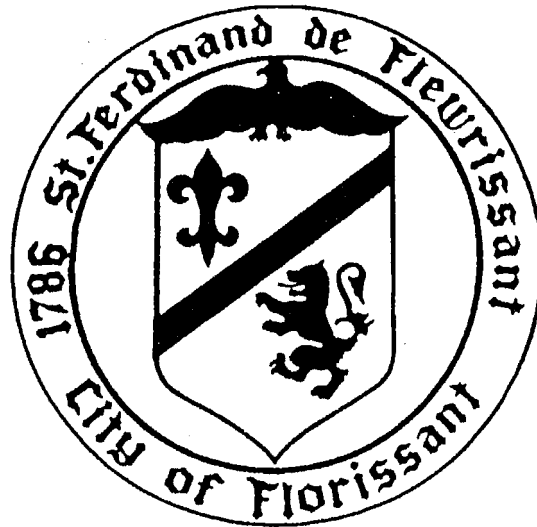


**OFFICIAL SUBMITTAL  
TO ST. LOUIS COUNTY  
BOUNDARY COMMISSION  
FOR ANNEXATION  
OF  
CREST AIRE**

**BY  
CITY OF FLORISSANT, MISSOURI**



**JULY 5, 2001**

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## SECTION 1 - EXECUTIVE SUMMARY

### Proposed Annexation of Crest Aire Subdivision

The City of Florissant is proposing to annex an area referred to as the "Crest Aire subdivision." The "Crest Aire" subdivision is located in the western portion of the City of Florissant and is more specifically identified in a locator map attached to the Plan of Intent as attachment "A". The City of Florissant is 56 percent contiguous to the Crest Aire subdivision. The Crest Aire subdivision is approximately 75.52 acres in size with about 2.2 miles of streets and an estimated population of 616 people (2000 U.S. Census). The Crest Aire subdivision has an estimated assessed valuation of \$4,111,100. Estimated revenues generated from this area to the City of Florissant after annexation are approximately \$170,000. The Crest Aire subdivision is fully developed consisting primarily of R-3 residential zoning, with a small portion of area zoned C-2 and C-8 along Howdershell Road.

The City of Florissant operates under a home rule charter. Under the provisions of the charter, the City of Florissant is governed by a mayor-council form of government with a full-time salaried Mayor and nine City Council members representing respective wards. The City of Florissant is the largest municipality in St. Louis County with a population of 50,497 people. The City of Florissant encompasses approximately 11.86 square miles in area and has a current assessed valuation of \$420,018,646 (2000).

The Crest Aire subdivision constitutes an "annexation" as that term is defined within the annexation legislation. The average residential density is in excess of one dwelling per three acres. The estimated population is less than 5,000 persons and the area is accessible by public or private roadway only from the City of Florissant.

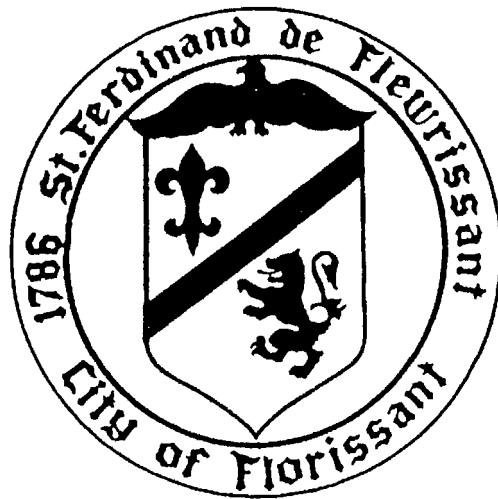
The City of Florissant is a well-established community in which the residential neighborhoods, with affordable housing, good schools, parks, and public facilities, are the major assets of the community. The City of Florissant suggests that this annexation will be mutually beneficial for all parties and is reasonable and necessary for the proper growth and development of the City of Florissant and the Crest Aire subdivision. The Crest Aire subdivision is primarily residential, similar to the City of Florissant. The streets of the City of Florissant access directly into the Crest Aire subdivision at five locations. In addition, the Crest Aire subdivision is accessed at three locations from Howdershell Road with the abutting property on Howdershell Road being within the City of Florissant. Accordingly, the City of Florissant is well situated to provide service to this area. The proposed annexation of the Crest Aire subdivision would represent a 1.3 percent increase in population, a 1.5 percent increase in street mileage, a 1.2 percent increase in physical area and an increase of 1 percent in assessed valuation. Clearly, the City of Florissant is able to accommodate this new area.

The City of Florissant anticipates that the City of Hazelwood will also seek to annex this territory. However, when this issue was previously analyzed by a prior Boundary Commission, it was determined that the annexation proposal by the City of Florissant was in the best interest of all persons.

The City's proposing agent/contact person is:

Louis B. Jearls, Jr., P.E.  
Director of Public Works  
City of Florissant  
955 rue St. Francois  
Florissant, Missouri 63031  
314-839-7641

PROPOSED ANNEXATION  
2001  
PLAN OF INTENT  
FOR THE  
**ANNEXATION  
OF  
CREST AIRE SUBDIVISION**



BY  
CITY OF FLORISSANT  
MISSOURI

JULY 5, 2001

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## **SECTION 2 - PLAN OF INTENT**

### **Introduction**

The City of Florissant was founded about 1767 by French farmers and fur trappers and has existed under the flags of the French Monarchy, the Spanish Monarchy, the French Republic and presently under the United States of America.

The City of Florissant operates under a Home Rule Charter which was adopted by a vote of the people in May of 1963. This is the fourth charter under which Florissant has existed as a municipality. Under the provisions of the present charter, Florissant is governed by a Mayor - Council form of government, with a full-time salaried Mayor and nine City Council members representing their respective wards. The City's Municipal Court is served by a part-time Municipal Judge. All of the above positions are elected offices.

The City of Florissant is the largest municipality in St. Louis County having a population of 50,497, encompassing approximately 11.86 square miles in area, and having a current assessed value of \$420,018,646 (2000). The City operates daily under direct administration from the Office of the Mayor through the following departments:

- Senior Citizens Department
- Finance Department
- Personnel & Purchasing Departments
- City Clerk & Printing Departments
- Economic Development Department
- Media Department
- Public Works Department  
(Health, Streets, Water, Engineering & Building Divisions)
- City Attorney's Office
- Municipal Courts Department
- Parks & Recreation Departments  
(Parks, Playground, Swimming Pool, Aquatic Center, Civic Center, Golf Course and Theatre Divisions)
- Community Development Department
- Police Department  
(Field Operations, Criminal Investigation, Communication and Records Divisions)

### **Geographic**

#### **(1) General Description**

Crest Aire Subdivision is generally bounded by the City of Florissant to the north and east (with City Limit lines running through back and side yards), by the City of Hazelwood to the south, and again the City of Florissant to the west, along Howdershell Road. These are all logical and well-defined boundary lines, leaving no pockets and clearly showing the limits of services to be offered by the City of Florissant, Hazelwood and County.

#### **(2) Map**

Please see Location Map - Attachment "A," page 21 of 21.

(3) Second Map

Please see the City's Annexation Map Plan, Tab 6. This map shows all of the City of Florissant, the surrounding municipalities, arterial roads and neighboring subdivisions adjacent to Crest Aire Subdivision (depicted as Area 1). This map also shows Florissant's City Hall, major parks and facilities.

(4) Population/Area/Dwellings

Crest Aire Subdivision has:

<u>Population</u>	<u>Land Area</u>	<u>Dwelling Units</u>
616 (ref. 2000 Census)	75.52 Acres	218 (approximate)

(5) Areal/Street Comparison

Comparing area and streets:

	<u>Area</u>	<u>Public Streets</u>	<u>Private Streets</u>
Crest Aire Subdivision	75.52 Acres	2.2 Miles	0.0 Miles
City of Florissant	7,590.40 Acres	150.0 Miles	25.0 Miles
Combined Total	7,665.92 Acres	152.2 Miles	25.0 Miles

(6) Community of Interest

The City is 56% contiguous to this area and by annexing this area, we hope to fulfill the following:

- Realign City limits to natural and logical borders or boundaries
- The need for steady consistent growth
- The need to ensure quality of life through proper community planning and zoning
- The need to prevent adverse land development and improper land usage along adjacent commercial and residential areas
- The need to allow County businesses and County residents the opportunity to receive City of Florissant services and the use of City facilities
- The need to welcome into the City businesses and residents who share common interests, who also are in search for a higher quality of life.
- The need to offer a more convenient, a more accessible level of government to County businesses and residents who share the City's commitment to maintain property values and to improve their quality of life.

The City of Florissant is a well-established community in which the residential neighborhoods (with affordable housing, good schools, parks, and public facilities) are the major assets of the community, both in terms of attracting new residents and retaining existing residents. We feel this annexation will be mutually beneficial for both parties involved, and is reasonable and necessary for the proper growth and development of not only the City of Florissant but also adjacent residential areas.

This area proposed for annexation is primarily residential, as is the City of Florissant. Therefore, the tax base will be very compatible and mutually beneficial since the City is a "pool city." Revenues received by this area are estimated at \$170,000 and will be adequate to provide all City services to this area in a first-class fashion.

(7) Subdivisions

The Crest Aire Subdivision area includes Crest Aire Plat 1 through Crest Aire Plat 7. There will be no subdivisions split by this annexation. There are no existing subdivisions split as things exist now. Adjacent Florissant subdivisions include Florland #4 and Bobbinray #3 subdivisions.

(8) Common & Adjacent to Florissant

Crest Aire Subdivision area is 56% contiguous to the City of Florissant. However, it is important to note that the Crest Aire Subdivision is "common" to the City of Florissant in that there are five (5) residential streets that are common and connect this area to the City of Florissant. Hazelwood, to the contrary, has no common streets with this area and must access to serve Crest Aire via Howdershell Road (St. Louis County's arterial road).

(9) Compactness

The proposed Crest Aire Subdivision area will be very accessible for City services. Being 56% contiguous to existing City boundary lines, the City can readily and routinely provide services from Flordawn Dr., Layven Dr., Paul Dr., Albert Dr. and Keeven Ln., all City of Florissant streets. Howdershell, a County street, may also be used; no streets from Hazelwood can nor will be used to service this area. This area is not and will not be stranded property "off-in-left-field" unable to receive City services.

Community interests in this area are very similar to ours primarily being preservation of property values through code enforcement, first-class police protection and better/closer parks/recreation facilities. Many of the residents in this area, if not all, attend the same schools and churches in the immediate area. Further, many of the stores along Howdershell and Shackelford are patronized by both City & Crest Aire Subdivision area residents.

