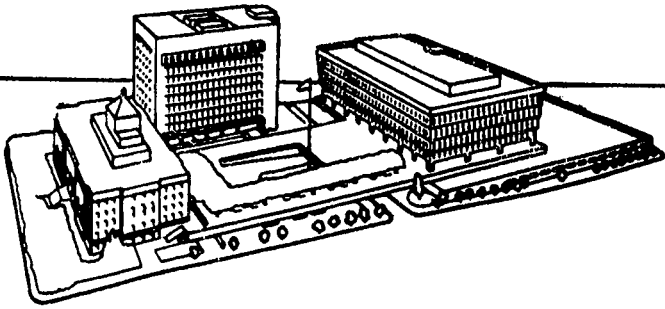


PROPOSED ANNEXATION BY
CITY OF HAZELWOOD
(SOUTH INDUSTRIAL AREA)

Report on BC 0606 Prepared by:
St. Louis County Department of Planning
for Submittal to:
Boundary Commission, St. Louis County
July 9, 1996



ST. LOUIS COUNTY, MISSOURI

BUZZ WESTFALL, COUNTY EXECUTIVE

DEPARTMENT OF PLANNING
JUNE MCALLISTER FOWLER, DIRECTOR

July 9, 1996

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

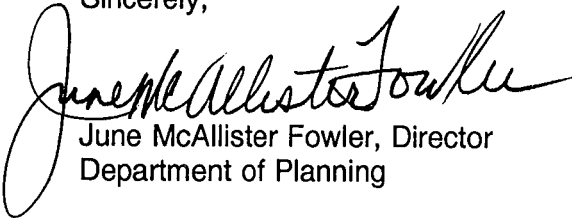
Re: Proposed Hazelwood Annexation (BC 9606 - South Industrial Area)

Dear Commissioners:

St. Louis County Government is pleased to submit its analysis of the annexation proposed by the City of Hazelwood. This report is a review of the proposed annexation from the perspective of St. Louis County Government. It is intended as an objective analysis of this proposal that will serve as a guide to the Boundary Commission in its deliberations. The final section of our report includes a summary of issues organized by the Boundary Commission review factors outlined in RSMo 72.403.

Should the Commission require information in addition to what is contained in this report, we will make every effort to respond to your request in a timely manner.

Sincerely,



June McAllister Fowler, Director
Department of Planning

JMF/LJG/dhc
(bnd\southind.haz)



ANALYSIS OF PROPOSED HAZELWOOD ANNEXATION

SOUTH INDUSTRIAL AREA

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I. INTRODUCTION

A. Purpose

The purpose of this report is to provide information regarding a proposed annexation of 192.37 acres (.3 square miles) of unincorporated St. Louis County by the City of Hazelwood. This analysis is primarily based on a review of the Plan of Intent and accompanying documents submitted to the Boundary Commission by the City of Hazelwood.

B. History of Previous Annexation Proposals Affecting Area

This area has not been the subject of any recent annexation attempts. However, the City of Berkeley has also filed a proposal with the Boundary Commission to annex a larger 371 acre McDonnell-Douglas area, which includes the 192.37 acre area sought for annexation by Hazelwood and properties owned by others in addition to the McDonnell-Douglas Corporation. This proposal is also pending before the Boundary Commission at this time.

II. AREA PROPOSED TO BE ANNEXED

A. General Description

The 192.37 acre area proposed for annexation is located along the southern limits of Hazelwood. The South Industrial Area adjoins the City of Hazelwood on the north and west. The Lambert St.

Louis International Airport, which is in unincorporated St. Louis County, is directly adjacent to the south and west of the area proposed for annexation. A small part of the City of Berkeley adjoins the area to the east. Basic data for the area are provided in the following table.

TABLE 1

BASIC ANNEXATION AREA DATA	
Area ¹	192.37 acres (.3 sq. miles)
Population ²	0
Dwelling Units (1996) ¹	0
Total Assessed Valuation ³	\$44,860,755

Sources: ¹ St. Louis County Department of Planning
² 1990 U.S. Census
³ St. Louis County Departments of Revenue and Planning, May, 1996

B. Land Use and Zoning

The predominant land use in the area proposed for annexation is the corporate offices, plant, and accessory uses of the McDonnell-Douglas Corporation. The St. Louis Airport Authority and the United States Government own smaller vacant properties east of the Coldwater Creek drainage right-of-way. The area is zoned M-1 Industrial District except for the area adjacent to the Coldwater Creek drainage right-of-way which is zoned FPM-1 Flood Plain Industrial District. The Plan of Intent incorrectly indicates that the area proposed for annexation is currently zoned M-3 Planned Industrial District by St. Louis County.

C. Comparison of City and County Zoning

The following analysis compares the provisions of the existing St. Louis County zoning in the area with the most similar Hazelwood zoning district. Only limited information is provided in the Plan of Intent regarding details of the Hazelwood zoning district.

The I-Heavy Industrial District is the Hazelwood zoning district which would permit all of the existing uses in the area proposed to be annexed. Fabrication from semi-finished materials, manufacturing is allowed as a permitted use in this district. There are some minor setback variances between St. Louis County's M-1 Industrial District and the City's I-Heavy Industrial District. However, no significant problems are anticipated regarding zoning if the area is annexed by Hazelwood.

