

THE CITY OF
MANCHESTER
MISSOURI

CITY OF MANCHESTER

Annexation Plan of Intent
MAY 16, 2022

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Section 1 - Executive Summary

Introduction from Manchester Mayor Mike Clement

Members of the Boundary Commission,

The City of Manchester is excited to submit this Proposal for Annexation. We hope after reviewing this proposal the Boundary Commission will grant approval for residents in the proposed annexation area to have the opportunity to vote on annexation.

I am beginning my third term as Manchester Mayor. My interest in local government began in the late 1990s. My wife and I were living in unincorporated St. Louis County in the home where we still live today. At that time, the City of Manchester announced a plan to annex the area in which I lived. I was a trustee for my subdivision's HOA. After a comparative review, I was certain my family would be better served by the City of Manchester and I worked in support of the annexation effort, and as a trustee for my subdivision's HOA, I could see a collective benefit from Manchester's services. That annexation initiative was successful. As I imagined, services from Manchester were more efficient and easily more responsive than those offered from St. Louis County. That observation is even more noticeable today.

After the successful annexation initiative, I chose to run for Alderman from the newly annexed area and won. Today, I'm working for a similar annexation effort. This time, though, I'm a Manchester resident, proudly its mayor, and a City advocate. I believe most of the 8,000 residents that Manchester annexed in 1999 would say the same as I did then, and still do today – local government services are superior to similar services provided by a more distant government entity.

In addition to the information provided in the Plan of Intent, the City of Manchester has conducted extensive outreach with residents and businesses in the proposed annexation area. The City has held 18 meetings with subdivisions leaders in late 2021 and early 2022. In addition, the City sent a mailing to all households in the annexation area inviting residents to attend one of seven town hall meetings hosted by the City in March 2022. The meetings were very productive in getting to know residents and having thoughtful conversations about annexation.

We hope you will agree with this Proposal that the proposed annexation is in the best interest of the proposed annexation area, the City of Manchester, and the region. A decision to approve this Proposal by the Boundary Commission will give those residents in the unincorporated area and Manchester an opportunity to vote on annexation and local government representation.

Sincerely,

Mike Clement
Mayor, City of Manchester



Above: Residents from the proposed annexation area attending a town hall event hosted by the City of Manchester regarding proposed annexation. The City has had extensive conversations and engagement with residents in the proposed annexation area, including:

- 18 Meetings with Subdivisions in the Annexation Area
- Seven (7) Town Hall Meetings

General Description

The proposed annexation area is 1,466 acres. The proposed boundaries are logical extensions of the current boundaries of the City of Manchester. The north boundary of the City of Manchester is extended east to the City of Town and Country. The southeast boundary is extended along Dougherty Ferry Road (the current southeast boundary of Manchester) to the City of Des Peres. Barrett Station Road is a logical eastern boundary and a logical boundary between Manchester and Des Peres.

The population of the proposed annexation area is 6,549 based on the 2020 Census.

Summary of Relevant Issues

The information in the Plan of Intent will indicate that the proposed annexation is in the best interest of the proposed annexation area, the unincorporated areas affected by the Proposal, and the City of Manchester. Highlights of relevant issues include:

A History of Successful Annexation: The City has successfully annexed parcels from unincorporated St. Louis County on at least four different occasions. It is estimated that over 2/3rds of the City is comprised of annexed areas. The City has a proven annexation record of providing superior services to new residents, a smooth transition of zoning, and investing in capital projects and improvements. This annexation proposal continues the City's history of planned and logical growth.

Strong Community of Interest: The City of Manchester and the proposed annexation area are united by a broad array of shared community interests that include shared roadway corridors, neighborhood schools, churches, library, shopping, and dining destinations. The two areas share use of Manchester Parks facilities, concerts, pool, camps, and programs. Families and residents from both areas are often friends and intermingle in a wide variety of ways and on a regular basis.

Efficient Delivery of Services: The proposed annexation area is very accessible to the City of Manchester with 18 street connections plus common roadways for the efficient delivery of municipal services.

Logical and Reasonable Municipal Boundaries: Manchester's proposed annexation is an important step toward reasonable and logical municipal boundaries in this area of St. Louis County.

Investments in Capital Improvements: The City has a demonstrated commitment to ensuring investment in both maintaining and improving public infrastructure that would extend to the annexation area. The City has two dedicated streams of revenue generated through local sales taxes (the Capital Improvement Fund and the Recreation and Stormwater Fund) that the City would deploy to address needed repairs, replacements or other improvements in the annexation area.

Superior Manchester Services and Programs: As identified in the section 'Services,' residents in the annexation area will be able to take advantage of superior City services. Highlights of the City's services include:

- **Police:** The Manchester Police Department provides the responsiveness of a small town police department with the professional training and equipment as other, larger police departments. Residents in the annexation area will especially appreciate the Manchester Police Department's quick response time and their timely, detailed ability to investigate issues of local concern.
- **Parks and Recreation:** Residents in the annexation area will receive the discounted Manchester resident rate for the Parks & Recreation Department's wide range of activities, programs and classes, summer camps, facilities rentals, and the Aquatic Center.
- **Public Works:** Residents in the annexation area will benefit from a highly responsive Public Works Department that responds same day to resident inquiries. Also, offering proactive street maintenance, a snow removal goal of having streets passable within four hours of a snowstorm's start, curbside limb pickup, holiday tree collection and dead animal removal on streets and deer carcass removal on streets and in yards. The City's stormwater improvement program is used for public and qualified private property needs.

Authority to Act

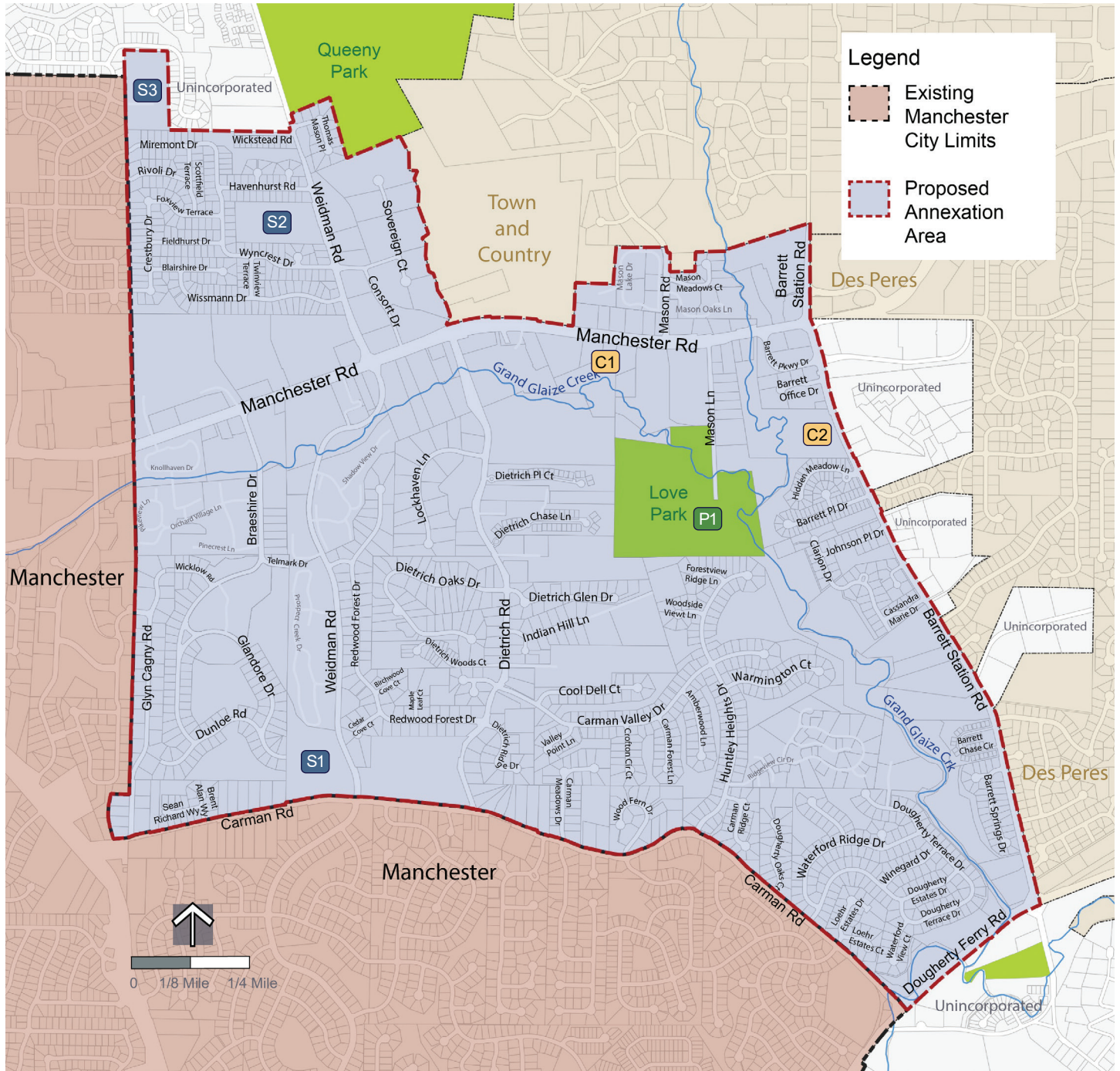
The City of Manchester hereby designates the following person to act on its behalf:

Justin Klocke, City Administrator; City of Manchester
14318 Manchester Road; Manchester, MO 63011
Phone: 636-227-1385, ext. 106 | Email: jklocke@manchestermo.gov

Section 2 - Plan of Intent

(A) Geographic

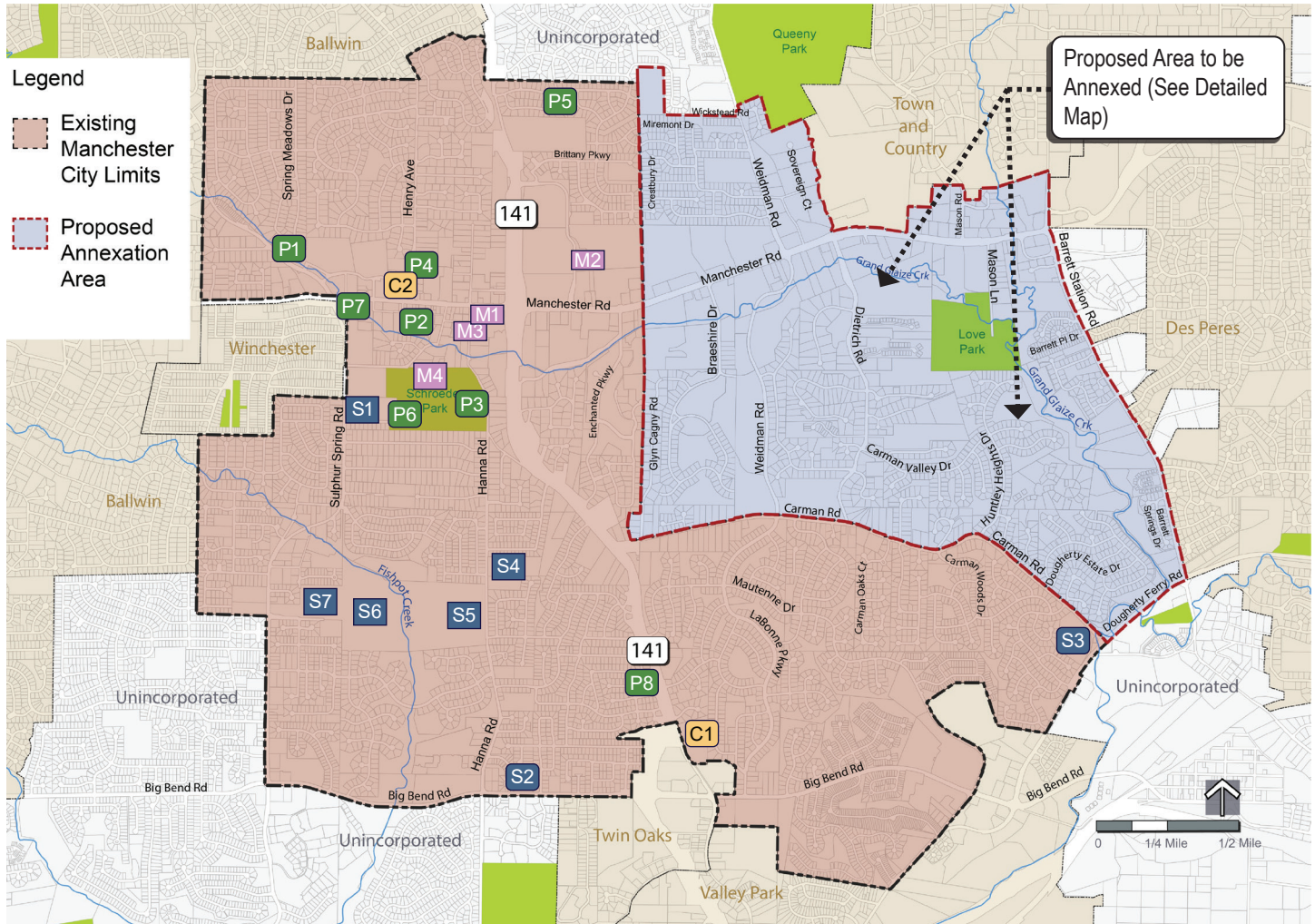
2. City of Manchester: Proposed Area to be Annexed (Map A1)



Proposed Annexation Area

- | | |
|---|--|
| Schools | Civic |
| S1 Carman Trails Elementary School | C1 West County EMS & Fire Protection District |
| S2 Christ, Prince of Peace Catholic School | C2 Missouri Department of Transportation (MoDOT) Operations Complex |
| S3 Pierremont Elementary School | |
| Parks | |
| P1 Love Park | |

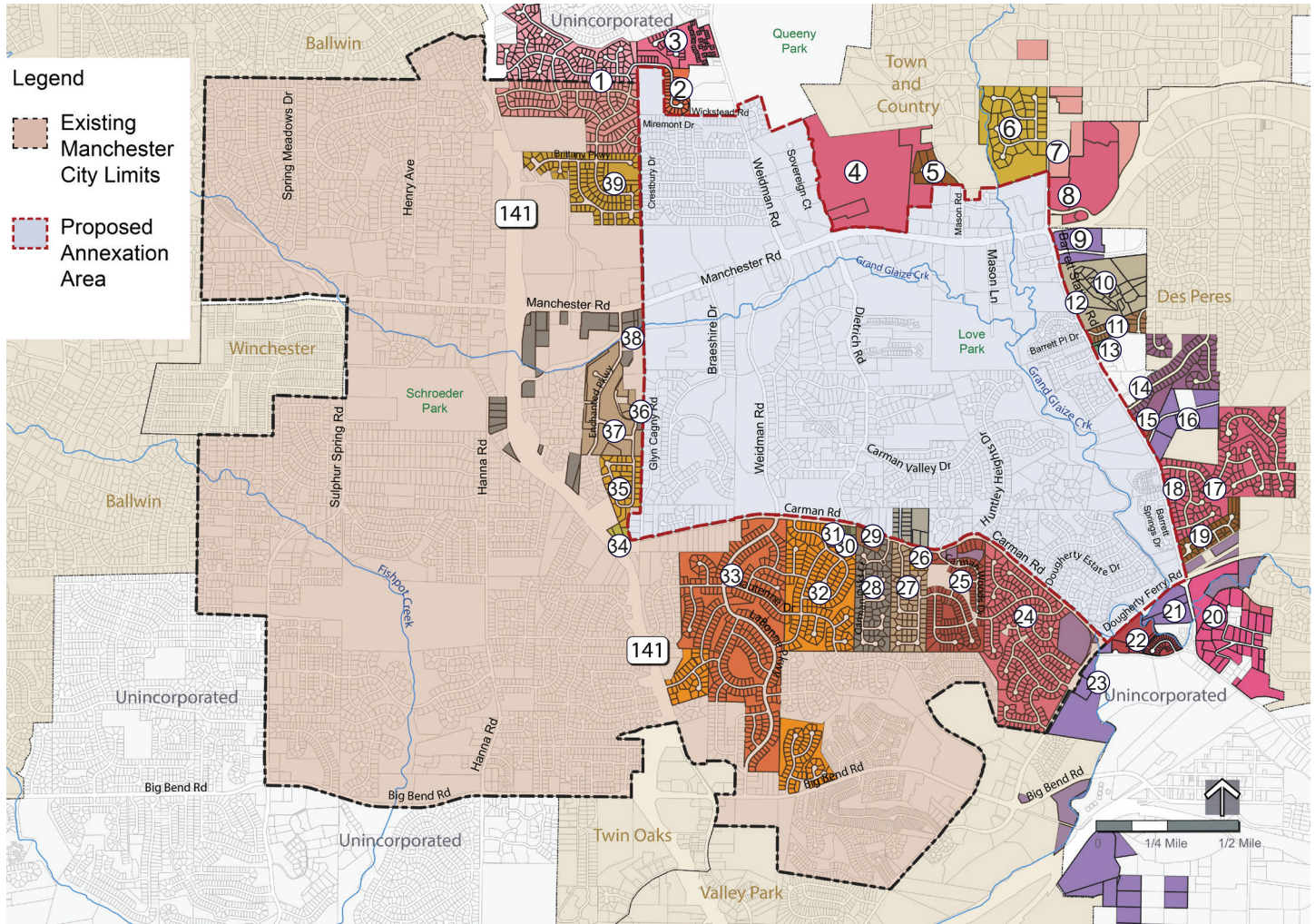
3. City of Manchester: Municipality and Proposed Area to be Annexed (Map A2)



City of Manchester

- | | |
|--|--|
| <p>City of Manchester</p> <ul style="list-style-type: none"> M1 Manchester City Hall M2 Manchester Police Department M3 Manchester Public Works (Includes Manchester Salt Dome) M4 Manchester Parks Building <p>Schools</p> <ul style="list-style-type: none"> S1 Academy of St. Louis S2 Al Manara Academy S3 Barretts Elementary School S4 Hanna Woods Elementary School S5 Parkway South High School S6 Southwest Middle School S7 Wren Hollow Elementary School | <p>Parks and Recreation</p> <ul style="list-style-type: none"> P1 Baxter Acres Park P2 Manchester Athletic Association P3 Manchester Aquatic Center P4 Margaret Stoecker Park P5 Pierremont Pocket Park P6 Schroeder Park P7 Seibert Park P8 Terri Sue Fussner Field <p>Civic</p> <ul style="list-style-type: none"> C1 St. Louis County Library–Grand Glaize Branch C2 West County EMS & Fire Protection District - Station 2 |
|--|--|

Map A3: City of Manchester: Neighboring Subdivisions (Proposed Area to be Annexed)



Subdivisions

- | | |
|---------------------------------------|------------------------------|
| 1. Pierremont | 22. Arbor Station |
| 2. Weatherstone | 23. Peter Breen Estate |
| 3. Woodstone | 24. Seven Oaks |
| 4. Mason Green Lot A & James C Sutton | 25. Carman Woods |
| 5. Stonemont | 26. Boxwood Manor |
| 6. Laurel Lake Estates | 27. Carman Meadows |
| 7. Nathan Rannells Farm | 28. Carman Acres |
| 8. Barrett Park | 29. Gavornik Estate |
| 9. Barrett Woods Corporate Center | 30. Carman View |
| 10. Hidden Meadow Condominium | 31. Mulberry Hill Estates |
| 11. Barrett Heights | 32. County Lane Woods |
| 12. Jones & Bassett | 33. Gascony |
| 13. Tanglewood Trail Estates | 34. Gates Farm Partition |
| 14. Dougherty Oaks | 35. Lynwood Addition |
| 15. Barrett Cove | 36. Taylor Heights |
| 16. Barrett Woods | 37. Enchanted Forest |
| 17. Dougherty Ridge | 38. Kelly Covert Office Park |
| 18. Barrett Circle | 39. Saxony Estates |
| 19. Barrett Meadows | |
| 20. Ozark View | |
| 21. Richard Low Estate | |

4. Area to be Annexed: Population, Area, Dwelling Units

In table format, provide the following information as it applies to the area to be annexed: (a) The population, as of the most recent Census available, noting the year. (b) Land area in acres. (c) Number of dwelling units.

TABLE A1: AREA TO BE ANNEXED - POPULATION, AREA, DWELLING UNITS	
	Proposed Annexation Area
Population (1)	6,549
Area in Acres	1,466 acres
Dwelling Units (2)	2,855

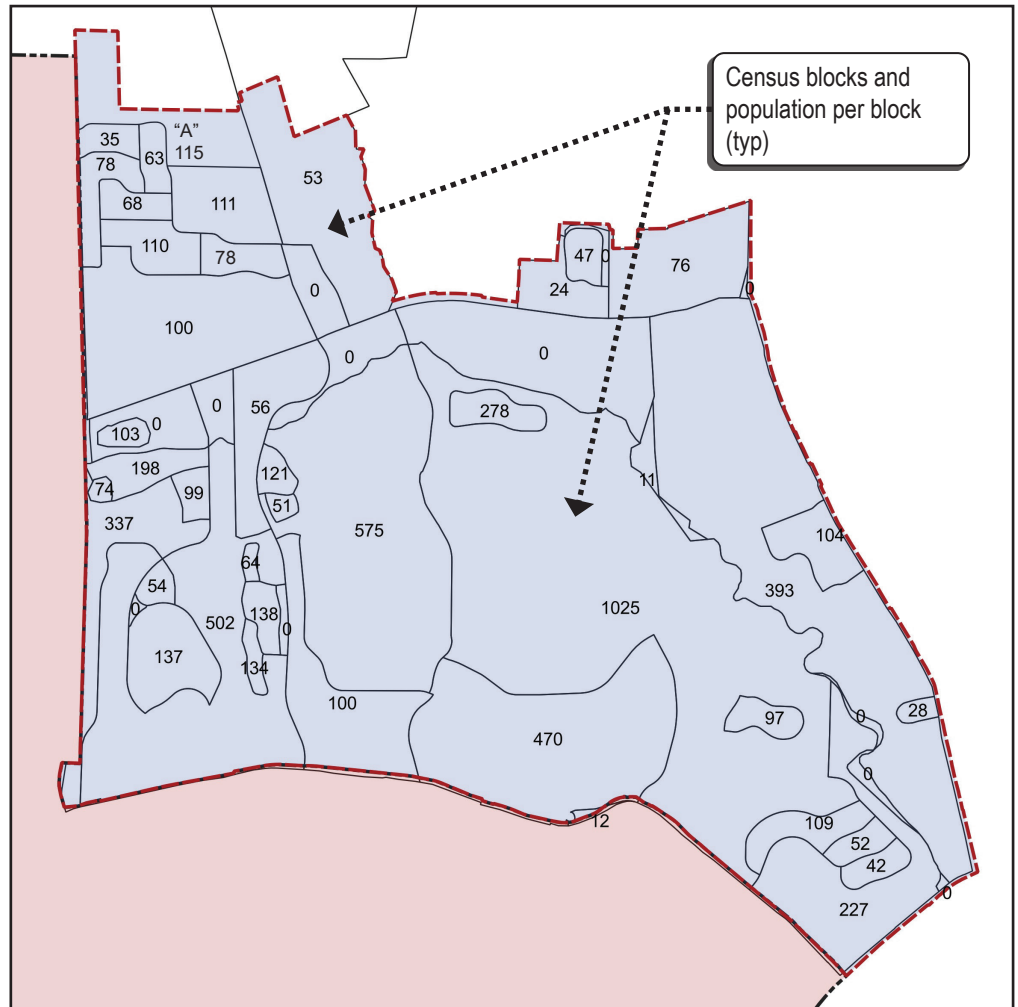
Notes:

(1) Population based on 2020 Census. See map this page for population per Census block.

(2) Dwelling units based on 2021 St. Louis County parcel data. 1,466 single family units, 1,386 multi-family units, and three dwelling units classified under 'Commercial' or 'Institution' land uses.

Map A4: Population of Proposed Annexation Area per Census Block (2020 Census)

The map to the right shows the population per census block (2020 Census) for the proposed annexation area.



