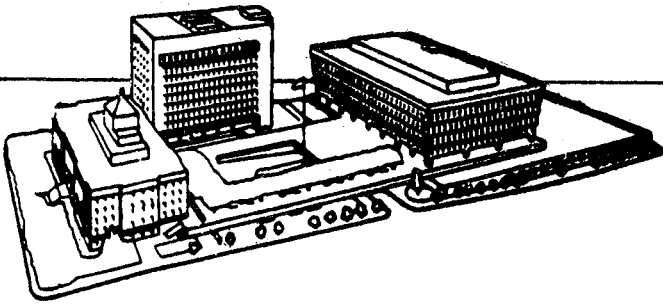


OCT 27 1997



ST. LOUIS COUNTY, MISSOURI

BUZZ WESTFALL, COUNTY EXECUTIVE

DEPARTMENT OF PLANNING
GLENN A. POWERS, DIRECTOR

October 23, 1997

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

RE: Proposed Bella Villa Annexation (BC 9703- Landor Area)

Dear Commissioners:

St. Louis County Government is pleased to submit its analysis of the annexation proposed by the City of Bella Villa. This report is a review of the proposed annexation from the perspective of St. Louis County Government. St. Louis County intends this report to be an objective analysis of the Plan of Intent 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 timely.

Sincerely,

Glenn A. Powers, Director
Director of Planning

GAP/JD

**PROPOSED ANNEXATION BY
CITY OF BELLA VILLA
(LANDOR AREA)**

**Report on BC 9703 Prepared by:
St. Louis County Department of Planning
for Submittal to:
Boundary Commission St. Louis County
October 24, 1997**

**ANALYSIS OF PROPOSED BELLA VILLA SIMPLIFIED ANNEXATION:
LANDOR AREA**

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I. INTRODUCTION

The purpose of this report is to provide information regarding a proposed annexation of 8.83 acres of unincorporated St. Louis County by the City of Bella Villa. St. Louis County primarily based this analysis on a review of the City of Bella Villa's Plan of Intent submitted to the Boundary Commission.

II. AREA PROPOSED TO BE ANNEXED

A. General Description

The 8.83 acre area proposed for annexation is located along the northeastern limits of the municipality and is 40 percent adjacent to the existing City of Bella Villa. The City of Bella Villa abuts the proposed area on the west and unincorporated St. Louis County on all other sides. The table provides basic data for the area.

TABLE 1

BASIC ANNEXATION AREA DATA	
Area ¹	8.83 acres
Population ²	74
Dwelling Units ³	34
Total Assessed Valuation ⁴	\$654,530.00
Assessed Valuation Per Capita ³	\$8,845.00

¹ Plan of Intent Legal Description

² 1990 U.S. Census

³ St. Louis County Department of Planning

⁴ St. Louis County Departments of Revenue and Planning

B. Land Use and Zoning

Single-family homes comprise the land use pattern in the area proposed to be annexed. St. Louis County Zoning Ordinance classifies the subject annexation area as R-5 Residence District.

III. THE ANNEXING CITY: FINANCIAL BACKGROUND

A. Revenues

The City of Bella Villa does not levy a real estate nor a personal property tax. The City does tax residential and commercial utility use; the utility tax rate is 5 percent of gross receipts. Additionally, the City of Bella Villa generates revenue from a 5 percent gross receipt tax on the cable franchise. These rates are the same as St. Louis County's. The following table illustrates the major sources of General Fund revenue for the City of Bella Villa.

TABLE 2

SOURCES OF GENERAL FUND REVENUES		
Source	1996	Percent of Total Budget
Road Fund	\$27,895.45	12.3
Property Tax	\$828.94	.36
Cigarette Tax	\$3,344.70	1.4
Local Sales Tax	\$79,129.43	34.9
Capital Improvement Tax	\$21,410.60	9.45
Option Use Tax	\$1,095.30	.48
Fines and Court Costs	\$49,120.50	21.6
Utility Tax	\$28,449.93	12.5
Interest on Bank Accounts	\$1,997.56	.88
Crown Cable Franchise	\$3,010.65	1.3
License and Permits	\$354.31	.15
Other	\$512.67	.22
TOTALS	\$226,450.58	100.0