III. THE ANNEXING CITY: FINANCIAL BACKGROUND

A. Revenues

The City's fiscal year 1995 property tax rate is \$.31 per \$100 of assessed real estate property value. The City does not impose its tax on personal property. The City does not tax residential utility use; the utility tax rate on commercial uses is 1.5 percent. This rate is lower than St. Louis County's utility tax rate of 5 percent. Hazelwood is both a "point of sale" and a "pool" sales tax city. In original parts of the City, it receives sales tax revenue as a "point of sale" city, i.e., based on retail sales activities within these boundaries. In newly annexed portions of the City, it receives

sales tax revenue as a "pool" sales tax city on a per capita basis. This sales tax split is dictated by State law. The following table illustrates the major sources of General Fund revenues for the City.

TABLE 2

SOURCES OF GENERAL FUND REVENUES		
Sources	1995 (Actual)	Percent of Total Budget
Sales Tax	\$3,083,819	33.9
Gasoline Tax	473,008	5.2
Cigarette Tax	79,062	1.0
County Road Funds	212,171	2.3
Property Tax	659,672	7.2
Licenses, Permits, and Inspections	3,842,213	42.2
Other	751,662	8.2
TOTALS	\$9,101,607	100.0

Source: City of Hazelwood Financial Statements for fiscal year ended June 30, 1995.

Licenses, permits and inspections account for the largest share (42.2 percent) of the City's General Fund revenues. Most of this revenue is derived from the City's business license fees. Sales tax receipts account for one-third (33.9 percent) of the City's revenues. These two sources combined represent over three-quarters of the City's General Fund revenues.

B. Expenditures

The City's major services and expenditures by category are presented in the following table.

TABLE 3

GENERAL FUND EXPENDITURES		
Sources	1995 (Actual)	Percent of Total
Administration	\$959,579	11.0
Public Works	1,135,896	13.0
Police	3,042,379	34.7
Parks and Recreation	1,451,142	16.6
Fire	2,067,529	23.6
Community Development	96,215	1.1
TOTALS	\$8,752,740	100.0

Source: City of Hazelwood Financial Statements for fiscal year ended June 30, 1995.

Over one-third (34.7 percent) of the City's General Fund revenues are spent on police protection. Nearly one-quarter (23.6 percent) of the budget is devoted to fire protection. The City commits 16.6 percent of its spending to parks and recreation. Some 13 percent of the City's Revenue are used for public works, which includes street repair and maintenance and street lighting. Approximately one-tenth (11 percent) of the budget is used for administrative expenses.

C. Summary of Finances

A summary of Hazelwood's financial position is presented in the table below.

TABLE 4

SUMMARY OF FINANCES	
	Actual 1995¹
Revenues	\$9,101,607
Operating Expenditures	8,752,740
Excess of Revenues Over (Under) Operating Expenditures	348,867
Capital Expenditures	427,560 ²
Excess of Revenues Over (Under) Total Expenditures	357,757 ³
Fund Balance	\$1,143,836
Bonded Indebtedness	\$ 0

Notes: ¹ Hazelwood's Fiscal Year is July 1 to June 30.

² One portion of capital expenditures are funded by General Fund revenues (\$295,709) and another portion is funded by proceeds from capital lease obligations (\$131,851).

³ Amount adjusted by addition of \$8,890 from other financing sources.

Source: City of Hazelwood, Financial Statements for fiscal year ended June 30, 1995.

IV. PROVISION OF SERVICES

A. Existing and Proposed Services

The provision of services to its residents and other property owners is local government's primary responsibility and function. Currently, St. Louis County is the provider of a variety of municipal-type services to the annexation area. If the annexation election is successful, some of the current services provided by St. Louis County would be transferred to the City of Hazelwood. The following table lists basic municipal-type services provided in the area proposed to be annexed and identifies their current and proposed provider.

TABLE 5

SERVICES		
Service	Current Provider	Proposed Provider
Police Protection	St. Louis County	City of Hazelwood
Fire Protection/EMS/ALS ¹	Private	Private
Streets	St. Louis County	St. Louis County, City of Hazelwood ²
Planning, Zoning, and Subdivision Regulations	St. Louis County	City of Hazelwood
Building Code, Mechanical Permits and Inspections ³	St. Louis County	St. Louis County, City of Hazelwood
Health Services - Rodent Control, Mosquito Fogging, Animal Control	St. Louis County	City of Hazelwood ⁴
Municipal Court	St. Louis County	City of Hazelwood

¹ The City of Hazelwood provides fire protection services within its original boundaries through its own Fire Department. By state law newly annexed areas retain the services of their current fire protection provider. This area receives private fire protection and ambulance service from the McDonnell-Douglas Corporation.

² Most but not all of Banshee Road, which is on the County Road System would be transferred to Hazelwood if the annexation occurs. However, maintenance of James S. McDonnell Boulevard, which is on the Arterial Road System, will remain a County responsibility.

³ Hazelwood contracts with St. Louis County to issue permits or enforce codes relating to elevators, amusement activities, electrical, plumbing, and weights and measures.

⁴ While the City of Hazelwood would assume primary responsibility for these services, St. Louis County would continue to provide certain rodent and animal control services even if the area is annexed by the City.

B. Services Not Affected

As stated in the Plan of Intent, the area receives private fire protection and ambulance service from the McDonnell-Douglas Corporation. Annexation of the area by the City of Hazelwood would not change this service. However, if the area is annexed, a property owner would pay the 1995 Hazelwood tax rate of \$.31 per \$100 of assessed valuation on real estate property value only. The Plan of Intent indicates that the City of Hazelwood will provide an annual reimbursement of \$459,070 for fire protection to the property owner. A review of County tax records indicates that the property owner in the area does not pay taxes to any fire protection district at this time.