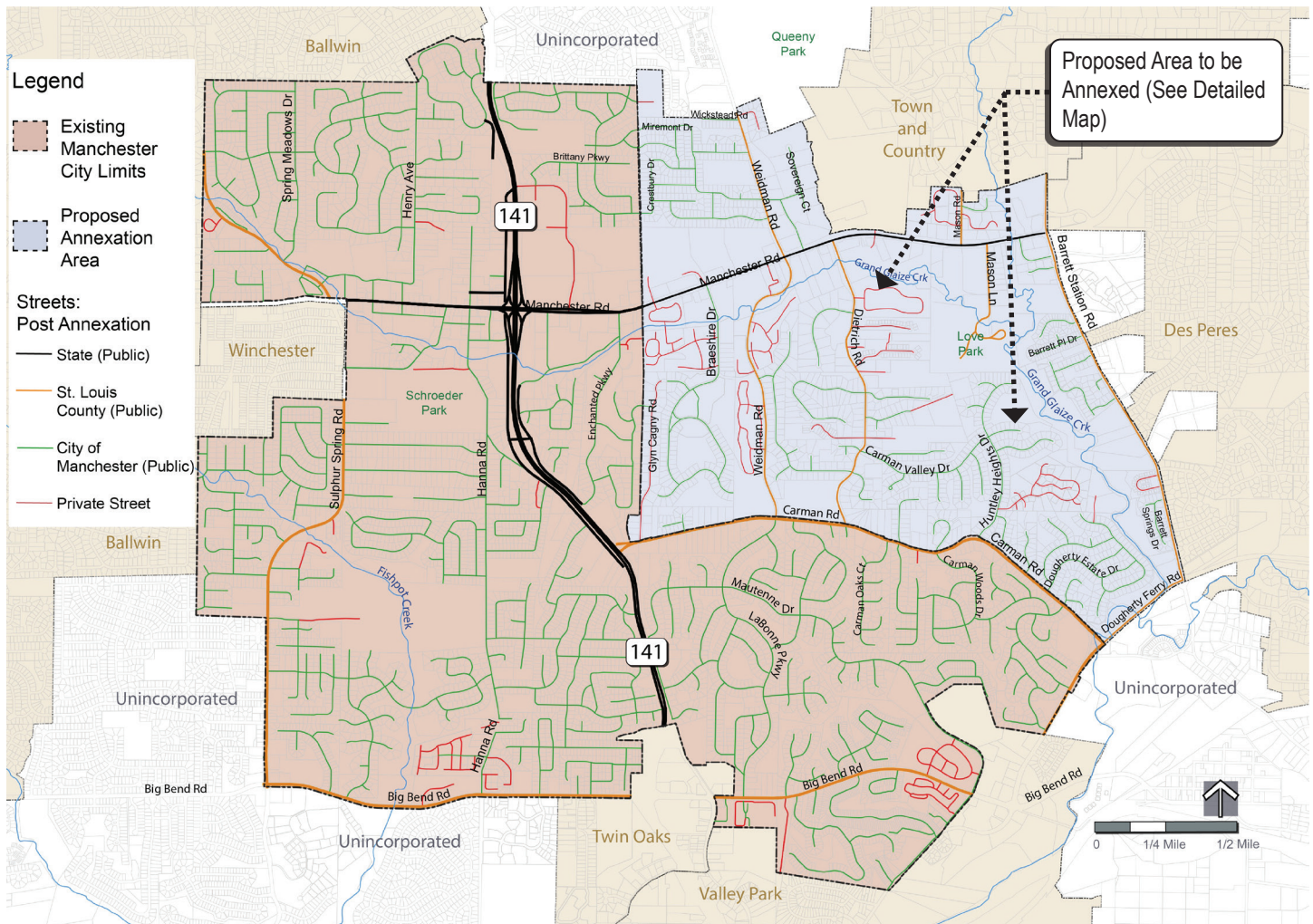
5. Area and Streets

In acres, compare the present size of the area to be annexed to the total combined area affected by the proposal. In table format, provide the number of publicly and privately maintained street miles: (a) In the area to be annexed. (b) In the annexing municipality. (c) The total combined area.

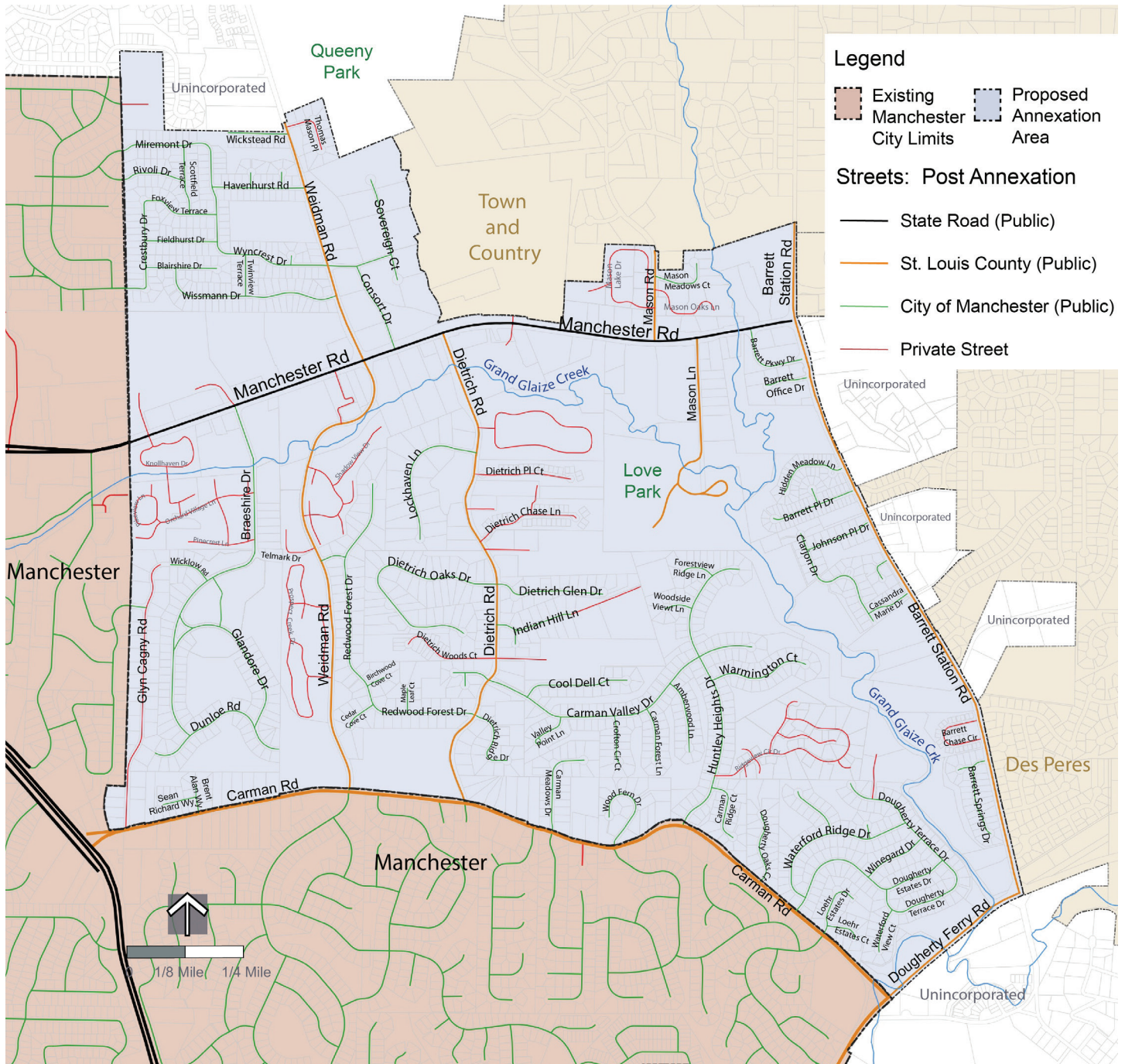
	Proposed Annexation Area	City of Manchester	Combined Area (Annexation and City)
Size of Area (in Acres)	1,466	3,232	4,698

Street Length (Street Miles)	Proposed Annexation Area	City of Manchester	Combined Annexation and City
State (Public)	1.5	5.8	7.3
St. Louis County (Public)	5.4	6.9	12.3
City of Manchester (Public)	14.9	63.0	77.9
Private	7.6	5.6	13.2
Totals	29.4	81.3	110.7

Map A5: Streets



Map A6: Streets - Area of Detail



6. Community of Interest

Define the community of interest between the area to be annexed and the annexing. Does the annexation affect existing or natural neighborhood(s) or community(ies)?

There is a strong community of interest between Manchester and the proposed annexation area.

Logical Geography

The existing geographic shape of Manchester is an “L” shape. The proposed annexation area will create a more cohesive, “square” geographic shape.

The proposed boundaries are logical extensions of the current boundaries of Manchester. The north boundary of Manchester is extended east to the City of Town and Country. The southeast boundary is extended along Dougherty Ferry Road (the current southeast boundary of Manchester) to the City of Des Peres. Barrett Station Road is a logical eastern boundary and a logical boundary between Manchester and Des Peres.

Shared Roadway Corridors

Manchester Road, Weidman Road, Dougherty Ferry Road, and Carman Road are existing corridors that serve both Manchester and the annexation area. Manchester currently straddles the north and south sides of Manchester Road. This pattern will continue in the proposed annexation area, except for a small segment of the City of Town and Country.

Large segments of the southeast area of the City of Manchester are accessed and serviced by Carman Road. Carman Road also provides access to large segments of the proposed annexation area.

Shared School District and Fire District

Except for a small section of Manchester south of Big Bend Boulevard, which is served by the Valley Park School District and the Valley Park Fire District, Manchester and the proposed annexation area share the same school district (Parkway School District) and fire district (West County EMS and Fire Protection District).

Similar Development Patterns

Manchester and the proposed annexation area share similar patterns for residential and commercial development in terms of age and size of the development. The majority of residential development occurred in the 1960s, '70s and '80s, with newer pockets of residential development west of Barrett Station Road, south of Big Bend Road, and the southern sections of Sulphur Springs Road. Many of the commercial buildings in both the City and the annexation area were built in the late 1970s and '80s. A number of newer retail commercial developments have occurred in both areas since the 1990s.

Re-uniting Subdivisions

Glyn Cagny subdivision and Carman Meadows subdivision will be united. Currently, parts of these subdivisions are in Manchester and unincorporated St. Louis County.

In addition, Pierremont Elementary School (in the proposed annexation area) currently can only be accessed via Manchester city streets.

Existing Use of Manchester Park Facilities and Programs

Sixty-one households from the annexation area currently or recently used Manchester Park & Recreation programs. Currently, non-residents pay higher fees for classes and facilities. Resident rates will be a cost saving for these households and likely encourage additional households to utilize Manchester Parks Department's facilities and programs. In addition, many residents in the annexation area already attend Manchester free summer concerts, the 4th of July fireworks show, Homecoming festivals, movies in the park, and other events.

A Shared Community

During the City's extensive outreach to residents and businesses in the annexation area, a common theme that was heard from residents was the desire to be part of a “shared community.” Many residents in the annexation area were already familiar with Manchester's “sense of community” through the City's excellent park programs, community events, and initiatives like ManchesterCares (which provides help, support, volunteers, and care to those in need throughout the City and the region).

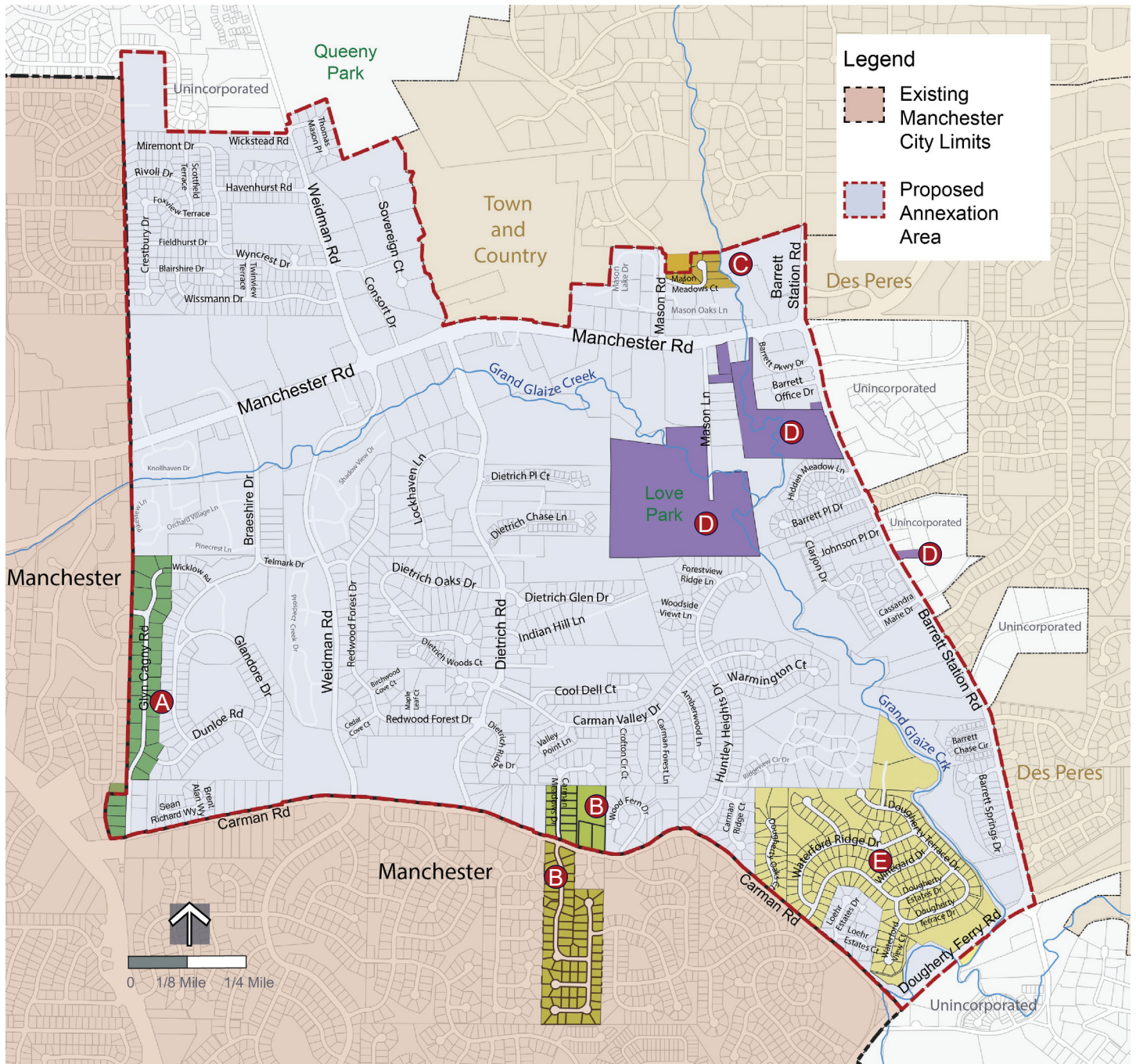
7. Subdivisions in Proposed Annexation Area

Provide a list of all subdivisions involved in the boundary change proposal. Are any of these subdivisions in the area to be annexed split because of the proposed boundary change? If yes, on a separate map identify the subdivision(s) being split. Explain how being split does not adversely affect the area to be annexed or the remaining unincorporated area. The map in .pdf, .jpg, or .png must also be provided to the Commission for inclusion on the website.

Existing Subdivisions:

Barrett Chase Villas	Jones & Harriet Basset Farms
Barrett Glen	Jones & Harriet Bassett Farms
Barrett Grove Estates	Jones Estate
Barrett Office Park	Koman Plaza
Barrett Office Park Condominium	Lacy Estate
Barrett Springs	Lochhaven
Barrett Springs Park	Loehr Estates
Barrett Station Place	Longwood Estates
Bassett Farm Place	Manchester Auto Center
Benjamin Lacy Estates	Manchester Park
Berringer Place	Marketplace (The)
Braeshire Condominium	Mason Green Condominium
Braeshire	Mason Manor Condominium
Braeshire Woods Condominiums	Mason View Estates
Braeshire Woods	Mcdonald Commercial Center
Carafiol Plaza	Nolte
Carman Heights	Oak Ridge Estates
Carman Meadows Estates	Oesch
Carman Meadows	Old Orchard Center
Carman Place	Old Orchard Village
Carman Ridge	P S Manchester
Dietrich Chase	Probst Acres
Dietrich Forest	Prospect Creek (Aka Prospect Creek)
Dietrich Glen	Prospect Village Condominium First
Dietrich Oaks	Regency Park
Dietrich Place	Richard Low Estate Lot Pts 6 & 8 &
Dietrich Ridge	Ridgemont
Dietrich Village Pt	Ridgeview Place Condominium Plat
Dietrich Woods	Salvatori
Dougherty Estates	Schall Lots 1 & 2 & Sutton Estate
Dwyer Office Park Condominium	Spring Oaks
E Hutchinsons Land At Barrett Station	Sutton Estate
Else Acres	Sutton Tract
Estates At Carman Woods (The)	Sutton Estate Partition
Forest Glen Estates	Thomas Mason Place
Forest Oak Estates	U S I 100 Subd
Glyn Acres	Waycliffe Estates
Glyn Cagny	Wendy's Plaza
Grand Glaize Village	Westrich
Haley Manor	Woods The
Indigo Estates	
J C Sutton Est Subd	
James R Jones & Harriet Bassett Estate	
Johnson Place	
Jones & Basset Farm	
Jones & Bassett	
Jones & Bassett Farm	
Jones & Bassetts Farm	
Jones & Harriet Basset Farm	

Map A7: Subdivisions that are Split



- A** Glyn Caghy Subdivision
- B** Carman Meadows
- C** Mason View Estates Subdivision
- D** Jones & Bassett Farm Subdivision
- E** Dougherty Estates Subdivision

Four subdivisions have minor splits based on the proposed annexation area (see Map A7). A fifth subdivision parcel shown on the map (the Jones & Bassett Farm subdivision) is not currently continuous to other parcels in its subdivision and is likely a recording error on the parcel record as described below.

However, as described below, the split subdivisions do not adversely affect the area to be annexed or the remaining unincorporated area. For the Glyn Cagny and Carman Meadows subdivisions, the annexation will be a unification.

A. Glyn Cagny Subdivision

This will be a unification, not a split. This subdivision is already split with one parcel in Manchester and the rest of the subdivision in the unincorporated area. The proposed annexation will unite the subdivision within the municipality.

B. Carman Meadows

This will be a unification, not a split. This subdivision is already split with most of the subdivision in Manchester and the rest of the subdivision in the unincorporated area. The proposed annexation will unite the subdivision within the municipality.

C. Mason View Estates Subdivision

This subdivision is already split with one parcel in Town and County and the rest of the subdivision in the unincorporated area. The one parcel outside of the proposed annexation area has its driveway off of Mason Road compared to the rest of the subdivision that is on Mason Meadows Court.

D. Jones & Bassett Farm Subdivision

A single parcel with a record indicating the subdivision as 'Jones & Bassett Farm' is east of Barrett Station Road, disconnected from the remaining parcels recorded as 'Jones & Bassett Farm' subdivision that are west of Barrett Station Road. This area has several subdivisions with different spelling variations of Jones and Bassett Farm or Jones and Bassett. The name of the subdivision for the lone parcel east of Barrett Station Road could be recorded incorrectly.

E. Dougherty Estates Subdivision

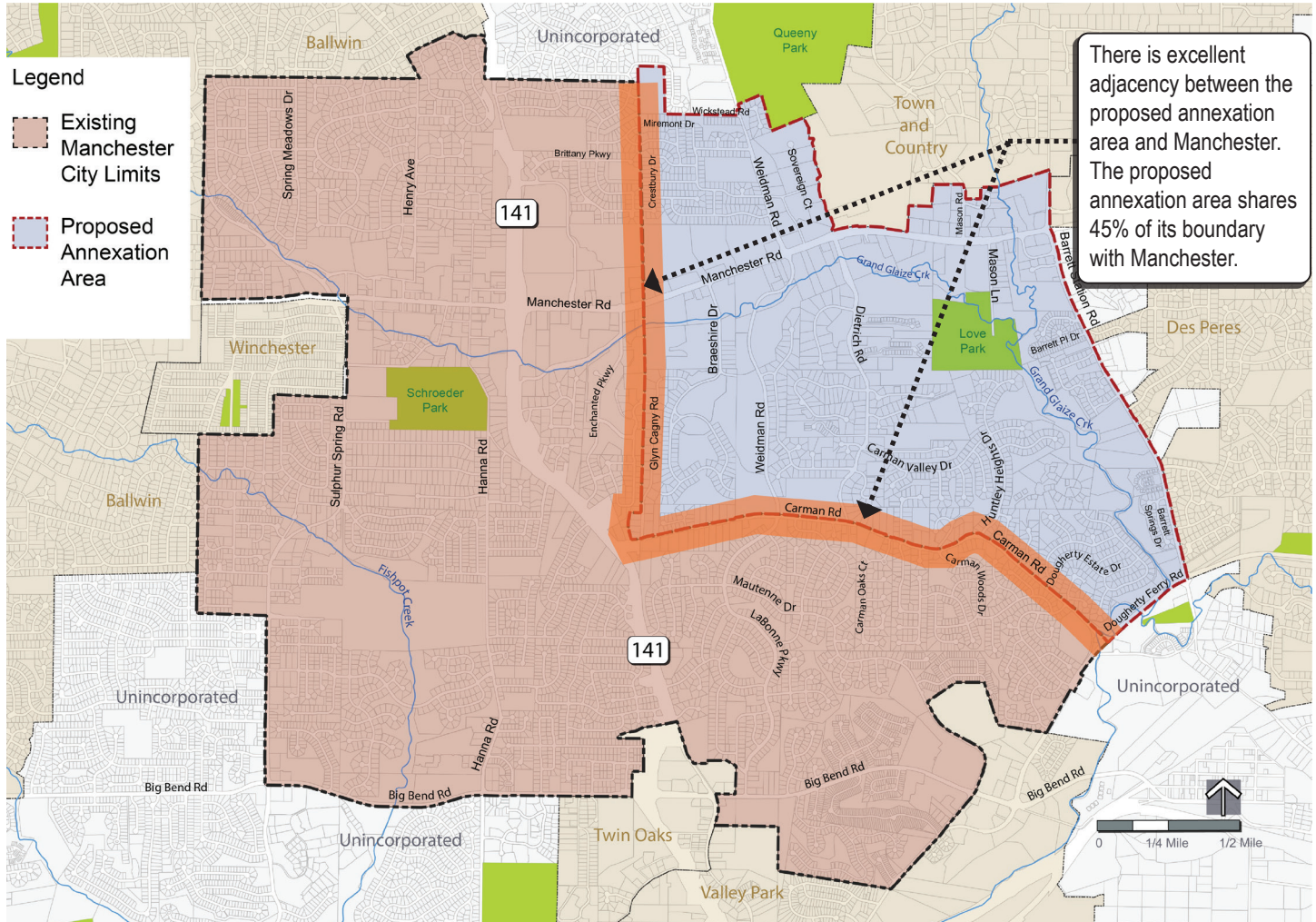
A small piece of subdivision common ground is located on the south side of Dougherty Ferry Road. This small piece of subdivision common ground is located in the 100-Year Flood Zone and is not developable.

8. Adjacency

To what extent is the boundary of the area to be annexed common to the annexing municipality? Specify the actual percentage of adjacency to the annexing municipality.

The proposed annexation area has excellent adjacency to the existing boundary of Manchester. The entire eastern boundary of Manchester is adjacent to the proposed annexation area. The proposed annexation area has 45 percent of its boundary adjacent to Manchester.

Map A8: Adjacency Between Proposed Annexation Area and Manchester



9. Compactness of the Area to be Annexed

Address the compactness of the area to be annexed, by identifying: (a) The number of street connections between the area to be annexed and the annexing municipality. (b) The accessibility of the entire area for efficient delivery of services. (c) Any natural or man-made barriers that would impede the efficient delivery of services.