Natural barriers/borders of this new area are relatively simple, Florissant city limit boundaries to the North and East and Hazelwood city limit boundaries to the South and West. It is important to know that the City of Florissant can provide service to this area from several City streets, i.e., Keeven, Paul, Layven, Flordawn, and Albert. Hazelwood has no City of Hazelwood streets that go directly into this area. Hazelwood must use Howdershell (St. Louis County road) to access this area, which is also another access route for Florissant. This area has no rail, port or airport facility.

Upon annexation, Crest Aire Subdivision area will be serviced "**directly**" from the City of Florissant streets and areas.

(10) Stranded Unincorporated Area

Upon the City of Florissant's annexation of Crest Aire Subdivision area, there will not be any contiguous unincorporated area left stranded or unaccessible for service.



(11) Future Plans

The City of Florissant does not have any plans or arrangements with other municipalities regarding growth or expansion in this geographic area. Crest Aire Subdivision area is a single small pocket area between the cities of Florissant and Hazelwood. Upon annexation of Crest Aire, there will be no other areas between Florissant and Hazelwood to annex.

Again, Florissant's annexation of Crest Aire Subdivision area is a very logical and common extension of our boundaries as backyards and streets are common to neighbors already. This annexation also squares off our city boundary lines and creates a logical separation of services between Florissant and Hazelwood.

We have no future annexation plans in this geographic area. We do not have to annex this area before we annex another area. Basically, this annexation is not relevant to any future annexations.

(12) Logical and Reasonable Boundaries

As stated earlier, this annexation creates logical boundaries because it extends to Hazelwood's boundaries, thereby not leaving any pockets, five (5) streets from Florissant service this area, neighbors who already share these streets share backyards and a host of other common interests from property maintenance to police protection, from mosquito fogging to building and zoning issues.

It is reasonable to assume with all these common interests, the general geographic location, the immediate proximity to Florissant, the natural extension of Florissant's boundary along Hazelwood's boundary, and the inability of Hazelwood to access this area via any of its own streets, this area is a very logical and completely reasonable addition to the City of Florissant. The boundary is relatively straight and well defined so separation of services between municipalities will be clear.

Financial

(1) Revenue/Expenditures of Annexed Area

Estimated and projected revenues and expenditures for Crest Aire Subdivision for a three (3)-year period are as follows:

<u>Revenues (Est.)</u>	<u>FY1</u>	<u>FY2</u>	<u>FY3</u>
Cigarette Tax	\$2,800	\$2,800	\$2,800
Gasoline Tax	26,500	26,500	26,500
Property Tax	0	0	0
Road & Bridge Tax	4,300	4,300	4,300
Sales Tax	80,000	80,000	80,000
Utility Tax	16,350	16,350	16,350
Capital Improvement Sales Tax	35,200	35,200	35,200
Misc. Tax/Permits/Licenses/Fees/etc.	4,850	4,850	4,850
Total	\$170,000	\$170,000	\$170,000

<b>Expenditures (Est.)</b>	<b>FY 1</b>	<b>FY 2</b>	<b>FY 3</b>
Administrative/Legislative/Municipal Courts	\$18,600	\$18,600	\$18,600
Health/Senior Services	2,900	2,900	2,900
Parks/Pool/Recreation/Theatre/Civic Centers	27,300	27,300	27,300
Public Works, Engineering, Building, Streets	41,500	41,500	41,500
Police	50,800	50,800	50,800
<b>Total</b>	<b>\$141,100</b>	<b>\$141,100</b>	<b>\$141,100</b>

Note: The City of Florissant will budget and expend funds as quickly as possible to repair streets (\$149,500 est.), install ADA ramps between streets and sidewalks (\$10,800), and install street lights (\$210,000 ).

(2) Tax Rates

Relevant tax rates before and after annexation of Crest Aire Subdivision area are as follows:

<b>Property Tax</b>	<b>Before</b>	<b>FY 1</b>	<b>FY 2</b>	<b>FY 3</b>
City of Florissant	0	0	0	0
Hazelwood School District	4.643	4.643	4.643	4.643
State of Missouri	.03	.03	.03	.03
St. Louis Community College	.24	.24	.24	.24
Special School District	.623	.623	.623	.623
Metro. Zoo & Museum District	.232	.232	.232	.232
Sheltered Workshop	.085	.085	.085	.085
St. Louis County Library	.14	.14	.14	.14
St. Louis County	.58	.58	.58	.58
Metropolitan Sewer District	.07	.07	.07	.07
Florissant Valley Fire District	.83	.83	.83	.83
	7.473	7.473	7.473	7.473

<b>Utility Tax</b>	<b>Before</b>	<b>FY 1</b>	<b>FY 2</b>	<b>FY 3</b>
	.05	.03	.03	.03

Tax Rate will decrease from 5% to 3%

<b>Sales Tax</b>	<b>Before</b>	<b>FY 1</b>	<b>FY 2</b>	<b>FY 3</b>
	6.075	6.825	6.825	6.825

There will be little or no impact on sales tax paid on retail purchases as no commercial retail is in the area. Residents already shop in Florissant and pay Florissant's tax rate. Tax on the purchase of an automobile will increase their tax to Florissant at a cost of \$150 on the purchase of a \$20,000 vehicle.

(3) Florissant's General Operating Fund

	<b>2001</b>	<b>2000</b>	<b>1999</b>
Revenues	\$15,484,000	\$15,211,729	\$14,439,656
Expenditures	\$17,509,090	\$15,676,379	\$15,348,946
Fund Balances	\$5,362,354	\$5,321,192	\$5,631,009

Also, please reference the City of Florissant's FY 2001 Budget, Tab 5, which gives a little further breakdown of revenues and expenditures over these same three (3) year periods.

**(4) Proforma Financial Statement**

For Crest Aire and Florissant, our three (3) year estimate is as follows:

	<b>FY 1</b>	<b>FY 2</b>	<b>FY 3</b>
Revenues	\$14,750,000	\$15,000,000	\$15,250,000
Expenditures	\$16,000,000	\$16,250,000	\$16,500,000

**(5) Capital Improvement Projects**

Three (3) capital improvement projects are anticipated immediately after annexation of Crest Aire:

- a) Street repairs/improvements \$149,500
- b) ADA Ramps \$ 10,800
- c) New/additional street lighting \$210,000

Anticipated source of income would be the 1/2¢ Capital Improvement Sales Tax estimated at \$35,200 per year for this area. Obviously, the City will need to tap additional revenues to bring Crest Aire up to current standards enjoyed by the residents of Florissant.

**(6) Effect on County Tax Resources**

We do not presume to know in any great detail the extraordinary effect this proposed annexation will have on the distribution of tax resources in St. Louis County. St. Louis County itself can best present this information.

Since Florissant is a "pool city" and since this proposed annexation area is primarily residential, we feel the distribution of those revenues determined by population from St. Louis County to Florissant will be fair, appropriate and completely justifiable, especially relative to the increased quality and level of services offered.

We feel the City can provide services more cheaply and more quickly because we don't have the overhead in buildings, staff and equipment that the County does and, of course, our proximity affords us a quicker response. Therefore, any loss in revenues to St. Louis County may be more than offset by the savings in not having to provide certain services to this area.

**(7) Lost Revenue to County**

Revenue sources which would no longer be available to St. Louis County are:

	<b>St. Louis County</b>
Cigarette Tax	\$2,800
Gasoline Tax	26,500
Road & Bridge Tax	4,300
Sales Tax	80,000
Utility Tax (5%)	27,250
Total	\$140,850

(8) Development Impact Fees

Florissant does not assess development impact fees as part of any new development.

(9) St. Louis County Traffic Generation Assessment Trust Fund

I believe this trust fund does exist in this area for commercial development and the City of Florissant will continue to participate with St. Louis County on existing and any future development in this area.

(10) Existing Escrow Accounts

There are no City of Florissant policies or ordinances affecting existing Subdivision Escrow Accounts.

(11) Tax Base/Revenues

Since Crest Aire Subdivision area is a relatively small area in comparison to St. Louis County, Florissant and Hazelwood, we feel the City's annexation of Crest Aire will have a negligible effect on:

- a) Crest Aire and its residents
- b) The City of Florissant and surrounding residents
- c) Hazelwood and surrounding residents
- d) St. Louis County and its residents

Services

Services Provided by Florissant

As stated earlier, the City of Florissant is governed by a Mayor - Council form of government, a full-time salaried Mayor and nine (9) salaried Council members representing constituents in nine wards. Currently, each City Council member represents an average 5,611 residents, a much better average than current representation on the St. Louis County Council. Each St. Louis County Council member currently represents about 203,260 residents. Coming with the City of Florissant will give the residents in this new area much more government representation than they have now.

Boards & Commissions

There will no doubt be new opportunities for this area's residents to serve on several Boards and Commissions, i.e., Planning & Zoning Commission, Landmarks and Historic District Commission, Minimum Building Standards Board of Appeals, BOCA Board of Appeals, Traffic Commission, Citizen Participation Committee, Personnel Commission, Park & Recreation Advisory Board, Board of Adjustment, Safety Committee, Youth Advisory Commission, Senior Citizens Advisory Commission, SALT (Seniors & Lawmen Together), Environmental Quality Commission, Fair Housing Commission, Disability Awareness Commission and Valley of Flowers Committee.

It is no idle comment when we say that the City of Florissant educates and involves its residents more in the running of its government than does any other municipality in the area.

Administration

The City's Administration is headed by the Mayor who directs the operation of some 18 departments or divisions, as listed in the Introduction. The following is a listing of the municipal services provided currently in the "Unincorporated Area" and those that will be provided after annexation into the "City of Florissant."

(1) List of Services

<u>Services</u>	<u>Crest Aire Area</u>	<u>City of Florissant</u>
1. Police, Protection-Neighborhood Watch, DARE, COPS & Other Crime Prevention Programs	St. Louis County	Florissant
2. Fire Protection-Includes Ambulance & Advanced Life Support	Florissant Valley	Florissant Valley
3. Street Improvements & Maintenance	St. Louis County	Florissant
4. Snow Removal	St. Louis County	Florissant
5. Street Lighting	Individual Cost	Florissant
6. Sidewalk Improvement & Repair	St. Louis County	Individual Cost
7. Community Center - Recreation Activities & Classes, Theatre Center on Redman Rd.	North County Recreational Center & James J. Eagan Center	Florissant JFK Community
8. Park Facilities - Recreational Activities	St. Louis County	Florissant
9. Ice Skating	N.County Rec.Ctr.	Florissant
10. Swimming Pool	N.County Rec.Ctr.	Florissant
11. Aquatic Center	None in N.County	Florissant
12. Golf Course	St. Louis County	Florissant
13. Health Services - Rodent Infestation, Fogging & Animal Control	St. Louis County	Florissant
14. Senior Citizen Bus Service, FREE	None	Florissant
15. Financial Assistance for Home Repairs	St. Louis County	Florissant
16. Municipal Court	St.Louis Co.Traffic Court-Waterford Plaza (in Florissant)	Florissant @ City Hall
17. Refuse Collection	Private Haulers	Private Haulers

There will be discounted fees for the newly annexed residents of Crest Aire at the Community Centers, Aquatic Center, Pools, Ice Rink and Golf Course, as applicable for specific events.