The St. Louis County Water Company and the Metropolitan St. Louis Sewer District will continue to provide water and sewer services, respectively. The area property owner will continue to pay taxes to the Ferguson-Florissant School District. These services would not be affected by annexation.

V. IMPACTS OF PROPOSED ANNEXATION

A. Impact on Businesses in the Area

McDonnell-Douglas Corporation, which is the only land use and property owner that pays taxes in the area, will experience a substantial increase in taxes of approximately \$1,251,201 per year if the annexation occurs. The Plan of Intent estimates that the company will pay \$315,000 less in taxes on utility usage per year, since the City of Hazelwood's tax rate on commercial properties is 1.5 percent versus the County rate of 5 percent. However, any savings will be more than offset

by the City's business license fees, estimated by the Plan of Intent at approximately \$1,512,500 and an increase of over \$53,771 (estimated by the County) in new property taxes paid to the City (at a rate of \$.31 per \$100 assessed valuation of real property).

The Plan of Intent contends that the McDonnell-Douglas Corporation will pay approximately \$800,000 per year in new taxes if this area is annexed. This lesser amount is based on an assumption of a \$459,070 fire protection rebate to the corporation.

For informational purposes it is noted that the City's manufacturers' license fees are charged in addition to a standard \$5 business license fee and a tax on merchant's and manufacturer's equipment paid to St. Louis County by businesses in both unincorporated and incorporated areas. The City's manufacturer license fees are \$.50 per \$1,000 of gross sales plus .75 percent of the book value of machinery and equipment.

B. Impact on St. Louis County

The total annual revenue loss that County Government could experience as a result of the proposed annexation is estimated to be \$547,783. A breakdown of County revenue loss by funding source is provided in the following table.

TABLE 6

ANNUAL COUNTY REVENUE LOSS FROM THE PROPOSED ANNEXATION	
	Annexation Area
Sales Tax ¹	0
Utility Tax ²	\$ 450,000
C.A.R.T. ³	50,679
County Road and Bridge ³	47,104
Cigarette Tax ⁴	0
Cable T.V. Tax ⁵	0
TOTAL	\$547,783

- ¹ There is no sales tax estimate; tax is based on population (none in area).
- ² Estimate from Hazelwood's Plan of Intent using St. Louis County's utility tax rate.
- ³ Estimate by St. Louis County Department of Highways and Traffic.
- ⁴ There is no cigarette tax estimate; tax is based on population (none in area).
- ⁵ There is no cable T.V. tax estimate, tax is based on number of dwelling unites (none in area).

The County loss amount is the sum of revenues that would no longer be received from three sources: State Road Aid (\$50,679), County Road and Bridge Tax funds (\$47,104), and Utility Gross Receipts Tax funds (\$450,000). The first two estimates were calculated by the St. Louis County Department of Highways and Traffic. The Utility Gross Receipts Tax funds estimate is the amount stated in the City of Hazelwood's Plan of Intent. It is based on an estimated \$9 million in annual utilities expenses for the McDonnell-Douglas Corporation. The source of this information is not identified in the Plan of Intent.

It is important to note that the loss of Utility Gross Receipts Tax funds negatively impacts a large constituency. The funds from this tax are used for police services in unincorporated St. Louis County. Conversely, the City of Hazelwood's gain of Utility Gross Receipts Tax revenues from this proposed annexation would benefit substantially fewer people. Thus, the transfer of Utility Gross Receipts Tax funds from the County to the City would result in an extraordinary gain for the City and a significant loss to the County.

The potential transfer of Utility Gross Receipts Tax funds from the County to the City can be contrasted with the redistribution of sales tax revenues that occurs when an annexation becomes effective. When there is an annexation without population the annexing city accrues no sales tax revenues gains. Even in cases where there is population, the impact of sales tax revenue loss to the County is somewhat mitigated since these revenues are redistributed in the sales tax pool.

C. Impact on Annexing Municipality

The following table compares the City's and the County's estimates of new revenues for Hazelwood if the annexation is successful.

TABLE 7

CITY AND COUNTY ESTIMATE OF HAZELWOOD'S NEW ANNUAL REVENUES		
Source	County Estimated Amount	City Estimated Amount ⁹
Sales Tax ¹	0	0
Utility Gross Receipts Tax ²	135,000	135,000
State Road Aid (Gasoline and motor vehicle) ³	0	0
County Road and Bridge ⁴	47,104	22,900
Cigarette Tax ⁵	0	0
Property Tax ⁶	53,771	57,600
Cable T.V. Tax ⁷	0	0
Manufacturer Licenses ⁸	1,512,500	1,512,500
TOTALS	\$1,748,375	\$1,728,000 ¹⁰

¹ There is no sales tax estimate; tax is based on population (none in area).

² Estimate from Plan of Intent based on Hazelwood utility gross receipts tax rate of 1.5% on commercial uses only.

³ There is no State Road Aid estimate; municipal tax receipts based on population (none in area).

⁴ Rate is \$1.05 per \$100 assessed valuation.

⁵ There is no cigarette tax estimate; tax is based on population (none in area).

⁶ Hazelwood property tax rate is \$.31 per \$100 on real estate property only.

⁷ There is no Cable T.V. tax estimate; tax is based on number of dwelling units (none in area).

⁸ City of Hazelwood estimate.