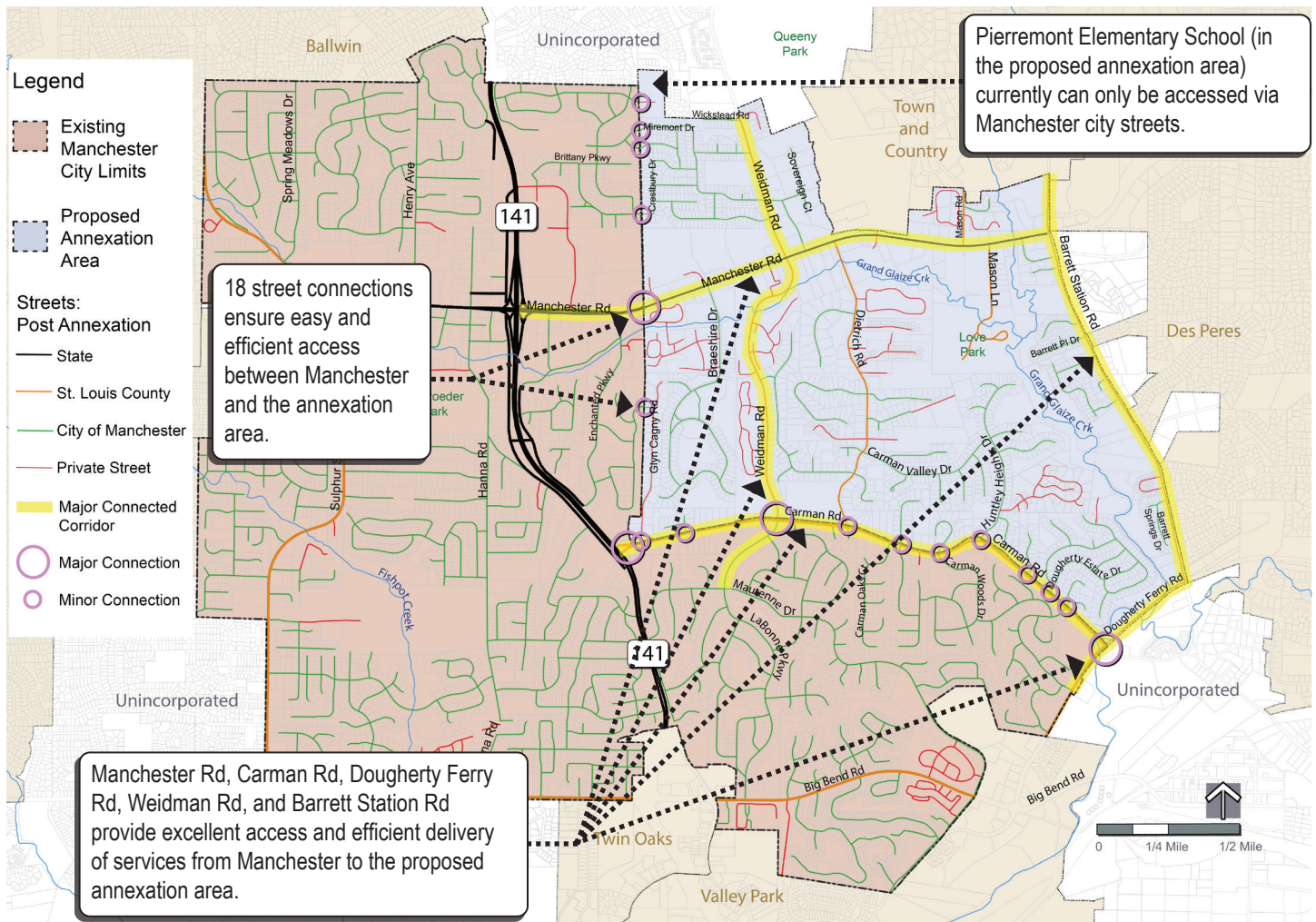
(a) Manchester has excellent street connections to the proposed annexation area. There are 18 street connections between Manchester and the proposed annexation area. The numerous street connections will ensure efficient City services such as snow removal, street sweeping, resurfacing, and other street maintenance.

(b) The proposed annexation area is very accessible to Manchester allowing for the efficient delivery of municipal services. Manchester Road, Carman Road, Dougherty Ferry Road, Weidman Road, and Barrett Station Road (highlighted in yellow on the map) are corridors that make the entire proposed annexation area easily accessible. In addition, the numerous connected subdivision streets provide increased accessibility.

(c) There are no man-made barriers to impede efficient delivery of services. Grand Glaize Creek is a natural feature that runs through the City and the proposed annexation area and separates adjoining land uses in the area to be annexed. Grand Glaize Creek separates commercial uses along Manchester Road from residential uses to the south. It also flows through existing subdivisions.

Grand Glaize Creek will not impede efficient delivery of services by the City of Manchester. Manchester Road, Carman Road, Dougherty Ferry Road, Weidman Road, and Barrett Station Road corridors provide easy accessibility throughout the proposed annexation area. Manchester already has a similar situation with Fishpot Creek and the upper sections of Grand Glaize Creek within the City limits - the creeks do not prevent the efficient delivery of services.

Map A9: Street Connections



10. Service from Annexing Municipality

Upon annexation, will the area to be annexed be serviced directly from the annexing municipality?

Yes, the proposed annexation area will be serviced directly from Manchester. As Map A9 shows, Manchester has excellent street connections to the proposed annexation area for the efficient delivery of services. There are 18 street connections between Manchester and the proposed annexation area. The numerous street connections will ensure efficient City services.

All Manchester service providers (Police, Public Works, Parks, Code Enforcement, Finance, local government access, elected representatives) are closer than similar St Louis County providers. In some cases, county providers are considerably farther away and much harder to access.

11. Accessibility of Remaining Unincorporated County

Upon annexation, would any contiguous unincorporated area be left stranded, or unable to be accessed, except through another municipality and/or another County?

St. Louis County will use the same network of routes after annexation as they do prior to annexation. As Map C5 shows, the County will continue to utilize a network of St. Louis County roads, including Barrett Station Road, Big Bend Road, Carman Road, Dietrich Road, Dougherty Ferry Road, and Mason Road.

In addition, even before annexation, St. Louis County already passes through incorporated areas to service unincorporated areas. As Map C5 shows, St. Louis County services from the transportation maintenance facility at 16099 Ruck Road and the police precinct at 232 Vance Road pass through existing municipalities, including Ballwin, Ellisville, Manchester, Town and Country, and Valley Park. St. Louis County also utilizes existing state and municipal roads to provide services. The next closest St. Louis County transportation maintenance facilities (11201 Schaefer Drive and 10996 Kohrs Lane) have the same issues.

Finally, Manchester's proposed annexation is an important step toward reasonable and logical municipal boundaries in this part of St. Louis County that will help ensure that no unincorporated areas will be left stranded. As Map A11 shows, future annexation, as intended based on 2018 Map Plans on file with the St. Louis County Boundary Commission, will eliminate any unincorporated areas north of Dougherty Ferry Road.

12. Logical Expansion

Does the municipality have any plans or arrangements with other municipalities regarding growth or expansion? Explain how this annexation represents a logical extension of the municipality's future plans. How does the proposed boundary change relate to the municipality's plans for future annexation?

This annexation proposal continues the City's history of planned and logical growth. The City has successfully annexed parcels from unincorporated St. Louis County on at least four different occasions. It is estimated that over 2/3rds of the City is comprised of annexed areas. The City has a proven annexation record of providing superior services to new residents, a smooth transition of zoning, and investing in capital projects and improvements.

This annexation follows the City's planned annexation per the City's current Map Plan on file with the St. Louis County Boundary Commission.

As part of the City's community outreach, the City has met and discussed the proposed annexation with various agencies, elected officials, and adjoining municipalities.

Recent meetings have included:

City of Des Peres	March 16, 2022
West County EMS & Fire Protection District	March 24, 2022
County Council Members	March 28, 2022
Parkway School District	April 7, 2022
City of Town and Country	various dates via telephone
City of Ballwin	various dates via telephone

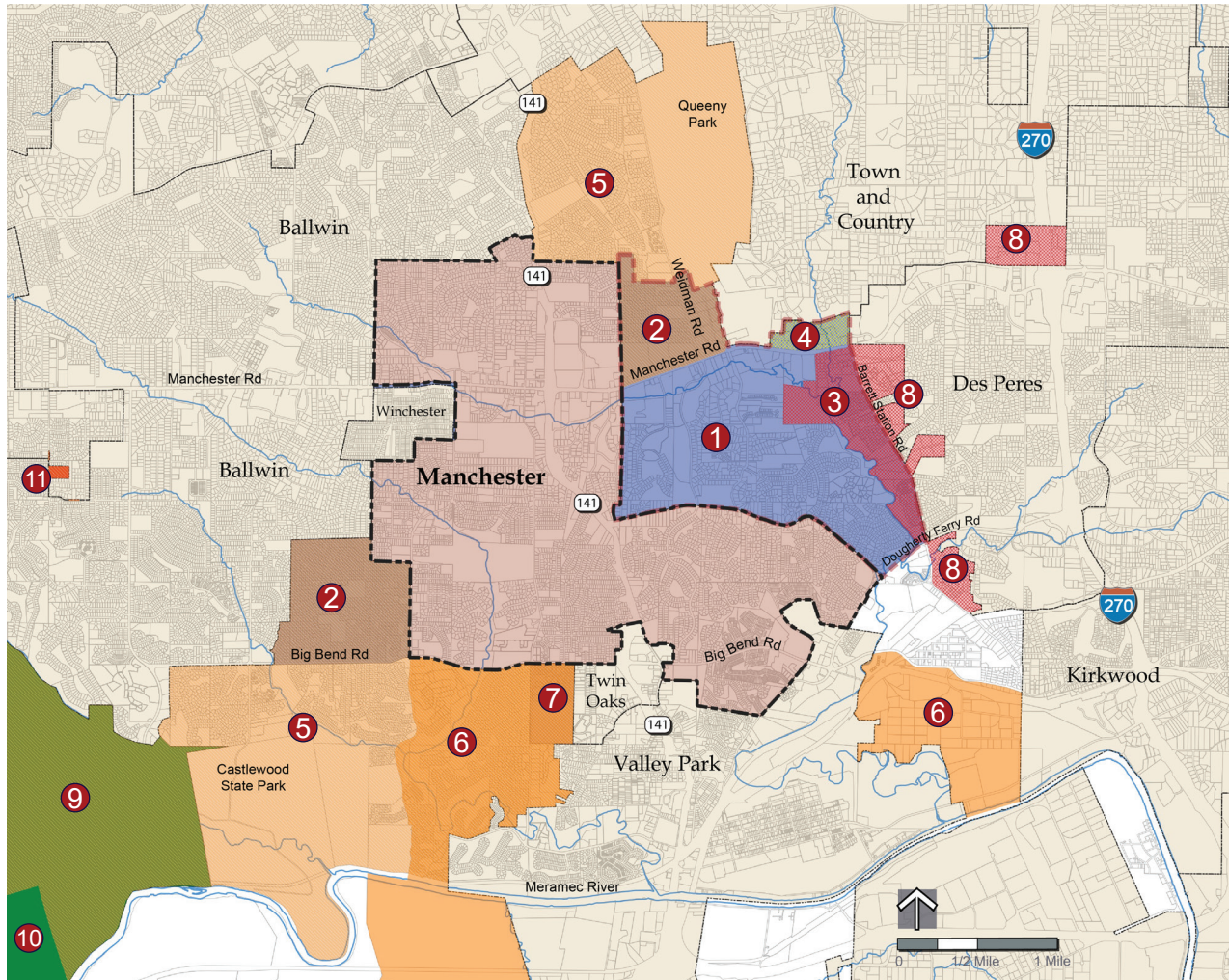
13. Logical and Reasonable Municipal Boundaries

Address how the annexation creates logical and reasonable municipal boundaries in the County.

Manchester's proposed annexation is an important step toward reasonable and logical municipal boundaries in this part of St. Louis County. As Map A11 shows, future annexation, as intended based on 2018 Map Plans on file with the St. Louis County Boundary Commission, will eliminate any unincorporated areas north of Dougherty Ferry Road.

The proposed boundaries are logical extensions of the current boundaries of Manchester. The north boundary of Manchester is extended east to the City of Town and Country. The southeast boundary is extended along Dougherty Ferry Road (the current southeast boundary of Manchester) to the City of Des Peres. Barrett Station Road is a logical eastern boundary and a logical boundary between Manchester and Des Peres.

Map A10: Map Plans of Neighboring Communities to Manchester (Before Manchester Annexation)



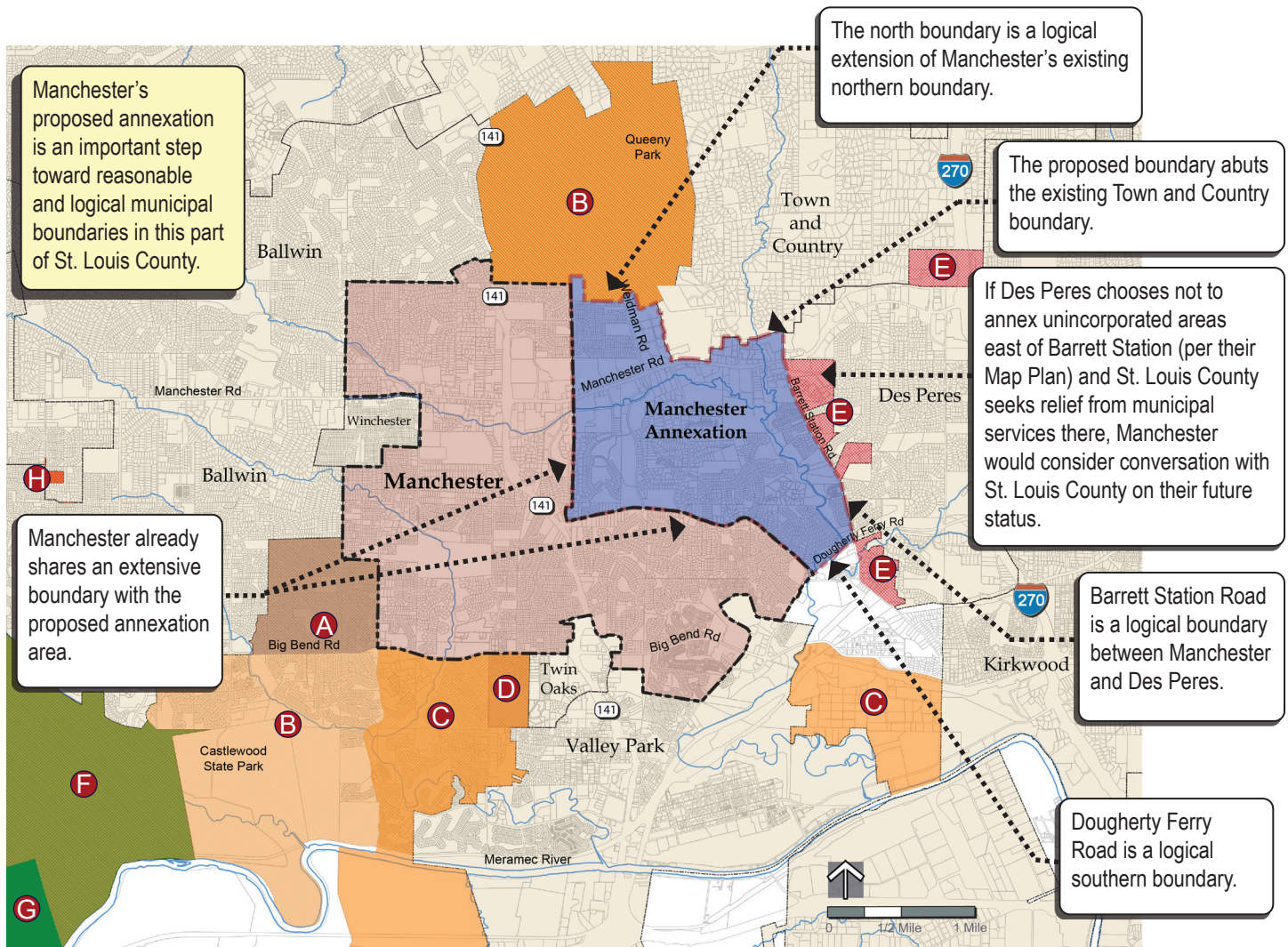
- | | |
|-----------------------------------|-----------------------------|
| ① Manchester | ⑦ Valley Park and Twin Oaks |
| ② Manchester and Ballwin | ⑧ Des Peres |
| ③ Manchester and Des Peres | ⑨ Wildwood and Ballwin |
| ④ Manchester and Town and Country | ⑩ Wildwood |
| ⑤ Ballwin | ⑪ Ellisville |
| ⑥ Valley Park | |

Note: The Maps Plans shown are reflective of Map Plans on file with the St. Louis County Boundary Commission as of July 1, 2018. While every effort has been made to accurately reflect the boundaries of each Map Plan, boundaries are redrawn from PDF and paper maps and should be considered approximate.

The map on this page shows annexation Map Plans submitted to the Boundary Commission (as of July 1, 2018) by communities adjacent to Manchester.

As the map shows, portions of Manchester’s Map Plan overlap with three other communities. The area north of Manchester Road along Weidman Road is shown on both Manchester’s and Ballwin’s Map Plans. The area north of Manchester Road along Mason Road is shown on both Manchester’s and Town and Country’s Map Plans. The area west of Barrett Station Road is shown on both Manchester’s and Des Peres’ Map Plans.

Map A11: Map Plans After Manchester Annexation - Creating Logical Boundaries



- | | |
|-----------------------------------|------------------------------|
| A Manchester or Ballwin | E Des Peres |
| B Ballwin | F Wildwood or Ballwin |
| C Valley Park | G Wildwood |
| D Valley Park or Twin Oaks | H Ellisville |

This map compares the 2018 Map Plans with Manchester's new boundary if annexation is successful.

The map shows the logical and reasonable future municipal boundaries. Barrett Station Road is a logical boundary between Des Peres and Manchester. Des Peres should annex the pockets of unincorporated areas east of Barrett Station Road per their Map Plan.

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(B) Financial

1. Annexation Area Revenues and Expenditures

In table format, project by general category the revenues and expenditures (cost of providing service) which are applicable to the area to be annexed. This projection shall be for a period of three (3) fiscal years after annexation.

TABLE: B1			
Annexation Revenues and Expenditures All Funds Summary			
Year	Revenues	Expenditures	Difference
2023	\$2,130,864	\$2,095,359	\$35,505
2024	\$3,873,727	\$3,621,713	\$252,014
2025	\$3,873,727	\$3,826,727	\$47,000

Revenues and expenditures for the proposed annexation area in the foregoing table are based on the City of Manchester’s General Fund, Capital Improvement Fund, Recreation and Stormwater Fund and its Sewer Lateral Fund. Projected revenues and expenditures for 2023 are for six months based on an anticipated date of annexation in the fourth quarter of 2023.

The City has projected the delivery of general municipal services to the proposed annexation area starting in the fourth quarter of 2023 (e.g., parks programming, street lighting, street maintenance, trash collection, etc.) following annexation. The City will begin policing the proposed annexation area starting in the first quarter of 2024.

The City will significantly increase staffing for the police department and public works to support the proposed annexation area. The City will also add new planning and zoning and parks and recreation staff. Further, the City plans to acquire additional equipment and vehicles so that it has the capacity to service the proposed annexation area’s public improvements and health and safety needs.

Based on its experience with capital projects within its current boundaries and an initial assessment of infrastructure in the proposed annexation area, the City projects that it will initiate street and sidewalk repair/replacement, stormwater improvements, recreation improvements, and sewer lateral repairs starting in 2023.

TABLE: B2			
Annexation Revenues and Expenditures General Fund Summary			
Year	Revenues	Expenditures	Difference
2023	\$1,498,014	\$1,362,359	\$135,655
2024	\$2,660,477	\$2,407,263	\$253,214
2025	\$2,660,477	\$2,522,277	\$138,200

General Fund revenues from the annexed area consist of sales tax, property tax, gross receipts from utilities and cable franchise, State of Missouri municipal revenues, and business licensing fees.

Starting in 2023 (1/2 a year), expenditures will include hiring twelve new police officers, five new public works employees, one code inspector, and one parks employee, plus operating expenses for associated services.

Police services expenditures include increased dispatching costs and operating expenses. Expenditures for Public Works services include the cost of trash, recycling and yard waste pickup, electricity costs for streetlights, salt, street sweeping, and other related maintenance items.

TABLE: B3 Annexation Revenues and Expenditures Capital Projects Fund Summary			
Year	Revenues	Expenditures	Difference
2023	\$257,000	\$360,000	\$(103,000)
2024	\$514,000	\$520,000	\$(6,000)
2025	\$514,000	\$610,000	\$(96,000)

Following annexation, the City anticipates revenue increases of \$257,000 to the Capital Improvement Fund in 2023 and \$514,000 thereafter. The City intends to reinvest Capital Improvement Fund revenues in the proposed annexation area so that public facilities meet the City’s public infrastructure standards and deliver upgraded amenities that will benefit residents and businesses. Capital improvements planned in the proposed annexation area include street replacement, street preservation, and sidewalk maintenance; capital expenditures also will include acquisition of new equipment to service the area. The City recognizes the potential for some deficits but is prepared to address any shortfalls through operating transfers from its fund balance.

TABLE: B4 Annexation Revenues and Expenditures Recreation & Stormwater Fund Summary			
Year	Revenues	Expenditures	Difference
2023	\$302,400	\$300,000	\$2,400
2024	\$604,800	\$600,000	\$4,800
2025	\$604,800	\$600,000	\$4,800

The City plans to use its Recreation and Stormwater Fund in the proposed annexation area to mitigate longstanding stormwater issues and stream erosion and to launch simple environmental clean-up programs. The City anticipates investing 99% of the \$1,512,000 in total revenue projected to be generated in the first three years from the Recreation and Stormwater ½ cent sales tax directly into the proposed annexation area.

TABLE: B5 Annexation Revenues and Expenditures Sewer Lateral Fund Summary			
Year	Revenues	Expenditures	Difference
2023	\$73,450	\$73,000	\$450
2024	\$94,450	\$94,450	-
2025	\$94,450	\$94,450	-

Revenues represent funds generated from the sewer lateral fee imposed on each residence in the proposed annexation area and the application fees for residents seeking to use the lateral sewer repair program. Revenues will be applied to repairs under the City’s program. The City will assume all sewer lateral applications and repairs after annexation. Any repairs underway prior to annexation will be borne by St. Louis County.

2. Tax Rates Before and After Annexation

List, in table format, for the area to be annexed, all relevant tax rates before and after the boundary change. How will the changes in the tax structure, if any, affect the area to be annexed?