(2) Major Services

The following categories are a brief listing of the many services historically and currently available to the City residents and will be extended to the area annexed. It should be noted that the Florissant Valley Fire Protection District is administered by a separate taxing district and has been listed with the following categories due to the importance of the service.

Department of Public Works:

The Public Works Department consists of forty-seven (55) full-time employees and fifteen (15) part-time employees in five (5) divisions and providing a variety of services as follows:

- a) Engineering Division: Manages Public Works projects, street surveys, street and bridge inventory, street sign inventory, traffic control, equipment and material specifications, stormwater/sanitary sewer projects, building maintenance and energy conservation program.
- b) Street Division: Maintains and repairs approximately 158 miles of streets, bridges, street lighting, traffic control devices/signings/pavement markings, ice and snow removal and equipment maintenance.
- c) Water Division: Maintains and repairs the water mains, meters, valves, fire hydrants, booster stations, St. Catherine pump station, water storage tank, plat books, maps and telemetering equipment.
- d) Health Division: Manages health and safety requirements involving animals, insects, rodents, trash and debris, refuse collection, weed control and mosquito fogging.
- e) Building Division: Manages the issuing of building/construction/special permits, zoning enforcement, compliance with BOCA Building/National Fire/Electric/Plumbing/Mechanical codes, construction inspections, and acts as liaison between City Hall and various boards and commissions.

The Public Works Department will provide services to the proposed annexation area on an equal basis and level already enjoyed by City of Florissant residents and businesses. To clarify specifically for annexation area, the potable water service will be supplied by St. Louis County Water Co., and the storm/sanitary sewer service will be supplied by the St. Louis Metropolitan Sewer District (MSD).

Parks & Recreation Division:

The Division has twenty-eight (28) full-time people who administer and maintain the Parks and Recreation activities at the following facilities:

James J. Eagan Center  
John F. Kennedy Community Center  
Florissant Theatre  
Old Fleurissant Golf Course  
17 Parks Totaling 380± Acres  
1 Indoor Swimming Pool

- 1 Outdoor Swimming Pool
- 1 Outdoor Aquatic Center
- 1 Lake (Approximately 2 Acres)
- 18 Tennis Courts (17 Lighted)
- 27 Ball Fields (11 Lighted)
- 4 Handball Courts
- 1 Lighted & Covered Outdoor Ice Rink/Roller Rink

All of the City parks contain barbecue pits, play equipment and the five (5) larger parks have comfort stations. The lake is located in St. Ferdinand Park and is stocked each month of the summer. The parks are open to residents of Florissant and their guests and applications may be filed for picnic permits or ball field permits.

All classes and activities are advertised in the North County Journal. Non-residents may participate with increased fees and Senior Citizens participate at a reduced price.

The City runs a summer playground at three (3) different locations for the residents and has one (1) handicapped playground program for residents and non-residents. It is held for six (6) weeks during the summer.

Various special events include, but are not limited to: Craft Shows in the Winter and Spring, Breakfast with the Easter Bunny, Fishing Derby, Breakfast with Santa, Fireworks Display, the Annual Tree Lighting Ceremony, and field trips outside the City.

Rooms may be rented at the James J. Eagan Center and are free at two (2) other locations - Bangert Meeting Room and JFK Community Center - based upon 50% residency. Both centers have oversized gymnasiums, which may be rented for wedding receptions and other not-for-profit occasions.

<u>Services</u>	<u>Unincorporated Annexation Areas</u>	<u>City of Florissant</u>
Community Center Classes, Activities	None in close proximity. No.County Rec.Ctr.	Lower Resident Fee or No Fee
Park Facilities	None in close proximity. No.County Rec.Ctr.	17 Parks
Swimming Pools	None in close proximity. No.County Rec.Ctr.	2 Pools (1-Inside) (1-Outside)
Aquatic Center	None in No.County	1 @ Koch Park

Police Department:

Florissant is consistently one of the safest American cities in the 50,000 – 100,000 population category. This measure is based upon crime reports analyzed by the Federal Bureau of Investigation and the Missouri State Highway Patrol. The crime index of Florissant is lower than comparable cities in the area including St. Peters and St. Charles. This ranking is accomplished by a cooperative spirit between the residents of the city and the men and women of the Florissant Police Department. In fact, the mission statement of the Police Department states: the mission of the Florissant Police Department is to provide the highest quality of police

services to the people of the City of Florissant by promoting a safe environment through police and citizen interaction, with an emphasis on integrity, fairness, and professionalism.

The Florissant Police Department is internationally accredited and nationally recognized. On March 24, 2001, the Commission on Accreditation for Law Enforcement Agencies (CALEA), awarded accreditation to the department after determining that the department had successfully demonstrated compliance with 369 standards of professionalism. Florissant is one of only 14 accredited law enforcement agencies in the state of Missouri.

The department is staffed by 81 commissioned officers and 22 civilian employees responsible for providing 24 hour a day public safety services to the City of Florissant. Each officer is highly trained and certified by the Police Officers Standards and Training Commission of the State of Missouri. Newly hired officers must have a minimum of two years of college education and receive 800 hours of P.O.S.T. approved basic academy training. Officers receive ongoing specialized training far in excess of the 16 hours minimum continuing education required by P.O.S.T.

The Florissant Police Department is under the direct command of Chief Stephen M. Kruse. Chief Kruse has 27 years of law enforcement experience including 18 years with the Florissant Police Department. Chief Kruse is a graduate of the Federal Bureau of Investigation's National Academy and Executive Development Course, and holds a Master's Degree in Human Resource Management.

The Crime Prevention Unit, reporting to the Chief of Police, is responsible for the analysis of crime trends for the most efficient deployment of department resources. The Crime Prevention Officer also coordinates many of the department's public programs including the Neighborhood Watch, Citizen Auxiliary Unit, Citizen Police Academy, and "FPD Roll Call" on cable channel 104.

The department is organized into three bureaus, the commander of each reporting to the Chief of Police:

The Bureau of Field Operations (BFO), under the command of a Captain, is the most visible component of the department and provides the first line police service to the community. The patrol function is carried out by 47 uniformed officers divided among three platoons covering seven patrol sectors on three shifts each and every day. These officers are supported by the nine officers assigned to the Special Operations Unit that includes the Traffic Safety, Canine, and Anti-Crime functions. In addition, the department has a Police Reserve Officer unit that enlists and trains non-sworn civilian volunteers to assist the sworn officers.

The Bureau of Investigation, under the command of Lieutenant, is responsible for the follow-up investigation of all reported crimes as well as any specialized investigations and criminal intelligence gathering. All 12 officers of the BOI are also members or supervisors of the Major Case Squad of Greater St. Louis. These investigators are specialists in the areas of crimes against persons, arson, evidence collection, polygraph, and narcotics. The Juvenile Unit of the BOI not only investigations juvenile and family offenses, but is active in programs aimed at prevention of juvenile delinquency.

The BOI is also responsible for the operation of the department jail facility that is staffed by five full time Corrections Officers. The facility houses prisoners held on warrants issued by the Florissant Municipal Court and prisoners arrested and awaiting transfer to other agencies or facilities.



The Bureau of Support Services, under the command of a Captain, is responsible for the many operations that support the delivery of police services. These functions include the, Communications Unit, Records Unit, Information Systems Management, Professional Standards Unit, and the five D.A.R.E. and School Resource Officers. The BSS is also responsible for the maintenance of the police facilities and a fleet of 35 police vehicles.

The Florissant Police Department is a 911 public safety answering point with state of the art computerized communications capabilities. Each patrol car is equipped with global positioning satellite equipment that allows the dispatchers to identify and dispatch the closest unit to emergency situations. This insures an emergency response time of less than three minutes.

### Senior Citizens Services

The City of Florissant provides many diversified services for the senior citizen over the age of 60. All services and activities are coordinated through the Office of the Mayor and the Senior Citizen Office in City Hall. The Senior Citizen Committee plays a major role in formulating the various programs.

Activities and services include:

- a) Recreational Activities - Senior citizens are entitled to discounts on all recreational activities.
- b) Golden Age Pass - Admission pass to all City sponsored activities. Allow special discount to selected retail outlets.
- c) Bus Transportation - Two (2) Flert buses (one being Handicap Accessible) provide free door-to-door transportation to medical, banking, shopping centers within the City of Florissant. In addition, the City has two (2) 28-passenger buses to provide free transportation to social activities in and outside of the City limits.
- d) Circuit Breaker Assistance - Technical assistance on completing tax returns for property tax or rental payments.
- e) Dining Center - The City provides a dietary meal at the Dining Center located at 621 rue St. Francois. Social activities are available to the senior citizens after the meals are served.
- f) Trash Discount Tags - Special tags are available to senior citizens for discount from licensed trash haulers.
- g) Vial of Life - A plastic vial is available for the resident to place personal medical information inside the refrigerator for reference by emergency personnel.
- h) Tele-Care - Shut-ins exchange telephone numbers to check on each other on a scheduled basis.
- i) Meals on Wheels - Hot meals are provided on a daily basis and delivered to the individual's home.
- j) Arts and Craft Fair - Opportunities are provided to participate in various Arts and Craft activities.
- k) Swimming - The "Older Adult Recreational Swim" is provided for the senior citizen on a scheduled basis.

### Municipal Court

The Florissant Municipal Court is a division of the St. Louis County Circuit Court, twenty-first Judicial Circuit.

The Court has one (1) part-time Judge, two (2) part-time Prosecuting Attorneys, one (1) Judge for Division #2 and three (3) full-time Clerks.

The Court meets every Wednesday evening with one night set aside for the trial docket. If this area is annexed, there will be no need for the Municipal Court Department to expand its personnel or operating budget.

### Fire Protection/LSV

The Florissant Valley Fire Protection District is responsible for fire protection and emergency medical service for this area. The Fire District also has mutual aid contracts with all of the surrounding Fire Districts and Departments, including the City of St. Louis.

### Existing Public Services

The proposed annexation area and the City are serviced by the same public and private entities, including the following:

#### PUBLIC SECTOR

Hazelwood School District  
U.S. Postal Service - Florissant  
North County Technical School  
Florissant Valley Public Library  
St. Louis Metropolitan Sewer District (MSD)  
Florissant Valley Fire Protection District  
Bi-State Bus Service

#### PRIVATE SECTOR

Missouri-American Water Company  
Laclede Gas Company  
Union Electric Company  
Southwestern Bell Telephone Company  
Christian Northwest Hospital  
Christian Northeast Hospital  
St. Louis Post Dispatch  
North County Journal  
Florissant Valley Reporter  
Chamber of Commerce  
Various Waste Haulers (Midwest, Pezold, Wilson, Zykan, etc.)

