents of the Northeast Annexation Area will have direct access to a broad range of municipal services. Not only will the residents benefit from more direct services, they will also benefit from more direct representation. Furthermore, the tax rates for each tax rate area within the Northeast Annexation Area will decrease upon the successful annexation of the area. The city will benefit from the proposed annexation because it allows for the natural, orderly growth of the city; this growth will result in an increase in the city's revenue. It is for these reasons that the City of Ferguson presents this annexation area plan for the Northeast Annexation Area.

Area (in square miles)	1.65
Contiguous Area	27.07%
Population (from 1990 Census)	4,016
Dwelling Units	1,872
Total Assessed Valuation	\$55,544,975
Assessed Valuation Per Capita	\$13,831

Projected total income from annexation	\$2,067,942
Projected expenditures from annexation	\$1,213,103
Net Income	\$854,839

Geographical Information

Legal Description of the Northeast Annexation Area (*Factor 1*)

A tract of land in Blocks 110, 111, 112 and 125 of St. Ferdinand Commons, all of Afshari Estates Plat No. 13A; all of Afshari Estates Plat No. 13C; Afshari Estate Plat B Condominiums, Phase Two and Phase Three; Phase 1, Part 3 of Afshari Estates Plat 13A Condominium; Condominium Lot of Afshari Estates Plat 13; Lots B-4 and B-5 of Afshari Estates Plat 13; Phase 1 of Afshari Estates Plat 13 Condominium Lots B1 and B3 of Afshari Estates Plat 13B; Phase 1, Part 2 of Afshari Estates Plat 13 Condominium, Amended; Singing Pine Acres; all of Seven Hills Plat 1, Plat 2, Plat 3, and Plat 4; Halls Ferry Junction, Plat 2; Afshari Center No. 8; Afshari Center No. 8 Annex; Mehl Acres; Miller Properties; Lincoln Hills; Westcott Subdivision; Sugarpine Apartments, Lion's Choice Subdivision; Wellington Arms; Wellington Arms Plat 2; Wellington Arms Plat 3; Seven Hills West Subdivision; Resubdivision of Lot D of Seven Hills West Subdivision; Seven Hills Plat 5 Subdivision; Seven Hills Addition Plat 6 Subdivision; Dierberg's Clocktower Place; Mega Bank Center; Lots 5, 6, 7, 8, 9, 10, and 11 of Partition of Estate Michal Tebeau; Lots A and B of Halls Ferry Junction; Lot 1 of Halls Ferry Junction Plat 2; Resubdivision of Lot B, Northeast Part of Lot A/B of Halls Ferry Junction Plat 2; Lots A and B of West Florissant Office Center Lot 2; Lots 1 and 2 of West Florissant Officer Center; Village of Liberty Landing; Village of Liberty Landing Plat 2; Part of Hathaway Manor No. 17; Krehmeyer Subdivision; Brighton Subdivision; Parcels 2 and 3 of Central City North; Lots 1 through 3, Lots 10 through 15, and Lot 27 of Central City North Plat 3; Parcel 1 of Central City North Plat 3; Adjusted Parcel 6 of Central City North; Lots 1 and 2 of Central City North Parcel 4; Lots A and B of Central City North, Parcel 4; Lot 30 of Central City North Plat 3; Central City North Parcels 2, 3, 6A, and 6B; Adjusted lots 1 and 2 of Survey 2471, Township 47 North, Range 7 East, Lots B, C, D, E, and F of Central City North Plat 2; Lot A of Central City North, Resubdivision of Parcel 3; Lots A and B of Central City North; Resubdivision of Lots A and B of Central City North; Lots 1 and 2 of Central City North, Plat 2; Lots 1a and 23a of Central City North; Halls Ferry Junction Shopping Center Plat 1; Capitol Hill Subdivision; Capitol Hill Subdivision Plat 2, 3, and 4; all of Hathaway Manor Subdivision, and all of Hathaway Manor No. 3; Sections 25 and 36, Township 47 North, Range 6 East; Sections 5 and 6, Fractional Sections 30 and 31; Township 47 North, Range 7 East in U. S. Surveys 110, U. S. Survey 2432, and U. S. Survey 2471, all in Township 47 North Range 7 East, St. Louis County, Missouri, and more particularly described as follows:

Beginning at the point of intersection of a line 60 feet south of and parallel with the centerline of Interstate Route No. 270 and the southerly extension of the west line of a 6.42 acre tract conveyed to the Ferguson Reorganized School District No. 2, by deed recorded in Book 6315, Page 235, of the St. Louis County Records Office; thence in a northerly direction along the southerly extension of said 6.42 acre tract and along the west line of said 6.42 acre tract and along the east line of Summerwood Condominium