TABLE: B6a		Tax Rates Before and After Annexation							
Tax	Existing Rate - Real Property Tax	After Annexation Rate - Real with Debt Service Levy Rebate	After Annexation Rate - Real with <u>No</u> Debt Service Levy Rebate	Existing Rate - Commercial	After Annexation Rate - Commercial with Debt Service Levy Rebate	After Annexation Rate - Commercial with <u>No</u> Debt Service Levy Rebate	Existing Personal Property Tax	After Annexation Personal Property Tax with Debt Service Levy Rebate	After Annexation Personal Property Tax with <u>No</u> Debt Service Levy Rebate
State of Missouri	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300
County General	0.1650	0.1650	0.1650	0.1860	0.1860	0.1860	0.2090	0.2090	0.2090
County Health Fund	0.1110	0.1110	0.1110	0.1250	0.1250	0.1250	0.1400	0.1400	0.1400
County Park Maintenance	0.0400	0.0400	0.0400	0.0440	0.0440	0.0440	0.0500	0.0500	0.0500
County Bond Retire	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190
Road & Bridges	0.0830	0.0830	0.0830	0.0930	0.0930	0.0930	0.1050	0.1050	0.1050
St. Louis Comm. College	0.2787	0.2787	0.2787	0.2787	0.2787	0.2787	0.2787	0.2787	0.2787
Special School District	1.0158	1.0158	1.0158	1.0158	1.0158	1.0158	1.0158	1.0158	1.0158
Metropolitan Zoo Museum District	0.2455	0.2455	0.2455	0.2455	0.2455	0.2455	0.2455	0.2455	0.2455
County Library	0.2060	0.2060	0.2060	0.2340	0.2340	0.2340	0.2600	0.2600	0.2600
School District - Parkway	3.6390	3.6390	3.6390	4.8988	4.8988	4.8988	4.2608	4.2608	4.2608
MSD Extension	0.1041	0.1041	0.1041	0.1041	0.1041	0.1041	0.1041	0.1041	0.1041
Fire - West County EMS	1.0560	1.0560	1.0560	1.2240	1.2240	1.2240	1.3200	1.3200	1.3200
Developmental Disability Productive Living	0.0710	0.0710	0.0710	0.0840	0.0840	0.0840	0.0900	0.0900	0.0900
City Manchester		0.0350	0.3150		0.0350	0.3150		0.0500	0.3300
Total Property Tax Rate	7.0641	7.0991	7.3791	8.5819	8.6169	8.8969	8.1279	8.1779	8.4579
Utility Gross Receipts Tax	0.05	0.05	0.05	0.05	0.05	0.05			
Cable Francise Fee	0.05	0.05	0.05	0.05	0.05	0.05			

Sales Tax	Before Annexation	After Annexation
Missouri	4.2250%	4.2250%
St. Louis County	3.5125%	3.5125%
City of Manchester		1.2500%
Total	7.7375%	8.9875%

The prior tables illustrate taxes imposed before and after annexation in the area to be annexed. The City's current real (residential) property (\$0.3150) and personal property (\$0.3300) tax rates include a \$0.28 tax levy to pay principal and interest on \$16.7M in general obligation bonds issued for concrete street and sidewalk improvements (Prop S) approved by Manchester voters in 2018. The additional \$0.28 levy amount is reflected in both the residential, commercial, and personal property tax rates. Property tax rates must be applied uniformly on all Manchester residents' real and personal properties.

To acknowledge that newly annexed residents will see little benefit from Prop S street improvements (street work will conclude in 2023), nor did they have a vote on the initiative, the City of Manchester will offer property owners in the proposed annexation area a rebate program whereby they will receive a refund of the special levy amount (\$0.28) for their residential, commercial, and personal property.

Factoring out the \$0.28 tax levy, property owners participating in the rebate program will see only a nominal real property tax increase of \$0.035 per \$100 of assessed valuation and a similar nominal increase of \$0.05 per \$100 of assessed valuation in their personal property tax bill. See the following tables which compare the tax rates for annexed residents using the rebate program.

TABLE: B6b Manchester Property Tax Estimates			
Real Property Tax and Sewer Lateral Fee			
Market Value	\$150,000	\$300,000	\$450,000
Taxable Assessed Value 19%	\$28,500	\$57,000	\$85,500
Estimated	Property Tax	Property Tax	Property Tax
Manchester	\$2,195.75	\$4,391.51	\$6,587.26
Unincorporated	\$2,105.98	\$4,211.96	\$6,317.94
Property Tax Increase	\$89.78	\$179.55	\$269.32
Increase in Sewer Lateral	\$22.00	\$22.00	\$22.00
Total Increase	+\$111.78	+\$201.55	+\$291.32
Personal Property			
Market Value	\$20,000	\$40,000	\$60,000
Taxable Assessed Value 33%	\$6,600	\$13,200	\$19,800
Estimated	Personal Property	Personal Property	Personal Property
Manchester	\$566.18	\$1,132.36	\$1,698.54
Unincorporated	\$544.20	\$1,088.40	\$1,632.61
Personal Property Increase	+\$21.98	+\$43.96	+\$65.93

TABLE: B6c Manchester Property Tax Rebate Program Estimates			
Real Property Tax and Sewer Lateral Fee			
Market Value	\$150,000	\$300,000	\$450,000
Taxable Assessed Value 19%	\$28,500	\$57,000	\$85,500
Estimated	Property Tax	Property Tax	Property Tax
Manchester	\$2,114.91	\$4,231.91	\$6,347.87
Unincorporated	\$2,105.98	\$4,211.96	\$6,317.94
Property Tax Increase	\$8.93	\$19.95	\$29.93
Increase in Sewer Lateral	\$22.00	\$22.00	\$22.00
Total Increase	+\$30.93	+\$41.95	+\$51.93
Personal Property			
Market Value	\$20,000	\$40,000	\$60,000
Taxable Assessed Value 33%	\$6,600	\$13,200	\$19,800
Estimated	Personal Property	Personal Property	Personal Property
Manchester	\$547.53	\$1,095.07	\$1,642.60
Unincorporated	\$544.20	\$1,088.40	\$1,632.61
Personal Property Increase	+\$3.33	+\$6.67	+\$9.99

comparison continued...

Waste Services	Per Year	Waste Services	Per Year
Manchester	\$72.00 (*)	Manchester	\$72.00 (*)
Unincorporated	\$266.00 (**)	Unincorporated	\$266.00 (**)
Estimated Decrease in Waste Services Expenses	-\$194.00	Estimated Decrease in Waste Services Expenses	-\$194.00

(*) Waste service Expenses for Manchester residents. Includes weekly trash, recycling, and yard waste pick-up. Includes bulk pick-up, holiday tree pick-up, renovation/repair debris pick-up.

(**) Estimated waste service expenses for Unincorporated residents. Includes weekly trash, recyclables, and yard-waste pickup. Does not include bulk pick-up, holiday tree pick-up, renovation/repair debris pick-up.

Sales Tax

In terms of sales tax, there will be an additional \$0.01250 in taxes on purchases after annexation at businesses in the annexed area. Residents of the annexation area and others undoubtedly shop in Manchester and already pay this additional tax.

Utility Gross Receipt Tax

Following annexation, no additional utility gross receipt taxes will be levied. The rate will remain the same as it currently is.

Cable Franchise Fee

Following annexation, no additional cable franchise fee will be levied. The rate will remain the same as it currently is.

3. Manchester General Operating Fund

In table format for the annexing municipality's General Operating Fund, provide a three (3) year history of revenues, expenditures and fund balance. The three (3) year period is for the most recent three (3) years, including the budget year in which the proposal is submitted.

TABLE: B7 Pre-Annexation Manchester General Operating Fund General Fund Summary			
Year	Revenues	Expenditures	Fund Balance
2020	\$11,441,726	\$10,165,536	\$4,908,857
2021	\$12,873,350	\$11,088,937	\$6,693,287
2022	\$12,427,090	\$12,377,760	\$6,742,617

4. Three-Year Pro Forma

In table format for the area subject to the proposal and the municipality, provide a pro forma financial statement which projects revenues and expenditures for a three (3) year period after annexation.

Revenues and expenditures for the City of Manchester and the proposed annexation area in the following table are based on the City of Manchester's General Fund, Capital Improvement Fund, Recreation and Stormwater Fund and its Sewer Lateral Fund. Projected revenues and expenditures for 2023 are for six months based on an anticipated date of annexation in the fourth quarter of 2023 and assumes the annexation is approved in April 2023. The City recognizes the potential for some deficits but is prepared to address any shortfalls through operating transfers from its fund balance.

TABLE: B8 Post Annexation Revenues and Expenditures All Funds Summary			
Year	Revenues	Expenditures	Difference
2023	\$17,735,954	\$18,732,625	\$(996,671)
2024	\$20,406,321	\$21,365,100	\$(958,779)
* 2025	\$22,946,490	\$21,260,793	\$1,685,698

(*) Because the Tax Increment Finance District bonds will be paid off in 2024, revenues are projected to increase in 2025. Beginning in 2025, the city property tax in the district and the ¼ cent general city sales tax, the ½ cent capital improvement tax, the ½ cent recreation and stormwater tax and a portion of the 1% county wide sales tax will be allocated to their respective funds.

TABLE: B9 Post Annexation Revenues and Expenditures General Fund Summary			
Year	Revenues	Expenditures	Difference
2023	\$12,627,154	\$13,561,500	\$(934,346)
2024	\$13,737,868	\$14,668,276	\$(930,407)
* 2025	\$15,468,040	\$14,723,874	\$744,167

(*) Following retirement of the Tax Increment Finance District bonds in 2024, revenues will increase when the city property tax in district and the city sales taxes from the ¼ cent general sales tax plus a portion of the 1% county wide sales tax are re-allocated.

TABLE: B10			
Post Annexation Revenues and Expenditures Capital Projects Fund Summary			
Year	Revenues	Expenditures	Difference
2023	\$2,047,400	\$2,443,130	\$(395,730)
2024	\$3,783,653	\$3,729,380	\$54,272
* 2025	\$3,903,650	\$3,908,830	\$(5,180)

(*) The Tax Increment Finance District bonds will be paid off in 2024 which then allocates in 2025 the sales tax from the half-cent capital improvement tax.

TABLE: B11			
Post Annexation Revenues and Expenditures Recreation & Stormwater Fund Summary			
Year	Revenues	Expenditures	Difference
2023	\$2,662,400	\$2,328,995	\$333,405
2024	\$2,464,800	\$2,547,444	\$(82,644)
* 2025	\$3,154,800	\$2,208,089	\$946,711

(*) The Tax Increment Finance District bonds will be paid off in 2024 which then allocates in 2025 the sales tax from the half-cent recreation and storm water tax.

TABLE: B12			
Post Annexation Revenues and Expenditures Sewer Lateral Fund Summary			
Year	Revenues	Expenditures	Difference
2023	\$399,000	\$399,000	-
2024	\$420,000	\$420,000	-
2025	\$420,000	\$420,000	-

5. Capital Improvement Projects

Identify any existing or anticipated capital improvement projects for the area to be annexed. Identify sources of revenue to fund these improvements.

The City has a demonstrated commitment to investing in both maintaining and improving public infrastructure that would extend to the proposed annexation area. Within the last decade, the City of Manchester has invested significant resources in its capital assets and infrastructure improvements. In fact, over the last seven years, the City has invested \$40,000,000 in public infrastructure and improvements. The City's track record of quickly investing new streams of revenue into its community and neighborhoods reflects its values of providing efficient and effective services for residents all while being responsible stewards of the public's finances.

The investments into the proposed annexation area would be no different. The City has allocated in its projected budget for 2023, 2024 and 2025 funding for both street and sidewalk improvements and stormwater improvements in the annexation area, based on its experience with infrastructure needs and projects within the existing City boundaries and its initial assessment of the proposed annexation area. The City has two dedicated streams of revenue generated through local sales taxes (the Capital Improvements Fund and the Recreation and Stormwater Fund) that are used for public infrastructure investment that the City would deploy to address needed repairs, replacements, or other improvements in the proposed annexation area.

TABLE: B13 Capital Investments in the Annexation Area (Total of Capital Improvement Fund and Recreation and Stormwater Fund)		
Year	Revenues	Expenditures
2023	\$559,400	\$690,000
2024	\$1,118,800	\$1,120,000
2025	\$1,118,800	\$1,210,000
Total	\$2,797,000	\$3,020,000

Manchester has a strong history of investing in infrastructure. Over the last seven years, the City has invested \$40,000,000 for public infrastructure and improvements.

In the three years following annexation, the City is projected to receive nearly \$2.8 million in the Capital Improvement and Recreation and Stormwater Funds from the annexation area. The City plans to invest over \$3.0M in capital improvements in the proposed annexation area over a three-year period, exceeding the anticipated revenues during the period. The City's commitment to maintaining and improving its assets and infrastructure will be a benefit for the annexation area residents for years to come.

The proposed capital investments in the proposed annexation area are detailed below.

CAPITAL IMPROVEMENT FUND

TABLE: B14 Annexation Revenues and Expenditures Capital Projects Fund Summary			
Year	Revenues	Expenditures	Difference
2023	\$257,000	\$360,000	\$(103,000)
2024	\$514,000	\$520,000	\$(6,000)
2025	\$514,000	\$610,000	\$(96,000)

Following the proposed annexation, the City anticipates revenue increases of \$257,000 to the Capital Improvement Fund in 2023 and \$514,000 thereafter. The City intends to reinvest the Capital Improvement Fund revenues so that public facilities in the proposed annexation area meet the City's infrastructure standards and provide greater benefit and improve the quality of life for residents and businesses. The capital improvements in the proposed annexation area will include street replacement, street preservation, sidewalk maintenance, and capital equipment for the police and public works departments. The City recognizes the potential for some deficits but is prepared to address any shortfalls through operating transfers from its fund balance.

Street Improvements

FY 2023

- Invest \$230,000 of the estimated \$257,000 in revenue in street rehabilitation or preservation in the proposed annexation area.
- Improve 20 streets rated six and below based on the City's Street Preservation Program criteria, and replace two of the lowest rated streets, according to the City's 2022 Street Assessment.

FY 2024

- Invest \$310,000 of the estimated \$514,000 in the rehabilitation and replacement of five streets in the proposed annexation area.

FY 2025

- Commit approximately \$400,000 annually for rehabilitation or replacement of streets rated four or below in the proposed annexation area until all streets rated four or below achieve a rating of seven or higher by the end of FY 2029.

Manchester conducted an assessment of streets in the annexation area in 2022 and has planned for a multi-year improvement program to achieve a rating of seven or higher for all streets by end of FY 2029.

Sidewalk Improvements

- Invest \$50,000 annually in FY 2023 through FY 2025 to replace all of the approximately 600 slabs of deteriorating sidewalk in the proposed annexation area.

Capital Purchases

- Beginning in FY 2023, invest in departmental equipment, which is expected to include four patrol vehicles, two heavy duty dump trucks, two medium duty dump trucks, two utility trucks, and one skid steer loader. In addition to the larger capital purchases, the City will invest revenues for operational purchases of additional public safety equipment, such as Flock cameras, radios, and individual safety equipment.

Partnered Infrastructure Improvement Projects

- Carman Road Pedestrian Improvement Project
Safety and pedestrian accessibility are a priority for the City; therefore, the City will prioritize unifying several gaps in sidewalks along the north side of the County's road in the proposed annexation area along with significant roadway improvements.

The City previously committed \$125,000 to assist with the completion of the project and has conducted preliminary engineering review and planning of the project.

Carman Road serves two schools, two churches, and is a popular area for neighborhood walkers.

In addition to the Carman Road Pedestrian Improvement Project, City staff will utilize remaining Capital Improvement Funds to analyze additional opportunities for pedestrian infrastructure improvements. Priority will be given to sidewalks, bike lanes, pedestrian signals, and more.

Bridge Improvements

The City of Manchester, within the last eight years, invested \$1,450,035 for bridge improvement projects. The City will assess and program required bridge repairs into the Capital Improvement Budget starting in FY 2025. The City will leverage its connections and success in previous grant awards to supplement the investments allocated for bridges in the annexation area.

RECREATION AND STORMWATER FUND

TABLE: B15			
Annexation Revenues and Expenditures Recreation & Stormwater Fund Summary			
Year	Revenues	Expenditures	Difference
2023	\$302,400	\$300,000	\$2,400
2024	\$604,800	\$600,000	\$4,800
2025	\$604,800	\$600,000	\$4,800

In addition to the public infrastructure improvements, revenues generated from the Recreation and Stormwater Fund will be invested into the proposed annexation area to mitigate longstanding stormwater issues and stream erosion and to launch simple environmental clean-up programs. Of the \$1,512,000 of anticipated Recreation and Stormwater Fund revenue, over 90 percent will be invested directly in the proposed annexation area within three years after annexation for recreation and stormwater improvements.

From FY 2015 to FY 2022, the City has budgeted and expended over \$6 million in storm water projects within its boundaries and over \$6 million in recreation improvement projects.

Investments in Studies

- Invest in FY 2023 in a channel and streambank survey in the proposed annexation area and in a feasibility study for the transfer of Love Park to the City.

Stormwater and Channel/Streambank Improvements

- Commit in FY 2024 and thereafter a significant percentage of the Recreation and Stormwater Fund for storm water, creek and channel stabilization, and stream rehabilitation projects.

Love Park

- Request from St. Louis County and seek voter approval for the transfer of Love Park to the City of Manchester in 2025 or 2026.
- Implement park improvements including, but not limited to, renovated athletic fields with accessible amenities, improved pavilions, updated restrooms, and trail rehabilitation.

Manchester's investments in stormwater and Love Park in the annexation area will benefit other St. Louis County residents. Stormwater improvements in the annexation area will benefit residents and properties downstream of the annexation area. Love Park will continue to be used by other St. Louis County residents who will benefit from renovations and updates.

6. Effects to the Distribution of Tax Resources in St. Louis County

Identify any extraordinary effect the proposed boundary change will have on the distribution of tax resources in St. Louis County.

The City does not foresee the proposed boundary change as having a significant effect on the distribution of tax resources in St. Louis County. The City recognizes that the proposed annexation will effectuate a redistribution of tax resources. At the same time, the responsibility for incurring public expenditures for services and capital improvements will also shift. While the County's revenues will be reduced, it will likewise no longer incur the expense of servicing the area (e.g. policing, public works, planning etc.). The annexation process established by St. Louis County allows municipalities to annex adjacent unincorporated areas and provides for the transition of financial responsibility for the provision of services and the management of zoning and land use. The City expects that the redistribution of tax resources along with the transfer of responsibility for servicing the proposed annexation area will be equitable and defensible. While the City does not have sufficient access to County revenues or expenditures in the proposed annexation area to definitively quantify the revenues generated for or costs incurred by St. Louis County in the proposed annexation area, we project redistributed revenues (based on projected City revenues) totaling \$2.3M. St. Louis County's adopted budget for FY 2022 totals \$889,986,658. Redistributed revenues represent only one-quarter of one-percent (0.25%) of the County's total budget.

Immediately following annexation, the City plans on providing a high level of service and meaningful investment in the proposed annexation area that will improve quality life for residents and enhance the environment for local businesses that will benefit St. Louis County's tax base. As discussed in this plan of intent, the City projects in the first three years a minor shortfall of revenues versus expenditures in the proposed annexation area and is prepared to supplement the projected revenues to address the costs of servicing and investing in the area.

7. Distribution of Tax Resources in St. Louis County

In table format, identify the sources of revenue which, if the proposed boundary change were approved, would no longer be a resource for any other taxing jurisdiction. Provide a one-year projection of the value for each resource.

The primary tax resources that would no longer be a resource for other taxing jurisdictions include the county-wide sales taxes that would be reallocated from St. Louis County to the pool and then redistributed to the City of Manchester and gross utility and cable receipts that would be re-distributed to the City. The re-distributed amount of pool sales taxes estimated in Table B16 is based on the City's current per capita sales tax ratio multiplied by the population of the proposed annexation area and represents about 80% of the sales tax generated in the past year in the area. Estimates of the Public Safety tax are based on the City's anticipated per capita rate for 2022 multiplied by the population of the proposed annexation area. A similar per capita calculus was used to estimate gross utility and cable receipts.

The City notes that the loss of some sales revenues by the County would be offset for five years by their receiving a portion of an additional local ¼ cent sales tax.

Additionally, the County would no longer receive the sewer lateral fees from the proposed annexation but would likewise no longer provide repair services in the area.

Description	Estimated One-Year Projected Amount
Sales Tax	
Sales Tax - 1 cent	\$968,663
Sales Tax - 1/4 cent	\$(151,200)
Sales Tax - Public Safety	\$360,196
Total Sales Tax	\$1,177,659
Gross Receipts 5%	
Electric	\$251,486
Gas	\$98,237
Telephone	\$48,225
Water	\$70,016
Cable	\$73,231
Total Gross Receipts	\$541,195
Intergovernmental	
Gasoline Tax	\$190,044
Vehicle Sales	\$61,443
Vehicle Fees	\$28,935
Cigarette Tax	\$12,146
Road & Bridge Tax	\$146,819
Total Intergovernmental	\$439,387
Sewer Lateral	\$41,048
Municipal Fines	\$70,000
Total	\$2,269,289

8. Does the municipality assess development impact fees as a part of any new development?

The City of Manchester does not assess development impact fees.

9. St. Louis County Traffic Generation Assessment Trust Fund

Does a St. Louis County Traffic Generation Assessment Trust Fund area exist in the area to be annexed? If so, does the municipality intend to require continued participation in that Fund for any new development? Does the municipality have any policies or ordinances which would prohibit participation?

The Manchester Road Corridor Traffic Generation Assessment (TGA) Trust Fund (No. 549) was established to serve the anticipated development in the unincorporated area adjacent to Manchester Road west of Interstate 270 and includes the area to be annexed. This TGA Trust Fund generally covers Manchester Road, Weidman and Dietrich Roads and the north side of Carman Road. The south side of Carman Road is in the Big Bend-Oak-Kiefer Creek Corridor TGA Trust Fund (No. 543), which was incorporated by the City of Manchester in 1999-2000. Consistent with its commitment to continue participation in the Big Bend-Oak-Kiefer Creek Corridor TGA Trust Fund, the City agrees to require continued participation in the Manchester Road Corridor TGA Trust Fund for any new development. The City of Manchester has no policies or ordinances that would prohibit participation.

10. Subdivision Escrow Accounts

Are there any policies or ordinances in the municipality which would affect existing Subdivision Escrow Accounts in the area to be annexed?

There are no City of Manchester policies or ordinances which would affect existing Subdivision Escrow Accounts in the area to be annexed. The City would honor all existing subdivision escrow agreements, if any.

11. Impacts of Annexation

Discuss what impact the annexation would have on the tax base or the ability to raise revenue of: (a) The area subject to the proposed boundary change and its residents; (b) The existing municipality proposing the boundary change and the residents thereof; (c) Adjoining areas not involved in the boundary change and the residents thereof, and (d) The entire geographic area of the County and its residents.

Discuss what impact the annexation would have on the tax base or the ability to raise revenue of: (a) The area subject to the proposed boundary change and its residents:

Currently, the residents in the proposed annexation area are part of a much larger geography with a government that answers to a myriad of interests and demands that impact local services and facilities. As part of the City of Manchester, and due to the expanded tax base caused by annexation, residents in the proposed annexation area would have greater access to local government and municipal services that have a proven record of responsiveness and municipal investment. The proposed annexation will magnify the residents' voices and increase their control over their neighborhoods and community. With the ability to connect with and voice their perspectives to local leaders and locally elected representatives, residents in the proposed annexation area will be better positioned to advocate for increasing revenues that would be deployed to improve services, public health and safety, recreational facilities, and other public infrastructure. Improved services and public amenities contribute to increasing the proposed annexation area's tax base and ability to raise revenues.

Discuss what impact the annexation would have on the tax base or the ability to raise revenue of: (b) The existing municipality proposing the boundary change and the residents thereof:

The annexation would also have a positive impact on the tax base and ability of the City of Manchester and its residents to raise revenues. The land use, age of development, residential and commercial building stock, etc., in the proposed annexation area is comparable to the City's and not expected to require any extraordinary additional services or investment that would affect the City's current tax base or revenues. Further, new residents and new businesses will result in an expanded tax base that will produce additional revenues that can be deployed for continued quality services and public investments that will likewise benefit the City's current residents. Expanding the City's boundaries and increasing the population provides the City with economies of scale on service delivery and purchasing that will ultimately have a positive impact on revenues and quality of municipal services.

Discuss what impact the annexation would have on the tax base or the ability to raise revenue of (c) Adjoining areas not involved in the boundary change and the residents thereof:

While some portions of the proposed annexation area are included in other municipalities' Map Plans, the majority of the proposed annexation area is not, indicating that it will not have an impact on the tax base or ability of the adjoining areas to raise revenues. Further, as part of the City's community outreach, the City has met and discussed the proposed annexation with adjoining municipalities and none have expressed concern that Manchester's annexation of the unincorporated area will affect their tax base.

Discuss what impact the annexation would have on the tax base or the ability to raise revenue of (d) The entire geographic area of the County and its residents:

There is no expectation that the proposed annexation will have any meaningful impact on the tax base of the County or its ability to raise revenues. The proposed annexation area is a small geography of only 2.3 square miles whereas St. Louis County is over 500 square miles. Moreover, as noted in the response to Question 6 above, the projected redistribution of revenues represents only one-quarter of one-percent (0.25%) of the County's total budget and the County will be relieved of the expense of providing services to and maintaining the proposed annexation area. As a result, the City believes the impact of the proposed annexation to the County's tax base and ability to raise revenues is negligible.