Source: City of Bella Villa Financial Statement for year ended June 30, 1997

Local sales tax accounts for the largest share (34.9 percent) of the City's General Fund Revenues. Fines and court costs account for (21.6 percent) of the City's revenues. These two revenue sources combined represent over half 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	1996	Percent of Total
Sanitation and Health	\$20,921.02	13.1
Roads and Streets	\$7,022.01	4.4
Police Costs	\$81,467.76	50.9
Court Costs	\$16,414.29	10.3
Administration	\$25,665.57	16.0
City Park	\$3,132.10	2.0
Building/Engineer/Inspector	\$1,922.16	1.2
Miscellaneous	\$71.25	.04
Women's Shelter	\$758.00	.47
Independent Living Center	\$.00	0
CVC Fund	\$2,726.50	1.7
TOTALS	\$160,100.66	100.0

Source: City of Bella Villa Statement of Revenues and Expenditures July 1, 1996 thru June 30, 1997

More than 50 percent of the City's General Fund revenues are spent on police protection. Administrative costs account for 16 percent of expenditures. The City commits 13 percent of its spending on sanitation and health.

C. Summary of Finances

A summary of Bella Villa's financial position is presented in the following table.

TABLE 4

SUMMARY OF FINANCES	
Revenues	\$226,450.58
Operating Expenditures	\$160,100.66
Excess of Revenues Over (Under) Operating Expenditures	\$66,349.92
Fund Balance*	\$138,647.82
Bonded Indebtedness	\$0

*Includes cash balance as of July 1, 1996

Source: City of Bella Villa, Statement of Revenues and Expenditures July 1, 1996 thru June 30, 1997

IV. PROVISION OF SERVICES

A. Existing and Proposed Services

The provision of services to its residents 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 is successful, some current services provided by St. Louis County would be transferred to the City of Bella Villa. The following table lists basic municipal-type services provided in the annexation area and identifies their current and proposed provider.

TABLE 5

SERVICES		
Service	Current Provider	Proposed Provider
Police Protection	St. Louis County	St. Louis County, Bella Villa*
Fire Protection	Lemay Fire District	Lemay Fire District
Streets	St. Louis County	City of Bella Villa**
Parks and Recreation	St. Louis County	St. Louis County, City of Bella Villa
Refuse Collection	Private Haulers	Contracted by City, paid by City
Street Lighting	Property Owners	Property Owners, City of Bella Villa will consider future request.
Planning, Zoning, Subdivision Regulations	St. Louis County	City of Bella Villa
Code Enforcement	St. Louis County	City of Bella Villa
Health Services, Rodent Control, Mosquito Fogging, Animal Control	St. Louis County	St. Louis County
Municipal Court	St. Louis County	City of Bella Villa

Bella Villa enforces a residential occupancy permit ordinance. This ordinance requires the City Building Inspector to inspect property every time a change of occupancy occurs. The servicing utility company notifies the City of this change through a mutual agreement.

St. Louis County enforces a property maintenance code limited to exterior conditions only. While no County residential occupancy permits and associated inspection programs exist in this area, residents could petition the County Council to authorize a Property Conservation District in their area.

no County residential occupancy permits and associated inspection programs exist in this area, residents could petition the County Council to authorize a Property Conservation District in their area.

B. Services Not Affected

The Lemay Fire District, and independent taxing jurisdiction, will not be affected by annexation. The St. Louis County Water Company and the Metropolitan St. Louis Sewer District will continue to provide water and sewer services, respectively. The area will continue to be served by the Bayless School District and the St. Louis County Library system. The annexation would not affect these services.

V. IMPACTS OF PROPOSED ANNEXATION

A. Impact on Area Residents and Property Owners

Residents will not experience any tax savings if the annexation occurs. A residential property owner will continue to pay the established county real estate and personal property tax rates. Bella Villa charges the same utility tax rate as St. Louis County.

The Plan of Intent suggests annexed residents will benefit from the proposed boundary change by receiving subsidized trash collection. The City of Bella Villa, under the provisions of RSMo 260.247, will be permitted to receive solid waste collection upon the effective date of annexation. Provisions of this statute apply to entities that service fifty or more residential accounts.

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 \$14,412.06. The following table provides a breakdown of County revenue loss by funding source.

TABLE 6

ANNUAL COUNTY REVENUE LOSS FROM THE PROPOSED ANNEXATION	
Sales Tax	\$8,029.74
Utility Tax	\$3,366.00
C.A.R.T.	1,772.00
County Road and Bridge	\$687.00
Cigarette Tax	\$346.32
Cable T.V. Tax	\$211.00
TOTAL	\$14,412.06

Source: Department of Traffic and Highways, Department of Planning.