These sectors of public and private services are also a major factor which establishes the proposed annexation as a homogeneous part of the City.

### (3) Barriers

There are no noticed or man-made barriers that would impede the efficient delivery of services to the Crest Aire area after annexation.

(4) City Policies

The City's policy on acceptance, maintenance, new construction and installation of the following area are:

- a) Private Roads: They will remain private and the responsibility of the owner to maintain. However, they may be dedicated to the City for public use and City maintenance if agreeable to both parties.
- b) Sidewalks: Public sidewalks are the responsibility of the adjacent property owners to maintain. However, the City offers assistance under certain conditions through our Housing Grant Program, through a 50/50 program and possibly a 100% grant for assistance. The City installs and maintains all ADA accessible ramps between streets and sidewalks.
- c) Driveway Approaches: Driveway approaches are maintained by the property owner they serve.
- d) Street Lights: The City will install some new lights and will maintain all new and existing street lights.
- e) Subdivision Common Ground: Subdivision common ground will remain the responsibility of the subdivision. However, if both parties agree, the City may accept common ground as a public park or for public use and accept all future responsibility for maintenance.
- f) Park Land: St. Louis County parks will remain their responsibility. Subdivision parks will also remain their responsibility unless both parties agree to dedicate the park land to the City for public use.

The only policy that appreciably differs with current policies affecting Crest Aire is the one on sidewalks. Currently sidewalks are maintained by St. Louis County.

(5) Effective Date of Services

The City of Florissant will extend all services to the newly annexed area at the earliest allowable date, generally six (6) months after the successful vote for annexation into the City.

Of course, residents in this new area will not see any changes in existing Public or Private Sector services referenced earlier. There will certainly be no confusion as to fire protection, since the area to be annexed will continue to receive service from Florissant Valley Fire Protection District.

After a successful annexation vote and during the six (6) months prior to the effective date of annexation, the City will work closely with the residents, property owners and businesses to see that they learn all they can about the City and to effect a smooth transition into the City. The City will work with the new area to establish new ward boundaries and make sure this new area is fully represented on the City Council.

Capital Improvement projects will be identified and prioritized along with other City projects. Maintenance projects will also be listed and scheduled along with other projects throughout the City.

Zoning/Land Use

(1) Current Land Use %

Commercial	5%
Industrial	0%
Institutional/Governmental	0%
Single-Family Residential	95%
Park Land	0%
	100%

(2) Current/Proposed Zonings

- a) See attached the "Current" Zoning Map for Crest Aire Subdivision (following this page).
- b) See attached the "Proposed" Zoning Map for Crest Aire Subdivision (following preceding map)

(3) Zoning and Land Use Changes

The area proposed to be annexed by the City contains three zoning classifications - R-3, C-2 and C-8. Outlined below are the present zoning classifications of St. Louis County and the comparable zoning classification of the City of Florissant:

St. Louis County

Florissant

R-3 Residence (10,000 SF)

R-3 Single Family Dwelling (does not allow for golf courses. R-3 also has a provision to allow single family dwellings on 7,500 SF lots)

C-2 Shopping

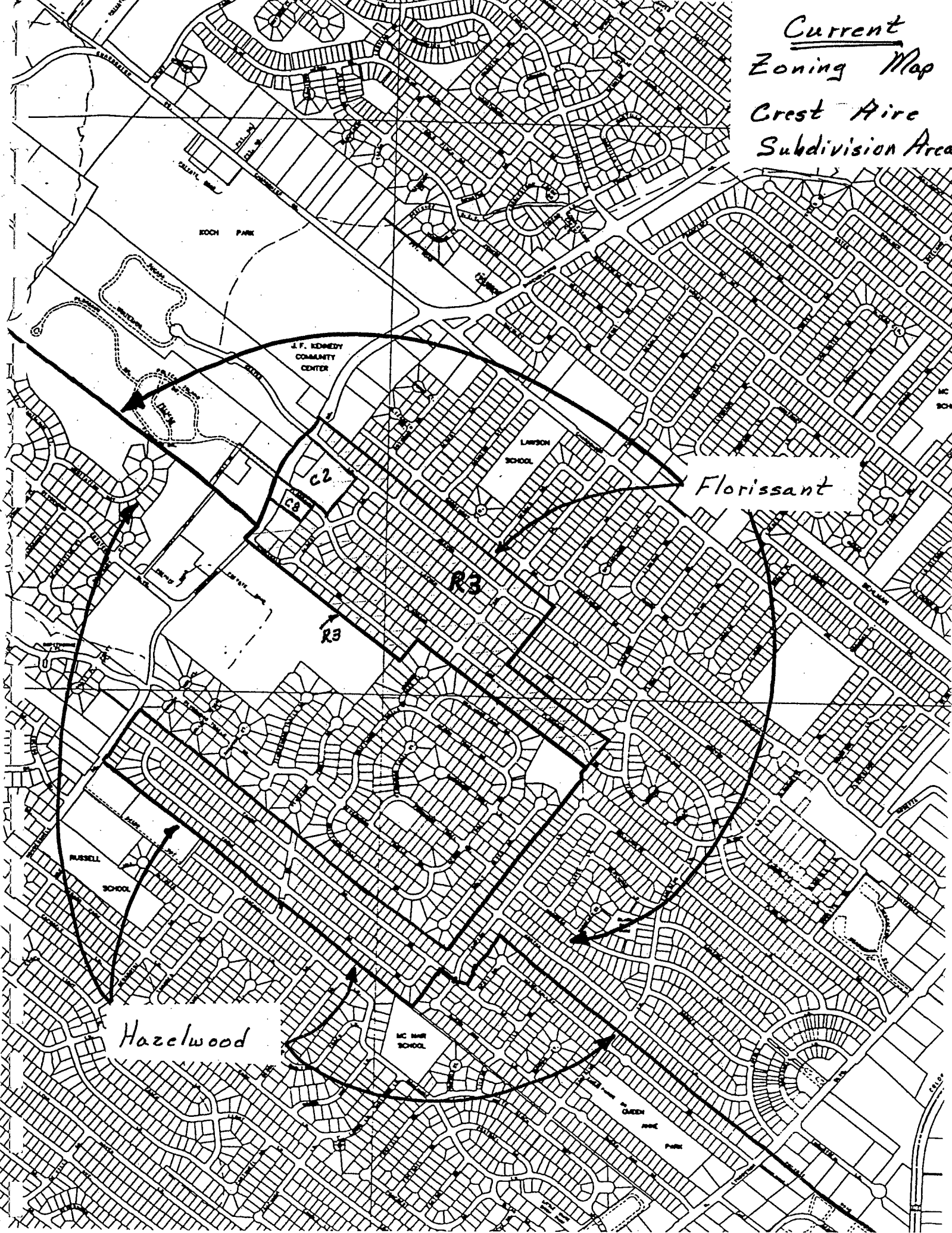
B-2 Central Business (requires all restaurants to be under special permit. There is no minimum lot requirement in a B-2 district. Billboards are not permitted.)

C-8 Planned Commercial

B-5 Planned Commercial

There will be little or no impact from the zoning and land use changes.

Current  
Zoning Map  
Crest Aire  
Subdivision Area



ECHO PARK

J.F. EDNEY  
COMMUNITY  
CENTER

LAWSON  
SCHOOL

Florissant

C2

R3

R3

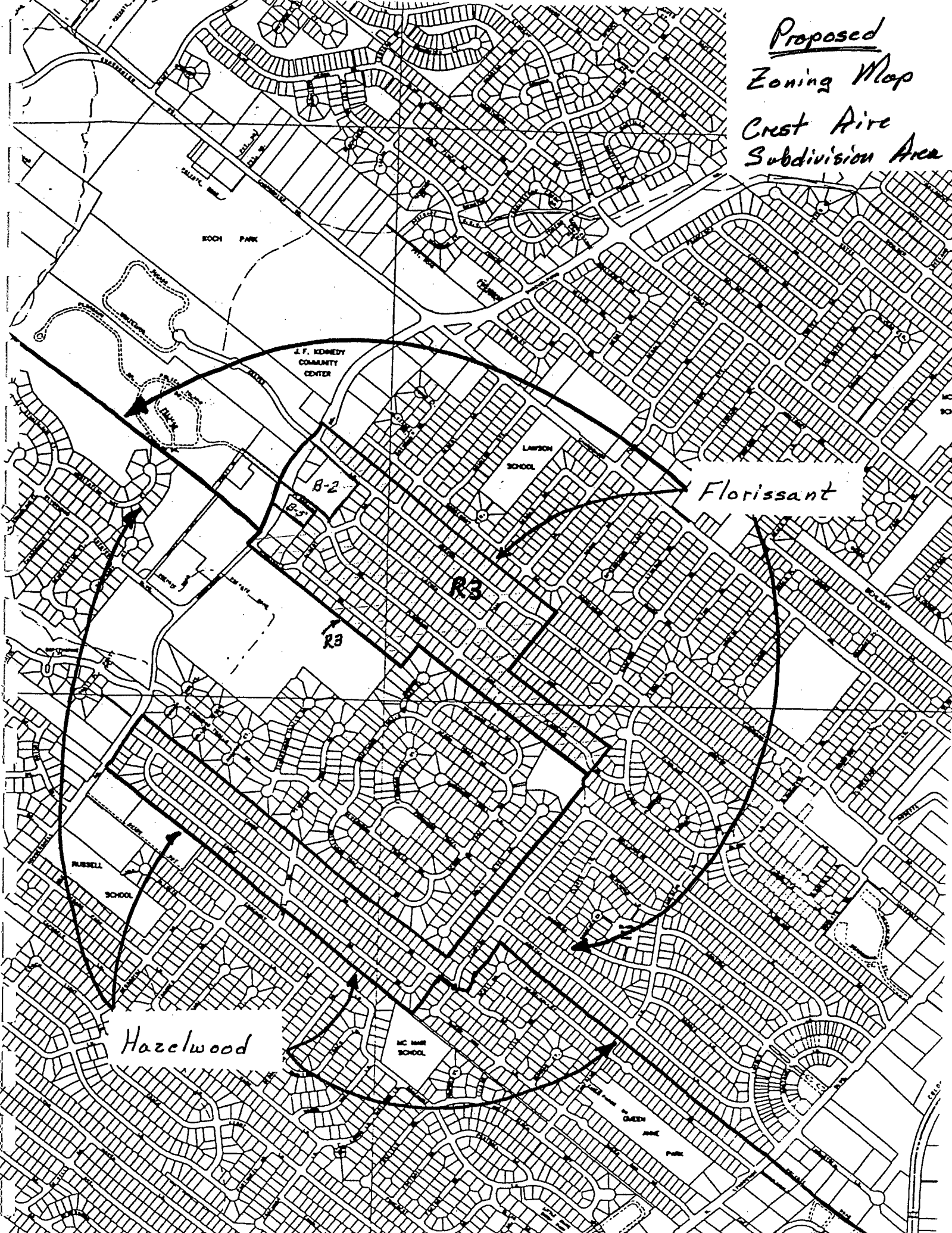
RUSSELL  
SCHOOL

Hazelwood

MC NEEL  
SCHOOL

GREEN  
PARK

Proposed  
Zoning Map  
Crest Aire  
Subdivision Area



(4) Non-Conforming Zoning

Generally, the setback requirements do vary between all districts; however, any newly annexed existing structures will be treated as non-conforming.