(C) Services

1. List of Services

1) In table format, provide: (a) A list of services currently provided to the area to be annexed, who is responsible for providing these services and whether the service is provided by contract or in-house. (b) A list of services which will be provided after annexation and who will be responsible for providing the service and whether it will be provided by contract or in-house. (c) A list identifying any change in the fee for service which will apply to all residents and/or businesses in the area to be annexed.

TABLE C1: SERVICES IN PROPOSED ANNEXATION AREA - BEFORE AND AFTER ANNEXATION						
Service	Current	Contract or In-House	Proposed	Contract or In-House	Change in Fee	Benefit for Annexation Residents
School District	Parkway School District (No-Change)					
Fire and EMS	West County EMS and Fire District (No-Change)					
Police (1)	St. Louis County	In-House	City of Manchester	In-House	No Change	Close proximity of headquarters and locally responsive to community priorities
Street Maintenance (2)	St. Louis County, MoDOT, and Private	In-House	City of Manchester, St. Louis County, MoDOT, and Private	In-House	Lessened	Highly responsive because of local staff and close proximity of equipment and materials
Sidewalk Maintenance	St. Louis County, MoDOT, and Private	In-House	City of Manchester, St. Louis County, MoDOT, and Private	In-House	Lessened	Highly responsive because of local staff and close proximity of equipment and materials
Stormwater Improvements	MSD Private	Contract	Manchester and MSD	Contract	Lower (New Service)	Dedicated sales tax reinvested (average of over \$800,000/year since 2017) in community improvements
Bridge Maintenance	St. Louis County, MoDOT	In-House	City of Manchester, St. Louis County, MoDOT	In-House	No Change	City has a strong history of maintaining and investing in bridge maintenance
Snow Removal (3)	St. Louis County, MoDOT, and Private	In-House	City of Manchester, St. Louis County, MoDOT, and Private	In-House	Lessened	Highly responsive (4-hour snow clearance goal)
Parks and Recreation (4)	St. Louis County	In-House	City of Manchester, St. Louis County	In-House	Lower rates for residents	Extensive park programs and events already attended by residents in annexation area

list of services continue on next page...

TABLE C1: SERVICES IN PROPOSED ANNEXATION AREA - BEFORE AND AFTER ANNEXATION						
Service	Current	Contract or In-House	Proposed	Contract or In-House	Change in Fee	Benefit for Annexation Residents
Street Lighting (5)	Ameren UE	In-House	Ameren UE	In-House	Lower (City will pay for 577 lights in right-of-way, a savings of roughly \$69,875 for HOAs)	Manchester pays for electric bill and new street lighting
Trash Collection / Recycling / Yard Waste (6)	St. Louis County	Contract	City of Manchester	Contract	Lower (Decrease of \$18/month, \$216/year per household)	Manchester will continue to significantly subsidize waste collection costs
Animal Control (7)	St. Louis County	In-House	City of Manchester, St. Louis County	In-House	No change	Additional coverage for deer carcass removal by Manchester
Lateral Sewer Program (8)	St. Louis County	Contract	City of Manchester	Contract	Increase of \$22/year per household	Quick response time and Manchester provides dedicated staff
Zoning Approvals (9)	St. Louis County	In-House	City of Manchester	In-House	Varies, but can be significantly lower	Local decisions (Manchester City Hall)
Permits, Inspections and Code Enforcement (10)	St. Louis County	In-House	City of Manchester, St. Louis County	In-House	Varies	Local assistance (Manchester City Hall)
Municipal Court	St. Louis County	In-House	City of Manchester	In-House	No Change	Local location (Manchester Justice Center instead of Clarkson Road, Lemay Ferry Road or in Clayton)
Tree Limb Chipping Service	None	NA	City of Manchester	In-House	Lower (Free Service)	New service (Twice a Year)
Deer Carcass Removal	None	NA	City of Manchester	In-House	Lower (Free Service)	New service
Holiday Tree Removal	None	NA	City of Manchester	In-House	Lower (Free Service)	New service. Curb-side pickup
Document Shredding	None	NA	City of Manchester	In-House	Lower (Free Service)	New service. Proof of Manchester residency required
Electronic recycling	St. Louis County, Private (Fixed and rotating drop-off locations county-wide)	Contract	City of Manchester, St. Louis County, Private	Contract	No-Change	City hosts regular electronic recycling events open to all St. Louis County residents

There will be no change to existing utilities such as electric, gas, water, and sewer.

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Notes:

(1) The City of Manchester anticipates an additional 12 officers (eight patrol officers, two detectives, one lieutenant, and one CRU [Community Response Unit] officer) along with equipment and four vehicles. The Manchester Police Department's current staffing level puts the City at the national average for an officer-to-citizen ratio of 2 per 1,000 population. The additional officers are to maintain the same officer-to-citizen ratio and level of service to the combined areas. (Please refer to the addendum for the Manchester Police Department's post-annexation command chart.)

The Manchester Police Department is organized into four squads that provide 24-hour coverage. The City itself is broken down into three geographical "sectors" which are patrolled by one officer each. Up to two additional units serve as "roving-backup" units and at least one supervisor is on duty at all times. This patrol plan has enabled the City to meet the response time mandates. To ensure the City maintains its response time mandates after annexation, and the ability to give the "personalized" service Community Orientated police requires, the number of "sectors" will be increased from 3 to 5. This will require adding two officers to each of the four road squads (8 total). The corresponding increase in workload will also require additions to the Detective Bureau, CRU, and command staff.

(2) MoDOT currently maintains Manchester Road and will continue post-annexation. St. Louis County currently maintains Barrett Station Rd, Dougherty Ferry Rd, Dietrich Rd, Mason Rd, Mason Ln, and Weidman Rd and will continue post-annexation. The City of Manchester will take over the maintenance of close to 15 miles of streets (almost 70% of the public streets in the proposed annexation area).

The City will consider, if requested, taking over maintenance of private streets in the annexation area based on the City's assessment criteria and process. St. Louis County does not provide services for such designated streets. Manchester views those streets differently. Manchester Public Works staff inspected the private streets in the annexation area in early 2022. Prior to, or post-annexation, the City, if requested, will engage with HOAs (with private, open streets or private, gated streets) their eligibility for City services that include free (or limited-cost) maintenance of sidewalks, streets, snowplowing, trash services and street light costs. Subdivisions with private, gated streets may still be eligible for some free services and offered discounted costs for services that can't be provided free. Subdivisions seeking to maintain control of their private streets and their costs will be allowed to continue with that level of control.

The City conducted an assessment of streets in the annexation area in 2022 and has planned for a multi-year improvement program to achieve a seven or above rating for all streets by end of FY 2029.

(3) For snow removal, the goal for the City of Manchester is to have all city-maintained streets passable within four hours of the end of most storms. The City of Manchester Public Works is fully staffed with each driver having a modest sized route that allows them to make multiple passes with a plow truck during a snow event, along with closer access to the salt dome.

(4) Residents of the annexation area will have access to the City of Manchester Aquatic Center, City park programs, and facility rentals at reduced Manchester resident rates. Sixty-one households from the annexation area currently or recently used the Manchester Park & Recreation programs.

Reduced resident rates vary, but examples include:

Adult Aquatics Center Pass:	34% Resident Discount
Family Aquatics Center Pass:	33% Resident Discount
Room Facility Rental:	33% Resident Discount
Summer Camp:	17-23% Resident Discount

In addition, although Manchester camps are open to non-residents, the camps quickly sell-out. Manchester residents have access to early registration.

St. Louis County currently maintains Love Park and will continue to do so post-annexation. The City of Manchester is open to taking over maintenance of Love Park and make future park investments. The addition of Love Park would significantly increase the size of the City's park system and would potentially be a show piece of the City's park system. However, for the City to take over maintenance of Love Park, the City will need to take over ownership of the park. It

notes continue on next page...

is the City's understanding that a transfer of ownership from St. Louis County to Manchester will require a vote by St. Louis County residents. Therefore, after annexation, the City will further discuss with St. Louis County about the possible transfer of ownership. Note that although the park will be maintained by St. Louis County until this transfer issue can be addressed, this would not preclude the Manchester Police Department from patrolling the park and enforcing the law to enhance safety.

(5) Street Lighting: The City will assume the costs for 577 lights in the public right-of-way, a savings of \$69,875 for neighborhood homeowner associations. The City pays for the electricity for public, right-of-way, street lights on City streets. The City will also pay to have new lights installed if an application is approved. There is a process required for approval. Funding for limited street light installation is budgeted. If multiple requests are received for new street lights, priority of request is followed in a given year.

(6) City of Manchester residents pay a fixed \$6 per month for trash/recycling/yard waste collection. The City pays the remaining cost associated with the homes bill. The City's cost in 2022 is \$13.42. The City will continue to significantly subsidize the cost of waste collection for its residents.

(7) City of Manchester will remove dead animals from streets and deer carcasses from streets and yards. St. Louis County Animal Control provides other animal control services.

(8) City of Manchester lateral sewer program: If lateral sewer repair is needed, the owner is responsible for a one-time \$750 application fee to cover the cost of investigating the sewer line. The City will cover the remaining costs of the repair (up to \$6,000). For Manchester residents, the program is very responsive. While both the City and County program includes fast emergency repairs, the City's program includes quick non-emergency sewer repairs. Generally, the City offers next day repairs on non-emergency defects and same day repairs on emergency defects. The City's responsiveness also includes dedicated, accessible City staff to assist the homeowner throughout the process and ensure details like the final grading of the homeowner's yard.

In 2021, there were 50 lateral sewer repairs. Average cost of repair was \$2,885. No repair was over \$6,000. In 2020, there were 56 lateral sewer repairs. Average cost of repair was \$2,902. No repair was over \$6,000.

(9) Zoning. Zoning application fees vary, but can be significantly lower than St. Louis County.

Category	City of Manchester	St. Louis County	Change in Fee
Special Use Permit	\$300	2 acres or less \$500 2.1 to 10 acres \$800 10.1 to 20 acres \$1,000 20 acres plus \$1,500	Lower (Significantly lower for larger properties)
Variance - Residential	\$50	\$150	Lower
Variance - Non-Residential	\$300	\$150	Higher
Boundary Adjustment	\$300	\$300	No Change
Rezoning	\$300	2 acres or less \$500 2.1 to 10 acres \$800 10.1 to 20 acres \$1,000 20 acres plus \$1,500	Lower (Significantly lower for larger properties)

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(10) Code enforcement, and occupancy inspections by the City of Manchester. Building permits are obtained and inspected through St. Louis County after first being approved through the City of Manchester. Mechanical, electrical, and plumbing permits will be obtained and inspected through St. Louis County.

Change in fees vary, for example:

- Demo permit review is \$25 for City of Manchester, compared to \$126 by St. Louis County (one structure less than 5,000 gross square feet).
- The City of Manchester charges a \$25 permit application for new fences. This ensures the City inspects the fence. St. Louis County does not require a permit for rear fences less than six feet in height. The permit and inspection helps to preserve property values by ensuring proper construction.
- Single family occupancy permit. \$150 for City of Manchester (\$125 inspection fee, \$25 permit fee), compared to \$80 for St. Louis County.

The benefit of Manchester code enforcement, housing inspections, and permit approval is local, responsive service for applicants. Manchester staff can easily answer questions and help residents.

2. Major Services Provided by Manchester

Provide a brief description of the major services offered by the annexing municipality.

Manchester Police



Manchester citizens enjoy the feel of a local, small town police department with the strengths and attributes (training, specialized equipment, etc.) found in larger police departments.

OVERVIEW

The Manchester Police Department headquartered at the Justice Center, 200 Highlands Boulevard Drive, is a full service law enforcement agency which provides 24-hour a day police services to the City. This includes, but is not limited to: answering all calls for service; crime prevention and enforcement of laws; protection of life and property; and auto accident investigation, traffic enforcement, and community engagement.

The department is currently composed of 38 commissioned officers and four civilian employees. The department is broken down into four bureaus:

Bureau of Field Operations

Four squads of officers tasked with the daily patrol of the city.

One Specialized "Community Response Unit" composed of officers who are assigned to problem areas and situations.

Bureau of Investigations

The detective bureau consists of four detectives and a sergeant. These are officers that work in plain clothes and conduct follow-up investigations to initial reports that are taken by uniformed officers. One detective is detached to the St. Louis County Multi-Jurisdictional Drug Task Force. All detectives are highly trained and are members of the St. Louis Area Major Case Squad.

Bureau of Professional Standards

A command rank officer in charge of Department Accreditation program and Internal Affairs.

Bureau of Support Services

COMMUNITY RELATIONS UNIT
One supervisor who handles a variety of community relations duties which include, but are not limited to: Updating Social Media, Station tours, Police "meet and greets" (Shop with a Cop, Cookies with a Cop, etc.), Community Policing, Citizens Academy, CERT Training classes, Lock it or Lose it Program, Ring Bell Registry, and Fleet maintenance.

EMERGENCY MANAGEMENT
Manager ensures the city's readiness for a major disaster (flooding, tornado, etc.). Maintains Emergency Management manual and mitigation.

SCHOOL RESOURCE UNIT
Two school resource officers. One officer assigned to Parkway South High School and one officer assigned to Parkway Middle School and Parkway Elementary Schools.

CIVILIAN STAFF - RECORD ROOM
Three full-time clerks (and two part-timers) responsible for the maintaining and disseminating police records. They also serve as greeters in the station lobby. One Executive Assistant – Assists command staff with administrative duties.

HIGHLIGHTS OF SERVICES

The beauty of the Manchester Police Department is that Manchester citizens get the feel of a small town police department with the same professional attributes (training, specialized equipment, etc.) as larger police departments.

The target response time for Manchester police is 4-minutes for emergency calls.

Manchester police can focus on local concerns because they truly know the residents and businesses in the community.

“If you had an issue and had to call the [St. Louis County] police, they would come but we rarely saw them in the subdivision. Post-annexation we always have regular patrols.”

Manchester resident Greg Smith (Annexed in 1999)

Proximity to Residents

Manchester’s Police Department is physically close to residents. As Maps C1 and C2 show, the Manchester Police Department headquarters is much closer to residents than the St. Louis County Police precinct.

The size of Manchester’s Police department makes it easier for high-ranking officials to be assessable to the public. Residents know they can pick up the phone and call Manchester Police Chief directly and that the Chief will be responsive to their needs.

Quick Response Time

The Manchester Police Department meets a target response time of less than 4 minutes for emergency calls and less than 7 minutes for non-emergency calls 80% of the time. With the proposed increase in the number of Manchester officers, this level of service will continue for both the existing City and the proposed annexation area.

Responsiveness

The reason Manchester is one of the safest cities in the state is because of the time and effort Manchester Police can put into criminal issues. Manchester detectives can more often investigate community issues like fraud or car break-ins compared to other departments that are often forced to concentrate on the high profile and/or more serious crimes.

A Community Oriented Police Department

The high level of police coverage allows the Manchester Police Department to function as a Community Orientated police department. Officers can engage the public and take the time necessary to truly help the people they serve. As a smaller, localized police department, Manchester is more suitable for Community Orientated policing. Manchester police officers truly know the residents and businesses in the community.

The responsiveness of the Manchester Police Department can be seen in local programs, including:

- **Vacation Checks**
Upon request, Manchester officers check the homes of residents who advise that they will be away from their home on vacation.
- **Are You Okay? Program**
This program offers residents who are either disabled, senior citizens, or who may face medical emergencies, an automated phone call from the Dispatch Center thereby checking on the wellbeing of the participant on a daily basis. This can provide the resident with special concerns, a feeling of well being, and additional peace of mind at no cost.
- **Home/Business Security Audits**
Upon request, Manchester officers will review homes and businesses and offer safety and security suggestions.
- **Regional Collaboration of the Lafayette Area Police Departments**
A mutual aid agreement between Ballwin, Chesterfield, Ellisville, Manchester, and Town and Country police departments.

Manchester Police (continued)

INVESTMENTS TO BE MADE WITH ANNEXATION

The Manchester Police Department anticipates hiring an additional 12 officers (eight patrol officers, two detectives, one lieutenant, and one CRU officer) along with equipment and four vehicles to ensure the City's high quality of policing is continued in the proposed annexation area.

Manchester Parks & Recreation



Manchester Parks, Recreation, & Arts

OVERVIEW

The Manchester Parks, Recreation, and Arts Department works to ensure the maintenance of park land and its access for the Manchester community. This includes the regular maintenance of 6 parks and 58 acres of parkland. In addition the parks offer residents and community members the ability to rent five pavilions and a multipurpose room.

The Parks Department hosts a variety of special events for the community, such as concerts, fireworks, movies, and festivals. During the summer, the Parks Departments maintains its Aquatic Center, which features three swimming pools for all ages. Throughout the year, the park hosts a variety of camps, sports, fitness, and arts classes.

HIGHLIGHTS OF SERVICE

Manchester Parks, Recreation, & Arts Department's goal is to offer the best recreation experience in our community by providing quality programs, classes, and events for all ages. Programming includes a variety of interests, including aquatics, arts, sports, fitness, wellness, camps, tennis, pickleball, disk golf course, veterans events, and sustainability events.

The Parks Department is also committed to community wellbeing and outreach. These initiatives include supporting ManchesterCares events such as hosting American Red Cross blood drives, supporting food drives, funding scholarships, and providing senior wellness support. In the height of the Pandemic in 2020, Parks staff stayed in constant contact with parks program participants to keep them informed on changes to programming during the COVID closures. On many occasions, staff spent additional time with participants of senior programming acting as a listening ear during the difficult days of the lockdown.

PARKS - INVESTMENTS WITH ANNEXATION

The City is interested in maintaining and investing in Love Park after annexation. The addition of Love Park would significantly increase the size of the City's park system and could potentially be a show piece of the City's park system. However, for the City to take over maintenance of Love Park, the City will need to take ownership of the park. It is the City's understanding that a transfer of ownership from St. Louis County to Manchester will require a supportive vote by St. Louis County residents. Therefore, after annexation the City will further discuss with St. Louis County the possible transfer of ownership.

The City takes great pride investing in its park system for residents. Currently, the City's Parks Department has several major parks initiatives in progress, including a \$1.5 million upgrade of the Schroeder Park Playground and the Master Plan expansion for Stoecker Park which includes improvements to the Veterans Memorial, the addition of a splash pad, and new restrooms facilities.

If the City is able to take ownership of Love Park after annexation, the City will utilize a resident engaged, long-term planning approach to identify and prioritize future Love Park improvements.

Manchester invests substantially in parks and recreation for residents.

Currently the City is implementing a \$1.5 million dollar refurbishment of the Schroeder Park playground. From FY 2015 to FY 2022, the City has expended over \$6 million that supported recreation improvements projects.

Manchester Public Works



Above: A Manchester Public Works truck in action during a snow storm. The City's goal is to have streets passable within four hours of most storms.

The snow removal goal of the City is to have streets passable within 4-hours of most snow storms.

In 2019, the City's Public Works Department was voted best public works department in all of St. Louis County. The vote was held countywide by the Municipal League of Metro St. Louis.

Manchester recreation and stormwater improvement projects are popular because residents see for themselves the direct impact of the City's dedicated Recreation and Stormwater Sales Tax

OVERVIEW

The Public Works Department is dedicated to maintaining and improving the quality of life for Manchester residents by building and maintaining municipal infrastructure, promoting environmental health and safety, managing capital improvement projects, and planning for future needs. The department maintains approximately 63 miles of roadways and associated sidewalks, 11 bridge structures, city facilities excluding those in the Parks Department's system, and the City's vehicle fleet. Services include snow and ice removal, management of the solid waste contract for trash, recyclables, and yard waste disposal, administration of the residential sewer lateral repair program, and overseeing open channel and storm sewer improvements in conjunction with the St. Louis Metropolitan Sewer District.

HIGHLIGHTS OF SERVICES

The close proximity of Manchester Public Work's equipment and facilities along with responsive staff ensures superior service to residents.

Prompt Snow Removal

The goal for the City of Manchester is to have all city-maintained streets passable within four hours of the end of most storms. The City of Manchester Public Works is fully staffed with each driver having a modest sized route that allows them to make multiple passes with a plow truck during a snow event.

Limb Chipping Services

As a service to single-family homes in Manchester, the City offers free tree limb curbside pickup service twice per year in the spring and fall.

Christmas Tree Collection

The Public Works Department will make a pass around the city in January to collect resident's Christmas trees for free.

Timely Street Maintenance

City streets are rated for their PASER rating and categorized in their need for repair from best to worst. Manchester's Streets Department focuses on timely service of residents' needs and safety. The City generally goes out the same day to assess and inspect a resident inquiry that is called in. On average, most inquiries such as potholes or other minor infrastructure improvements are completed the same day as the inquiry or the next.

Street Infrastructure

The City's Asphalt Street Resurfacing program resurfaces deteriorated full depth asphalt paved streets by removing the top 2 inches of the pavement by a milling process and placing a new hot mix asphalt wearing surface. The City's Concrete Street Slab Replacement program replaces isolated and unforeseen concrete street pavement slab failures and deterioration at various locations throughout the city.

Sidewalk Remediation Program

Accessibility and pedestrian safety are important goals for the City. Manchester replaces deteriorated sidewalks and curb ramps, levels slabs to reduce tripping hazards and ponding water, and constructs new sidewalks and curb ramps.

Animal Removal

Manchester removes dead animals from City streets and dead deer from streets and yards. Manchester removes or arranges for removal of dead animal carcasses from accessible streets and deer carcasses from streets and private yards.

Stormwater Improvements

Manchester has a dedicated Recreation and Stormwater sales tax for park and stormwater projects which the Public Works Department oversees. Stormwater projects are identified and prioritized for funding through a regular planning program. These projects provide relief for flooding and run-off issues on public and private property by installing needed stormwater infrastructure. The funds are also used to stabilize creek banks that are threatening the property of property owners. Since 2017, the average annual funds spent on these projects has been approximately \$800,000.

Manchester Public Works (continued)

Manchester will be taking over maintenance of approximately 15 miles of streets from St. Louis County.

PUBLIC WORKS - INVESTMENTS WITH ANNEXATION

The Manchester Public Works Department will be hiring additional staff and investing in new equipment to ensure the City's high quality of services is continued in the proposed annexation area, including:

General Public Works Maintenance

Adding maintenance staff to ensure proper completion of sidewalk and street slab replacement, tree pruning, snow plowing and salting of streets during winter weather, filling potholes, repairing asphalt streets with hot mix asphalt, and maintaining city street signage.

Fleet & Equipment Maintenance

Adding a mechanic will help ensure our plow trucks stay on the roads during a winter storm, police vehicles are responding promptly to emergency calls, and City equipment is operating properly to maintain the streets, sidewalks, and parks.

Administrative

Adding an Administrative Assistant to properly service new resident based service requests, sewer lateral repairs, capital improvement projects, stormwater projects, and additional management and frontline employee assistance.

Inspections

Adding a full-time Public Works inspector to ensure compliance with the safety, health, and welfare through street and sidewalk repairs, sewer lateral repairs, capital, and stormwater improvement projects.

Capital and Stormwater Improvement Projects

Adding support staff to continue proper management and construction oversight with the anticipated expansion of projects.

Streetlights

Streetlights The City will assume the costs for 577 lights in the public right-of-way, a savings of \$69,875 for neighborhood homeowner associations.

The City of Manchester will accept maintenance of close to 15 miles of streets (almost 70% of the public streets in the proposed annexation area). City of Manchester will assume and pay for streetlights in the right-of-way of City maintained streets.

Manchester Municipal Court



OVERVIEW

The municipal court is responsible for the adjudication of local municipal ordinance violations, including traffic offenses, misdemeanor criminal offenses such as Stealing/ Shoplifting, Property Damage, minor assaults, etc., as well as zoning and housing code violations. Manchester's court staff consists of a full time Court Administrator and 2 full time court clerks.

