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Official Submittal to the
St. Louis County Boundary
Commission

SOUTH INDUSTRIAL AREA ANNEXATION

City of Hazelwood, Missouri
April 1996

The City of Hazelwood, Missouri

Mayor

David W. Farquharson

Council

Matthew G. Robinson, Ward One

Carol A. Stroker, Ward Two

R. Ray Rohman, Ward Three

Mary C. O'Reilly, Ward Four

Mollie C. Rickey, Ward Five

Jeanette M. Eberlin, Ward Six

Staff

Edwin G. Carlstrom, City Manager

Norma Caldwell, City Clerk

Carl R. Wolf, Police Chief

James Matthies, Fire Chief

Thomas Manning, Director of Public Works

Paul Williams, Maintenance Superintendent

Darlene Harrison, Recreation Superintendent

Donnie Bryant, Finance Supervisor

Craig S. Owens, Assistant to the City Manager

Executive Summary

This proposal describes the annexation by the City of Hazelwood, Missouri, of an Area known as the South Industrial Area. The South Industrial Area is an unincorporated pocket between the City of Hazelwood and the Lambert/St. Louis International Airport. It is approximately .22 of a square mile in size. It is entirely owned by a single corporate owner, and no residents live in the Area.

The City of Hazelwood is a Constitutional Charter City with a City Council/City Manager form of government. The City is divided into eight wards, with a Council Member from each ward, and a ninth member of the Council, the Mayor, elected at large. Terms of office are three years, with Council Members from the even numbered wards being elected one year, those from the uneven numbered wards the next year, and the Mayoral election the third year. The Council appoints the City Manager and City Clerk and enacts legislation to protect the health, safety and general welfare of the citizens of Hazelwood.

In 1949, the City of Hazelwood was incorporated as a Village. In 1969, the voters approved a Council/City Manager form of government. The first Mayor and Council took office on April 14, 1970. Hazelwood has had 11 successful annexations since incorporation.

In 1994, the voters of two areas of St. Louis County adjacent to Hazelwood, one known as Burke City and the other known as the Northwest Area, voted in separate elections to be annexed into Hazelwood. The two areas combined represent a population increase of 11,311 people, bringing Hazelwood's population to an estimated 26,829. The geographic size of Hazelwood grew with these annexations from 5.16 square miles to 16.47 square miles.

Hazelwood has a long history of solid and professionally managed growth. It has grown because its neighbors in unincorporated St. Louis County have wanted to become a part of a city that provides excellent services, low taxes, and is responsive to its residents and businesses.

The Area is a natural extension of the City of Hazelwood. It will be easily serviced by all city services. It is similar in type to many adjacent areas in Hazelwood. The manufacturing land use is compatible and similar to the heavy industry which surrounds this area, most of which is in Hazelwood.

The City of Berkeley is the only other municipality with the ability to annex this Area. While it can provide close to an equivalent level of service to the Area, the taxes paid by the property owner would be substantially higher. As the sole remaining unincorporated pocket in the area, this property would best be served by annexation into the City of Hazelwood.

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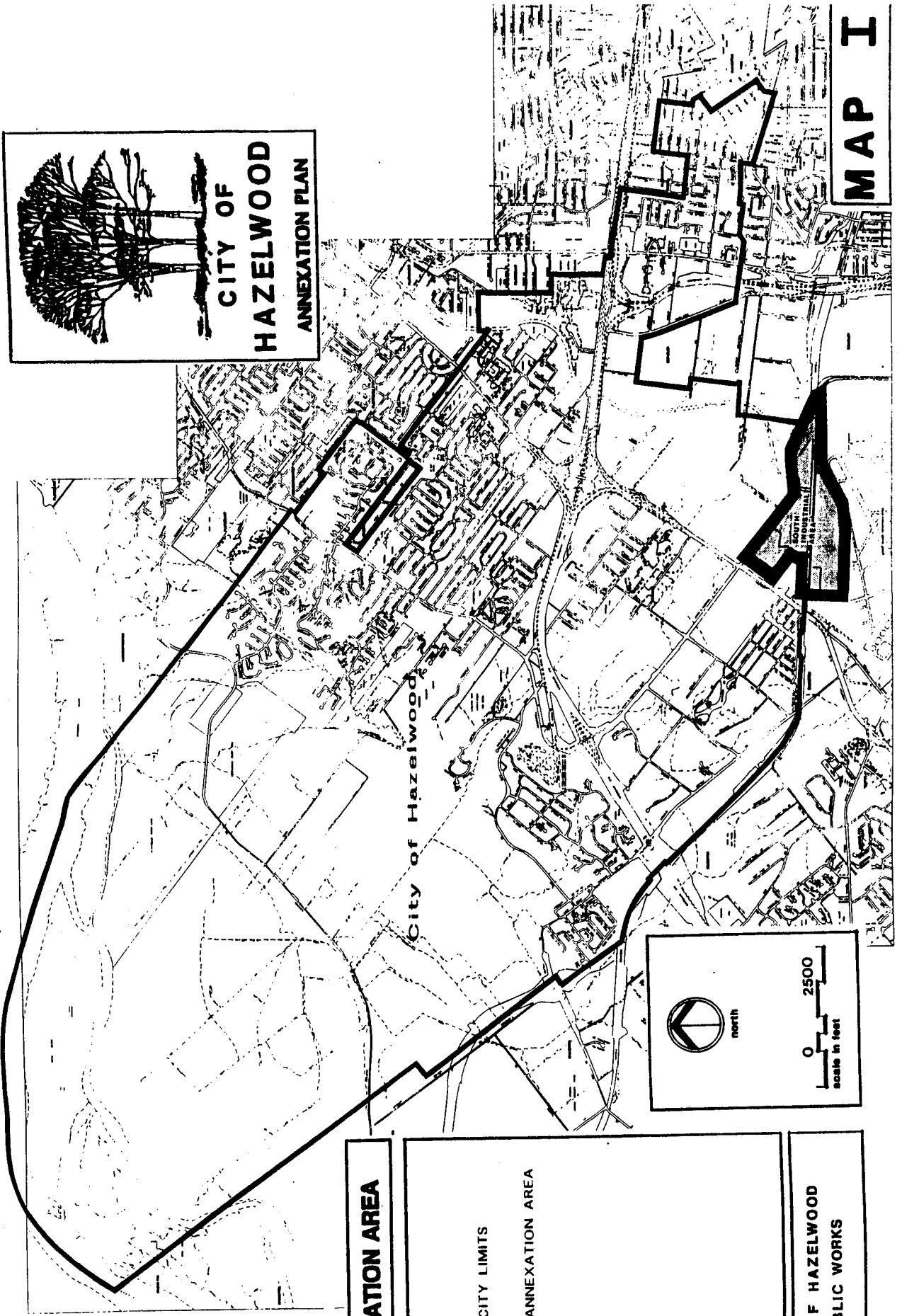
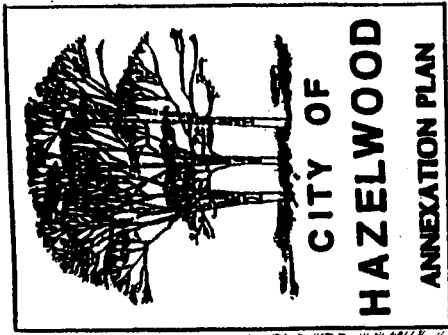
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Geographical Information - Legal Description