The following is a breakdown of procedures which would be followed as properties are annexed into the City:

- a) Each property will be evaluated as to acreage and use.
- b) Each property would then be classified with a City zoning district which it most closely matches up with in St. Louis County.
- c) Any property which does not match up with a City zoning district would be classified with a zoning district that comes the closest to it. That property would then be considered a non-conforming property building or use in accordance with Section 24 of the City Zoning Code.
- d) Any use which would normally require a special use under the City zoning code would be considered a non-conforming use in accordance with Section 24 of the City Zoning Code.
- e) Properties which are in a flood plain would be subject to the requirements of Chapter 11 of the City Code, Flood Damage Prevention and Control. Existing structures which do not meet this ordinance would be treated as non-conforming in accordance with Section 11-54 of the City Code.
- f) Any property which may vary considerably from all City zoning districts (i.e., R-3, C-2, C-8) would be evaluated and recommendations for a new zoning district would be made. However, buildings would still be treated as non-conforming in accordance with Section 24 of the zoning code unless, of course, all aspects of the use or property conform to the new district regulations.
- g) All non-conforming uses, properties and buildings would be documented to eliminate any conflicts in the future. This documentation will be part of the permanent property file.

(5) Other Regulations

Upon annexation, Crest Aire Subdivision will be subject to all City codes and ordinances. This area is not in a floodplain, historic preservation district, or neighborhood district. The most immediate regulation affecting this area will be our "Occupancy Permit" codes and inspections and our property maintenance codes.

(6) Prospective Development

Our zoning and land use ordinances and codes are similar to St. Louis County; therefore, prospective development would not adversely be affected. To the contrary, new development will find a more business-friendly and quicker process to deal with in Florissant. Consequently, new development will be directly and indirectly affected in a positive way by this annexation.

(7) Code Compliance with On-Going Developments

There are no current on-going developments. However, if there were, we would enforce development ordinances and codes as were approved by St. Louis County and treat these on-going developments as non-conforming.

(8) Future Growth/Development

The likelihood of any significant future growth or development in this area is very small since 95-98% of the property has already been developed.

Summary

(1) Best Interest of Florissant

As stated earlier, annexation of the Crest Aire Subdivision area is in the City's best interest for the following reasons and goals:

- This area is very contiguous (56%) to the City of Florissant and identical neighborhoods.
- We wish to realign City boundaries to natural and logical borders.
- We are interested in steady growth of the City.
- We want to ensure the quality of life through proper community involvement, good planning and zoning, and enforcement of property maintenance codes.
- We wish to prevent adverse land development and improper land usage along adjacent commercial/residential areas.
- We wish to allow Crest Aire businesses/residents the opportunity to receive Florissant services and use Florissant facilities.
- Florissant wants to welcome businesses/residents into the City who share common interests and who also desire a higher quality of life.
- Florissant wants to offer a more convenient, more accessible level of government to Crest Aire businesses/residents who share the City's commitment to maintaining property values and their quality of life.

The City of Florissant is a well-established community in which the residential neighborhoods (with affordable housing, good schools, parks, and public facilities) are the major assets of the community, both in terms of attracting new residents and retaining existing residents. We feel this annexation will be mutually beneficial for both parties involved, and is reasonable and necessary for the proper growth and development of not only the City of Florissant but also adjacent residential areas.

This area proposed for annexation is primarily residential, as is the City of Florissant. Therefore, the tax base will be very compatible and mutually beneficial since the City is a "pool city." Revenues received by this area are estimated at \$170,000 and will be adequate to provide all City services to this area in a first-class fashion.

(2) Best Interest of County

We feel it is in the best interest of St. Louis County to support this annexation primarily because the City of Florissant can provide service to this area quicker and cheaper. We can also maintain this area better than St. Louis County. From the condition of the streets in this area, it appears St. Louis County is having trouble providing service to this area.



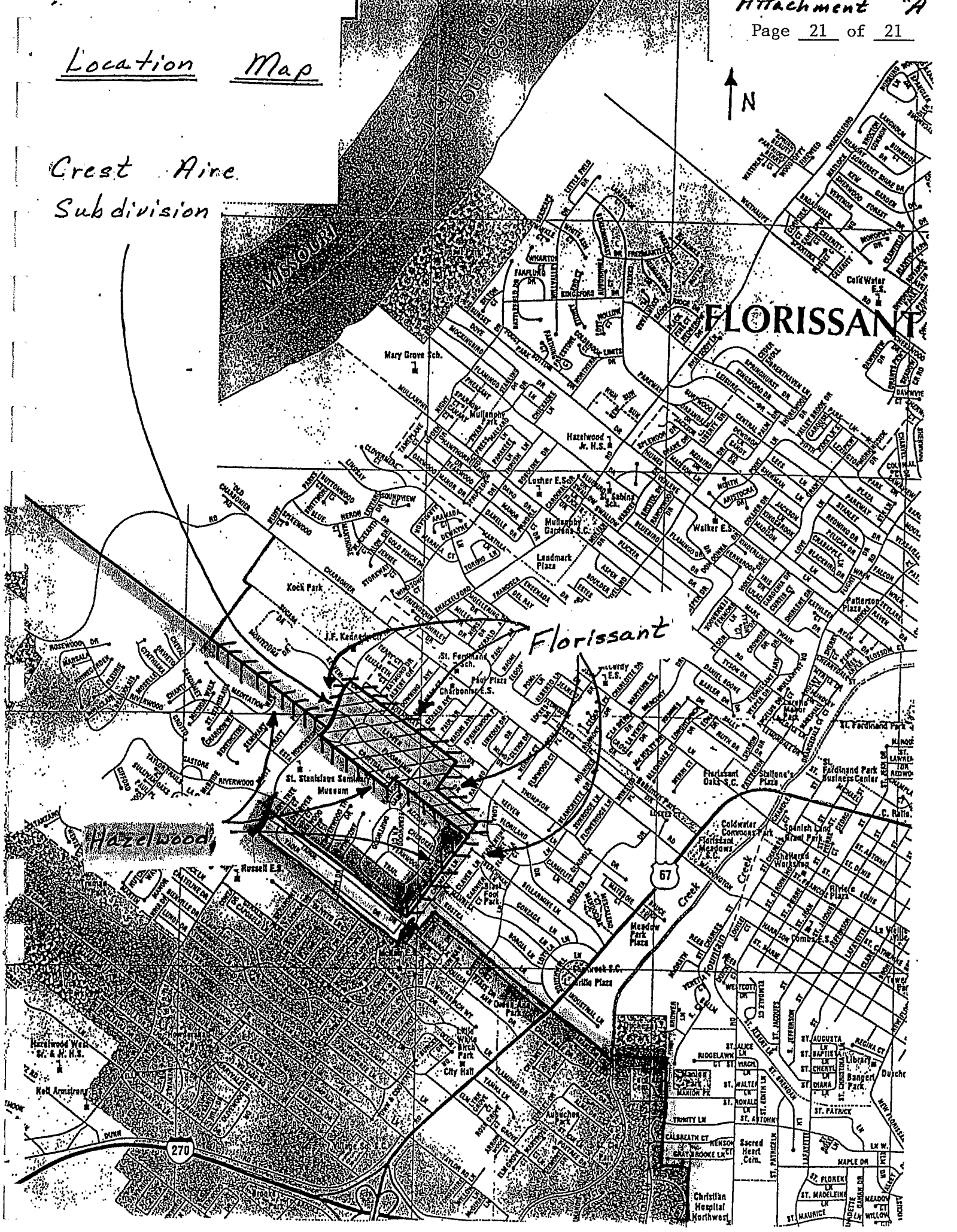
St. Louis County may better explain why it is in their best interest for Florissant to annex the Crest Aire Subdivision area.

(3) *Best Interest of Crest Aire Subdivision Area*

We feel it is in the best interest of Crest Aire Subdivision to be annexed by Florissant for all the reasons stated in (1) and (2) above. Primarily, Florissant can maintain the streets better, will install additional street lighting, can maintain property values through our occupancy permit and property maintenance programs, can guarantee property values through our Home Equity Assurance and Housing Grant programs, and can offer a better quality of life through all the services and facilities that the City has to offer.

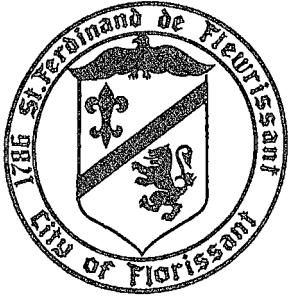
Location Map

Crest Aire  
Subdivision



### **SECTION 3 - CERTIFICATION**

- (i) Certification that Crest Aire Subdivision area is less than fifty percent of the combined land subject to this proposal - see attached.
- (ii) Certification that any plotted subdivision is being split - This is not applicable, no subdivision is being split.
- (iii) Certification that this proposal overlaps another proposal - see attached.
- (iv) Certification that Crest Aire Subdivision area is at least 15% contiguous - see attached.
- (v) Certification that the City Budget and audit are included in this proposal - Tab 5.
- (vi) Certification that the City of Florissant will bear all costs, etc. and that the City of Florissant has paid the Application Fee (\$616), etc. - see attached.
- (vii) Certification of Copies to St. Louis County and City of Hazelwood - see attached.
- (viii) Certification of Past Voter Disapproval or part of "Established Unincorporated Area" - see attached.



June 29, 2001

**Florissant,  
Missouri**

Honorable  
Robert G. Lowery, Sr.  
MAYOR

CITY HALL  
955 Rue St. Francois  
Florissant, MO 63031  
314 / 921-5700  
Fax: 314 / 921-7111  
TDD: 314 / 839-5142

POLICE DEPARTMENT  
1700 North Highway 67  
Florissant MO 63033  
314 / 831-7000  
Fax: 314 / 830-6045

PARKS DEPARTMENT  
#1 James J. Eagan Dr.  
Florissant, MO 63033  
314 / 921-4466  
Fax: 314 / 839-7672

MUNICIPAL COURT  
1055 Rue St. Francois  
Florissant, MO 63031  
314 / 921-3322  
Fax: 314 / 839-7663

[www.florissantmo.com](http://www.florissantmo.com)

12

Members of the St. Louis County  
Boundary Commission  
1516 S. Brentwood Blvd., Suite 101  
St. Louis, Missouri 63144

**RE: Annexation Proposal for "Crest Aire"**

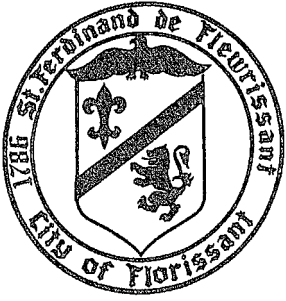
Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations of 5/4/00, I certify that Crest Aire Subdivision area is less than fifty percent (50%) of the combined land subject to the proposal, that Crest Aire Subdivision is at least fifteen percent (15%) contiguous to the City of Florissant (being 56% contiguous), and that at the time of official submittal, this proposal did not overlap any other proposal before the Commission.