No. 2, Phases 1, 2, and 3 and along the east line of a 11.532 acre tract now or formerly conveyed to the St. Louis Christian College, a Corporation, to the northeast corner of said Block 112; thence in a westerly direction along the north line of Block 112 and along the north line of Christian College property a distance of 660 feet, more or less, to the southwest corner of a 45.96 acre tract, now or formerly conveyed to the Special School District of St. Louis County and described in Daily No. 352, recorded November 10, 1965; thence in a northerly direction along the west line of said Special School District property 1069.27 feet more or less to the southeast corner of property now or formerly conveyed to George Moser by deed described in Locator No. 09H51-0072; thence in a westerly direction along Moser's south line and property now or formerly conveyed to Al Trepatz described by Locator No. 09H51-0083 a distance of 325.85 feet to Trepatz southwest corner; thence in a northerly direction along Trepatz west line 247.83 feet to a point in the south line of Derhake Road, 40 feet wide; thence in an easterly direction along the south line of Derhake Road 1810.85 feet more or less to a point in the west line of a tract of land conveyed to the City of Florissant, known as Dunegant Park; thence in a southerly direction along said City of Florissant property 529.00 feet, more or less, to the northwest corner of property now or formerly conveyed to Ferguson Reorganized School District by deed recorded in Book 6654, Page 100; thence in an easterly direction along the north line of said Ferguson Reorganized School District property 1533.54 feet to a point being the southwest corner of Afshari Estates Plat No. 13A; thence in a northerly direction along the west line of Afshari Estates Plat No. 13A and along the west line of property now or formerly conveyed to Viola V. Brown by deed recorded in Book 7451, Page 1876 of the St. Louis County Records Office; to a point in the south line of Pohlman Road; thence in an easterly direction along the south line of Pohlman Road to its point of intersection with the east line of New Halls Ferry Road; thence in a northerly direction along the east line of New Halls Ferry Road, as widened, to its intersection with the south line of Paddock Woods Plat 2 Subdivision; thence in an easterly direction along the south line of Paddock Woods Plat 2 and Paddock Estates Addition Plat 7, being also the north line of Seven Hills Addition Plat 6 Subdivision to the southeast corner of said Paddock Estates Addition Plat 7 Subdivision; thence south 0 degrees 42 minutes 30 seconds east 52.00 feet to the southwest corner of Northridge Hills Subdivision; thence continuing in an easterly direction along the south line of Northridge Hills Subdivision, north line of Seven Hills Plat 5 Subdivision, north line of property now or formerly conveyed to Alvin Ahrens by Deed Recorded in Book 3317, page 389 of the St. Louis County Records to a point in the southwest line of Old Halls Ferry Road; thence in a southeasterly direction along the southwest line of Old Halls Ferry Road to its intersection with the west line of Mehl Avenue; thence in a northeasterly direction and perpendicular to the right of way of Old Halls Ferry Road to a point in the northeast right of way of Old Halls Ferry Road, 60 feet wide; thence in a southeast direction along the east line of Old Halls Ferry Road to its point of intersection with direct prolongation westerly of the south line of Lot 1743 of Hathaway Manor No. 17 Subdivision, being also the most western corner of property designated St. Louis County Library on said Hathaway Manor No. 17, Subdivision Plat; thence in an easterly direction along the north line of said St. Louis