Please see Appendix A



MAP I

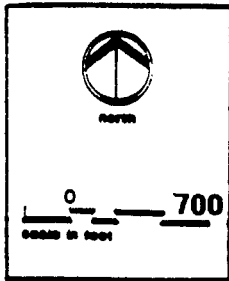
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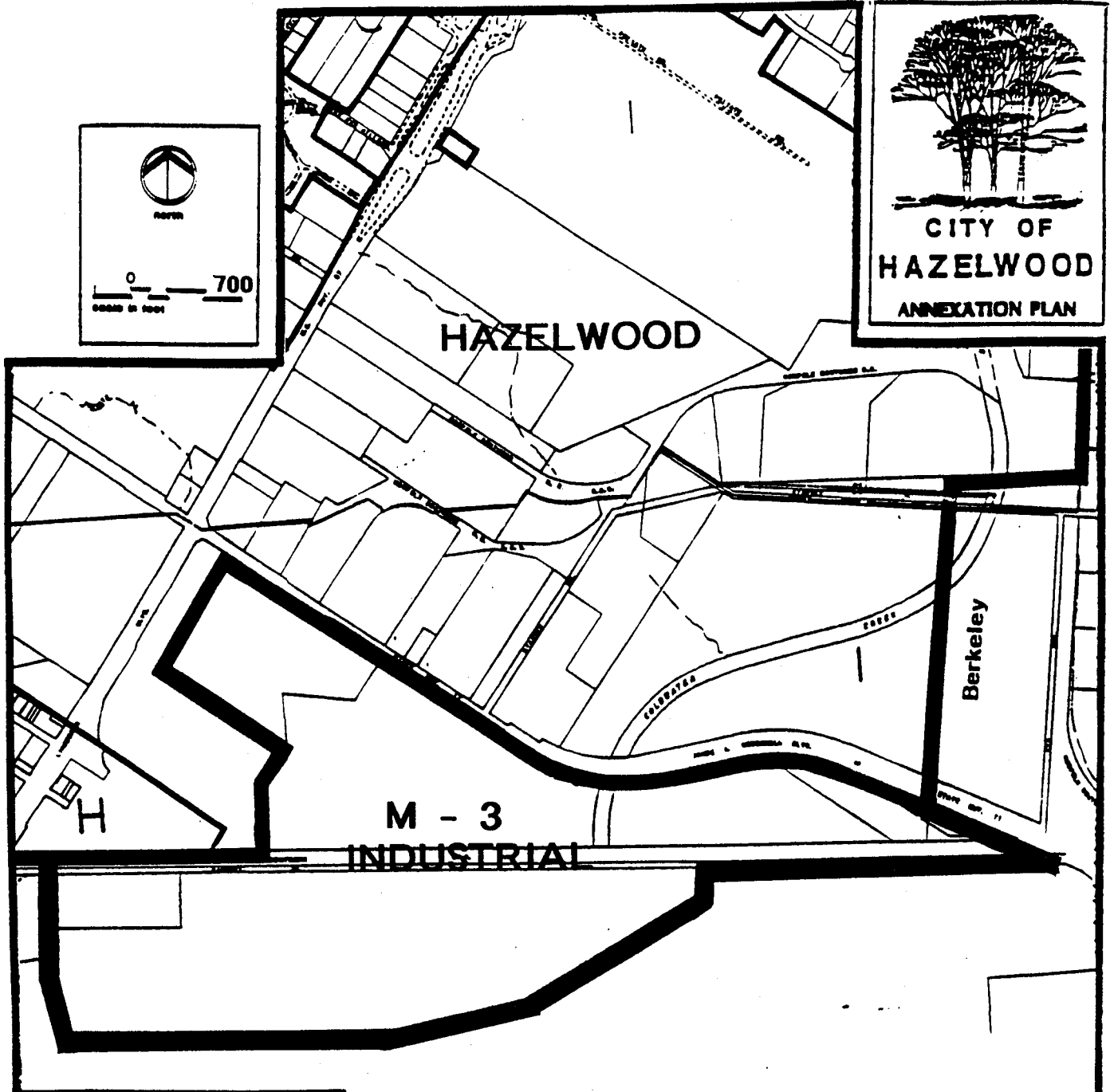
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ANNEXATION AREA

CITY OF HAZELWOOD
PUBLIC WORKS



CITY OF
HAZELWOOD
ANNEXATION PLAN



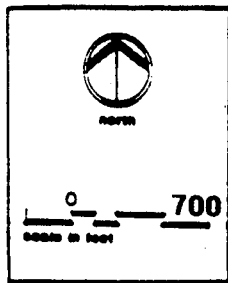
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COUNTY ZONING

M - 3
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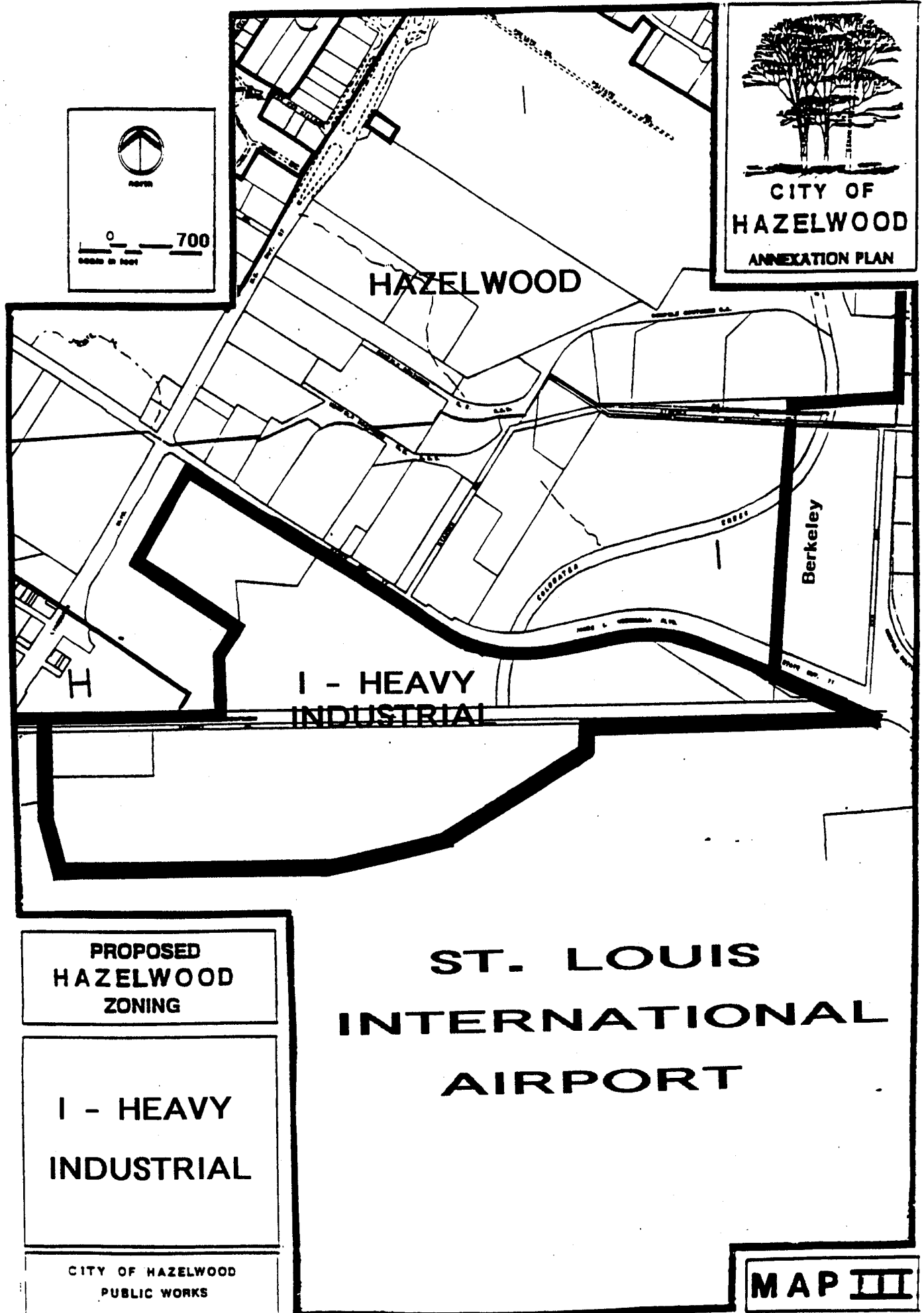
CITY OF HAZELWOOD
PUBLIC WORKS