Very truly yours,

*Louis B. Jearls, Jr.*  
Louis B. Jearls, Jr., P.E.  
Director of Public Works

/pas



**Florissant,  
Missouri**

June 29, 2001

Honorable  
Robert G. Lowery, Sr.  
MAYOR

CITY HALL  
955 Rue St. Francois  
Florissant, MO 63031  
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Members of the St. Louis County  
Boundary Commission  
1516 S. Brentwood Blvd., Suite 101  
St. Louis, MO 63144

RE: Annexation Proposal of "Crest Aire"

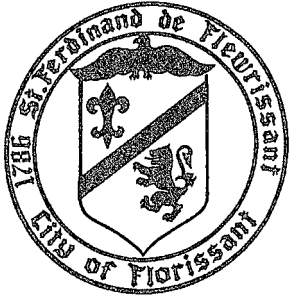
Members:

In accordance with Article III, 5(a) of the St. Louis County Boundary Commission Rules and Regulations, please be advised that I certify that the City of Florissant's most recently adopted budget and audit report are included with this proposal.

Very truly yours,

Randal J. McDaniel  
Director of Finance

/pas



**Florissant,  
Missouri**

June 29, 2001

Honorable  
Robert G. Lowery, Sr.  
MAYOR

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

Dear Sir/Madam:

CITY HALL  
955 Rue St. Francois  
Florissant, MO 63031  
314 / 921-5700  
Fax: 314 / 921-7111  
TDD: 314 / 839-5142

In accordance with the St. Louis County Boundary Commission Rules and Regulations of 5/4/00, I certify that the City of Florissant will bear all costs of the Boundary Commission relating to publications, notifications, copies, etc., that the City of Florissant has paid the Application Fee (\$616) when this annexation proposal was presented to the Boundary Commission, and that the City of Florissant will pay other attendant costs related to the annexation proposal of Crest Aire Subdivision Area submitted by the City of Florissant.

POLICE DEPARTMENT  
1700 North Highway 67  
Florissant MO 63033  
314 / 831-7000  
Fax: 314 / 830-6045

Very truly yours,

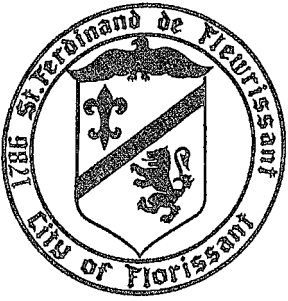
Robert G. Lowery, Sr.  
Mayor

PARKS DEPARTMENT  
#1 James J. Eagan Dr.  
Florissant, MO 63033  
314 / 921-4466  
Fax: 314 / 839-7672

/pas

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**Florissant,  
Missouri**

**CERTIFICATE OF SERVICE**

Honorable  
Robert G. Lowery, Sr.  
MAYOR

CITY HALL  
955 Rue St. Francois  
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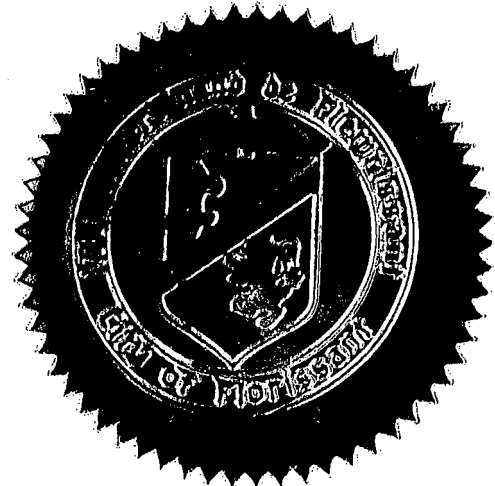
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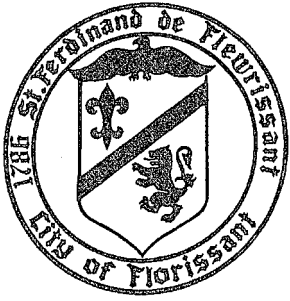
[www.florissantmo.com](http://www.florissantmo.com)



The undersigned, Chris McCormick, City Clerk, certifies that on July 5, 2001, an identical copy of the Official Submittal constituting the proposal by the city of Florissant to annex Crest Aire has been mailed, via U.S. mail, postage prepaid, to the County Clerk of St. Louis County at 7900 Carondelet Avenue, St. Louis, Missouri 63105 and to the City Clerk of the City of Hazelwood, 415 Elm Grove Lane, Hazelwood, Missouri 63042.

~~Chris McCormick~~ ANITA MOORE  
City Clerk DEPUTY CITY CLERK  
~~June 29, 2001~~ JULY 5, 2001





**Florissant,  
Missouri**

June 29, 2001

Honorable  
Robert G. Lowery, Sr.  
MAYOR

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955 Rue St. Francois  
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Members of the St. Louis County  
Boundary Commission  
1516 S. Brentwood Blvd., Suite 101  
St. Louis, MO 63144

RE: Annexation of "Crest Aire"

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations of 5/4/00, I certify that the proposed annexation of Crest Aire Subdivision area was not disapproved by voters within the last two (2) years nor is it a part of an "Established Unincorporated Area."

Sincerely,

*Louis B. Jears, Jr.*  
Louis B. Jears, Jr., P.E.  
Director of Public Works

/pas



#### SECTION 4 - SUPPORTING DOCUMENTS

(i) *Annexation Ordinance* - Please see attached a certified copy of the ordinance adopting and providing for approval of the annexation of Crest Aire Subdivision area.

(ii) *Sites for Public Hearing*

The following is a list of three sites (including address, phone number and contact person) which can accommodate a public hearing. The following sites are open to and used by the public; they are handicap accessible and are geographically desirable.

The sites are as follows:

Florissant City Hall  
955 St. Francois  
Florissant, Mo. 63031  
(314) 921-5700  
Mayor Robert G. Lowery, Sr.

James J. Eagan Center  
#1 James J. Eagan Drive  
Florissant, Mo. 63033  
(314) 921-5700  
Mayor Robert G. Lowery, Sr.

John F. Kennedy Community Center  
315 Howdershell  
Florissant, Mo. 63031  
(314) 921-5700  
Mayor Robert G. Lowery, Sr.

(iii) *Legal Opinion ref. Statutory Requirements* - please see attached.

(iv) *Change in Fire Protection and Emergency Medical Services* - The City of Florissant is seeking no change - see attached.

(v) *Proposed Language for Public Hearing Notice* - see attached.

(vi) *Legal Description* - see attached.

(vii) *Effective Annexation Date*

Pending approval from the Boundary Commission to go to a vote of the people, the City will contact the Election Board immediately to set a date for the vote. Upon a successful vote, the City will move quickly (in conjunction with a common transition committee) to provide some City services immediately and full City services to Crest Aire Subdivision within six (6) months.

# CITY OF FLORISSANT



FLORISSANT, MISSOURI

I, Chris McCormick, City Clerk of the City of Florissant, St. Louis County, Missouri, do hereby certify that the following constitutes a true and correct copy of Ordinance No. 6541 as the same appears of record in my office.

In Testimony Whereof, I hereunto set my hand and affix the official seal of the City of Florissant, St. Louis County, Missouri, on this 29th day of June, 2001.

A handwritten signature in cursive script that reads "Chris McCormick".

---

Chris McCormick  
City Clerk

CITY HALL - (314) 921-5700  
955 RUE ST. FRANCOIS  
FLORISSANT, MISSOURI 63031  
FAX - (314) 921-7111  
TDD (314) 839-5142

POLICE DEPT. - (314) 831-7000  
1700 NORTH HIGHWAY 67  
FLORISSANT, MISSOURI 63033  
FAX - (314) 830-6045

PARK DEPT. - (314) 921-4466  
#1 CIVIC CENTER DRIVE  
FLORISSANT, MISSOURI 63033  
FAX - (314) 839-7672

MUNICIPAL COURT - (314) 921-3322  
1055 RUE ST. FRANCOIS  
FLORISSANT, MISSOURI 63031  
FAX - (314) 839-7663

E-MAIL: CITYMAIL@FLORISSANTMO.COM

WEB SITE: WWW.FLORISSANTMO.COM

INTRODUCED BY COUNCIL AS A WHOLE  
MAY 29, 2001

BILL NO. 7434

ORDINANCE NO. 6541

AN ORDINANCE PROVIDING FOR THE ANNEXATION BY THE CITY OF FLORISSANT, MISSOURI OF AN AREA OF UNINCORPORATED LAND DESCRIBED HEREIN AND REFERRED TO AS "CREST AIRE SUBDIVISION", AND PROVIDING FOR APPROVAL OF AN ANNEXATION PLAN AND BOUNDARY CHANGE PROPOSAL TO BE SUBMITTED TO THE ST. LOUIS COUNTY BOUNDARY COMMISSION FOR ITS CONSIDERATION AND SUBSEQUENT DIRECTION OF AN ELECTION TO VOTERS OF THE CITY OF FLORISSANT AND OF THE AREA PROPOSED TO BE ANNEXED.

WHEREAS, the City has decided to seek the annexation of a certain area of unincorporated land, lying generally to the west and south of the existing limits of the City and commonly referred to as "Crest Aire Subdivision", and more fully described in Appendix I attached hereto and made a part hereof (hereinafter referred to as "Annexation Area"), and

WHEREAS, the Annexation Area proposed to be annexed constitutes an "unincorporated pocket" as that term is defined in Section 72.407.1 (2) of the Revised Statutes of Missouri, and

WHEREAS, the City has developed a Plan of Intent to be submitted to the St. Louis County Boundary Commission for approval of the annexation of the Annexation Area, as an unincorporated pocket, by the City setting forth, among other things, the various impacts of the boundary change proposal, a legal description of the Annexation Area, a proposed time schedule for the provision of the services to the Annexation Area, the current tax rates, the revenue sources, the effect of the boundary change on St. Louis County resource distribution, the proposed zoning, the compactness of the Plan of Intent, and the effective date of the proposed annexation.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: The City will seek the inclusion of the Annexation Area within the City's limits through a boundary change proposal as being in the best interest of the City of Florissant, the unincorporated area subject to the boundary change proposal and the areas adjacent to the unincorporated area subject to the proposed boundary change.