County Library Lot, 240.00 feet to a point in the west line of Saginaw Drive; thence in a southeasterly direction along the southwest line of Saginaw Drive to the northeast corner of property now or formerly conveyed to Martin D. Jr., and J. E. Spizman, by deed recorded in Book 7986, Page 2307 of the St. Louis County Records Office; thence in a southerly direction along Spizman's east line and its continuation southwardly to a point in the north line of Hathaway Manor Subdivision; thence in a southeasterly direction to the most eastern corner of Lot 39 of Hathaway Manor Subdivision; thence in a southerly direction along the east line of Hathaway Manor Subdivision, and Hathaway Manor Subdivision No. 3, and along the west line of a drainage ditch to the southeast corner of Lot 84 of said Hathaway Manor No. 3 Subdivision; thence in a westerly direction and along the south line of Lots 84 through 88 inclusive of said subdivision and continuing westerly to the west line of Old Halls Ferry Road; thence in a southerly direction along the west line of Old Halls Ferry Road to the southeast corner of Capitol Hill Subdivision, according to the plat thereof recorded in Plat Book 481 page 8 of the St. Louis County Records; thence in a westerly direction along the south line of said subdivision, 743.35 feet to a point in the west line of said subdivision; thence northwesterly along the west line of Lot 41 and the west line of said subdivision 132.13 feet to an angle point in the west line of lot 41; thence continuing in a northwesterly direction along the west line of Lot 41 and the west line of said subdivision a distance of 240.40 feet to a point in the east line of Crown Point Drive, 40 feet wide, as shown on the plat of Atwater Terrace Subdivision; thence continuing in a northwesterly direction along the east line of said Crown Point Drive and the west line of Lots 35 through 40 inclusive 791.43 feet to an angle point in said subdivision; thence in a northerly direction along the west line of Lot 34 of Capitol Hill Subdivision and the east line of White Acres Subdivision 355.36 feet to the northeast corner of White Acres Subdivision, said point being also the southeast corner of Northland Hills No. 5 Subdivision; thence north 35 degrees 55 minutes 30 seconds west along the northeast line of a 65 foot wide drainage easement as shown on the plat of Northland Hills No. 5, 517.43 feet to a point in the north line of Hudson Road, 60 feet wide, being 1049 a point in the west line of Capitol Hills Subdivision Plat No. 3, 263.53 feet to an angle point in said subdivision; thence continuing in a northwesterly direction along the west line of said subdivision, 324.84 feet to a point; thence in a northerly direction along the west line of Lot 78 of said subdivision, 152.97 feet to a point; thence in a westerly direction 27.39 feet to the northwest corner of Lot 79 of said subdivision; thence continuing in a northerly direction along Lots 79 and 80 of Capitol Hill Subdivision No. 3, 336.84 feet to a point in the south line of Capitol Hill Subdivision, Plat No. 4; thence in a westerly direction along the south line of Capitol Hills Subdivision Plat No. 4, 244.89 feet to the southwest corner of said subdivision, being also the southeast corner of Lot 22, Block 12 of Northland Hills No. 6 Subdivision; thence in a northerly direction, north 0 degrees 28 minutes west 1011.44 feet to the northwest corner of Capitol Hill Subdivision Plat No. 4; thence in an easterly direction along the north line of said subdivision, south 88 degrees 59 minutes east 1514.71 feet to a point in the southwest line of New Halls Ferry Road, 60 feet wide; thence in a northerly direction along a line being the direct prolongation southwardly of the west line of Old Halls Ferry Road and along the west line of Old Halls Ferry Road to its intersection with a line being

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60 feet south of and parallel with the centerline of Interstate Route No. 270; thence in a westerly direction along the line 60 feet south of a parallel with the centerline of Interstate Route No. 270 to the point of beginning and containing 1049 acres, more or less.

Fiscal Analysis and Projections

Demographic Data and Characteristics

	<u>City of Ferguson</u>	<u>Northeast Annexation Area</u>
Population	22,290	4,016
Number of housing units	9,346	1,872
Median assessed housing value	\$57,100	\$78,400

Current Sources of Revenue for the City of Ferguson

This table depicts current revenue sources for the City of Ferguson.

	<u>Actual Fiscal 1995</u>	<u>Budgeted Fiscal 1996</u>
Sales tax	\$2,908,156	\$ 4,913,180
Property tax	978,269	910,050
Gross Receipts (Utility) tax	1,529,569	1,625,000
Gasoline tax	526,713	540,000
Road and bridge tax	153,047	150,000
Auto license tax	39,271	40,000
Business licenses	261,335	263,000
City investments	2,211,263	N/A
City budget	9,305,161	10,638,430

	<u>Actual Fiscal 1995</u>	<u>Budgeted Fiscal 1996</u>
Assessed valuation for the city	158,022,465	157,100,000
Revenues on reserves	1,076,622	934,556

Trend data for three previous years:

<u>Year</u>	<u>General Fund Balance</u>	<u>Trend Increase/Decrease</u>
1993	\$1,224,516	- 12%
1994	\$ 967,217	- 21%
1995	\$1,076,622	+ 11%

Proposed Sources of Additional Revenue (from annexation area) (Factor 7)
 Projected generation of new revenues for the next three years:

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Property taxes	\$ 332,270	\$ 336,602	\$ 339,968
General sales taxes*	592,191	598,112	604,094
Cigarette tax	17,121	17,293	17,466
Gasoline tax	87,349	88,223	89,105
Motor Vehicle Tax & Fees	37,631	38,007	38,387
Road & Bridge tax	58,265	58,847	59,436
Business licenses	86,950	87,820	88,698
Utility taxes	243,590	246,025	248,485
Capital Improvements sales tax	<u>611,575</u>	<u>617,690</u>	<u>623,867</u>
Total Revenue	2,067,942	2,088,619	2,109,506

* General Sales Taxes Broken Down by Actual Tax

County Sales Tax of 1%	\$ 412,315	416,438	420,603
Local Option Tax of 1/4%	179,876	181,674	183,491

Comparison of Current and Projected Tax Rates for the Northeast Annexation Area

The following table 4 provide a comparison of the current tax rates for each tax rate area within the Northeast Annexation Area and the tax rates for each area after annexation is to occur. The tax rate areas are shown in Figure 5.