ST. LOUIS
INTERNATIONAL
AIRPORT

MAP II



CITY OF
HAZELWOOD
ANNEXATION PLAN



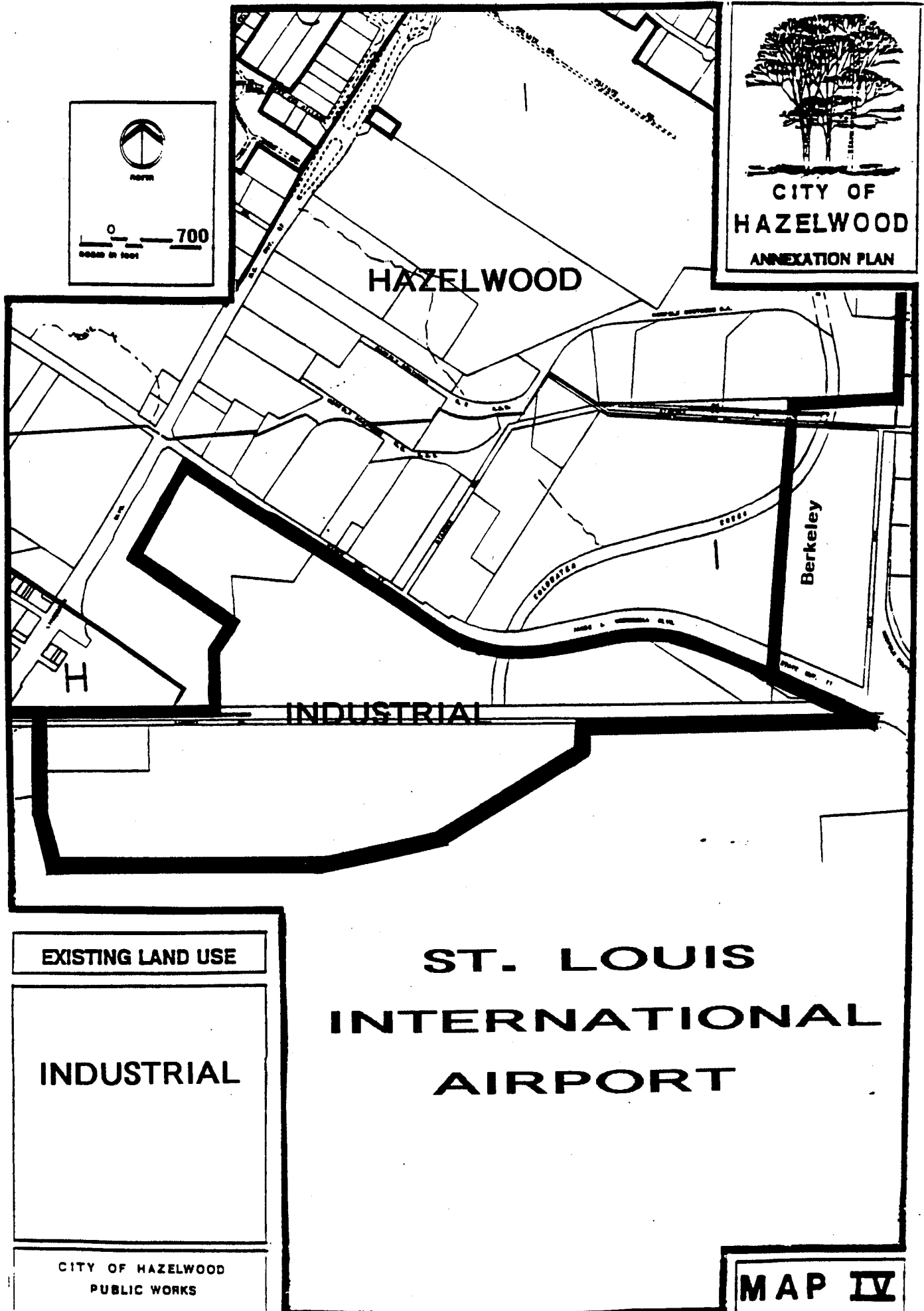
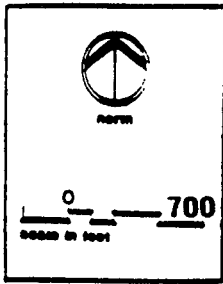
PROPOSED
HAZELWOOD
ZONING

I - HEAVY
INDUSTRIAL

CITY OF HAZELWOOD
PUBLIC WORKS

ST. LOUIS
INTERNATIONAL
AIRPORT

MAP III



EXISTING LAND USE

INDUSTRIAL

CITY OF HAZELWOOD
PUBLIC WORKS

MAP IV

Geographical Information - Certifications

Article III, A, 3, c, I

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

Article III, A, 3, d, I

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

Article III, A, 3, d, ii

This is to further certify that as of the submittal of this proposal, the City of Hazelwood is aware of no overlapping proposals.

Public Hearing Notice

This will be provided in the form required by the Boundary Commission.

Fire Protection Statement

No change in fire protection or emergency medical services for the proposed area is sought.

Plan of Intent

FACTOR 1

IMPACT OF THE ANNEXATION ON THE AREA PROPOSED TO BE ANNEXED

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

1. A higher municipal level of service will be delivered from an adjacent area. The City of Hazelwood already serves the area around the South Industrial Area, which includes many businesses similar to those in the area.
2. The annexation helps relieve the County of its financial burden of servicing isolated unincorporated areas.

Annexation of the South Industrial Area will eliminate the pocket between Hazelwood, Berkeley, and the Airport.

3. The annexation would result in this area being provided municipal services by a city instead of by the County. This means the service provider is much closer, more responsive and more accountable to the service recipients.