C. Impact on Annexing Municipality

The following table summarizes Bella Villa's estimate of new revenues if the annexation is successful.

TABLE 7

BELLA VILLA NEW ANNUAL REVENUES	
Source	City Estimated Amount
Property Tax	\$0.00
Personal Property Tax	\$0.00
Pool Sales Tax	\$6,734.40
Utility Gross Receipts Tax	\$3,876.00
Capital Improvement Tax	\$1,822.20
County Road and Bridge	\$472.20
Missouri Highway User Funds	\$2,374.20
Cigarette Tax	\$284.40
Option Use Tax	\$93.00
Cable T.V. Tax	\$510.00
TOTAL	\$16,166.40

Source: City of Bella Villa Plan of Intent

Bella Villa estimates an increase of \$16,166.40 from the area if annexed. The following table shows the City's estimate on how new revenue will be spent on the annexation area.

TABLE 8

CITY ESTIMATE OF ANNUAL EXPENDITURES FOR THE AREA	
Service	Estimate for Expenditures
Refuse Collection	\$2,400.00
TOTAL	\$2,400.00

The Plan of Intent does not suggest any expenditure of funds within the annexed area through the year 1999. In summary, while Bella Villa will provide limited services to the area with some of the

tax revenue generated, there would be more than \$13,766.40 in annual tax benefit for the City if annexed.

VI. COMPACTNESS AND OTHER BOUNDARY ISSUES

The area to be annexed is approximately 40 percent contiguous to the City of Bella Villa. There are no direct local street connections from the City of Bella Villa to the area. Bella Villa can provide all municipal services via Bayless Road, a County Arterial Road, or Fannie Avenue, part of the County Road System.

VII. ANALYSIS OF ADDITIONAL ISSUES

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 proposal would constitute a move toward an orderly incorporation of the County by annexing into Bella Villa's corporate limits, thirty-four (34) residents which are presently unincorporated, yet lie within the geographic perimeter, if not the actual corporate boundaries, of Bella Villa proper," 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 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 wording does not infer a mandate or that there is a stated goal for full incorporation of the County.

Assessed Valuation of Homes. The Plan of Intent states, "An average home in Bella Villa would be appraised for more than a comparable home in the surrounding area . . . due in part to the

Road Trust Fund. The St. Louis County Department of Highways and Traffic recommends the continuation of the Baptist Church-Green Park-Buckley Generation Assessment Road Trust Fund. The fund could be integral in meeting the needs of area residents and the traveling public for road improvements as development progresses in the area sought to be annexed by the City of Bella Villa. The Department of Highways and Traffic recommends that the Boundary Commission make the subject proposal contingent upon the City amending its Plan of Intent to make provisions for the continuance of the Traffic Generation Assessment Road Trust Fund administered by St. Louis County following annexation by the City.

VIII. SUMMARY OF ISSUES BY BOUNDARY COMMISSION FACTOR

Factor 1 Impact

Residents will not experience any type of tax benefit if the annexation occurs. The City of Bella Villa does not levy a real estate nor a personal property tax, therefore, a homeowner would continue to pay the same established rate to St. Louis County.

Data shown in the Plan of Intent is contradictory of itself. The Executive Summary has a table titled, "Basic Annexation Data." The table description is, "the estimated total property value of annexation area." The table shows a total assessed valuation of \$3,060,000. The Departments of Revenue and Planning show a total assessed valuation of real and personal taxable property to be \$654,530.

Finally, the Statement of Revenues and Expenditures for year ending June 30, 1996, indicates \$81,467.76 in police expenditures. The 1997-1998 Fiscal Year Budget show a police budget of \$91,348.05. The Plan of Intent did not provide a reason for the roughly ten thousand dollar increase although it may be assumed a major capital expenditure is planned for 1997-1998.

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 proposal would constitute a move toward an orderly incorporation of the County by annexing into Bella Villa's corporate limits, thirty-four (34) residents which are presently unincorporated, yet lie within the geographic perimeter, if not the actual corporate boundaries, of Bella Villa proper," 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 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 wording does not infer a mandate or that there is a stated goal for full incorporation of the County.

Additionally, the statement in the Plan of Intent, regarding the location of the existing thirty-four (34) residents, is misleading and confusing. The thirty-four (34) residents do not lie within, "the actual corporate boundaries." If this were the case, annexation would not be necessary.