HIGHLIGHTS OF SERVICES

Electronic Ticket Payment System

Electronic ticket payment system that is accessible 24-hours per day.

Court Available In-person and Online

Local Court Staff

Local court staff that services its customers. Court Administrator is the President of the Missouri Association for Court Administration.

Proximity to Residents

The proximity of the Manchester Courts to the residents in the unincorporated area streamlines their interactions and eases access to a complicated system.

Expedient Adjudication

Most cases are adjudicated in 60 days or less.

24-Hour Access

24-hour access to case information.

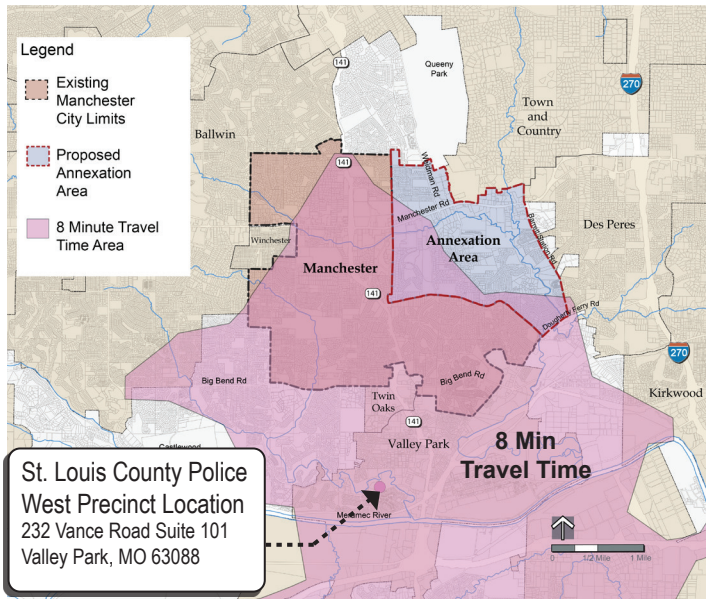
Flexible Space

When not in session, the Court room is often used as a facility rental space.

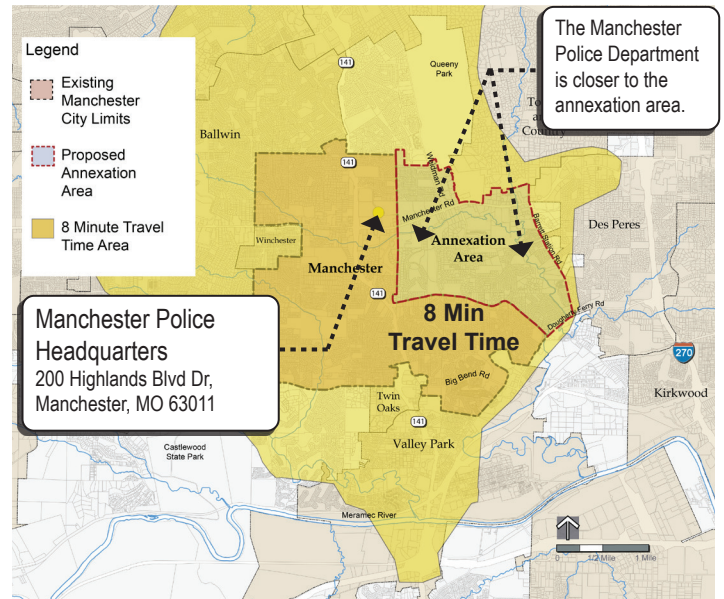
Manchester Services are Physically Closer to Residents

The maps on this page show that Manchester services are closer to annexation residents than St. Louis County.

Map C1: St. Louis County Police, West Precinct, Travel Time

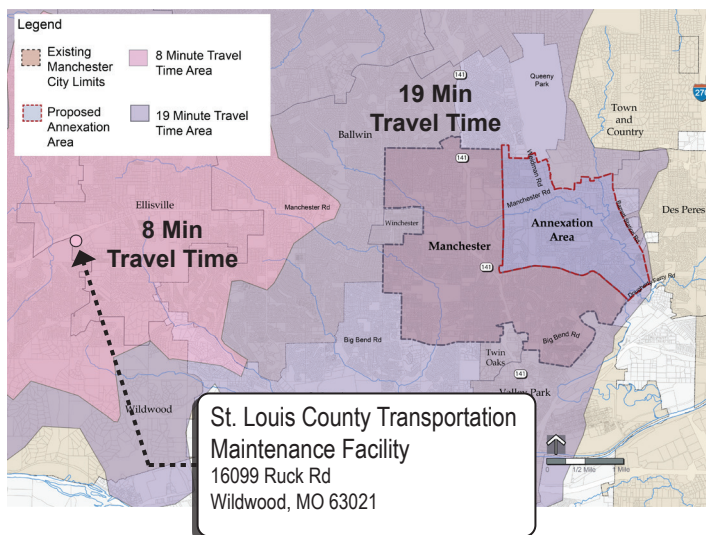


Map C2: Manchester Police Department, Travel Time

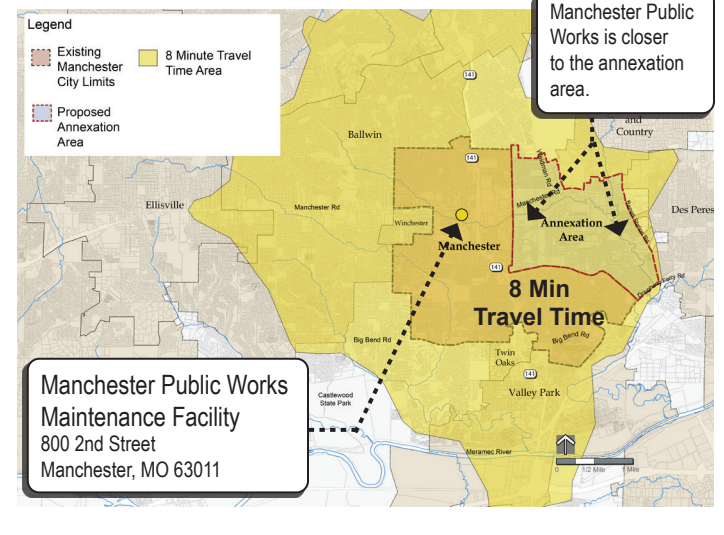


The Manchester Police Headquarters is within an 8-minute drive of the entire annexation area. As the above left map shows, the St. Louis County Police Precinct is not as close to the annexation area. An 8-minute drive from the St. Louis County Police Precinct only covers the southern third of the annexation area. The Manchester Police Department meets a target response time of less than 4 minutes for emergency calls and less than 7 minutes for non-emergency calls 80% of the time (this is accomplished with ongoing patrols in different geographic sectors of the City). Residents in the annexation area will benefit from the physical proximity to the Manchester Police Department Headquarters.

Map C3: St. Louis County Transportation Department Maintenance Facility, Travel Time

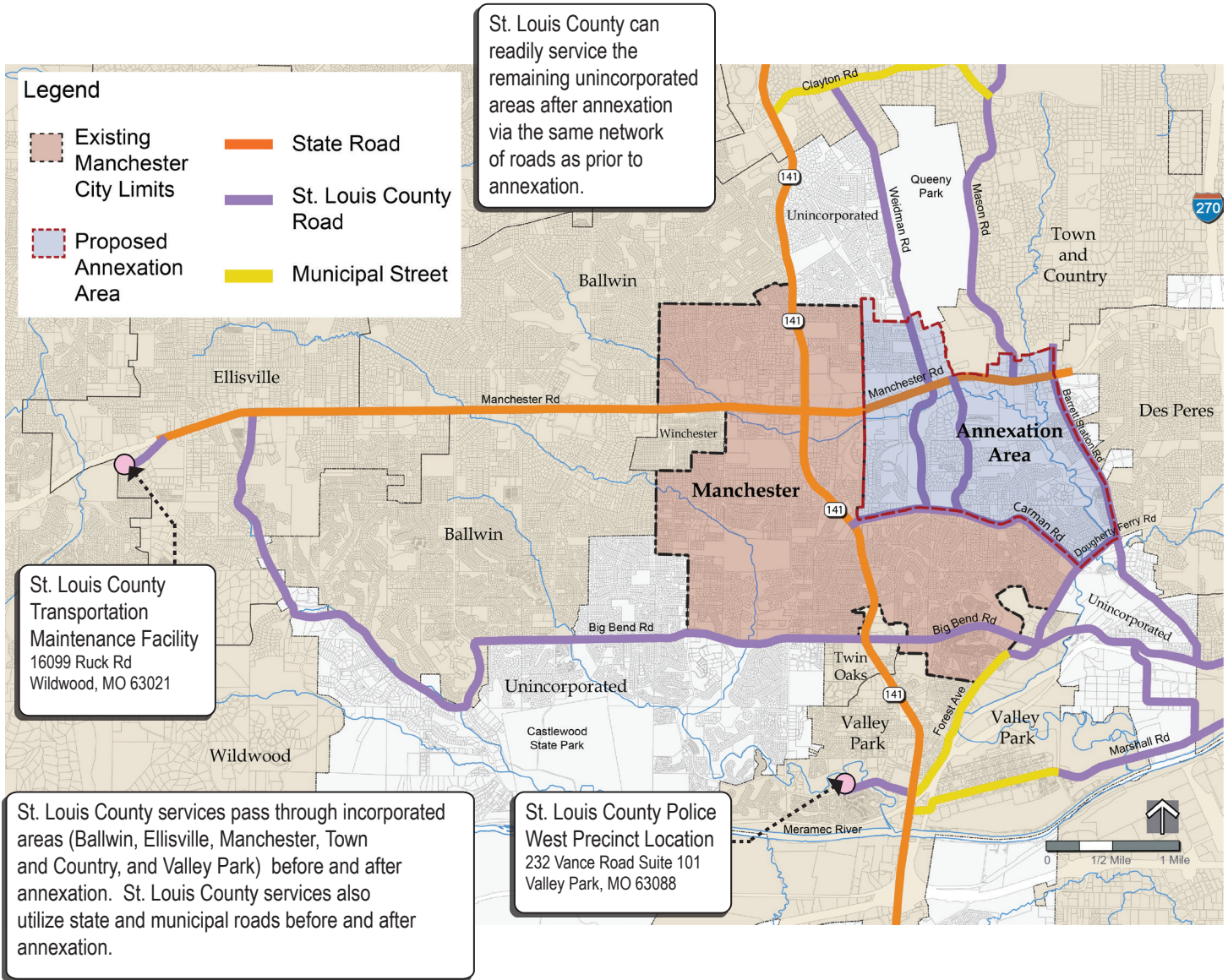


Map C4: Manchester Public Works Maintenance Facility, Travel Time



Manchester Public Works is much closer to the annexation area than the St. Louis County Transportation Maintenance Facility. The entire annexation area is within an 8-minute drive of the Manchester Public Works Maintenance Facility. The St. Louis County Maintenance Facility is a 19-minute drive to reach the entire annexation area (over twice as far as Manchester). The proximity of Manchester Public Works and salt dome means more responsive street maintenance, such as snow removal, pot hole patching, and many other public works services.

Map C5: St. Louis County Service Access to Unincorporated Areas



St. Louis County has argued during past annexation discussions that the remaining unincorporated areas would be difficult to service after annexation. However, this is not true.

1. St. Louis County will use the same network of routes after annexation as they do prior to annexation. As the above map shows, the County will continue to utilize a network of St. Louis County roads, including Barrett Station Road, Big Bend Road, Carman Road, Dietrich Road, Dougherty Ferry Road, and Mason Road. A key difference is that the City of Manchester will take over approximately 15 miles of streets from St. Louis County in the annexation area. As a result, St. Louis County will be able to redirect services to the remaining unincorporated areas.

2. Even before annexation, St. Louis County already passes through incorporated areas to service unincorporated areas. As the above map shows, St. Louis County services from the transportation maintenance facility at 16099 Ruck Road and the police precinct at 232 Vance Road pass through existing municipalities, including Ballwin, Ellisville, Manchester, Town and Country, and Valley Park. St. Louis County also utilizes existing state and municipal roads to provide services. The next closest St. Louis County transportation maintenance facilities (11201 Schaefer Drive and 10996 Kohrs Lane) have the same issues.

3. Finally, St. Louis County services to the remaining north and south unincorporated areas will likely be in the short term. Map Plans by surrounding communities (Ballwin, Town and Country, Des Peres, Valley Park, and Wildwood) show the orderly annexation of this part of St. Louis County.

3. Natural and Man-made barriers.

Identify any natural or man-made barriers that may impede the efficient delivery of service to the area to be annexed.

There are no man-made barriers to impede efficient delivery of services. Grand Glaize Creek is a natural feature that runs through the City and the proposed annexation area and separates adjoining land uses in the area to be annexed. Grand Glaize Creek separates commercial uses along Manchester Road from residential uses to the south. It also flows through existing subdivisions.

Grand Glaize Creek will not impede efficient delivery of services by the City of Manchester. Manchester Road, Carman Road, Dougherty Ferry Road, Barrett Station Road, and Weidman Road corridors provide easy accessibility throughout the proposed annexation area. Manchester already has a similar situation with Fishpot Creek and the upper sections of Grand Glaize Creek within the City limits - the creeks do not prevent the efficient delivery of services.

4. Manchester's Policy for Acceptance of Maintenance and/or New Construction

Describe the municipality's policy in the area to be annexed regarding acceptance of the following for maintenance and/or new construction/installation: (a) Private roads (b) Sidewalks (c) Driveway approaches (d) Street lights (e) Subdivision common ground (f) Park land. Does this policy differ from policies currently affecting the annexing municipality?

(a) Private roads: There are over 7 miles of private roads in the proposed annexation area. The City will consider taking over maintenance of private streets based on the City's criteria and process as follows: The owner of the private road requests City to take over the road. An assessment and inspection report of the road is made by the City Engineer and the Public Works Director. The street must meet City specifications and must be in a good state of repair prior to the City taking the street over. If the street is not in good repair, the City will give the owner of the private road a report outlining necessary corrective actions needed to be taken. After the repairs are completed, a report is sent to the Board of Aldermen for their consideration of the City's acceptance of the street through ordinance. After approval, the ownership transfer must be recorded through the St. Louis County Assessor's Office.

The City will be taking over maintenance of close to 15 miles of public streets from St. Louis County.

(b) Sidewalks: The City will accept sidewalks within the public right-of-way of City maintained streets. If sidewalks are reconstructed by a homeowner, they need to be permitted and inspected by Public Works.

(c) Driveway approaches: Driveway approaches are the responsibility of the property owner to maintain or replace. The City does not accept them as City property. The City permits and inspects new repairs to driveway approaches.

(d) Streetlights: For City maintained streets, Ameren owns the streetlights. However, the City pays the electric bill for the lights. This is the current policy in the existing boundaries of the City and the City will extend that policy to the annexed area. If residents request new streetlights, the City has an application process. If approved, the City pays all costs for the streetlight installation.

For MoDOT and St. Louis County maintained roads, streetlight policies will remain the same.

(e) Subdivision common ground: The common ground is to remain the responsibility of the home-owner association/ residents/property owners. If the owners of a common ground requests the City to take over the common ground, the process is as follows: An assessment and inspection report is made by the City Engineer and the Parks Director. The common ground should be in a good state of repair prior to the City taking it over. The report will go to the Board of Aldermen to consider City acceptance of the common ground through ordinance approval. After approval, the ownership transfer must be recorded through the St. Louis County Assessor's Office.

(f) Park land: The City is interested in maintaining and investing in Love Park after annexation. The addition of Love Park would significantly increase the size of the City's park system and would have the potential to be a showcase of the City's park system. However, for the City to take over maintenance of Love Park, the City will also need to take over ownership of the park. It is the City's understanding that a transfer of ownership from St. Louis County to Manchester will require a vote by St. Louis County residents. After annexation, the City will have further discussions with St. Louis County about the possible transfer of ownership.

When other property is offered to the City as park land, the process for acceptance is as follows. An assessment and inspection report is made by the City Engineer and the Parks Director. The park should be in a good state of repair prior to the City taking it over. The report will go to the Board of Aldermen to consider taking the park over through ordinance approval. After approval, the ownership transfer must be recorded through the St. Louis County Assessor's Office.

5. Effective Date for Delivery of Services

What is the proposed effective date for delivery of services? Will all services be provided upon that date? If not, which one(s) will not be provided? Explain.

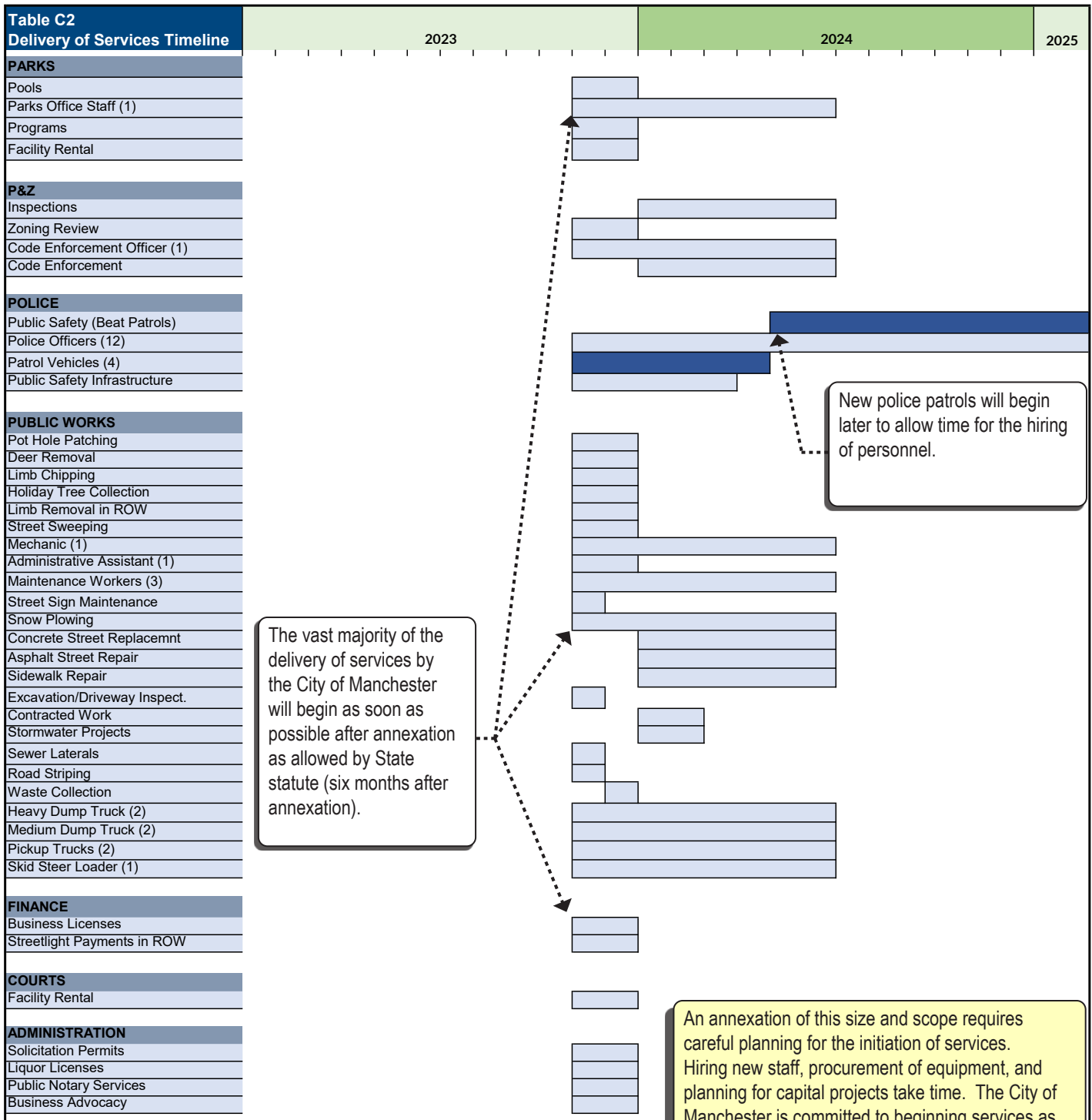
An annexation of this size and scope requires careful planning for the initiation of services. Hiring new staff, procurement of equipment, and planning for capital projects take time. The City of Manchester is committed to beginning services as quickly as possible after annexation and has spent extensive time planning for the start of services for the new residents.

The City has successfully annexed property from unincorporated St. Louis County on at least four different occasions. It is estimated that over 2/3rds of the City has been annexed from St. Louis County. The City has a successful history of providing services for new residents.

Most of the delivery of services by the City of Manchester will begin almost immediately once annexation takes effect (anticipated to occur in the fourth quarter of 2023). New police patrols will begin later to allow time for the hiring of personnel but will begin within 12 months of certification of the election for annexation.

See table on the following page for a detailed breakdown on date for delivery of services.

Fourth Quarter 2023
Annexation takes effect



The vast majority of the delivery of services by the City of Manchester will begin as soon as possible after annexation as allowed by State statute (six months after annexation).

New police patrols will begin later to allow time for the hiring of personnel.

An annexation of this size and scope requires careful planning for the initiation of services. Hiring new staff, procurement of equipment, and planning for capital projects take time. The City of Manchester is committed to beginning services as quickly as possible after annexation and has spent extensive time planning for the start of services for the new residents.

The City has successfully annexed parcels from unincorporated St. Louis County on at least four different occasions. It is estimated that over 2/3rds of the City is comprised of annexed areas. The City has a successful history of providing services for new residents.

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(D) Zoning / Land Use

1. Zoning / Land Use

Zoning/Land Use

(1) In table format, identify in the area to be annexed the percentage of the use of land by the following categories: (a) Commercial (b) Industrial (c) Institutional/Governmental (d) Single-family residential (e) Multi-family residential (f) Vacant

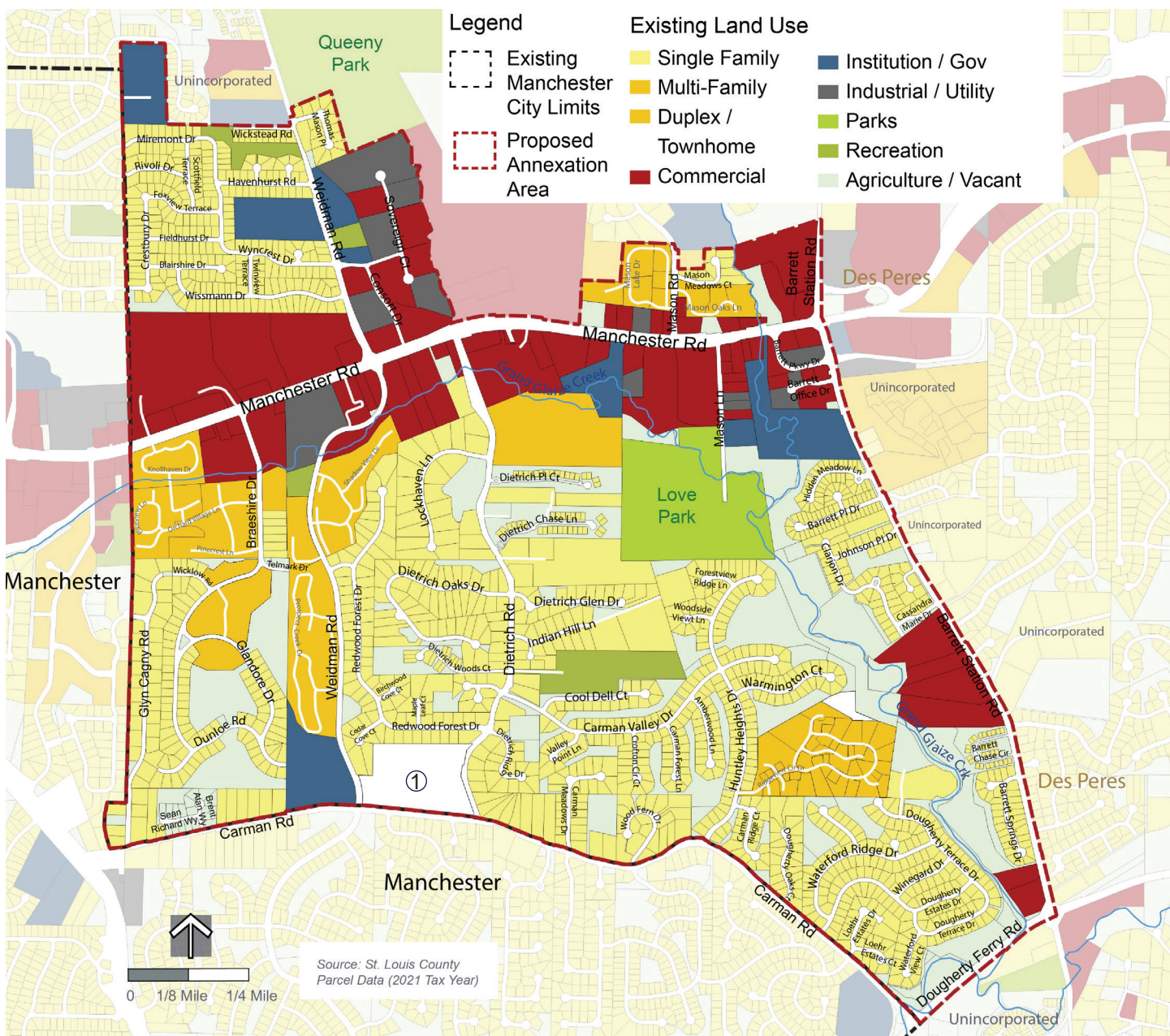
Notes

1. Existing land use for blank parcel on map, is "Ownership Indeterminable" Or "Assessor Update Pending" according to 2021 St. Louis County parcel data. Previous records indicated the land use for this parcel was "Institution / Government".