All municipal services could be easily provided to the South Industrial Area. Hazelwood would have direct access into the area along Banshee Road and James S. McDonnell Blvd., the County arterial road that runs the breadth of the Area.

4. **As *Financial Tables I and II* show, the rate of taxation for residents in the South Industrial Area is lower for businesses annexed by Hazelwood than it would be if they were annexed by Berkeley.**

Changes in taxes to residential property owners are detailed in the financial table "Current Tax Rates and Those of Adjacent Cities."

This tax decrease is a result of the residents no longer paying the County's 5 percent gross receipts tax on utilities, and (2) a business license tax rate which declines for very large businesses.

5. The South Industrial Area shares some of the same concerns as the City of Hazelwood.

IMPACT OF THE ANNEXATION ON HAZELWOOD

Annexation of the South Industrial Area will have a positive impact on the City of Hazelwood.

Service delivery into this Area will not impose a hardship onto the City because:

1. It is adjacent to Hazelwood's existing southern boundary.
2. All areas of the South Industrial Area are easily accessible.
3. Being .22 of a square mile in size makes the South Industrial Area physically small enough for City crews to easily service it.

The City of Hazelwood expects to provide service to the Area with a net revenue surplus of \$1,253,930.

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

The effects of Hazelwood's annexation of the South Industrial Area should be minor to all other residents of the County, especially when compared to the offsetting advantages the annexation provides. The primary advantage to all County residents is that it relieves the County from having to continue to incur the costs of servicing one more isolated area. The estimated loss of revenue to St. Louis County is \$472,900. This decrease is less than .6 of one percent of its \$112,000,000 budget. Offsetting cost savings are not calculated in this report.

The annexed area would have no change in fire protection and emergency medical service.

The City of Hazelwood anticipates that this annexation would have no other impact on any other areas or government entities.

FACTOR 2

LEGAL DESCRIPTION

Appendix A is a complete legal description of the South Industrial Area.

FACTOR 3

ABILITY TO ACCOMMODATE ORDERLY INCORPORATION OF THE COUNTY

The annexation of the Crest Aire Area by the City of Hazelwood is a natural progression towards full incorporation of this area of the County. By any measure, this is a pocket, which is ripe for municipal incorporation. Only two municipalities have the ability to annex this area, and Hazelwood has a proven record of success with large manufacturing businesses.

Further, this is one of the last opportunities Hazelwood has to expand its borders. Once this annexation is complete, there will be no other unincorporated areas in this section of the County. Hazelwood will have only the two annexations to the north which are also proposed for annexation, Crest Aire and Charbonier, after which it will be land-locked.

FACTOR 4

CURRENT MAJOR MUNICIPAL SERVICES

The City Manager coordinates seven full-time professional Department and Division Heads in the provision of services. The City Clerk maintains the City's records and performs administrative, secretarial and legislative tasks in conjunction with the activities of the City Council. All other Department Heads report to the City Manager, who in turn reports to the City Council.

The Services Table summarizes the major services provided to Hazelwood residents by the City and by other service providers. It also indicates who currently provides services to the South Industrial Area and who would furnish them after the annexation.

Below is a more detailed description of the major municipal services currently provided by the City of Hazelwood.

Police Department

The Hazelwood Police Department consists of 52 commissioned Police Officers and 13 civilian support personnel. The Department is charged with the primary responsibility of preserving civil order, protecting the lives and property of Hazelwood residents and visitors to the community, safeguarding the Hazelwood commerce and commercial areas, enforcing the laws of the land and the ordinances of the City, and promoting public safety awareness.

To accomplish its mission, the Department is organized into two divisions, Support Services and Uniform Patrol, and the Office of the Chief of Police.

The Office of the Chief of Police, and is responsible for formulation of departmental policies and procedures, budgeting, organization, personnel, inspections, internal affairs, Municipal Court liaison, and overall control of police operations.

The Support Services Division is comprised of the Administrative Unit, Investigative Unit, Records Unit and Field Support Unit, which includes Animal/Ordinance Control Officers and part-time School Crossing Guards. The Uniform Patrol Division is comprised of the Patrol/Traffic Unit, Records Unit and Communications Unit.

The Department also participates in the Metropolitan St. Louis Major Case Squad, North St. Louis County Municipal Enforcement Group Drug Unit and the St. Louis County Code 1000 and Mobile Response Team.

The 1994-95 budgeted plan of implementation calls for 51 sworn officers to serve a population of 26,829. This ratio of 1.9 officers per 1,000 residents is exceptional and will provide an excellent level of service to Hazelwood residents, as they always have been accustomed.

The Hazelwood Police Department deploys innovative, self-disciplined and self-motivated officers directly into the community to take independent action to solve problems, create partnerships with the community, and improve the social environment of the neighborhoods they serve. The organization is structured, managed and operated in a manner that supports the efforts of the neighborhood patrol officers and encourages a cooperative approach to solving problems.

Municipal Court

The Hazelwood Municipal Court is a division of the 21st Judicial Circuit of the State of Missouri and is operated under the jurisdiction of the St. Louis County Circuit Court. The Hazelwood Court functions with a Municipal Judge, Prosecuting Attorney, two full-time Court Clerks and two part-time Clerks. Court is held every Tuesday at 7:00 p.m.

Fire Department

The City of Hazelwood is serviced by three different fire departments: Hazelwood Fire Department, Florissant Valley Fire Protection District, and Robertson Fire Protection District.

The South Industrial Area receives private fire protection and ambulance service from the McDonnell Douglas Corporation. Annexation of the Area by Hazelwood would not change this service.

Public Works Department

The Public Works Department:

- Reviews plans and issues permits, where appropriate, for all above-ground installations, such as buildings, sheds, fences, signs, etc.

- Processes petitions for subdivisions, special land use permits, rezonings and variances.

- Performs continuous inspections of housing and business structures to ensure maintenance of structural and aesthetic integrity and thus deter deterioration and blight.

- Performs liaison services with Plan Commission and other departments, as well as within the various divisions of Public Works.

- Assists other departments by providing maps, lists of property owners, address lists and number of properties within a given distance from an established property.

- Performs liaison services with MSD, Union Electric and other utility companies and governmental agencies serving the City.

- Administers the City's refuse collection contract, Federal Aid to Urban Roads contract and various other contracts.

Administers the Flood Plain Program for the City and maintains liaison with FEMA.

Street Division

The Street Division presently has 19 full-time employees who maintain all City parks and streets. In addition, the Street Division personnel:

Maintain, clean and repair all City streets (directly or through subcontractors).

Install, maintain and repair all street signs.

Mosquito fog twice a week from May to October.

Provide brush pick up to residents during the spring and fall of each year.

Perform rat abatement for residential properties within the City.

Maintain all City vehicles and buildings.

Provide efficient and quick snow removal. The roads are cleared and snow is pushed back to the curb within 24 hours after a storm.

Maintain and clean the City's 10 parks.

Operate the City's leaf vacuum program.

Provide maintenance to stormwater sewers outside the jurisdiction of the St. Louis Metropolitan Sewer District.