⁹ Estimates from Hazelwood Plan of Intent.

¹⁰ A fire protection rebate of \$459,070 anticipated in the Plan of Intent is not included here.

The County estimates that Hazelwood will receive \$1,748,375 from the area if annexed; the City's Plan of Intent estimates revenues of \$1,728,000. The difference between the City and County estimates is due to different assessed valuation information used to calculate property tax and County Road and Bridge tax receipts. The fire protection rebate of \$459,070 anticipated in the Plan of Intent is not included here. If such a rebate to the McDonnell-Douglas Corporation were made, the Plan of Intent estimates \$1,268,930 in new annual tax revenues for the City.

The Plan of Intent provides estimates on how the revenue generated from the area would be spent. The City's estimates are shown in the following table.

TABLE 8

CITY ESTIMATE OF ANNUAL EXPENDITURES FOR THE AREA	
Service	Estimates for Expenditures
Street maintenance, snow removal, other	\$15,000
TOTAL	\$15,000

The City of Hazelwood is expected to gain a windfall of over \$1.25 million in annual tax benefits if the area is annexed. The Plan of Intent states that revenues in the amount of \$1,268,930 would be realized and would be balanced by extremely minimal expenditures of only \$15,000 (for street maintenance). The tax benefits to the City would be \$1,728,000 if a fire protection rebate is not included. Thus, substantial tax benefits that would represent an 11 or 15 percent increase over the City's 1996 estimated revenues would be gained by annexation. An insignificant amount of services would be provided in return.

VI. COMPACTNESS AND OTHER BOUNDARY ISSUES

The area proposed to be annexed is approximately 56 percent contiguous to the City of Hazelwood.

The Plan of Intent admits that the proposed annexation would not round off the City's boundaries. The document indicates that the annexation will eliminate a pocket of unincorporated area. However, it should be noted that the area does not meet the criteria used to identify an "unincorporated pocket" as defined in RSMo.72.407. This argument is also fallacious from a practical sense since the entire large area occupied by Lambert St. Louis International Airport directly adjacent to the south of the area proposed to be annexed is, and would, remain unincorporated.

As a minor point it is noted that two isolated sections of Banshee Road would remain in St. Louis County jurisdiction if the annexation occurs.

VII. ANALYSIS OF ADDITIONAL ISSUES

Hazardous Waste. The St. Louis County Department of Health has advised that an approximately 21 acre portion of the area proposed to be annexed is a high level hazardous waste site. This fenced vacant area is located east of the Coldwater Creek drainage right-of-way, south of James S. McDonnell Boulevard, and north of Banshee Road and the Norfolk Southern railroad right-of-way. Since costs incurred in the clean up of this property would be funded by the United States

Government, no local expenditure, either county or municipal, would be required. Thus, there would be no additional burden imposed on a municipality if the area is annexed.

Orderly Incorporation in the County. The Plan of Intent's heading for Factor 3, "ABILITY TO ACCOMMODATE ORDERLY INCORPORATION OF THE COUNTY" and the following statement that "The annexation of the South Industrial Area by the City of Hazelwood is a natural progression toward full incorporation of this area of the County," represent a misstatement of the Boundary Commission factor. The correct wording from the text of Factor 3 is "The ability to accommodate the orderly incorporation in the County ...". The wording does not imply a mandate or that there is a stated goal for full incorporation of the County. The intent of Factor 3 is to allow the Boundary Commission the ability to gauge whether the proposal has any flaws regarding legal boundaries, technical or service delivery problems, or boundaries which overlap other proposals.

Quality of Services. The Plan of Intent states that municipal services provided by a city rather than the County "... means the service provider is much closer, more responsive and more accountable to the service recipients." It should be noted that St. Louis County provides quality efficient municipal services to the proposed annexation area. However, it should also be noted that because the area is occupied by one large corporation, and most services are either provided by contract or are self-provided, the need for outside municipal services is minimal.

VIII. SUMMARY OF ISSUES BY BOUNDARY COMMISSION FACTOR

Factor 1 Impact

McDonnell-Douglas Corporation, which is the only land use and property owner that pays taxes in the area, will experience a substantial increase in taxes of approximately \$1,251,201 per year if the annexation occurs. The Plan of Intent estimates that the company will pay \$315,000 less in taxes on utility usage per year, since the City of Hazelwood's tax rate on commercial properties is 1.5 percent versus the County rate of 5 percent. However, any savings will be more than offset by the City's business license fees, estimated by the Plan of Intent at approximately \$1,512,500 and an increase of over \$53,771 (estimated by the County) in new property taxes paid to the City (at a rate of \$.31 per \$100 assessed valuation of real property).

The Plan of Intent contends that the McDonnell-Douglas Corporation will pay approximately \$800,000 per year in new taxes if this area is annexed. This lesser amount is based on an assumption of a \$459,070 fire protection rebate to the corporation.

Factor 2 Legal Description

No comment.

Factor 3 Orderly Incorporation in the County

The Plan of Intent's heading for Factor 3, "ABILITY TO ACCOMMODATE ORDERLY INCORPORATION OF THE COUNTY" and the following statement that "The annexation of the South Industrial Area by the City of Hazelwood is a natural progression toward full incorporation of this area of the County," represent a misstatement of the Boundary Commission factor. The correct wording from the text of Factor 3 is "The ability to accommodate the orderly incorporation in the County ...". The wording does not imply a mandate or that there is a stated goal for full incorporation of the County. The intent of Factor 3 is to allow the Boundary Commission the ability to gauge whether the proposal has any flaws regarding legal boundaries, technical or service delivery problems, or boundaries which overlap other proposals.