TABLE D1: EXISTING LAND USE IN PROPOSED ANNEXATION AREA

Annexation Area	Percentage of Land Use Type
Commercial	16%
Industrial / Utility	3%
Institution / Government	5%
Single Family	40%
Duplex / Townhome	0%
Multi-Family	13%
Recreation / Parks	5%
Vacant / Agriculture	16%
Unknown	2%

Map D1: Existing Land Use in Proposed Annexation Area

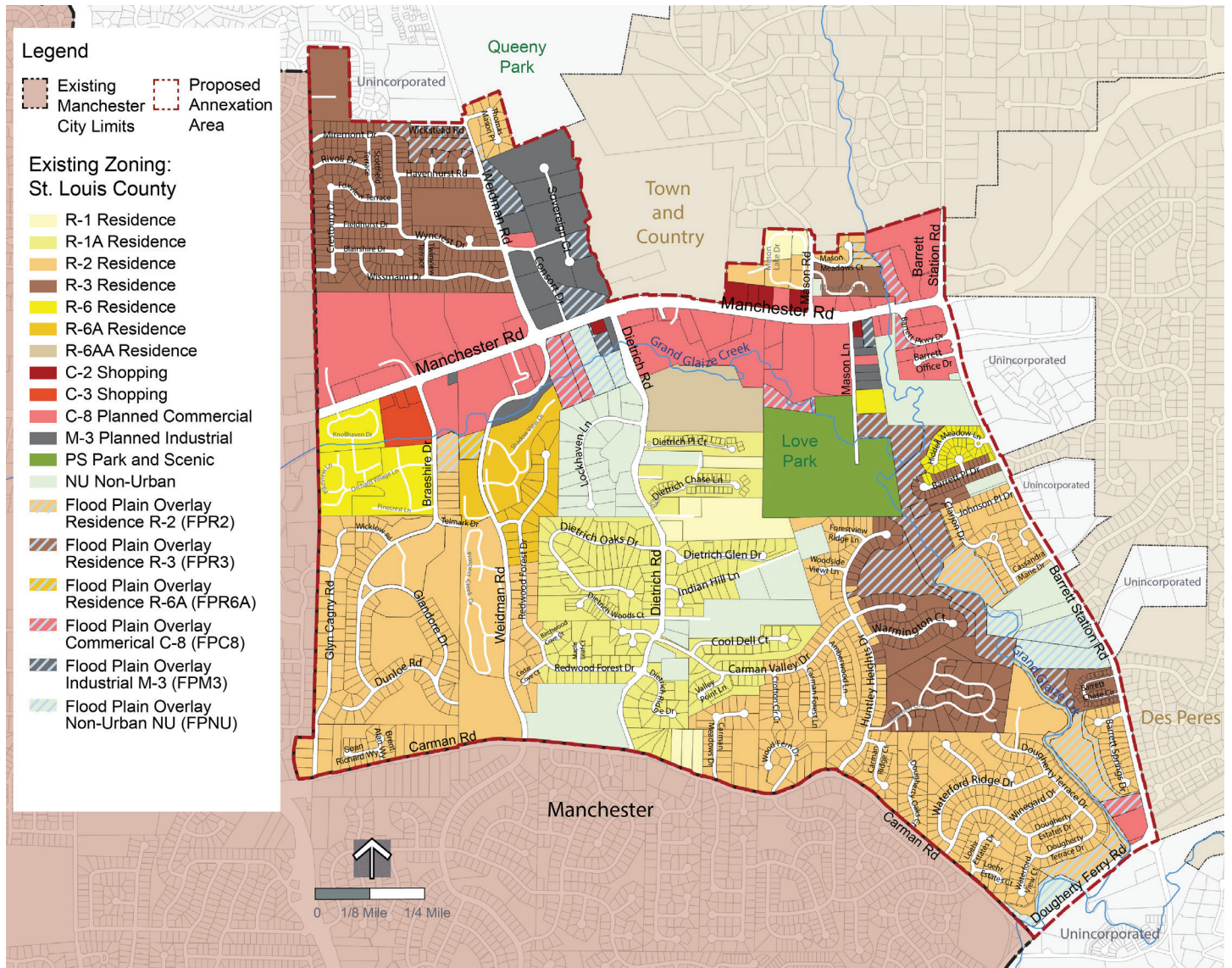


2. Existing and Proposed Zoning

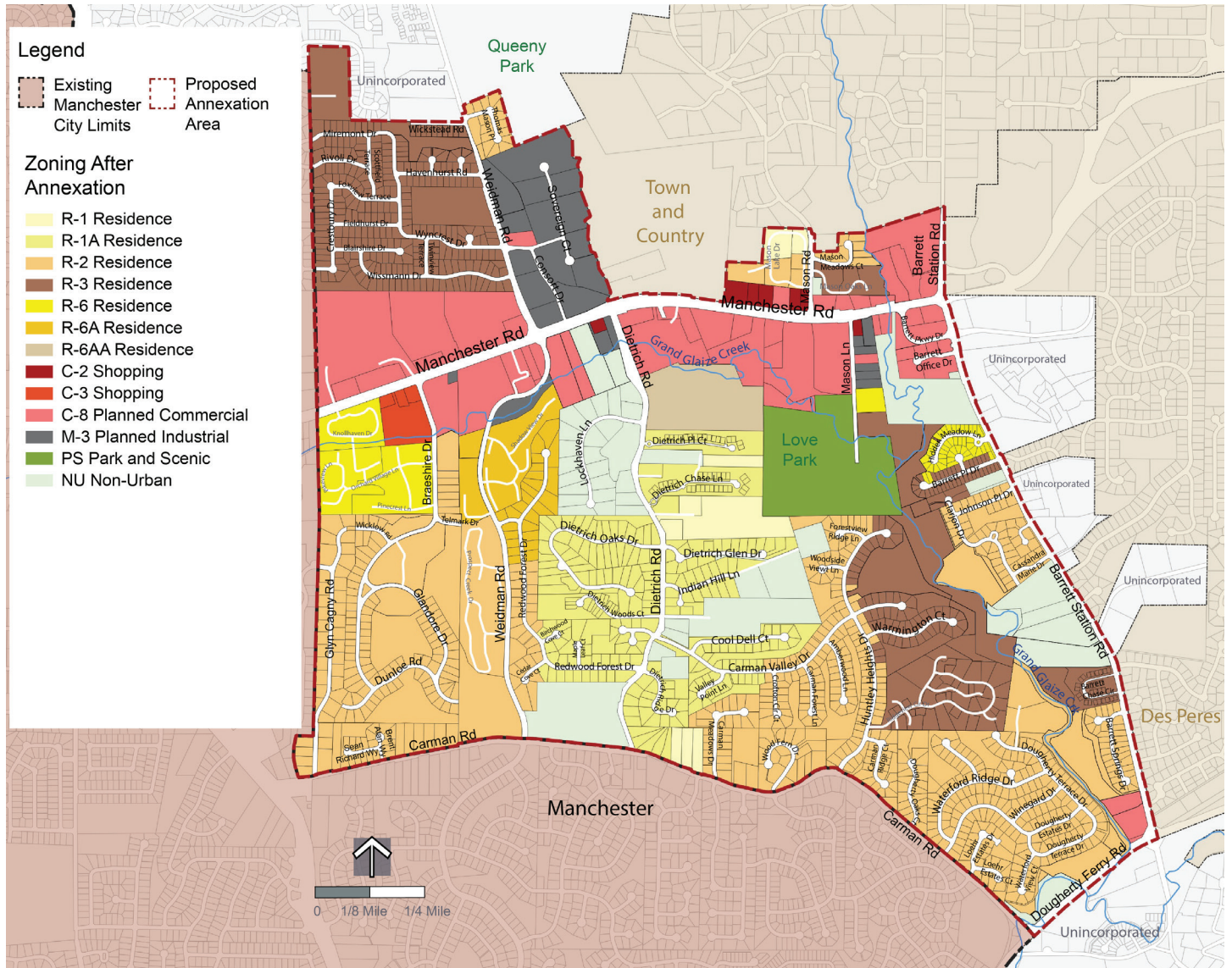
Provide two (2) maps of the area identifying the zoning of the area to be annexed:

(a) As the zoning currently exists. (b) How the municipality proposes to zone the area after annexation
The map in .pdf, .jpg, or .png must also be provided to the Commission for inclusion on the website.

Map D2: Existing Zoning in Annexation Area



Map D3: Proposed Zoning After Annexation



3. Zoning and Land Use Changes After Annexations

Include a description of the relevant zoning and land use changes after annexation. Describe the impact the proposed boundary change would have on zoning and land use changes.

Manchester does not intend to change the existing zoning types in the proposed annexation area. The goals for zoning will be:

- Retain the same existing zoning designations (For example, “commercial” zoning will remain “commercial,” “residential zoning will remain “residential,” etc.)
- Cause the least disruption to existing property owners.
- Minimize any non-conformities.

There are 13 different existing zoning districts in the proposed annexation area. A Flood Plain District overlays six (6) of the districts.

The Residential Zoning Districts within the proposed area of annexation contain areas zoned R-1, R-1A, R-2, R-3, R-6A, R-6AA, R-6, and NU, of which several areas contain a FP – Floodplain District Overlay.

The Non-Residential Zoning Districts within the proposed area of annexation consist of PS, M-3, C-2, C-3, and C-8, several areas with a FP – Floodplain District Overlay.

The City has successfully annexed property from unincorporated St. Louis County on at least four different occasions. It is estimated that over 2/3rds of the City has been annexed from St. Louis County. This memorializes the fact the City’s zoning has been made compatible with St. Louis County or that the annexing land uses are similar to the land uses and development patterns created in the City of Manchester. The result of past annexations has taught us that the City’s zoning is compatible with the County and that the pattern of development and land uses are in harmony with the City of Manchester.

Zoning Strategy:

The City will amend the City’s Zoning Code to include the following update:

Article IV, Section 405.170 A) Annexed Land

Land incorporated through annexation or merger shall retain its existing zoning classification and have the same land use, area, height, yard, and intensity of use regulations as authorized by the St. Louis County Zoning Ordinance in effect at the time the land is incorporated and until a change in zoning is initiated in accordance with Chapter 405, Article XVIII. Any application for a building permit shall be processed in the customary manner as it would have been prior to annexation or merger.

Under the recommended approach, **no rezoning will be required**. All annexed parcels will retain their zoning via the text amendment to the City’s Zoning Regulations.

Parks

The City will adopt the County’s Park & Scenic District or create a dedicated “Parks District” to prohibit residential, commercial and other non-park and recreational uses within Love Park.

Floodplain

The County’s floodplain overlay will be replaced by the City’s Floodplain Ordinance and govern all properties impacted by the floodplain. Floodplains and floodways change course, meanwhile the County overlay approach to floodplains result in rigid boundaries that do not change with the ever-changing path of the floodplain. The City’s Floodplain ordinance regulates the natural boundaries of the floodway in accordance with the Federal Flood Insurance Rate Maps (FIRMs) and not prescribed zoning district boundaries. The City’s Ordinance designates the City’s Engineer as the Floodplain Administrator. We believe the City’s ordinance is more protective of riparian areas, easier to administer, and more in-tune with the latest development, land use, and zoning trends. The City’s Floodplain Ordinance, as updated and adopted in 2014 is provided in Appendix A. <https://ecode360.com/27997366>

TABLE D2: ZONING DISTRICTS IN PROPOSED ANNEXATION AREA - BEFORE AND AFTER ANNEXATION

Current Zoning	Zoning After Annexation	Changes
R-1 Residence	R-1 Residence (City to Adopt County District)	No change
R-1A Residence	R-1A Residence (City to Adopt County District)	No change
R-2 Residence	R-2 Residence (City to Adopt County District)	No change
R-3 Residence	R-3 Residence (City to Adopt County District)	No change
R-6 Residence	R-6 Residence (City to Adopt County District)	No change
R-6A Residence	R-6A Residence (City to Adopt County District)	No change
R-6AA Residence	R-6AA Residence (City to Adopt County District)	No change
C-2 Shopping District	C-2 Shopping District (City to Adopt County District)	No change
C-3 Shopping District	C-3 Shopping District (City to Adopt County District)	No change
C-8 Planned Commercial	C-8 Planned Commercial (City to Adopt County District)	No change
M-3 Planned Industrial	M-3 Planned Industrial (City to Adopt County District)	No change
PS Park and Scenic	PS Park and Scenic (City to Adopt County District)	No change
NU Non-Urban	NU Non-Urban (City to Adopt County District)	No change

4. Non-conformities

Would the changes in zoning create any non-conformities in the area to be annexed? If yes, how will the municipality handle these non-conformities?

The annexation would not cause any zoning district changes. The City will address zoning changes on a case by case basis and when initiated by the property owner. The City does not intend to rezone property within the proposed annexation area.

Manchester does not intend to change the existing zoning types in the proposed annexation area. The goals for zoning will be:

- Retain the same existing zoning designations (For example, “commercial” zoning will remain commercial, “residential zoning will remain “residential”, etc.)
- Cause the least disruption to existing property owners.
- Minimize any non-conformities.

The City has successfully annexed property from unincorporated St. Louis County on at least four different occasions. It is estimated that over 2/3rds of the City has been annexed from St. Louis County. This memorializes the fact the City’s zoning has been made compatible with St. Louis County or that the annexing land uses are similar to the land uses and development patterns created in the City of Manchester. The result of past annexations has taught us that the City’s zoning is compatible with the County and that the pattern of development and land uses are in harmony with the City of Manchester.

5. Regulations

Identify any regulations, such as subdivision, flood plain management, historic preservation district, neighborhood improvement district or other regulations that would affect the area to be annexed?

Floodplain

The County’s floodplain overlay will be replaced by the City’s Floodplain Ordinance and govern all properties impacted by the floodplain. Floodplains and floodways change course, meanwhile the County overlay approach to floodplains result in rigid boundaries that do not change with the everchanging path of the floodplain. The City’s Floodplain ordinance regulates the natural boundaries of the floodway in accordance with the Federal Flood Insurance Rate Maps (FIRMs) and not prescribed zoning district boundaries. The City’s Ordinance designates the City’s Engineer as the Floodplain Administrator. We believe the City’s ordinance is more protective of riparian areas, easier to administer and more in-tune with the latest development, land use and zoning trends. The City’s Floodplain Ordinance, as updated and adopted in 2014 is provided in Appendix A. <https://ecode360.com/27997366>

Historic Preservation

The Planning Commission serves as the entity that identifies and facilitates the preservation of historically significant buildings, places and districts. The Commission promotes preservation efforts by nominating structures, places, district, or landmarks to the National Register of Historic Places. The Commission also serves as an advisory capacity in reviewing any future alterations to such buildings or landmarks. There are at least three historically significant homes in the unincorporated area that are over 75 years old. The City Staff would study these properties and present findings to the Planning Commission to consider utilizing the City’s Historic Overlay District to aid in the preservation and enhancement of these structures and properties. The City’s Historic Overlay District has been in effect since 2001 and has been used successfully on several properties and structures.

Subdivision

The City’s subdivision ordinance is similar to the County’s in both procedure and intent. Both ordinances promote orderly development, preservation and safety. The City’s Subdivision Ordinance would apply to any new subdivisions of land that occur after annexation.

6. Prospective Development

Would prospective development be affected directly or indirectly by the proposed boundary change?

Because the proposed annexation area is mostly built-out, there is limited opportunity for new “greenfield” development. Any future development will likely be the redevelopment of existing properties.

Annexation by Manchester will offer several advantages for prospective development, including:

- **Local, Professional City Staff:** The Mayor, Economic Development Director, City Administrator, and Department Heads work together to drive economic development for the City. Professional city staff and officials will help ensure that prospective businesses (or existing businesses investing/expanding their facilities) will receive prompt attention. The City’s Economic Development Director and City staff can help ensure that regional economic development strategies (like the ‘STL 2030 Jobs Plan’) are implemented at the local level.
- **Local Zoning Decisions:** Zoning decisions regarding development will be decided by Manchester instead of St. Louis County. This will benefit the developer/business owner by having local decisions handled in an efficient and timely manner. Residents will also benefit from local zoning decisions. Residents will have greater access to comment on the proposed development to Manchester’s Planning and Zoning Commission and Board of Aldermen.
- **Aligning with Residents’ Vision and Expectations for Development:** Local plans, such as Manchester’s Comprehensive Plan, allows residents to express their values and vision for the growth of their community. This is a key benefit for residents - the ability to share their voice in local plans and local government. In the future, when Manchester updates its comprehensive plan post-annexation, it will be an opportunity for all residents to create a shared vision for growth.

7. Code Compliance with Ongoing Development

How does the municipality plan to address code compliance with on-going development projects in the area to be annexed?

Because the proposed annexation area is mostly built-out, there will likely be limited ongoing development projects during the annexation process.

For any ongoing development, zoning approval, if required, is reviewed and approved by the City of Manchester. Building permits are obtained and inspected through St. Louis County after first being approved through the City of Manchester. Mechanical, electrical, and plumbing permits will be obtained and inspected through St. Louis County.

8. Likelihood of Growth in First Three Years

What is the likelihood of any significant future growth or development in the area to be annexed within the first three (3) years after annexation?

Because the proposed annexation area is mostly built-out, there is a limited likelihood of any significant future growth or development in the area to be annexed within the first three (3) years after annexation.

(E) Summary

Provide a summary as to why the proposal is in the best interest of:

- (1) The affected municipality,*
- (2) The areas of the County next to such proposed boundary, and*
- (3) The unincorporated areas affected by the proposal.*

(1) Best Interest of Municipality (Manchester)

A Successful History of Annexation

Manchester has successfully annexed parcels from unincorporated St. Louis County on at least four different occasions. It is estimated that over 2/3rds of the City is comprised of annexed areas. The City has a proven annexation record of providing superior services to new residents, a smooth transition of zoning, and investing in capital projects and improvements. This annexation proposal continues the City's history of planned and logical growth.

Efficient Use of Local Resources

Annexation will allow Manchester to retain its small town character and sense of shared community while efficiently utilizing local resources. Revenue generated from the annexation area will be re-invested back into the community through services by the City, including public works, parks, and the police.

A Community of Shared Common Interests

Manchester shares multiple common interests with the proposed annexation area, including:

- Logical Geography
- Shared Transportation Corridors
- Shared School District and Fire District
- Similar Development Patterns
- Reuniting Subdivisions
- Existing Use of Manchester Park Facilities and Programs

The last bullet point is an excellent example of the shared common interests between Manchester and the proposed annexation area. Many residents in the annexation area already attend Manchester free summer concerts, the 4th of July fireworks show, Homecoming festivals, movies in the park, and other events.

“ManchesterCares” Initiative

The City's ManchesterCares Initiative provides help, support, volunteers, and care to those in need throughout City and the region. The work of the initiative has included hosting American Red Cross blood drives, supporting food drives, hosting a veterans resource event, and ballot notarization drives. The initiative helps foster an atmosphere of a community where those who live and work in Manchester feel like they belong. Annexation furthers the ideals of the ManchesterCares Initiative by growing a larger shared community.

(2) Best Interest of the Areas of the County next to Proposed Boundary

Orderly and Logical Annexation

Map Plans by surrounding communities (Ballwin, Town and Country, Des Peres, Valley Park, and Wildwood) show the orderly annexation of this part of St. Louis County. Manchester's proposed annexation is a step toward residents in this area to have the self determination to be represented by local government, have access to municipal services, and be part of a shared community.

Redirecting County Services

Manchester will take over services from St. Louis County, to over 6,500 residents including policing and the maintenance of approximately 15 miles of streets and associated sidewalks. St. Louis County will be able to redirect services to other areas of the County, including next to the proposed annexation area.

Stormwater Improvements

Manchester's Recreation and Stormwater sales tax dedicated toward funding stormwater control and local park projects in Manchester will also benefit residents in unincorporated areas. Stormwater improvements in the watershed of Grand Glaize Creek, which passes through the annexation area, will have benefits downstream of the annexation area. Potential benefits will include improved water quality, reduced flooding and erosion, and reduction of silt in the lake at St. Louis County's Simpson Park.

(3) Best Interest of Proposed Annexation Area

A Shared Community

During the City's extensive outreach to residents and businesses in the annexation area, a common theme that was heard was the desire to be part of a "shared community." Many residents in the annexation area were already familiar with Manchester's "sense of community" through the City's excellent park programs, community events, and initiatives like ManchesterCares (which provides help, support, volunteers, and care to those in need throughout the City and the region).

Manchester residents and residents in the annexation area already have much in common. Both group of residents shop together, play in the park together, go to school, worship together, and enjoy many other friendships. Annexation acknowledges the importance of the existing shared community.

Representation by Local Government

Residents will have closer proximity to local government. For example, close physical proximity to Manchester City Hall or Manchester Police Department will allow residents to efficiently access City services, professional staff, and elected officials. Manchester's professional staff are well-trained and highly educated. City staff regularly talk and visit with residents who might call with a City concern. Staff listen and help.

Residents will benefit from greater proximity to decision making. For example, zoning decisions regarding development will be decided by Manchester instead of St. Louis County. Residents will have greater access to comment on the proposed development to Manchester's Planning and Zoning Commission and Board of Aldermen. In addition, residents will have more significant input in future planning (such as comprehensive plans, park plans, and transportation plans) and prioritization of capital improvements in the annexation area.

Finally, the City of Manchester government is accessible. Having their elected officials living nearby is the foundation of accessible, open government. Being able to speak with the mayor or an elected representative at their front door or at public gatherings ensures their sensitivity to resident concerns because having representatives live in the area means they are present to observe and proactively address concerns. Residents can better trust in government when government is accessible and responsive.

Lower Cost for Government Services

Utilizing the City-provided rebate program, increases in real and personal property taxes will be nominal and more than offset by the significant reduction in trash fees in the annexed area.

Self Determination

Residents should have the ability to determine their form of representative government and the future of their community, its culture, services, and infrastructure. Therefore, approval by the Boundary Commission of this Plan of Intent allows residents in the proposed annexation area to have the right to vote to determine to become a part of Manchester or remain in unincorporated St. Louis County.

Dedicated Capital Improvement Funding

The City's Recreation and Stormwater tax is dedicated toward funding stormwater control and local park projects. The annexation area will benefit from this dedicated funding, especially for projects related to storm water improvements. Storm water projects are identified and prioritized for funding through a regular planning program.