FACTOR 5

DATE AND EXTENSION OF SERVICES

The City of Hazelwood proposes that the annexation of the South Industrial Area and the extension of services into the Area become effective within twelve months after the vote of annexation.

During the months between the election and the effective date of the annexation, the City Staff will work with businesses of the Area to identify and prioritize capital improvement needs and incorporate these projects into the City's Five Year Capital Improvement Plan.

Also, after the annexation has been officially approved, the Hazelwood City Council will study how the South Industrial Area should be incorporated into the City's wards.

Hazelwood's Mayor will be the Chief Executive concerned with the government of approximately 27,000 people. The Chief Executive of St. Louis County represents approximately 990,000 people. Each City of Hazelwood Council Member will represent about 4,500 residents, while each St. Louis County Council Member represents over 140,000 residents.

Hazelwood citizens and businesses are encouraged to actively and effectively participate in their government by sharing thoughts with elected officials and staff members, attending the various governmental meetings held near their homes and businesses, and serving on numerous boards, commissions and committees.

FACTOR 6

CURRENT TAX RATES OF HAZELWOOD AND THE SOUTH INDUSTRIAL AREA

Hazelwood's business and residential communities both enjoy one of the lowest overall levels of taxation in St. Louis County. Hazelwood's real estate tax rate, including fire protection, is only \$0.31 per \$100 assessed valuation; no personal property tax is charged. Gross receipts tax is charged to commercial properties only (no residential), and the rate of 1.5% is one of the lowest by far. Business license fees, in brief summary, are: Merchant - \$0.50 per \$1000 in gross sales up to \$65 million, then \$0.15 per \$1000 in gross sales thereafter. Manufacturer - \$0.50 per \$1000 of gross sales plus 0.75% of the book value of machinery and equipment. Service occupation - Flat fee, usually \$25, plus 0.75% of the book value of machinery and equipment.

Annexed businesses would no longer pay the County's 5 percent gross receipts tax on utilities. The decrease from a 5 percent rate to 1.5 percent in Hazelwood offers a significant utilities tax reduction from the current utility taxes in the South Industrial Area.

FACTOR 7

SOURCES OF REVENUE

Every category of tax imposed by the City of Hazelwood is detailed on the financial tables, "South Industrial Annual Estimated Revenue and Expenditures," and "City of Hazelwood Current Financial Position."

Fiscal ability to support the area

The City is in excellent financial condition. Financial security is demonstrated on the "City of Hazelwood Current Financial Position" table, where the anticipated fund balance at June 30, 1996, is 16.5 percent of the operating budget. Of course, due to economies of scale, the South Industrial Area will support itself financially in the City of Hazelwood.

Largely due to geographic location and effective zoning, Hazelwood strikes a unique blend between residential property and a dynamic industrial community. The City's financial structure is reflective of this blend, with a broad tax base that is not critically dependent upon any single economic influence. With the annexation of the Northwest Area in 1995, the City's tax base is even more diverse, now having a blend of sales tax distribution by point of sale and by population in the sales tax pool.

Hazelwood's facilities and infrastructure are in excellent condition. Since 1979, the City has built a new public works garage, a fire station, a city hall/police complex, and a civic center for a combined cost of over \$5 million. Ambitious street improvement and stormwater control projects were also accomplished at a cost of \$5.2 million. These efforts cost an average of approximately \$1 million per year for 11 years, and they were all accomplished without incurring long-term debt. The city has zero bonded indebtedness.

Financial effect of annexation

Revenue in the amount of \$1,268,930, and expenditures in the amount of \$15,000 are anticipated in the South Industrial Area. This provides a net surplus of \$1,253,930 in the area.

FACTOR 8

EFFECT OF ANNEXATION ON DISTRIBUTION OF COUNTY TAX RESOURCES

As shown on Financial Table V, the estimated loss of revenue to St. Louis County is \$472,900. This decrease is less than six tenths of one percent of their \$112,000,000 budget. Offsetting cost savings are not calculated in this report.

FACTOR 9

ZONING IN AREA TO BE ANNEXED

The South Industrial Area is composed of four County zoning districts. Upon the success of an annexation election, the City will begin a detailed study of how to best integrate the Area into the City's comprehensive plan and how to zone the Area appropriately. The City will use consultants as necessary in making these decisions.

Hazelwood's Municipal Code stipulates, "All territory which may be annexed to the City shall automatically retain all zoning rights possessed by it at the time of annexation until such classification shall have been changed by an amendment . . ."

Currently, the City expects to rezone the Area so that it will continue to be used and developed as closely as possible as it was when it was unincorporated.

There is also a well established procedure for granting zoning variances through Hazelwood's Board of Adjustment, which reviews cases on an individual basis and is empowered to grant variances from the City's Zoning Code when hardship conditions warrant them.

Map II shows the current zonings of the Area proposed to be annexed, Map III shows how the City expects the Area would be rezoned, and Map IV shows the current land use of the Area.

Outlined below are the present County zoning classifications and the zoning classifications that the City currently expects would be designated by the City.

County Zoning District Designation

M-3 Planned Industrial

City of Hazelwood Zoning District Designation

I - Heavy Industrial

FACTOR 10

COMPACTNESS OF SOUTH INDUSTRIAL AREA

A study of an area's compactness requires three considerations: 1) a common community of interest; 2) the ease by which municipal services can be provided to the area; and 3) its ability to "round out" municipal boundaries.

1. Compactness in Terms of Common Community of Interest - The South Industrial Area is composed entirely of industrial property.
2. Compactness in Terms of Service Delivery - Service delivery can be extended by Hazelwood easily, efficiently and effectively because McDonnell Blvd. and Banshee Road run uninterrupted from Hazelwood through the breadth of the South Industrial Area.
3. Compactness in terms of "Rounding Off" boundaries - Annexation of the South Industrial Area does not round off Hazelwood's borders. However, it allows the incorporation of the entire County pocket by a City.

FACTOR 11

EFFECTIVE DATE OF ANNEXATION

The City of Hazelwood is prepared to provide full municipal services to the South Industrial Area within twelve months after a successful annexation election.

UTHOFF, GRAEBER, BOBINETTE & O'KEEFE
ATTORNEYS AT LAWSUITE 300
908 OLIVE STREET
ST. LOUIS, MISSOURI 63101

FAX: (314) 621-2697

(314) 621-9550

April 15, 1996

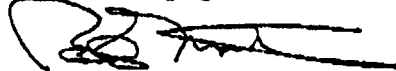
FAXED TO 839-0249Edwin G. Carlstrom, City Manager
City of Hazelwood
415 Elm Grove Lane
Hazelwood, Missouri 63042-1942

Re: Hazelwood Annexation

Dear Ed:

Pursuant to the Boundary Commission's Rules and Regulatory Procedures, this letter is to confirm that all statutory requirements, other than Chapter 72 R.S.Mo. and other statutes applicable to proposing agents, have been satisfied.

Very truly yours,



Paul E. Martin

PEM/lem

Mailing Certification

This is to certify that identical copies of this proposal have been mailed or delivered to St. Louis County Clerk and the City Clerk of the City of Berkeley.