The City of Berkeley has also filed a proposal with the Boundary Commission to annex a larger 371 acre McDonnell-Douglas area, which includes the 192.37 acre area sought for annexation by Hazelwood. This proposal is also pending before the Boundary Commission at this time.

Factor 4 Services

The Plan of Intent states that municipal services provided by a city rather than the County "... means the service provider is much closer, more responsive and more accountable to the service recipients." It should be noted that St. Louis County provides quality efficient municipal services to the proposed annexation area. However, it should also be noted that because the area is occupied by one large corporation, and most services are either provided by contract or are self-provided, the need for outside municipal services is minimal.

Factor 5 Schedule of Service Delivery

No comment.

Factor 6 Current Tax Rates

No comment.

Factor 7 Sources of Revenue

The City of Hazelwood is expected to gain a windfall of over \$1.25 million in annual tax benefits if the area is annexed. The Plan of Intent states that revenues in the amount of \$1,268,930 would be realized and would be balanced by expenditures of only \$15,000 (for street maintenance). The tax benefits to the City would be \$1,728,000 if a fire protection rebate is not included. Thus, substantial tax benefits that would represent an 11 or 15 percent increase over the City's 1996 estimated revenues would be gained by annexation. An insignificant amount of services would be provided in return.

Factor 8 Extraordinary Effects on Tax Distribution

The total annual revenue loss County Government could experience as a result of the proposed annexation is estimated to be \$547,783. The County loss amount is the sum of revenues that would no longer be received from three sources: State Road Aid (\$50,679), County Road and Bridge Tax funds (\$47,104), and Utility Gross Receipts Tax funds (\$450,000). The first two estimates were calculated by the St. Louis County Department of Highways and Traffic. The Utility Gross Receipts Tax funds estimate is the amount stated in the City of Hazelwood's Plan of Intent. It is based on an estimated \$9 million in annual utilities expenses for the McDonnell-Douglas Corporation. The source of this information is not identified in the Plan of Intent.

It is important to note that the loss of Utility Gross Receipts Tax funds negatively impacts a large constituency. The funds from this tax are used for police services in unincorporated St. Louis County. Conversely, the City of Hazelwood's gain of Utility Gross Receipts Tax revenues from this proposed annexation would benefit substantially fewer people. Thus, the transfer of Utility Gross Receipts Tax funds from the County to the City would result in an extraordinary gain for the City and a significant loss to the County. The windfall aspects of this potential revenue transfer is underscored by the fact that the Plan of Intent indicates that the cost of providing services to the area by the City is estimated to be extremely minimal. In fact, no estimate for police services to the area by the City is provided in the document.

The potential transfer of Utility Gross Receipts Tax funds from the County to the City can be contrasted with the redistribution of sales tax revenues that occurs when an annexation becomes effective. When there is an annexation without population the annexing city accrues no sales tax revenues gains. Even in cases where there is population, the impact of sales tax revenue loss to the County is somewhat mitigated since these revenues are redistributed in the sales tax pool.

Factor 9 Zoning

The Plan of Intent indicates that the area proposed for annexation is currently zoned M-3 Planned Industrial District by St. Louis County. This information is incorrect. The area is presently zoned M-1 Industrial District and FPM-1 Flood Plain Industrial District. However, no problems are anticipated regarding zoning if the area is annexed by Hazelwood.

Factor 10 Compactness

The Plan of Intent admits that the proposed annexation would not round off the City's boundaries. The document indicates that the annexation will eliminate a pocket of unincorporated area. However, it should be noted that the area does not meet the criteria used to identify an "unincorporated pocket" as defined in RSMo.72.407. This argument is also fallacious from a practical sense since the entire large area occupied by Lambert St. Louis International Airport directly adjacent to the south of the area proposed to be annexed is, and would, remain unincorporated.

Factor 11 Effective Date of Annexation

No comment.

BRIDGETON

BERKELEY

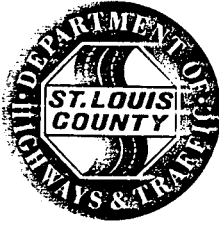
SMITH SCHOOL

CAROLINE
ELEMENTARY
SCHOOL

BERKELEY
JUNIOR
HIGH
SCHOOL

APPENDIX

CORRESPONDENCE FROM OTHER COUNTY DEPARTMENTS



RECEIVED MAY 31 1996

ST. LOUIS COUNTY, MISSOURI
BUZZ WESTFALL, COUNTY EXECUTIVE
DEPARTMENT OF HIGHWAYS AND TRAFFIC
J. MICHAEL DOOLEY, P.E., DIRECTOR

May 31, 1996

MEMORANDUM: Mr. Leonard Groszek
Comprehensive Planning Division

Subject: Boundary Commission Information Request Regarding
City of Hazelwood (South Industrial Area)

Reference is made to your memo dated May 10, 1996, wherein you requested information concerning the above subject.

Enclosed is a table entitled "Proposed Annexations within St. Louis County". The data is intended to aid in evaluating impact on County Government and the Cities ability to continue uninterrupted service on the affected roadways.

CITY OF HAZELWOOD PETITION

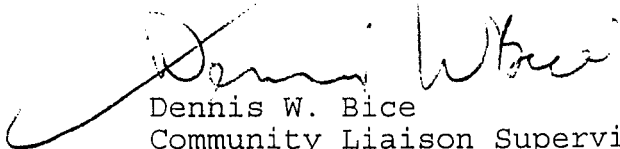
The proposed area of annexation is not encompassed by any Trust Fund.