Section 2: The City has caused to be prepared a Plan of Intent for submission to the St. Louis County Boundary Commission, wherein the City has described and analyzed:

- a) The various impacts of the boundary change proposed;
- b) The ability to accommodate the orderly incorporation in the county;

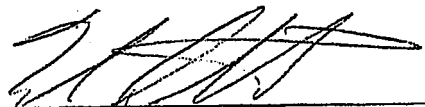
- c) Legal description of the Annexation Area;
- d) Present level of major services provided by the City and St. Louis County and proposed to be provided to the Annexation Area;
- e) Proposed time schedule for the provision of services to the Annexation Area;
- f) Current tax rates;
- g) Revenue sources;
- h) Effect of boundary change on St. Louis County resource distribution;
- i) Proposed zoning;
- j) Compactness of the Annexation Area; and
- k) Effective date of the proposed annexation.

Section 3: The City is well prepared to effectuate the annexation of the Annexed Area as described in the Plan of Intent, which the City hereby adopts. The Plan of Intent, a certified copy of the Ordinance including Appendix I, and all other information deemed necessary to the St. Louis County Boundary Commission, shall be submitted to the St. Louis County Boundary Commission for its consideration and approval.

Section 4: Upon the approval of the proposed boundary change by the St. Louis County Boundary Commission, such proposal shall be submitted to the voters at an election to be held as directed by the St. Louis County Boundary Commission and St. Louis County Election Board. If the annexation proposal is approved by a majority of votes cast in the City and approved by a separate majority of votes cast in the whole City which would result from the proposed annexation and boundary change, then the annexation of such unincorporated area shall become effective six (6) months from the date of a favorable election.

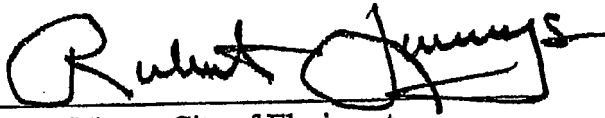
Section 5: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this 29th day of May, 2001.



\_\_\_\_\_  
 President of the Council  
 City of Florissant

Approved this 30th day of May, 2001.

  
\_\_\_\_\_  
Mayor, City of Florissant

ATTEST:

  
\_\_\_\_\_  
City Clerk

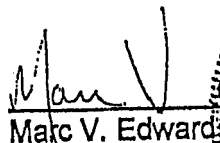
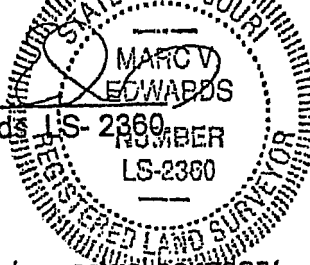
Farnsworth  
Polk, Inc.

engineers  
& surveyors

EXHIBIT I

CREST AIRE SUBDIVISION  
LEGAL DESCRIPTION

Beginning at a point being the intersection of the Eastern line of Howdershell Road and the Northeastern line of Crest Aire Plat 2 as recorded in Plat Book 124 pages 12 and 13 of the St. Louis County Records; thence Southeastwardly along the Northeastern lines of Crest Aire Plat 2 and Crest Aire Plat 1 as recorded Plat Book 123 page 34 of the St. Louis County Records South 53 degrees 07 minutes 30 seconds East a distance of 2546.22 feet to the most Eastern corner of said Plat 1; thence Southwestwardly along the Southeastern lines of said Plat 1 and Crest Aire Plat 3 as recorded in Plat Book 124 page 52 of the St. Louis County Records South 36 degrees 51 minutes 00 seconds West a distance of 652.50 feet to a point in the Northeastern line of Crest Aire Plat 5 as recorded in Plat Book 127 page 80 of the St. Louis County Records; thence along said Northeastern line South 53 degrees 11 minutes 30 seconds East a distance of 214.27 feet; thence South 36 degrees 48 minutes 30 seconds West a distance 2.31 feet; thence continuing along said Northeastern line South 52 degrees 58 minutes 15 seconds East a distance of 708.12 feet; thence continuing along said line South 53 degrees 16 minutes 26 seconds East a distance of 228.50 feet to the Eastern most corner of said Plat 5; thence along said Southeastern line of said Plat 5 South 38 degrees 05 minutes 30 seconds West a distance of 315.50 feet to the Southern most corner of said Plat 5; thence along the Southwestern line of said Plat 5 North 53 degrees 11 minutes 05 seconds West a distance of 1880.00 feet to the Eastern most corner of Crest Aire Plat 7 as recorded in Plat Book 134 page 30 of the St. Louis County Records; thence along the Southeastern line of said Plat 7 South 36 degrees 48 minutes 55 seconds West a distance of 250.00 feet to the Southern most corner of said Plat 7; thence along the Southwestern line of said Plat 7 North 53 degrees 11 minutes 05 seconds West a distance of 1679.82 feet to the Western most corner of said Plat 7, said corner also being on the East line of Howdershell Road; thence along the prolongation of the Southwestern line of said Plat 7 North 53 degrees 11 minutes 05 seconds West to a point in the West line of Howdershell Road; thence Northeastwardly along said West line of Howdershell Road a distance of 1235.00 feet more or less to a point being the intersection of the West line of Howdershell Road with the prolongation of the Northeastern line of said Crest Aire Plat 2; thence Southeastwardly along said Northeastern line to a point in the East line of Howdershell Road; and also being the Point of Beginning and containing 75.52 acres more or less.

  
Marc V. Edwards  


NOTE:

Description is based on record information and does not represent an actual boundary survey.

144 West Lockwood  
St. Louis, MO 63119

314/962-7900  
962-1253 Fax

# LEWIS, RICE & FINGERSH, L.C.

ATTORNEYS AT LAW

500 N. BROADWAY, SUITE 2000  
ST. LOUIS, MISSOURI 63102-2147  
WWW.LRF.COM  
JHESSEL@LEWISRICE.COM

JOHN M. HESSEL  
DIRECT (314) 444-7735

TEL (314) 444-7600  
FAX (314) 612-7735

June 19, 2001

Mayor Robert Lowery, Sr.  
City of Florissant  
955 Rue St. Francois  
Florissant, Missouri 63031

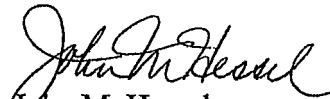
**Re: Annexation Proposal for "Crest Aire"**

Dear Mayor Lowery:

In accordance with the Rules and Regulations of the St. Louis County Boundary Commission, I am obligated to render an opinion with respect to the City of Florissant's proposed annexation of "Crest Aire". Based upon my review of the annexation proposal for "Crest Aire" and relevant documents, it is my opinion that all statutory requirements applicable to the City of Florissant have been satisfied in connection with its annexation proposal.

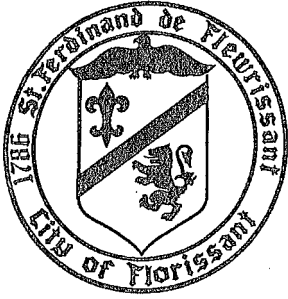
If you have any questions, please do not hesitate to contact me.

Very truly yours,



John M. Hessel

JMH/klg  
872754



## **Florissant, Missouri**

June 29, 2001

Honorable  
Robert G. Lowery, Sr.  
MAYOR

CITY HALL  
955 Rue St. Francois  
Florissant, MO 63031  
314 / 921-5700  
Fax: 314 / 921-7111  
TDD: 314 / 839-5142

POLICE DEPARTMENT  
1700 North Highway 67  
Florissant MO 63033  
314 / 831-7000  
Fax: 314 / 830-6045

PARKS DEPARTMENT  
#1 James J. Eagan Dr.  
Florissant, MO 63033  
314 / 921-4466  
Fax: 314 / 839-7672

MUNICIPAL COURT  
1055 Rue St. Francois  
Florissant, MO 63031  
314 / 921-3322  
Fax: 314 / 839-7663

[www.florissantmo.com](http://www.florissantmo.com)

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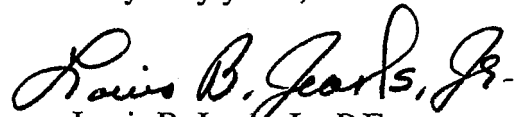
Members of the St. Louis County  
Boundary Commission  
1516 S. Brentwood Blvd., Suite 101  
St. Louis, Missouri 63144

### **RE: Annexation Proposal for "Crest Aire"**

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations of 5/4/00, please be advised that the proposal for annexation of Crest Aire does not seek any change in fire protection and emergency medical services.

Very truly yours,

  
Louis B. Jears, Jr., P.E.  
Director of Public Works

/pas



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

Notice is hereby given that the St. Louis County Boundary Commission received a proposal for boundary change from the City of Florissant, Missouri on June 22, 2001. The following legal description has been submitted by the City of Florissant for the tract to be annexed, the "Crest Aire subdivision," which encompasses an area of .12 square miles. The Commission will consider the proposed boundary change by the City of Florissant. A legal description of the area to be included in the corporate limits of the City of Florissant is attached to this Notice.

Notice is hereby given that the St. Louis County Boundary Commission will hold a Public Hearing regarding the proposed boundary change at \_\_\_\_\_ p.m. on \_\_\_\_\_, 2001 at \_\_\_\_\_ in Florissant, Missouri.

The St. Louis County Boundary Commission invites public comments on the proposal submitted. Written and oral comments may be presented at the Commission in conjunction with the Public Hearing, or, in addition, may be received after the Public Hearing and will be filed for the reference of the Commission.

A copy of the map depicting the proposed annexation area is available for review at the St. Louis County Boundary Commission office, 1516 South Brentwood Boulevard, Suite 101, St. Louis, Missouri 63144 during weekdays between the hours of 9:00 a.m. and 3:00 p.m. The phone number is 961-7877.