Public Hearing Sites

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

Hazelwood Civic Center East
8969 Dunn Road
Hazelwood, MO 63042
Contact: Craig S. Owens
(314)839-3700

Hazelwood City Hall
415 Elm Grove Lane
Hazelwood, MO 63042
Contact: Craig S. Owens
(314)839-3700

Hazelwood Community Center
1186 Teson Road
Hazelwood, MO 63042
Contact: Craig S. Owens
(314)839-3700

Responsibility for Costs

The City of Hazelwood will bear all costs of the Boundary Commission relating to publications, notifications, copies, etc.


Certification of Adjacency

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

Testament of Accuracy

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

Signed


Edwin G. Carlstrom, City Manager

4/24/96
Date

MAJOR MUNICIPAL SERVICES AND SERVICE PROVIDERS
IN HAZELWOOD AND SOUTH INDUSTRIAL AREA

<u>SERVICES</u>	<u>HAZELWOOD</u>	<u>CURRENT PROVIDER SOUTH INDUSTRIAL AREA</u>	<u>SOUTH INDUSTRIAL AREA PROVIDER ONE YEAR AFTER ANNEXATION ELECTION*</u>
Police	Hazelwood Police Dept.	St. Louis County Police Department	Hazelwood Police Dept.
Most Local Court Having Jurisdiction	Hazelwood Municipal Court	St. Louis County Circuit Court	Hazelwood Municipal Court
Fire	Hazelwood Fire Dept.	McDonnell-Douglas	McDonnell-Douglas
Ambulance	Hazelwood Fire Dept.	McDonnell-Douglas	McDonnell-Douglas
Advanced Life Support	Hazelwood Fire Dept. contracts with Christian Hospital	McDonnell-Douglas contracts with Gateway	McDonnell-Douglas contracts with Gateway
Street Maintenance	Hazelwood Street Div. St. Louis County State of Missouri	McDonnell-Douglas	Hazelwood Street Div. St. Louis County
Snow Removal	Hazelwood Street Div.	McDonnell-Douglas	Hazelwood Street Div.
Mosquito Fogging	Hazelwood Street Div.	McDonnell-Douglas	Hazelwood Street Div.
Street Lighting	City of Hazelwood when requested.	McDonnell-Douglas	City of Hazelwood when requested.
Sidewalk Installation	50/50 City/Resident if requested.	Individual Cost	50/50 City/Resident if requested.

MAJOR MUNICIPAL SERVICES AND SERVICE PROVIDERS
IN HAZELWOOD AND SOUTH INDUSTRIAL AREA

<u>SERVICES</u>	<u>HAZELWOOD</u>	<u>CURRENT PROVIDER SOUTH INDUSTRIAL AREA</u>	<u>SOUTH INDUSTRIAL AREA PROVIDER ONE YEAR AFTER ANNEXATION ELECTION*</u>
Trash and Bulky Waste	Contracted by City. Paid by individual. Half cost for over 62 or 100% handicapped.	McDonnell-Douglas	Contracted by City. Paid by individual. Half cost for over 62 or 100% handicapped.
Curbside Recycling	No cost to resident.	McDonnell-Douglas	Provided by City at no cost to resident.
Tree Clippings	Hazelwood Street Div.	None	Hazelwood Street Div.
Community Center	Two City Community Centers	None in close proximity	Two City Community Centers
Park Facilities	10 City Parks, 138 acres	None in close proximity	10 City Parks, 138 acres
Community Newsletter	City newsletter delivered three times a year with recreation brochure.	None	City newsletter delivered three times a year with recreation brochure.
Zoning/Subdivision	City of Hazelwood	St. Louis County	City of Hazelwood
Water	St. Louis County Water	St. Louis County Water	St. Louis County Water
Sewer	Metropolitan St. Louis Sewer District	Metropolitan St. Louis Sewer District	Metropolitan St. Louis Sewer District
Electric	Union Electric	Union Electric	Union Electric

**MAJOR MUNICIPAL SERVICES AND SERVICE PROVIDERS
IN HAZELWOOD AND SOUTH INDUSTRIAL AREA**

SERVICES	HAZELWOOD	CURRENT PROVIDER	SOUTH INDUSTRIAL
		AREA	AREA
Gas	Laclede Gas	Laclede Gas	Laclede Gas
Cable Television	TeleCommunications, Inc. of Missouri	None	TeleCommunications, Inc. of Missouri
School District	Hazelwood School District Pattonville School District Ferguson-Florissant School District	Ferguson-Florissant School District	Ferguson-Florissant School District

* While McDonnell-Douglas currently provides many of the services listed in the "Current Provider" Column, those services provided by McDonnell-Douglas now would be provided by the City of Hazelwood after annexation upon request. Residential City services would extend into this area by the City if any of it were ever developed into residential, although this is unlikely due to the area being adjacent to the airport.

**COMPARISON OF TAXES PAID
SOUTH INDUSTRIAL AREA**

			<u>CURRENT TAXES UNINCORPORATED</u>	<u>ANNEXED BY BERKELEY</u>	<u>ANNEXED BY HAZELWOOD</u>
REAL ESTATE TAX					
1995 Fire District Rate per \$100			\$0.00	\$0.00	\$0.00
1995 Municipal Rate per \$100			0.00	1.14	0.31
Total effected tax rate			<u>\$0.00</u>	<u>\$1.14</u>	<u>\$0.31</u>
Assessed value	\$18,775,140	TAX PAID:	\$0	\$214,000	\$58,200
PERSONAL PROPERTY TAX					
1995 Fire District Rate per \$100			\$0.00	\$0.00	\$0.00
1995 Municipal Rate per \$100			0.00	1.14	0.00
Total effected tax rate			<u>\$0.00</u>	<u>\$1.14</u>	<u>\$0.00</u>
Assessed value	\$3,016,050	TAX PAID:	\$0	\$34,383	\$0
UTILITY TAXES					
Rate charged on all utilities			5%	8%	1.5%
Based on annual utilities of	\$9,000,000	TAX PAID:	\$450,000	\$720,000	\$135,000
FIRE PROTECTION TAX REBATE					
1995 Fire District rate			NA	NA	\$0.96
Assessed value	\$47,819,770		\$0	\$0	(\$459,070)
BUSINESS LICENSE					
		TAX PAID:	UNCHANGED	\$2,062,500	\$1,512,500
TOTAL TAXES					
			<u>\$450,000</u>	<u>\$3,030,883</u>	<u>\$1,246,630</u>
TAX INCREASE / (DECREASE) IN HAZELWOOD					
			\$796,630	(\$1,784,253)	
				143% Higher than Hazelwood	

FINANCIAL TABLE I

SOUTH INDUSTRIAL AREA ANNUAL REVENUE & COST

REVENUE SOURCE	BASIS	ANNUAL REVENUE
PROPERTY TAX	\$0.31 /\$100	\$57,600
ROAD/BRIDGE	\$0.105 /\$100	22,900
GROSS RECEIPTS	1.50%	135,000
PERMITS/INSP.	\$1.23 /CAP.	0
MERCHANT LICENSES		0
SERVICE LICENSES		0
MANUFACTURER LICENSES		1,512,500
LIQUOR LICENSES		0
CABLE TV	5%	0
SALES TAX	\$101.00 /CAP.	0
USE TAX	\$24.00 /CAP.	0
C.A.R.T.		
MOTOR VEH. SAL	\$5.00 /CAP.	0
VEHICLE FEES	\$4.27 /CAP.	0
GASOLINE TAX	\$24.77 /CAP.	0
CIGARETTE TAX	\$4.57 /CAP.	0
C.D.B.G.		0
COURT FINES		0
RECREATION FEES	\$7.50 /CAP.	0
FIRE PROTECTION REBATE		(459,070)
ESTIMATED ANNUAL REVENUE		\$1,268,930