This annexation area is served by James S. McDonnell Boulevard (Part of the St. Louis County Arterial Road System) and a small portion of Banshee Road which is part of this Department's County Road System.

Relative to the annexation boundary proposed, we recommend that the boundary be moved to the south side of Banshee Road thereby eliminating an isolated section of Banshee Road from our County Road System. This section of road would then be within the jurisdiction of the City of Hazelwood and continuous with Banshee Road, already within the City of Hazelwood.

DEPARTMENT OF HIGHWAYS AND TRAFFIC 'S RECOMMENDATIONS:

The Department of Highways and Traffic recommends that the Boundary Commission make the subject proposal contingent upon the City of Hazelwood amending its Plan of Intent by shifting the annexation boundary to the south roadway right-of-way limits of Banshee Road and making the road within the City's jurisdiction.


Dennis W. Bice
Community Liaison Supervisor

Attachments
DWB/kth

cc: Mr. J. Michael Dooley, P.E., Director
Mrs. June McAllister Fowler, Director, Department of Planning
Mr. John A. Ross, St. Louis County Counselor

TRUST FUNDS AND TRAFFIC GENERATION ASSESSMENT

Trust fund areas are geographic areas of unincorporated St. Louis County established by legislation. The purpose of the trust fund is to collect traffic generation assessments from development originating within the area and to thus provide a funding mechanism to allow improvement of the road system necessitated by the additional traffic generated by development.

The Traffic Generation Assessment is based on ordinance required parking spaces which relate directly to traffic generated. The monetary assessment placed on each parking space is based on trip generated values taken from the Trip Generation Handbook published by the Institute of Transportation Engineers. Parking spaces for commercial development are charged more than office development because the trip generation for the commercial development is far greater than for the office development. The intent of the assessment is to allow a developer to determine up front his anticipated road improvement costs and to arrive at an equitable contribution for road improvements from each category of development.

In dealing with the development of previously zoned property and rezoning without ordinance conditions, we use the Traffic Generation Assessment to arrive at an equivalent value of road improvements associated with development. Unless there is a safety hazard to the traveling public, such as inadequate sight distance which must be corrected, the developer can again determine his/her maximum road improvements cost.

The developer is given credit toward the Traffic Generation Assessment for off-site road improvements required of the development. Utility relocations and sidewalks are not creditable items. The value of the road improvement is based on materials quantities taken from approved roadway plans multiplied by the Subdivision Escrow Prices determined by the Department of Planning. If the value of the required road improvements is less than the Traffic Generation Assessment, the developer is required to provide a cash escrow equal to the difference at the time his building permit is issued. This cash amount is placed in the TGA trust fund established for that particular area.

Deposits in the TGA trust fund accounts are used for road improvements in the trust fund area based on priorities and needs. They can also be used to reimburse a developer for road improvement costs which we determine are mandatory and in excess of the Traffic Generation Assessment amount.

For additional details of the above requirements, refer to the attached Traffic Generation Assessment Determination Chart and Section 75.00 of the Department's Design Criteria Book.