Factor 4 Services

The Plan of Intent states that the amount of police visibility, offered by Bella Villa, gives residents an additional level of security. St. Louis County acknowledges that the City of Bella Villa does have a police department with a staff of eight. However, it should be noted that the City of Bella Villa operates a part-time police force and handles calls when on duty- an average of seven hours per day. The City of Bella Villa contracts with St. Louis County to provide the principal police protection for dispatching services, answering calls for service and daily patrols. Essentially, Bella Villa's police supplement the primary service provided by St. Louis County. The Plan of Intent states, "The Police Department offers many popular services and programs to the community including neighborhood crime prevention programs, child fingerprinting, Halloween candy program, vacation security checks, home security evaluation, Operation Indent, and others." The St. Louis County employs more than six hundred commissioned officers and two hundred civilian members. The County Police promotes neighborhood policing through partnerships with law-abiding citizens and visible police protection. St. Louis County Police offers many programs including D.A.R.E. and School Resource Officers.

Factor 5 Schedule of Service Delivery

The Plan of Intent suggests annexed residents will benefit from the proposed boundary change by receiving subsidized trash collection. The City of Bella Villa, under the provisions of RSMO 260.247, will be permitted to receive solid waste collection upon the effective date of annexation. Provisions of the aforementioned statute apply to entities that service fifty or more residential accounts. The City's Plan of Intent incorrectly states the applicable statute as 20.247.

Factor 6 Current Tax Rates

No comment

Factor 7 Sources of Revenue

The City of Bella Villa estimates to net an increase of \$16,166.40 in annual tax benefits if the area is annexed. The Plan of Intent states that, "these revenue sources will not be realized until the next centennial census (2000) has been completed and recorded." This statement is misguided. The City of Bella Villa will begin to receive additional revenue upon the effective date of annexation based upon 1990 census data.

Factor 8 Extraordinary Effects on Tax Distribution

The total annual revenue loss that County Government could experience because of the proposed annexation is estimated to be \$14,412.06.

Factor 9 Zoning

The Plan of Intent suggests that the proposed area for annexation is currently zoned R-2 by St. Louis County Zoning Ordinance. This data is incorrect. St. Louis County Zoning Ordinance classifies Landor Court and the homes along Bayless Avenue as R-5 Residence District.

Factor 10 Compactness

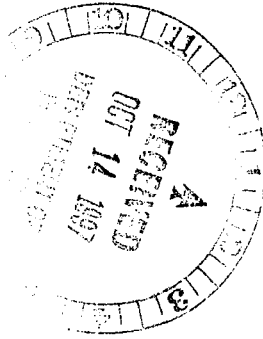
The proposed annexation is compact relative to the existing Bella Villa city limits. The boundary of the area proposed for the boundary change is 40% adjacent to the City of Bella Villa. The proposed simplified boundary change does not appear to have any man made or natural barriers to serve as obstacles to service delivery.

UNINCORPORATED

I-55

BELLA VILLA

UNINCORPORATED



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

October 8, 1997

Memorandum: Ms. Jennifer Denton
Comprehensive Planning Division

Subject: Boundary Commission Information Request Regarding
City of Bella Villa Simplified Boundary Changes (Annexation)

Reference is made to your memo dated October 1, 1997, 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 City's ability to continue uninterrupted service on the affected roadways.

CITY OF BELLA VILLA

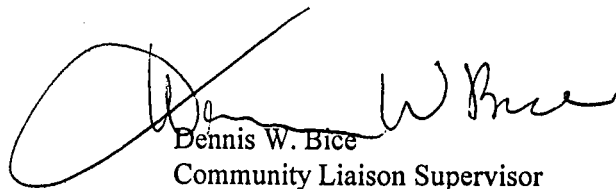
The proposed area of annexation is encompassed by the Baptist Church-Green Park-Buckley Traffic Generation Assessment Road Trust Fund established by St. Louis County Ordinance No. 16,069 which was approved on August 17, 1992.

The annexation area is served by Bayless Avenue and Fannie Avenue which are part of this Department's Arterial Road System and County Road System respectively.

Bayless Avenue, northwest of Lemay Ferry Road, presently has an AWT of 16,370 and is classified and exists as a five-lane roadway. Any further development along Bayless Avenue in the proposed annexed area, which could require additional auxiliary lane widening, could be financed by the development through their contribution to the trust fund.