EXPENDITURE DESCRIPTION	ANNUAL COST
STREET MAINTENANCE, SNOW REMOVAL, OTHER	\$15,000
ESTIMATED ANNUAL COST	\$15,000

<u>ESTIMATED NET SURPLUS</u>	<u>\$1,253,930</u>
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FINANCIAL TABLE II

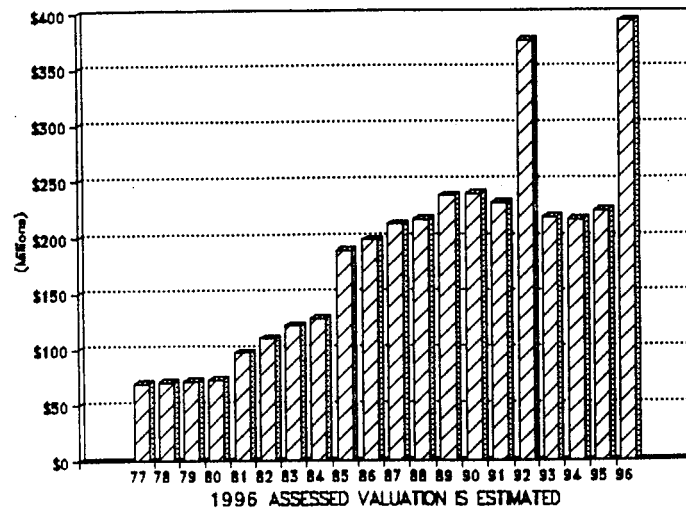
**CITY OF HAZELWOOD
CURRENT FINANCIAL POSITION**

	1995 ESTIMATE	1996 BUDGET
REVENUE		
TAXES	\$3,659,490	\$5,146,007
LICENSES AND PERMITS	3,924,109	4,014,534
INTERGOVERNMENTAL REV.	832,949	1,291,267
RECREATION	199,646	245,400
FINES AND FORFEITURES	335,010	423,816
MISCELLANEOUS	98,736	94,191
SALE OF ASSETS	10,000	155,000
TOTAL	\$9,059,941	\$11,370,215
EXPENDITURES		
OPERATING	\$8,229,542	\$9,500,651
CAPITAL	472,222	1,444,467
EXTRAORDINARY LOSS		
TOTAL	\$8,701,764	\$10,945,118
CONTRIBUTION TO FUND BALANCE	358,177	425,097
BEGINNING FUND BALANCE	\$786,080	1,144,257
ENDING FUND BALANCE	\$1,144,257	\$1,569,352
PERCENTAGE OF OPERATING COST	13.9%	16.5%

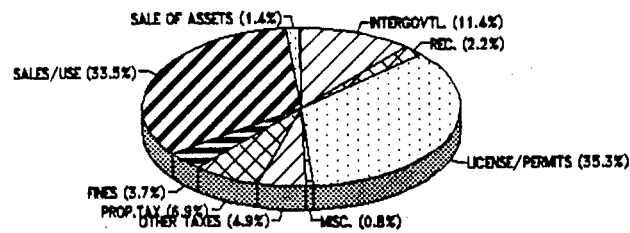
FINANCIAL IMPACT ON ST. LOUIS COUNTY		
REVENUE SOURCE	BASIS	REVENUE DECREASE
PROPERTY TAX		\$0
ROAD/BRIDGE	\$0.105 /\$100	22,900
GROSS RECEIPTS	5%	450,000
PERMITS & LICENSES		0
SALES TAX	\$101.00 /CAP.	0
USE TAX	\$24.00 /CAP.	0
C.A.R.T.		
MOTOR V. SALES	\$5.00 /CAP.	0
MOTOR V. FEE INCREASE	\$4.27 /CAP.	0
GASOLINE TAX	\$24.77 /CAP.	0
CABLE T.V.	5%	0
CIGARETTE TAX	\$4.57 /CAP.	0
REVENUE DECREASE TO ST. LOUIS COUNTY		<u>\$472,900</u>

FINANCIAL TABLE IV

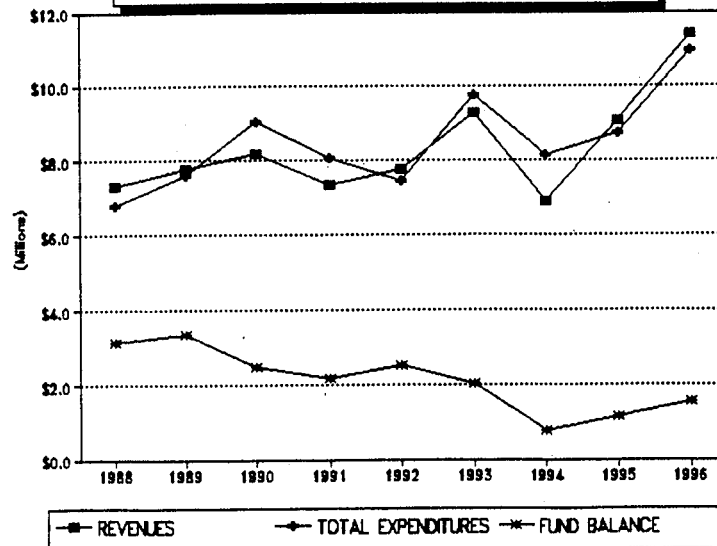
ASSESSED VALUATION



GENERAL FUND REVENUE



REVENUES, EXPENDITURES, & FUND BALANCE



DATA ASSUMPTIONS SOUTH INDUSTRIAL AREA

1995 ASSESSED VALUATION

REAL PROPERTY	\$18,775,140
PERSONAL PROPERTY	3,016,050
MANUFACTURING EQUIPMENT	<u>26,028,580</u>
TOTAL ASSESSED VALUATION	\$47,819,770

POPULATION	0
SQUARE MILES	0.22
# HOUSEHOLDS	0
EST. COMMERCIAL UTILITIES	\$9,000,000
ROBERTSON FIRE PRO. DIST. 1995 TAX RATE	\$0.96
ANNUAL SALES	\$2,000,000,000
BOOK VALUE OF MACHINERY & EQUIPMENT	\$75,000,000

BUSINESS LICENSE FEE BASIS

HAZELWOOD

\$.50/\$1000 on first \$2M in gross sales & \$.30/\$1000 thereafter, plus
.75% of first \$65M in book value of machinery & equip. & .25% thereafter

BERKELEY

\$.75/\$1000 in gross sales, plus
.75% of book value of machinery & equip.