ANNEXATIONS

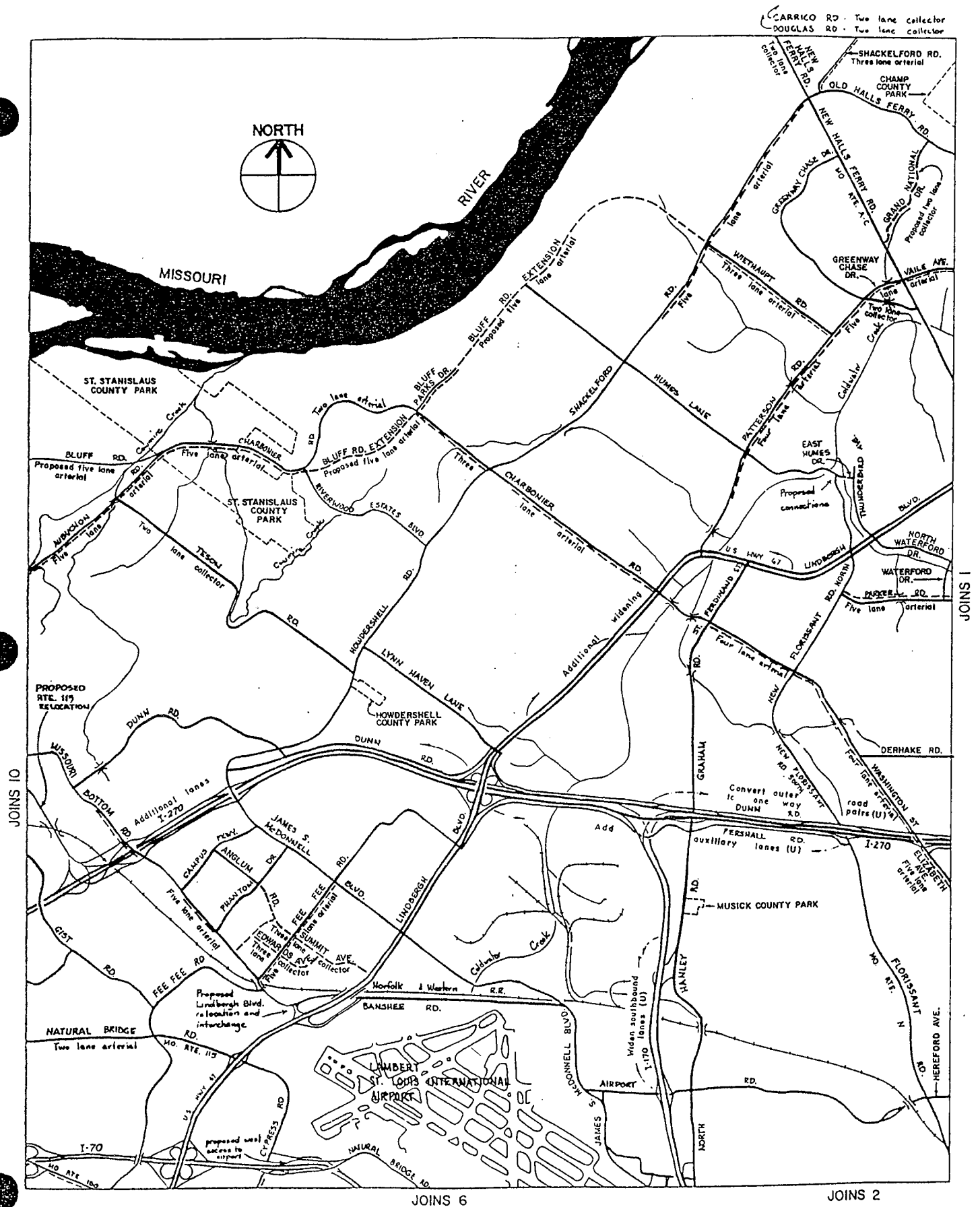
Traffic Generation Assessment contributions are one of several methods this Department has of financing roadway improvements. They are not sufficient for major widenings for long distances but they do allow for lane additions, improved intersection geometrics, signalization and other improvements that help relieve congestion. If municipalities, through annexations, do not impose the TGA on development and adopt St. Louis County's Trust Funds which are established in these areas, they are permitting additional traffic to be generated to the arterial roads and other access roads without providing any supplemental method of funding road improvements associated with this further development and its increased traffic. They are requiring St. Louis County to fund these needed road improvements with other sources of revenue usually requiring additional taxation. This continues to be a burden to the residents of the municipalities, as well as unincorporated St. Louis County, while permitting the particular municipality to attract additional development and generate additional revenues from that development. The developers are relieved of development costs which can be directly attributed to the additional traffic they generate.

80.00 Highway System Plan

The Highway System Plan depicts the general alignment and nature of road improvements for existing and future classified roads on the St. Louis County Arterial Road System and County Road System. Improvements to State roads are based on information provided by the Missouri Highway and Transportation Department. Improvements to municipally maintained roads and privately maintained roads are generally not indicated.

The detailed requirements for such improvements on County roads as pavement, shoulders, curbs and gutters, signals, bridges and drainage have not been indicated but are available from the St. Louis County Department of Highways and Traffic. Other minor road improvements such as minor realignments, additional turning lanes, removal of on-street parking, sidewalk construction and other improvements may be required to bring existing roads to County or State Highway Department standards, but are not specifically identified on the plan. The State and County Highway Departments should be contacted for this information.

The Highway System Plan will be updated from time to time when conditions such as land use, traffic volume, accident data, and other agency improvements change. The St. Louis County Department of Highways and Traffic (889-3107) or Missouri Highway and Transportation Department (966-3800) should be contacted for the most recent approved changes.



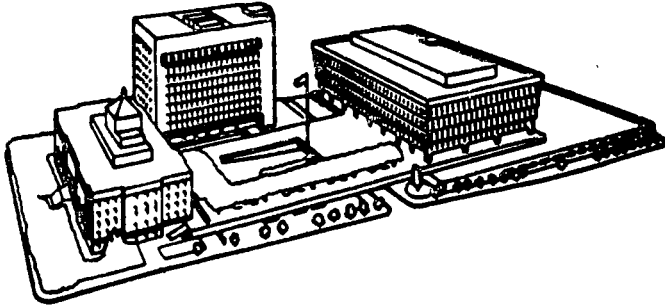
PROPOSED ANNEXATIONS WITHIN ST. LOUIS COUNTY

EXHIBIT 1

	AREA	POPULATION	REAL PROPERTY	REAL PROPERTY & PERSONAL PROPERTY	CRS MILES	ARS MILES	CRS & ARS MILES	ARS TO BE CRS MILES	ROAD AND BRIDGE TAX	MO. HIGHWAY USER FUNDS		CABLE TV		INTEREST	
										COUNTY LOSS	CITY GAIN	COUNTY LOSS	*CITY GAIN	COUNTY LOSS	CITY GAIN
1)FLORISSANT HAZELWOOD (Crestaire area)	75.52 ac	698	\$3,678,516	\$4,747,033	2.27	.24	2.51	0	\$4,984	\$12,325	\$25,173	\$1,940		\$1,180	Unknown
2)FLORISSANT (West area)	915 ac	2,145	\$9,723,602	\$12,183,306	5.15	1.63	6.78	0	\$12,792	\$32,686	\$77,326	\$5,963		\$3,113	Unknown
3)FLORISSANT (Wedgewood area)	595 ac	5,043	\$26,414,289	\$32,893,744	13.97	0	13.97	0	\$34,538	\$86,091	\$181,642	\$14,020		\$8,174	Unknown
4)HAZELWOOD (Charbonier area)	384.6 ac	37	\$384,663	\$479,487	0	0.75	0.75	0	\$503	\$1,597	\$1,335	\$103		\$124	Unknown
5)HAZELWOOD (So. Ind. area)	192.37 ac	0	\$17,345,436	\$44,860,755	0	0	0	0	\$47,104	\$50,679	0	0		\$5,497	Unknown
TOTAL	2,162.49 ac	7,923	\$57,546,506	\$95,164,325	21.39	2.62	24.01	0	\$104,905	\$183,378	\$285,476	\$22,026		\$18,088	Unknown