\_\_\_\_\_  
Secretary of St. Louis County  
Boundary Commission

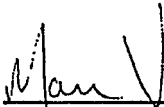
Dated: \_\_\_\_\_, 2001

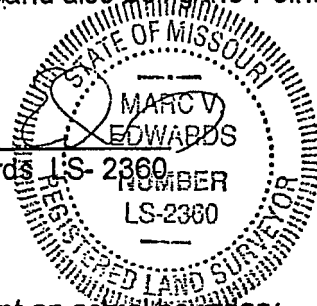
**Farnsworth  
Polk, Inc.**

engineers  
& surveyors

**CREST AIRE SUBDIVISION  
LEGAL DESCRIPTION**

Beginning at a point being the intersection of the Eastern line of Howdershell Road and the Northeastern line of Crest Aire Plat 2 as recorded in Plat Book 124 pages 12 and 13 of the St. Louis County Records; thence Southeastwardly along the Northeastern lines of Crest Aire Plat 2 and Crest Aire Plat 1 as recorded Plat Book 123 page 34 of the St. Louis County Records South 53 degrees 07 minutes 30 seconds East a distance of 2546.22 feet to the most Eastern corner of said Plat 1; thence Southwestwardly along the Southeastern lines of said Plat 1 and Crest Aire Plat 3 as recorded in Plat Book 124 page 52 of the St. Louis County Records South 36 degrees 51 minutes 00 seconds West a distance of 652.50 feet to a point in the Northeastern line of Crest Aire Plat 5 as recorded in Plat Book 127 page 80 of the St. Louis County Records; thence along said Northeastern line South 53 degrees 11 minutes 30 seconds East a distance of 214.27 feet; thence South 36 degrees 48 minutes 30 seconds West a distance 2.31 feet; thence continuing along said Northeastern line South 52 degrees 58 minutes 15 seconds East a distance of 708.12 feet; thence continuing along said line South 53 degrees 16 minutes 26 seconds East a distance of 228.50 feet to the Eastern most corner of said Plat 5; thence along said Southeastern line of said Plat 5 South 38 degrees 05 minutes 30 seconds West a distance of 315.50 feet to the Southern most corner of said Plat 5; thence along the Southwestern line of said Plat 5 North 53 degrees 11 minutes 05 seconds West a distance of 1880.00 feet to the Eastern most corner of Crest Aire Plat 7 as recorded in Plat Book 134 page 30 of the St. Louis County Records; thence along the Southeastern line of said Plat 7 South 36 degrees 48 minutes 55 seconds West a distance of 250.00 feet to the Southern most corner of said Plat 7; thence along the Southwestern line of said Plat 7 North 53 degrees 11 minutes 05 seconds West a distance of 1679.82 feet to the Western most corner of said Plat 7, said corner also being on the East line of Howdershell Road; thence along the prolongation of the Southwestern line of said Plat 7 North 53 degrees 11 minutes 05 seconds West to a point in the West line of Howdershell Road; thence Northeastwardly along said West line of Howdershell Road a distance of 1235.00 feet more or less to a point being the intersection of the West line of Howdershell Road with the prolongation of the Northeastern line of said Crest Aire Plat 2; thence Southeastwardly along said Northeastern line to a point in the East line of Howdershell Road; and also being the Point of Beginning and containing 75.52 acres more or less.

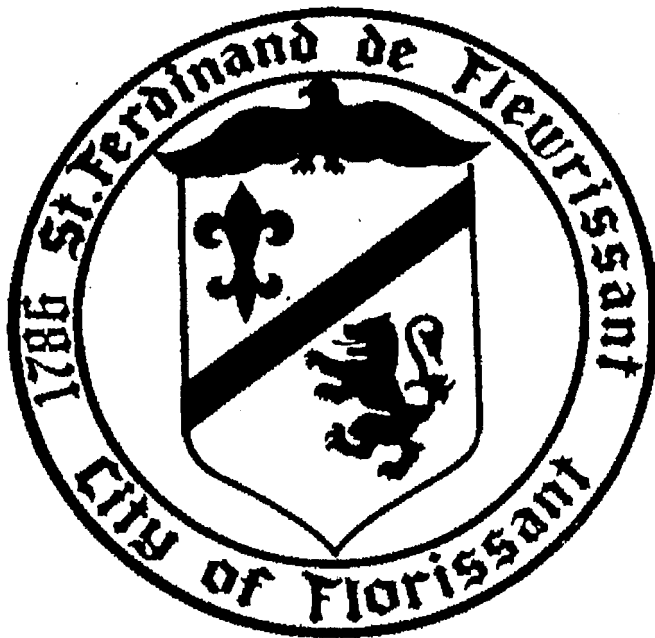
  
Marc V. Edwards



**NOTE:**

Description is based on record information and does not represent an actual boundary survey.

# City of FLORISSANT



## Budget 2001

# City of Florissant Budget Expenditures

December 1, 2000 through November 30, 2001

## FUND SUMMARIES

<i>Actual</i> 1999	<i>Budget</i> 2000	<i>Proposed</i> 2001	<i>Adopted</i> 2001
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**PAGE GENERAL FUND**

4	Economic Development'	\$57,563	\$56,615	\$59,340	\$65,890
5	Housing Resource Center	\$65,876	\$102,400	\$85,590	\$85,650
6	Legislative	\$109,820	\$133,370	\$140,190	\$140,190
7	Senior Services	\$186,070	\$236,740	\$244,230	\$244,380
9	Administrative	\$1,592,933	\$1,929,880	\$2,016,480	\$2,082,390
10	Municipal Court	\$403,794	\$534,620	\$494,620	\$494,860
11	Health	\$395,448	\$442,100	\$471,570	\$471,860
12	Recreation-Theater	\$221,975	\$277,660	\$253,600	\$253,750
13	Recreation-J.F.K. & F.C.C.	\$1,105,732	\$1,245,645	\$1,067,860	\$1,255,415
15	Recreation-Playground	\$113,502	\$128,500	\$131,900	\$126,000
15	Recreation-Bangert	\$92,430	\$118,450	\$131,680	\$110,330
16	Recreation-Parks	\$1,255,215	\$1,407,855	\$1,475,370	\$1,399,430
18	Recreation-Koch Aquatic	\$276,866	\$354,100	\$408,600	\$354,100
19	Public Works Department	\$3,426,555	\$2,993,630	\$3,051,525	\$3,033,185
21	Police	\$6,045,165	\$6,555,870	\$7,072,950	\$7,075,500
23	Media	\$0	\$0	\$146,110	\$146,260
<b>TOTAL GENERAL FUND</b>		<b>\$15,348,945</b>	<b>\$16,517,435</b>	<b>\$17,251,615</b>	<b>\$17,339,190</b>

24	<b>WATER FUND</b>	\$2,897,173	\$3,430,805	\$3,299,450	\$3,378,550
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28	½¢ CAPITAL IMPROVEMENT FUND	\$2,661,800	\$3,417,145	\$3,071,450	\$3,414,950
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32	CABLE/MEDIA FUND	\$168,222	\$214,700	\$0	\$0
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33	GOLF COURSE FUND	\$736,784	\$987,915	\$942,620	\$943,020
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37	PARK IMPROVEMENT FUND	\$683,108	\$1,692,915	\$931,310	\$1,393,720
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41	Home Equity Assurance Fund	\$15	\$500	\$500	\$500
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42	Sewer Lateral Fund	\$0	\$0	\$460,000	\$460,000
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<b>TOTAL - ALL FUNDS</b>		<b>\$22,496,031</b>	<b>\$26,260,915</b>	<b>\$25,496,945</b>	<b>\$26,929,930</b>
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# City of Florissant Budget Revenue

December 1, 2000 through November 30, 2001

## GENERAL FUND - REVENUES

<i>Actual</i> 1999	<i>Budget</i> 2000	<i>Proposed</i> 2001	<i>Adopted</i> 2001
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### TAXES

Cigarette	\$235,373	\$235,000	\$240,000	\$240,000
Gasoline	\$1,780,847	\$1,800,000	\$1,900,000	\$1,900,000
Property Tax (Zero)	\$4,249	\$0	\$0	\$0
Road & Bridge Taxes	\$416,193	\$410,000	\$420,000	\$420,000
Sales Tax (1%)	\$6,535,286	\$6,850,000	\$7,250,000	\$7,250,000
Utility Tax (3%)	\$1,587,812	\$1,680,000	\$1,630,000	\$1,630,000
<b>Total Taxes</b>	<b>\$10,559,759</b>	<b>\$10,975,000</b>	<b>\$11,440,000</b>	<b>\$11,440,000</b>

### LICENSES

Business	\$573,635	\$570,000	\$565,000	\$565,000
Liquor & Other Licenses	\$29,325	\$28,000	\$28,000	\$28,000
<b>Total Licenses</b>	<b>\$602,960</b>	<b>\$598,000</b>	<b>\$593,000</b>	<b>\$593,000</b>

### PERMITS

Building	\$193,302	\$150,000	\$170,000	\$170,000
Minimum Housing	\$91,760	\$80,000	\$90,000	\$90,000
Signs & Other Permits	\$34,857	\$32,000	\$35,000	\$35,000
<b>Total Permits</b>	<b>\$319,919</b>	<b>\$262,000</b>	<b>\$295,000</b>	<b>\$295,000</b>

# City of Florissant Budget Revenue

December 1, 2000 through November 30, 2001

## GENERAL FUND - REVENUES

<i>Actual</i> 1999	<i>Budget</i> 2000	<i>Proposed</i> 2001	<i>Adopted</i> 2001
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### RECREATION

Classes	\$58,324	\$60,000	\$60,000	\$60,000
Gym Rental	\$21,930	\$15,000	\$18,000	\$18,000
Rink	\$62,729	\$90,000	\$75,000	\$75,000
Swimming Pool-F.C.C.	\$77,269	\$75,000	\$87,000	\$87,000
Swimming Pool-Bangert	\$27,566	\$30,000	\$25,000	\$25,000
Swimming Pool-Koch	\$164,507	\$175,000	\$150,000	\$150,000
Miscellaneous F.C.C.	\$93,888	\$80,000	\$72,000	\$72,000
Playground Program	\$29,668	\$30,000	\$29,500	\$34,000
Theater	\$132,786	\$130,000	\$130,000	\$130,000
Concession Sales	\$0	\$0	\$90,000	\$90,000
<b>Total Recreation</b>	<b>\$668,665</b>	<b>\$685,000</b>	<b>\$736,500</b>	<b>\$741,000</b>

### MISCELLANEOUS

Administrative Services	\$200,000	\$200,000	\$250,000	\$250,000
Interest Income	\$415,638	\$400,000	\$350,000	\$350,000
Municipal Court	\$1,025,914	\$900,000	\$1,050,000	\$1,050,000
Fire Dispatching	\$100,000	\$105,000	\$0	\$0
Other Miscellaneous	\$113,314	\$80,000	\$125,000	\$125,000
Cable TV 5%	\$237,814	\$235,000	\$425,000	\$425,000
Senior Citizen Luncheons	\$17,004	\$15,000	\$15,000	\$15,000
Grants & Reimbursements	\$178,670	\$150,000	\$200,000	\$200,000
<b>Total Miscellaneous</b>	<b>\$2,288,353</b>	<b>\$2,085,000</b>	<b>\$2,415,000</b>	<b>\$2,415,000</b>

<b>Total - All Sources</b>	<b>\$14,439,656</b>	<b>\$14,605,000</b>	<b>\$15,479,500</b>	<b>\$15,484,000</b>
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<b>Emergency Fund</b>	<b>\$0</b>	<b>\$1,912,435</b>	<b>\$1,772,115</b>	<b>\$1,855,190</b>
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<b>Grand Total</b>	<b>\$14,439,656</b>	<b>\$16,517,435</b>	<b>\$17,251,615</b>	<b>\$17,339,190</b>
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