FINANCIAL TABLE VI

APPENDIX A

Resolution, Ordinance and Legal Description

NO. 9503

RESOLUTION

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

WHEREAS, The Council has determined that it is in the best interest of the City of Hazelwood and the citizens of the unincorporated territory immediately adjacent to the present boundaries of the City of Hazelwood 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 Hazelwood, 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 Hazelwood, and

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

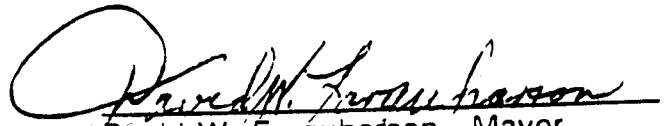
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HAZELWOOD, MISSOURI, AS FOLLOWS:

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


SECTION 2. Be it further resolved that pursuant to the provisions of C.C.S. 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 Hazelwood, 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 Hazelwood, 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 Hazelwood and that the entire program should be considered as a consolidated package for establishing the ultimate geographic size of the City of Hazelwood, Missouri.

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

PASSED this 6th day of September, 1995.
by the Council of the City of Hazelwood, Missouri.


David W. Farquharson - Mayor
City of Hazelwood, Missouri

ATTEST:


Norma Caldwell, CMC - City Clerk
City of Hazelwood, Missouri

APPROVED AS TO FORM:

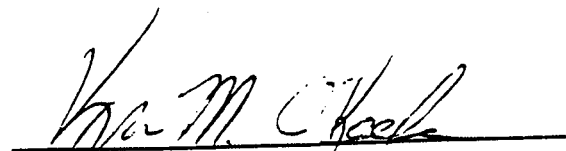

Kevin M. O'Keefe - City Attorney
City of Hazelwood, Missouri

EXHIBIT A

Description of Proposed Annexation - South Industrial Area

A tract of land located in U. S. Survey 4, Survey 7, Survey 8, Survey 1247, Survey 1249, Survey 3096, and more particularly described as follows:

Beginning at a point in the incorporated boundary limits of the City of Hazelwood, Missouri, said point being more particularly described as a point in the northern right of way line of the tract now or formerly conveyed to the Wabash Railroad Company, 100 feet wide, at its intersection with the southwestern corner of a tract of 7.2515 acres conveyed to Defense Plant Corporation by deed recorded in Deed Book 1863, page 192 of the St. Louis County Records; thence continuing along said established City limits of Hazelwood and the west line of said Defense Plant Corporation tract northwardly a distance of 422.17 feet to the corner of said tract; thence northeastwardly along the northwestern line of said 7.2515 acre tract, 266.77 feet to the line dividing Survey 7 and Survey 1249; thence along said dividing lines of Survey 7 and Survey 1249, north 51 degrees 42 minutes west, 934.61 feet; thence northeastwardly along a line parallel with and 200 feet distant southeastwardly from the southeastern line of Lindbergh Boulevard, formerly known as U. S. Highway No. 67 as described in the incorporated boundary limits of the City of Hazelwood, to the northeastern line of James S. McDonnell Boulevard formerly Brown Road; thence continuing along the Hazelwood City limits line southeastwardly and eastwardly along the northeastern and northern line of James S. McDonnell Boulevard, formerly Brown Road to a point being its intersection with the center line of Coldwater Creek Drainage right of way; thence along said Creek center line South 13 degrees 54 minutes west to the southern line of said James S. McDonnell Boulevard; thence continuing along the south line of James S. McDonnell Boulevard to its intersection with the Berkeley City limits, thence along the Berkeley City limits to a point in the south line of Banshee Road, 40 feet wide; thence north 86 degrees 31 minutes west along the south line of said Banshee Road to the northeast corner of a tract of land now or formerly conveyed to McDonnell Aircraft Corporation as recorded in Deed Book 2877 on pages 253 and 254 of the St. Louis County Records; thence South 5 degrees 15 minutes 30 seconds west a distance of 180.67 feet; thence south 62 degrees 49 minutes 30 seconds west a distance of 1,266.52 feet; thence south 81 degrees 08 minutes west a distance of 866.69 feet; thence north 86 degrees 36 minutes 45 seconds west, along a line parallel with and 1,010 feet south of the south line of Banshee Road a distance of 2,074.62 feet to a point; thence north 18 degrees 21 minutes 45 seconds west a distance of 350.99 feet; thence north 3 degrees 23 minutes 15 seconds east a distance of 823.98 feet, more or less to a point in the north right of way line of said Wabash Railroad; thence eastwardly along the north right of way of said Wabash Railroad to the point of beginning.

BILL NO. 2747

ORDINANCE NO. 2675-95

AN ORDINANCE PROVIDING FOR THE EXTENSION OF THE CITY LIMITS OF THE CITY OF HAZELWOOD, MISSOURI, BY EMBRACING AND INCLUDING UNINCORPORATED REAL PROPERTY LOCATED IN THE COUNTY OF ST. LOUIS, STATE OF MISSOURI, LYING ADJACENT AND CONTIGUOUS TO THE PRESENT CITY LIMITS, AND HEREINAFTER PARTICULARLY DESCRIBED.

WHEREAS, On the 6th day of September, 1995, the City of Hazelwood, Missouri, declared by Resolution 9503 of the Council, its intent to annex the following described unincorporated territory into the City of Hazelwood, and

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

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HAZELWOOD, MISSOURI AS FOLLOWS:

SECTION 1. The corporate limits of the City of Hazelwood, Missouri, 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 following boundary lines as described in Exhibit A, which is attached hereto and made a part hereof.

SECTION 2. The Council has determined, and hereby declares the proposed annexation is reasonable and necessary to the proper, balanced development of the City of Hazelwood.

SECTION 3. The City of Hazelwood has developed a Plan of Intent to provide services in the area on the same basis upon which services are presently provided to residents of the City of Hazelwood.

SECTION 4. A Public Hearing shall be held concerning this matter, and this 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 5. The annexation of the real estate described herein is subject to the approval of the voters of the City and 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 6. The annexation of said real estate shall become effective six (6) months following the election approving such annexation.

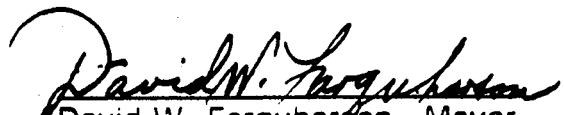
SECTION 7. Pursuant to the provision of C.C.S. S.S. S.C.S. H.C.S. House Bill 446, 88th General Assembly, First Regular Session, the City Manager is hereby authorized to submit this Ordinance and the boundary adjustment for the City of Hazelwood outlined herein, to the St. Louis County Boundary Commission for review and approval according to the rules and procedures established by said Commission.

SECTION 8. This Ordinance shall be in full force and effect from and after the date of its passage and adoption.

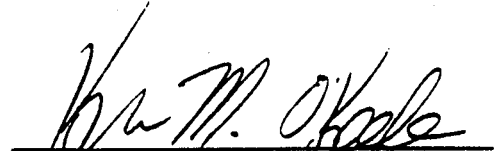
PASSED this 20th day of September, 1995,
by the Council of the City of Hazelwood, Missouri.

ATTEST:


Norma Caldwell, CMC - City Clerk
City of Hazelwood, Missouri


David W. Farquharson - Mayor
City of Hazelwood, Missouri

APPROVED AS TO FORM:


Kevin M. O'Keefe - City Attorney
City of Hazelwood, Missouri