*To be furnished by St. Louis County Department of Planning

Prepared by
St. Louis County Department of Highways and Traffic
JFB/kth 5/15/96



RECEIVED JUN - 4 1996

St. Louis County, Missouri
Buzz Westfall, County Executive

Department of Parks & Recreation
Robert J. Hall, CLP, Director

May 22, 1996

MEMORANDUM

TO: Len Groszek
Comprehensive Planning Division
Department of Planning

FROM: Robert J. Hall, Director
Department of Parks and Recreation

RE: **Proposed Annexation by the City of Hazelwood
(South Industrial Area)**

The Department of Parks and Recreation has reviewed the subject Annexation proposal and submits the following comments.

The proposed annexation will not have major impact to the County Park System. Since there are no housing units in the effected area, the cost of parks and recreational services to the County cannot be estimated.

For additional information regarding the annexation proposal please contact Herbert Liu at 889-2875.

RJH:HL:gl
HL010165.ANX

cc: Herbert Liu



INTER-OFFICE MEMORANDUM

May 31, 1996

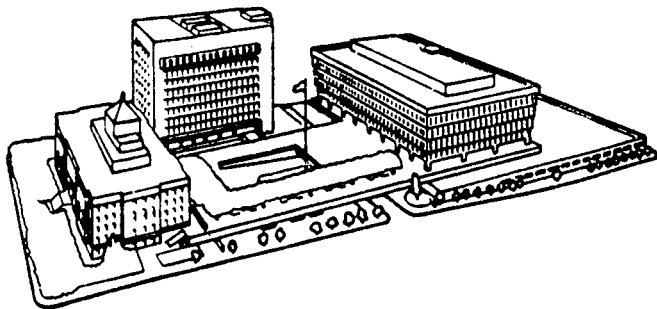
TO: JUNE FOWLER, Director
Department of Planning

FROM: COLONEL RONALD A. BATTELLE *RAB*
Chief of Police

SUBJECT: PROPOSED HAZELWOOD ANNEXATIONS

The St. Louis County Police Department has been requested to provide information concerning the proposed annexation of three separate areas by the City of Hazelwood. Detailed below are our costs of providing services to each area and the revenues which will be lost if these annexation attempts are successful. The total amount of revenue lost from these areas would amount to \$164,314. While this amount is in itself a significant loss, when combined with losses from other annexations, the loss could be devastating, severely limiting our ability to provide Countywide specialized services, but more importantly, affecting our ability to provide primary patrol services in the remainder of unincorporated County. The St. Louis County Police Department opposes the annexation of these areas and recommends that St. Louis County Government oppose them as well.

Area 1 - CHARBONIER AREA	
Police Service Cost -	\$ 2,645
Calls for Service -	23
Revenue Loss -	
Utilities Gross Receipt Tax -	\$ 1,300
Cigarette Tax -	166
Sales Tax (from General Fund) -	685
TOTAL -	\$ 2,151
Area 2 - CREST AIRE SUBDIVISION	
Police Service Cost -	\$ 57,467
Calls for Service -	516
Revenue Loss -	
Utilities Gross Receipt Tax -	\$ 24,342
Cigarette Tax -	3,134
Sale Tax (from General Fund) -	9,423
TOTAL -	36,899
Area 3 - SOUTH INDUSTRIAL AREA	
Police Service Cost -	\$ 2,174
Calls -	20
Revenue Loss	
Utilities Gross Receipt Tax -	\$125,264
Cigarette Tax -	0
Sales Tax (from General Fund)-	0
TOTAL-	\$125,264
TOTALS FOR AREAS 1, 2 and 3	
Revenue	\$164,314
Police Service Cost	62,286
	\$102,028



**ST. LOUIS COUNTY, MISSOURI
BUZZ WESTFALL, COUNTY EXECUTIVE**

DEPARTMENT OF PUBLIC WORKS
FRANK J. MALONE, P.E., DIRECTOR

June 14, 1996

Ms. June McAllister Fowler, Director
Department of Planning
41 South Central Avenue
Clayton, Missouri 63105

Re: Proposed annexation by
City of Hazelwood (South Industrial Area)

Dear Ms. McAllister Fowler:

We have reviewed the area which will be impacted by the proposed annexation by the City of Hazelwood and the anticipated effect on the services provided by this Department.

This annexation is 192.37 acres of Industrial zoned property. This area is owned by McDonnell Douglas, St. Louis City and the Federal Government and is completely developed. Since the City of Hazelwood contracts with St. Louis County Department of Public Works for Elevators, Amusements, Electrical, Plumbing and Weights and Measures and based upon the current level of activity in this area, the impact on the St. Louis County Department of Public Works service delivery is negligible.

If you should require additional information, please contact Joan Holtzman at 889-2807.

Very truly yours,

Frank J. Malone, P.E., Director
Department of Public Works

FJM/jeh