DEPARTMENT OF HIGHWAYS AND TRAFFIC'S RECOMMENDATIONS

The continuation of the Baptist Church-Green Park-Buckley Generation Assessment Road Trust Fund could be integral in meeting the needs of area residents and the traveling public for road improvements as development progresses in the area sought to be annexed by the City of Bella Villa. The Department of Highways and Traffic recommends that the Boundary Commission make the subject proposal contingent upon the City amending its Plan of Intent to make provisions for the continuance of the Traffic Generation Assessment Road Trust Fund administered by St. Louis County following annexation by the City.


Dennis W. Bice
Community Liaison Supervisor

DWB/kth
Attachments

cc: Mr. Donald E. Spencer, P.E. Acting Director
✓ Mr. Glenn Powers, P.E., Director, Department of Planning
Mr. John A. Ross, St. Louis County Counselor

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.

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.

75.00 Traffic Generation Assessment and Trust Fund

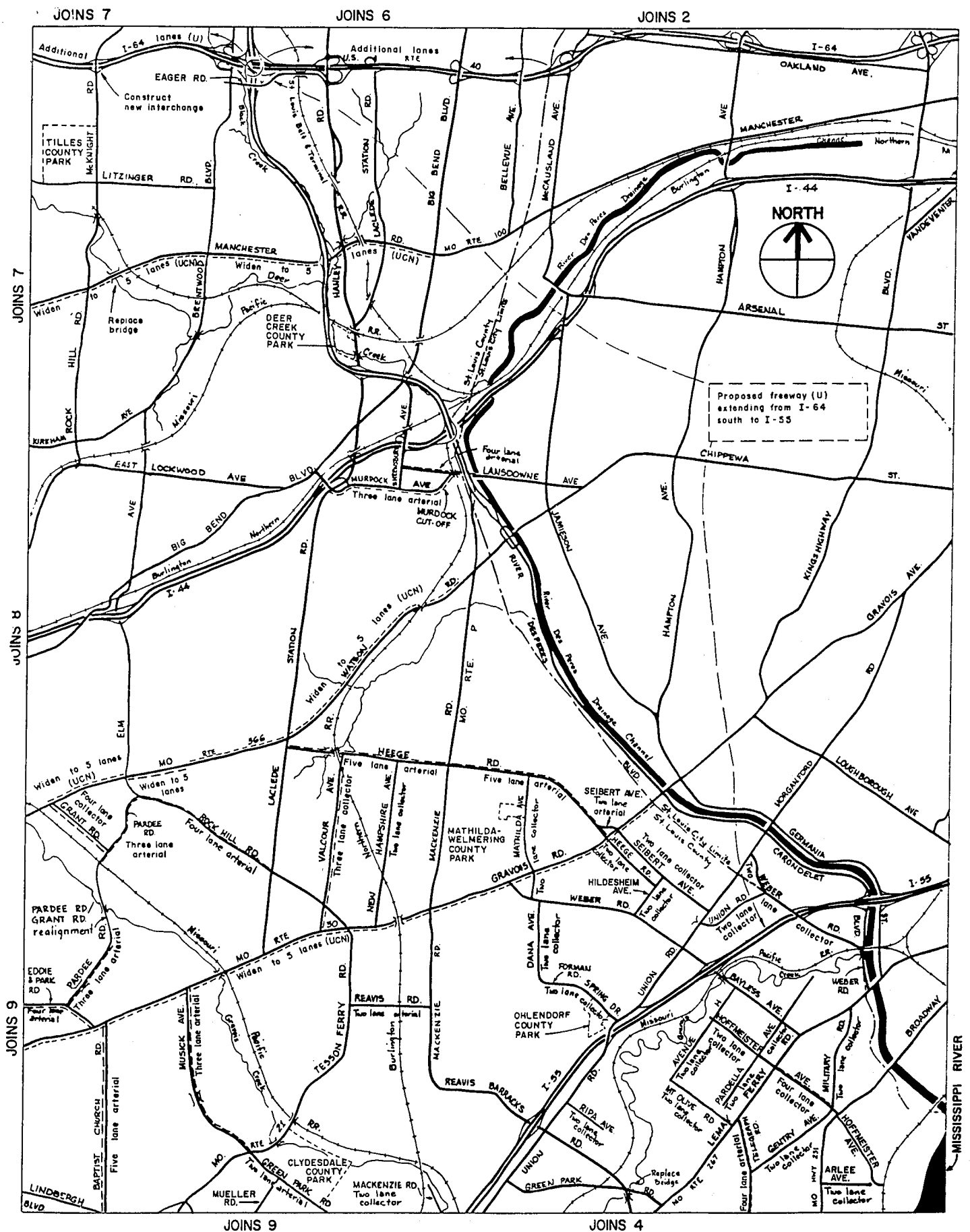
Traffic generation assessments are imposed on certain new developments to finance the costs of roadway improvements that are necessary to relieve the impact of new development traffic.