Direct Fiscal Impacts of Extending Services to the Northeast Annexation Area

This table outlines the direct costs that will be incurred by the city to extend municipal services to the Northeast Annexation Area.

Police -

Personnel

Seven additional officers (including benefits) \$ 279,825
Two additional man-hours per day 8,082

Equipment

Two additional marked squad cars 40,000
Two additional walkie talkies 2,400
Uniforms and equipment for each officer 12,648
Total for Police \$342,955

Fire -

Payments to Fire Districts \$ 464,599
Total for Fire \$ 464,599

Streets/Snow Removal -

Personnel

One additional Street Maintenance Worker (including benefits) \$ 32,857

Supplies & Services

10% Increase in supplies & services 54,375

Equipment

Truck With Snow Plow and Spreader 80,000
Communications Repeater 14,000
Total for Streets/Snow Removal \$ 181,232

Capital Improvements -

Infrastructure Improvements

Mill & Overlay \$ 174,485
ADA Curb Cuts 7,500
Total for Capital Improvements \$ 181,985

Community Services -

Senior Citizen transportation service \$ 4,500
Total for Community Services \$ 4,500

Administration -

Code Enforcement

One Additional Code Enforcement Officer (including benefits) \$ 31,860
Overtime 1,672
Mileage 3,400
Uniforms 400
Equipment (Walkie Talkie) 500
Total for Administration \$ 37,832

Estimated Net Revenue and Net Expenditures for the Northeast Annexation Area

The following table is the estimated net revenue and net expenditures for the Northeast Annexation Area.

Revenues:

Property Taxes	\$ 333,270
General Sales Taxes	592,191
Capital Improvement Sales Tax	611,575
Gasoline Taxes	87,349
Cigarette Tax	17,121
Motor Vehicle Tax and Fees	37,631
Road & Bridge Tax	58,265
Utility Taxes	243,590
Business License	<u>86,950</u>
Total Revenues	\$ 2,067,942

Expenditures:

Police	\$ 342,955
Fire (Payments to the Districts)	464,599
Streets/Snow Removal	181,232
Parks and Recreation	4,500
Administration	37,832
Capital Improvement	<u>181,985</u>
Total Expenditures	\$ 1,213,103

Net Financial Gain

\$ 854,839

Estimated Revenue and Expenditures for the City and the Northeast Annexation Area

This table provides a comparison of the city's estimated revenues and expenditures are for this current fiscal year and what the city projects will be the estimated revenues and expenditures for the next three years if it is to successfully annex the Northeast Annexation Area.

	(Existing City)			
<u>Revenue:</u>	<u>Current</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Property taxes	\$ 915,250	\$1,257,673	\$1,270,249	\$1,282,951
General sales taxes (1.25%)	2,920,000	3,541,391	3,576,804	3,612,573
Cigarette tax	105,000	123,171	124,403	125,647
Gasoline tax	598,500	691,834	698,752	705,740
Motor vehicle tax & fees	220,000	259,831	262,429	265,054
Road & bridge tax	145,000	204,715	206,762	208,830
Business licenses	251,000	340,460	343,864	347,303
Utility taxes (6%)	1,625,000	1,884,840	1,903,688	1,922,725
Capital Improvements sales tax (.5%)	1,012,700	1,634,402	1,650,746	1,667,254
Other licenses	72,200	75,000	75,750	76,508
Service charges & assessments	1,137,950	1,149,329	1,160,823	1,172,432
Investment income	99,000	118,000	118,600	119,500
Other income	<u>657,450</u>	<u>664,025</u>	<u>670,664</u>	<u>677,371</u>
Total revenue	\$9,759,050	\$11,944,671	\$12,063,534	\$12,183,888
 <u>Expenditures:</u>				
Police	\$3,079,353	\$3,453,100	\$3,432,033	\$3,466,353
Fire	1,297,118	1,774,688	1,792,435	1,810,359
Street maintenance	1,043,757	1,235,427	1,152,840	1,164,370
Parks & recreation	960,339	974,442	984,187	994,030
Administration	2,350,740	2,412,079	2,436,200	2,460,562
Capital improvements	<u>1,139,931</u>	<u>1,669,172</u>	<u>1,502,059</u>	<u>1,517,079</u>
Total expenditures	<u>\$9,871,238</u>	<u>\$11,518,908</u>	<u>\$11,299,754</u>	<u>\$11,412,753</u>
Fund Balances	<u>\$2,181,718</u>	<u>\$2,607,481</u>	<u>\$3,371,261</u>	<u>\$4,142,396</u>