Traffic generation assessments are used for infrastructure road improvements and may include lane widenings, geometric improvements, traffic signal facilities, bridges, overlays, purchase of off-site right-of-way, etc., on County and State roads.

1. Application - In unincorporated St. Louis County, current traffic generation assessment (TGA) is only assessed on individual projects on which roadway improvement conditions are established in the zoning ordinance approved by the County Council, i.e. rezoned/amended MXD, PEU, C-8, and M-3 zonings. The ordinance conditions may or may not spell out specifically what infrastructure road improvements are to be accomplished with the TGA. Where no specific development ordinance is required, improvements are provided pursuant to the Subdivision Ordinance and/or Miscellaneous Regulations of the Zoning Ordinance for single lot development.
2. Rates - The traffic generation assessment is based upon the traffic generation and calculated by a dollar amount per measurable unit, typically per parking space or loading space. The dollar amount per parking space is based upon the average daily and peak hour traffic. The number of required parking and loading spaces is determined by The St. Louis County Zoning Ordinance. Refer to 75.10-1 for rates. On January first of each year, these rates are increased to account for inflation in construction costs. The Department uses the percent change for the construction cost index for the St. Louis Area, from December of a given year to December of the following year, as published in the Engineering News Record to determine what the rate increase should be. Refer to 75.20-1 for annual change of construction cost index.
3. General Conditions - Right-of-way dedication requirements along State and County roads will not be credited towards the developer's traffic generation assessment contribution except where right-of-way widening requirements of an existing public roadway exceed a width of twenty (20) feet as provided in Section 1005.180 of the Subdivision Ordinance. In cases where excessive right-of-way widening is required, the developer is given credit commensurate with the market value of the property prior to development. The cost of allowable portions of the improvements shall be credited towards the developer's traffic generation assessment contribution. Any remaining portion of the traffic generation assessment contribution will be applied to existing infrastructure road

Department of Public Works for their use in issuance of building permits. Building permits may be issued up to the amount of credit the developer has received for road improvements, and after that, the developer must deposit cash escrow for remaining building permits. Should the developer desire to proceed with building permits prior to approval of the estimate for creditable items, the developer may deposit cash escrow for building permits, and receive a credit for subsequent building permits for that development and or a refund when the amount of creditable items has been approved or at the completion of the development.

5. As a Guide - The traffic generation assessment is used as a reference or guide for determining the extent of roadway improvement requirements on developments not associated with a Zoning Ordinance establishing development conditions, except when improvements are considered mandatory for the safety of the traveling public.
6. Within Incorporated St. Louis County - Within incorporated St. Louis County, requirement of the traffic generation assessment is within the jurisdiction of the municipality involved. Most municipalities do not impose a traffic generation assessment as such. However, where a new development, redevelopment, or addition to an existing development is proposed along one of the County Arterial Roads within a municipality, jurisdiction of access to these roadways is under the control of St. Louis County Government. In this case, a developer may be required to provide a traffic study for his proposed facility and roadway improvements to the arterial roads are imposed (which may be adjacent to or off-site of the development) to relieve the impact of traffic generated by that development. Improvements by developments located along an arterial road in a municipality are limited to the maximum amount that would be imposed on a developer in the unincorporated County for the same type development, except when improvements are considered mandatory for the safety of the traveling public.
7. Trust Fund - Trust Fund Areas were formulated in parts of unincorporated St. Louis County where significant roadway infrastructure needs were determined. These areas are legally defined for the purpose of using all of the trust fund contribution from each development within a Trust Area for all the roadway needs within that area. A listing of major roadway trust funds in unincorporated St. Louis County follows:



PROPOSED ANNEXATION 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
Bella Villa	9 ac.	74	\$505,999	\$654,530	0.22	0	0.22	0	\$687	\$1,772	\$2,823	\$211		\$97	Unknown

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