Superior Manchester Services and Programs

As identified in the section 'Services,' residents in the annexation area will be able to take advantage of superior City services. Highlights of the City's services include:

- **Police:** The Manchester Police Department provides the responsiveness of a small town police department with the professional training and equipment as other, larger police departments. Residents in the annexation area will especially appreciate the Manchester Police Department's quick response time and the ability to investigate issues of local concern like fraud or car break-ins.
- **Parks and Recreation:** Residents in the annexation area will get the discounted Manchester resident rate for the Parks & Recreation Department's wide range of activities, programs, and facilities, including the Aquatic Center, facility rentals, summer camps, classes, and programs.
- **Public Works:** Residents in the annexation area will benefit from a highly responsive Public Works operation including response within 24 hours to resident service requests, proactive street maintenance, snow removal goal of having streets passable within four hours of the end of a snowstorm, curbside limb pickup, streetlights, Christmas tree collection, dead animal removal on streets and deer carcass removal on streets and in yards, and a comprehensive stormwater improvements program.

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(F) Community Engagement

In addition to the information provided in the Plan of Intent, the City of Manchester has conducted extensive outreach with meetings, town halls, and mailings. Over the past year, the City facilitated a “listening tour,” holding 26 meetings with subdivisions, residents, community organizations, elected officials, and adjacent municipalities. In addition, the City sent a newsletter with detailed information on the proposed annexation to all households in the annexation area. Included in the newsletter was an invitation for residents to attend one of seven town hall meetings hosted by the City of Manchester in March 2022.

Manchester also shared annexation information with current residents, through the “Manchester Message” newsletter, trustee and HOA meetings, “Conversations with the Mayor” gatherings, and meetings with Manchester businesses.

Similarly, the City is reaching out to businesses in the annexation area with more than 60 in-person visits to businesses and by sharing an invitation to one of several business town halls. These community conversations are helpful in surfacing important themes about annexation and contribute to the priorities outlined in the Plan of Intent.

Meetings with Subdivisions in the Annexation Area

<u>Name of Subdivision</u>	<u>Date</u>
Dietrich Woods	July 10, 2021
Forest Oaks	September 9, 2021
Barrett Chase Villas	November 18, 2021
Dougherty Estates	December 9, 2021
Johnson Place	December 13, 2021
Barrett Springs	December 14, 2021
Loehr Estates	December 16, 2021
Dougherty Estates	January 20, 2022
Barrett Grove Estates	February 16, 2022
Ridgemont	February 23, 2022
Carman Meadows HOA	March 8, 2022
Glen Cagny	March 9, 2022
Dietrich Chase	April 19, 2022
Barrett Chase Villas	April 21, 2022
Longwood Estates	April 23, 2022

Town Hall Meetings

The City of Manchester sent every household in the proposed annexation area an invitation to attend one of seven town hall meetings hosted by the City to discuss annexation and answer questions by residents.

Town Hall #1	March 22, 2022 at 5:30 PM
Town Hall #2	March 22, 2022 at 7:00 PM
Town Hall #3	March 26, 2022 9:00 AM
Town Hall #4	March 25, 2022 10:30 AM via Zoom
Town Hall #5	March 29, 2022 10:00 AM
Town Hall #6	March 29, 2022 5:30 PM
Town Hall #7	March 29, 2022 7:00 PM



Above: Photos from the City’s community engagement with residents, businesses, and organizations about proposed annexation.

list of community engagement continued on next page...

Meetings with Organizations, Agencies, and Elected Officials

First Free Church Elders Board	June 16, 2021
West County EMS & Fire	March 24, 2022
County Council Members (District 3 & 7)	March 28, 2022
Parkway School District	April 7, 2022
Islamic Foundation of Greater St. Louis	April 9, 2022
Elks Lodge #2058	May 3, 2022
Cool Dell Swim Club Board of Directors	May 10, 2022
Muslims for a Better America	May 14, 2022

Meetings with Adjacent Municipalities

City of Des Peres	March 16, 2022
Town and Country	various dates via telephone
City of Ballwin	various dates in person

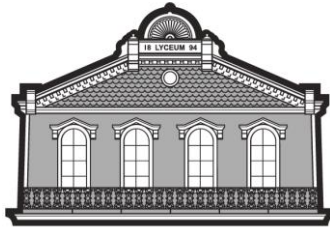
Meetings with Businesses in the Annexation Area

Menard's (Corporate)	April 22, 2022
Business Town Hall #1	June 8, 2022
Business Town Hall #2	June 9, 2022
Business Town Hall #3	June 11, 2022

Below: Attendees at one of the town hall meetings hosted by the City of Manchester for residents in the proposed annexation area to ask questions and learn more about annexation.



Section 3 - Certifications



THE CITY OF
MANCHESTER
MISSOURI

May 11, 2022

St. Louis County Boundary Commission
225 S. Meramec Avenue, Suite 821T
Clayton, MO 63105

RE: City of Manchester – 2022 Plan of Intent Certifications

Boundary Commissioners,

In accordance with the St. Louis County Boundary Commission Rules of June 23, 2020, I certify that the City of Manchester's 2022 Plan of Intent conforms to the following requirements in that:

1. The proposed annexation area includes unincorporated area which is less than fifty percent (50%) of the combined land subject to the proposal.
2. No platted subdivisions are being split by the proposal for the boundary change.
3. At the time of official submittal, the proposal does not overlap any other proposal before the St. Louis Boundary Commission.¹
4. At least fifteen percent (15%) of the boundary of the territory proposed for annexation is adjacent to the City of Manchester.

I further certify that:

1. A copy of the City of Manchester's FY 2022 Budget and FY 2020 Audit Report have been provided to the office of the Boundary Commission along with thirteen (13) copies of the 2022 Plan of Intent.
2. The City of Manchester will bear all costs of the Boundary Commission relating to publications, notifications, copies, etc, and that the City of Manchester has paid the Application Fee as required by RSMo Section 72.412.3 and will pay any expenses incurred by the Commission in excess of such Application Fee.

¹ Page 22 of the submittal states that "the map shows, portions of Manchester's Map Plan overlap with three other communities. The area north of Manchester Road along Weidman Road is shown on both Manchester's and Ballwin's Map Plans. The area north of Manchester Road along Mason Road is shown on both Manchester's and Town and Country's Map Plans. The area west of Barrett Station Road is shown on both Manchester's and Des Peres' Map Plans." While the map plans do overlap, the City of Manchester is unaware of any other City's intention to submit a proposal for annexation to the St. Louis Boundary Commission.

3. Copies of the 2022 Plan of Intent proposal have been delivered to the St. Louis County Clerk and the City Clerks of the City of Town & Country, City of Ballwin, and the City of Des Peres.
4. The 2022 Plan of Intent boundary proposal was not disapproved by the voters within two (2) years of the date of the official submittal of the newly proposed boundary change.
5. The 2022 Plan of Intent boundary proposal does not contain any unincorporated area which is currently in an “established unincorporated area.”

Best,



Justin Klocke
City Administrator

Section 4 - Supporting Documents

INTRODUCED BY ALDERMAN HUETHER

BILL NO. 22-2468

ORDINANCE NO. 22-2352

AN ORDINANCE ADOPTING AN ANNEXATION BOUNDARY CHANGE PROPOSAL FOR THE CITY OF MANCHESTER, MISSOURI, OF AN AREA OF UNINCORPORATED LAND DESCRIBED IN THE ANNEXATION BOUNDARY CHANGE PROPOSAL TO BE SUBMITTED TO THE ST. LOUIS COUNTY BOUNDARY COMMISSION FOR ITS CONSIDERATION.

WHEREAS, the City of Manchester desires to seek the annexation of a certain area of the unincorporated land; and

WHEREAS, the City has previously submitted an official map plan ("Map Plan") in conformance with the requirements of Chapter 72 of the Revised Statutes of Missouri,

WHEREAS, the City has now developed an Annexation Boundary Change Proposal ("Plan of Intent") to be submitted to the St. Louis County Boundary Commission for approval of the annexation, 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 proposed annexation area, a proposed time schedule for the provision of services to the proposed 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 BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: The City of Manchester Board of Aldermen adopts the Plan of Intent in substantially the form attached hereto as Exhibit 1 and incorporated herein by this reference as the proposal of the City of Manchester for the inclusion of the Area to be Annexed (as described in the Plan of Intent and legally described in Exhibit 2 attached hereto and incorporated herein) within the City's limits through a boundary change proposal for the current planning cycle as contemplated by Chapter 72 of the Revised Statutes of Missouri, which boundary change is in the best interest of the City of Manchester, the unincorporated area subject to the boundary change proposal, and the areas adjacent to the unincorporated area subject to the proposed boundary change.

Section Two: The Plan of Intent submitted is consistent with the Rules of the St. Louis County Boundary Commission and applicable sections of Chapter 72 of the Revised Statutes of Missouri.

Section Three: The City, being well-prepared to effectuate the annexation of Annexation Area, as described in the Plan of Intent, hereby directs that the Plan of Intent, a certified copy of this Ordinance, and all other information deemed necessary by the St. Louis County Boundary Commission, shall be submitted to the St. Louis County Boundary Commission for its consideration and approval.

Section Four: Upon the approval of the proposed boundary change by the St. Louis County Boundary Commission, this proposal shall be submitted to the voters at an election to be held as directed by the St. Louis County Boundary Commission and the St. Louis County Election Board. If the annexation proposal is subsequently approved by a majority of votes cast in the proposed annexation area 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 identified unincorporated area shall become effective from the date of certification of such favorable election.

Section Five: This Ordinance shall be in full force and effect from and after its passage and

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approval as provided by law.

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PASSED AND APPROVED THIS 16TH DAY OF MAY 2022.

CITY OF MANCHESTER, MISSOURI

By Mike Clement
Mayor

ATTEST:

Michelle M. G.
City Clerk

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Exhibit 1

Annexation Boundary Change Proposal
City of Manchester Annexation Plan of Intent

Large physical record on file with the Office of the City Clerk.

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Exhibit 2

LEGAL BOUNDARY DESCRIPTION

2022 Proposed Annexation and Boundary Change

BEGINNING at the intersection of the northerly line of Carman (variable width) Road with the westerly line of Glyn Cagny Section 1 as recorded in Plat Book 119 page 62, St. Louis County records also being the existing easterly line of the City of Manchester City Limits; Thence along said westerly line, along a curve to the right having a radius of 700.00 feet, with a chord bearing North 06 degrees 26 minutes 14 seconds West, 410.97 feet, an arc distance of 417.11 feet; Thence North 10 degrees 38 minutes 00 seconds East, a distance of 82.14 feet to the southerly line of Lot 5 of the aforementioned Glyn Cagny Section 1; Thence along said southerly line, South 89 degrees 22 minutes 00 seconds East, a distance of 206.17 feet to the easterly line of said Lot 5 also being the westerly line of the City of Manchester City Limits; Thence along said easterly line and the easterly line of Lynwood Addition as recorded in Plat Book 261 page 15, and the easterly line of Enchanted Forest as recorded in Plat Book 113 page 32-33, and the easterly line of Villa Pines as recorded in Plat Book 356 page 250, and the easterly line of West Chester Tennis Club Subdivision as recorded in Plat Book 248 page 49, St. Louis County records, North 00 degrees 39 minutes 34 seconds East, a distance of 2,695.32 feet; Thence continuing along said easterly line of West Chester Tennis Club Subdivision and the easterly line of Kelly-Covert Office Park, as recorded in Plat Book 291 page 9, and the easterly line of land now or formerly of Martin A. and Mollie Pokres, Trustees, as recorded in deed book 10763 page 754, crossing Manchester (variable width) Road and continuing along the easterly line of land now or formerly of Olive Street Road LLC as recorded in deed book 17103 page 4386 being the easterly line of a (20'w.) Roadway recorded in Plat Book 19 Page 25, St. Louis County records, and the easterly line of Saxony Estates Plat One, as recorded in Plat Book 116 page 51, and the easterly line of Saxony Estates Plat Three as recorded in Plat Book 116 page 53, and the easterly line of Saxony Estates Plat Two, as recorded in Plat Book 116 page 52, and the easterly line of Pierremont Subdivision Plat No. 2, as recorded in Plat Book 100 page 92-93, and the easterly line of Pierremont Subdivision Plat No. 4, as recorded in Plat Book 113 page 79, St. Louis County records, North 01 degrees 30 minutes 35 seconds West, a distance of 5,772.44 feet to the southerly line of Woodstone Plat Three, as recorded in Plat Book 192 page 16, St. Louis County records; Thence along said southerly line, South 89 degrees 00 minutes 17 seconds East, a distance of 495.00 feet to the westerly line of Weatherstone Plat One, as recorded in Plat Book 207 page 89, St. Louis County records; Thence along said westerly line, South 01 degrees 30 minutes 47 seconds East, a distance of 879.95 feet to the southerly line of said Weatherstone Plat One; Thence along said southerly line and the southerly line of land now or formerly of Islamic Center of Greater St. Louis as recorded in deed book 8291 page 2151, St. Louis County records and its easterly prolongation, the following courses and distances: South 88 degrees 54 minutes 57 seconds East, a distance of 669.15 feet to the beginning of a curve to the right having a radius of 130.00 feet, with a chord bearing North 79 degrees 46 minutes 30 seconds East, 50.99 feet an arc distance of 51.32 feet; Thence South 88 degrees 54 minutes 57 seconds East, a distance of 711.88 feet to the westerly line of Thomas Mason Place, as

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recorded in Plat Book 277 page 12, St. Louis County records; Thence along said westerly line and the northerly and easterly lines of said Thomas Mason Place, the following courses and distances: North 16 degrees 56 minutes 12 seconds West, a distance of 219.76 feet, North 68 degrees 34 minutes 00 seconds East, a distance of 462.82 minutes, and South 15 degrees 50 minutes 00 seconds East, a distance of 726.01 feet to the southerly line of land now or formerly of St. Louis County, Missouri (Queeny Park) as recorded in deed book 6447 page 956, St. Louis County records; Thence along said southerly line, North 68 degrees 34 minutes 00 seconds East, a distance of 680.25 feet to the westerly line of Mason Green Lot A - Manchester Meadows Boundary Adjustment Plat, as recorded in Plat Book 346 page 563, St. Louis County records also being the westerly line of the City of Town & Country City Limits; Thence along said westerly line, the following courses and distances: South 27 degrees 55 minutes 00 seconds East, a distance of 200.03 feet, South 00 degrees 13 minutes 00 seconds West, a distance of 194.90 feet, South 86 degrees 40 minutes 00 seconds East, a distance of 98.00 feet, South 23 degrees 45 minutes 00 seconds West, a distance of 96.00 feet, South 19 degrees 34 minutes 00 seconds East, a distance of 148.83 feet, South 02 degrees 25 minutes 00 seconds West, a distance of 172.00 feet, South 20 degrees 50 minutes 00 seconds East, a distance of 320.00 feet, South 57 degrees 19 minutes 00 seconds West, a distance of 88.37 feet, South 41 degrees 28 minutes 00 seconds East, a distance of 72.00 feet, South 03 degrees 10 minutes 00 seconds West, a distance of 152.00 feet, South 11 degrees 40 minutes 00 seconds East, a distance of 177.00 feet, South 78 degrees 08 minutes 00 seconds East, a distance of 43.00 feet, South 23 degrees 10 minutes 00 seconds East, a distance of 97.00 feet, South 08 degrees 10 minutes 00 seconds East, a distance of 112.00 feet, South 29 degrees 29 minutes 00 seconds East, a distance of 190.00 feet, South 18 degrees 29 minutes 00 seconds East, a distance of 150.00 feet and South 23 degrees 22 minutes 36 seconds West, a distance of 117.19 feet to the northerly line of Manchester (variable width) Road, also being the southerly line of the City of Town & Country City Limits; Thence along said northerly line of Manchester the following courses and distances: Along a curve to the right having a radius of 2,483.00 feet with a chord bearing North 79 degrees 09 minutes 56 seconds East, 543.53 feet an arc distance of 544.62 feet; Thence South 04 degrees 33 minutes 03 seconds East, a distance of 20.00 feet; Thence along a curve to the right having a radius of 2,506.00 feet with a chord bearing South 89 degrees 02 minutes 03 seconds East, 481.83 feet an arc distance of 482.58 feet; Thence South 06 degrees 28 minutes 57 seconds West, a distance of 5.00 feet; Thence along a curve to the right having a radius of 2,759.00 feet with a chord bearing South 82 degrees 34 minutes 03 seconds East, 91.49 feet an arc distance of 91.49 feet; Thence South 81 degrees 37 minutes 03 seconds East, a distance of 329.61 feet to the easterly line of the aforementioned Mason Green Lot A - Manchester Meadows Boundary Adjustment Plat, also being the easterly line of the City of Town & Country City Limits; Thence along said easterly line the following courses and distances: North 03 degrees 52 minutes 57 seconds East, a distance of 505.06 feet, South 88 degrees 17 minutes 57 seconds East, 425.00 feet, and North 03 degrees 52 minutes 57 seconds East, a distance of 409.63 feet to the southerly line of Stonemont as recorded in Plat Book 365 Page 593, St. Louis County records also being the southerly line of the City of Town & Country City Limits; Thence along said southerly line and it's easterly prolongation, South 88 degrees 12 minutes 00 seconds East, a distance of 536.50 feet to a point in the centerline of Mason

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(variable width) Road; Thence along said centerline the following courses and distances: South 21 degrees 39 minutes 00 seconds East, a distance of 67.56 feet to the beginning of a tangent curve to the right having a radius of 24.52 feet, an arc distance of 7.08 feet to a point in the westerly prolongation of the northerly line of Lot A of Mason View Estates as recorded in Plat Book 278 page 11, St. Louis County records; Thence along said prolongation, North 88 degrees 49 minutes 45 seconds East, a distance of 35.14 feet to the easterly line of Mason Road also being the westerly line of the aforementioned Lot A of Mason View Estates; Thence along said westerly line and the southerly and easterly lines of said Lot A, the following courses and distances: South 00 degrees 37 minutes 45 seconds West, distance 213.87 feet, North 88 degrees 49 minutes 45 seconds East, a distance of 280.60 feet and North 00 degrees 37 minutes 45 seconds East, a distance of 213.87 feet to the southerly line of Amonte Subdivision Consolidation Plat, as recorded in Plat Book 361 page 175, St. Louis County records; Thence along said southerly line, North 88 degrees 49 minutes 45 seconds East, a distance of 341.92 feet to the westerly line of The Marketplace as recorded in Plat Book 269 page 1, St. Louis County records; Thence along said westerly line, North 05 degrees 38 minutes 28 seconds West, a distance of 12.02 feet to the southerly line of Laurel Lake Estates as recorded in Plat Book 186 page 28, St. Louis County records; Thence along said southerly line and its easterly prolongation, North 72 degrees 15 minutes 32 seconds East, a distance of 1,010.12 feet to the westerly line of land now or formerly of Charles and Gretchen Pullium as recorded in deed book 21926 page 1635, St. Louis County records, also being the easterly line of Barrett Station (variable width) Road; Thence along said westerly line of Pullium and the westerly line of Barrett Park as recorded in Plat Book 320 page 18, St. Louis County records, and the westerly line of land now or formerly of Union Electric Company, et al as recorded in Deed book 15562 page 1076, St. Louis County records also being the westerly line of the of the City of Des Peres City Limits, South 00 degrees 49 minutes 02 seconds West, a distance of 1,070.09 feet to a point in the northerly line of Manchester (variable width) Road also being a southwest corner of the of the City of Des Peres City Limits; Thence leaving said northerly line of Manchester Road and continuing South 19 degrees 41 minutes 16 seconds East, a distance of 191.78 feet to a point in the westerly line of Barrett Woods Corporate Center, as recorded in Plat Book 210 page 94-95, St. Louis County records also being the easterly line of Barrett Station (variable width) Road; Thence along said westerly line the following courses and distances: South 17 degrees 21 minutes 10 seconds East, a distance of 263.07 feet to the beginning of a tangent curve to the right having a radius of 3,863.72 feet an arc distance of 202.79 feet; Thence South 14 degrees 21 minutes 08 seconds East, a distance of 46.17 feet to the northerly line of Hidden Meadow Condominium Plat No. 17 as recorded in Plat Book 184 page 74-78, St. Louis County records; Thence along said northerly line, South 83 degrees 27 minutes 20 seconds West, a distance of 7.95 feet to the westerly line of said Hidden Meadows Condominium Plat No. 7 also being the easterly right-of-way line of Barrett Station (variable width) Road; Thence along said westerly line, the following courses and distances: South 05 degrees 43 minutes 21 seconds East, a distance of 48.63 feet, South 12 degrees 57 minutes 48 seconds East, a distance of 43.38 feet to the beginning of a tangent curve to the left having a radius of 283.79 feet, an arc distance of 551.55 feet to the northerly line of land now or formerly of John and Sally Loyet, as recorded in 10273 page 1303, St. Louis County records; Thence along said northerly line,

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South 64 degrees 30 minutes 14 seconds West, a distance of 9.21 feet; Thence along the westerly line of said Loyet and the westerly line of land now or formerly of Christine M. & Praveen K. Gopi, as recorded in deed book 22162 page 747, St. Louis County records along a curve to the left having a radius of 2,834.79 feet with a chord bearing South 25 degrees 01 minutes 16 seconds East, 47.00 feet an arc distance of 47.00 feet; Thence South 25 degrees 29 minutes 46 seconds East, a distance of 253.02 feet to the southerly line of said Gopi; Thence along said southerly line, North 64 degrees 30 minutes 14 seconds East, a distance of 10.03 feet to the westerly line of Hidden Meadow Condominium Plat No. 1 as recorded in Plat Book 158 page 10-12, St. Louis County records; Thence along said westerly line, South 25 degrees 29 minutes 46 seconds East, a distance of 409.41 feet to the southerly line of said Hidden Meadow Condominium Plat No. 1; Thence along said southerly line, North 68 degrees 47 minutes 21 seconds East, a distance of 10.60 feet to the westerly line of Barrett Heights Plat 1, as recorded in Plat Book 337 page 27, St. Louis County records also being the westerly line of the City of Des Peres City Limits; Thence along said westerly line, South 25 degrees 26 minutes 38 seconds East, a distance of 270.00 feet to the northerly line of Tanglewood (50'w.) Road also being a southwest corner of the City of Des Peres City Limits; Thence along said northerly line, South 68 degrees 50 minutes 53 seconds West, a distance of 21.03 feet to the westerly line of Tanglewood Trail Estates Subdivision, as recorded in Plat Book 355 page 146, St. Louis County records; Thence along said westerly line and the westerly line of 2400 Barrett Station Lot Split as recorded in Plat Book 365 page 328, and the westerly line of land now or formerly of St. Louis County, Missouri as recorded in deed book 17379 page 3472, and the westerly line of land now or formerly of William G. Brown, as recorded in deed book 7743 page 1986, and the westerly line of land now of Carl and Mary Webster, as recorded in deed book 24606 page 532, and the westerly line of land now or formerly of Victoriano c. and Linda Pineda, as recorded in deed book 10656 page 1194, and the westerly line of Norman W. Obermiller, trustee as recorded in deed book 18584 page 91, and the westerly line of land now or formerly of Orvel L. Hearing, as recorded in deed book 17530 page 4739, St. Louis County records the following courses and distances: South 25 degrees 23 minutes 23 seconds East, a distance of 418.55 feet; Thence along a curve to the left having a radius of 1,879.86 feet with a chord bearing South 29 degrees 34 minutes 00 seconds East, 162.05 feet an arc distance of 162.10 feet; Thence continuing, South 32 degrees 02 minutes 13 seconds East, a distance of 480.53 feet, South 31 degrees 24 minutes 00 seconds East, a distance of 42.80 feet and South 30 degrees 45 minutes 53 seconds East, a distance of 244.51 feet to the northerly line of Dougherty Oaks Plat 1 as recorded in Plat Book 208 page 81, St. Louis County records also being in a northerly line of the City of Des Peres City Limits; Thence along said northerly line South 59 degrees 14 minutes 07 seconds West, a distance of 5.00 feet to the westerly line of said Dougherty Oaks Plat 1 also being the westerly line of the City of Des Peres City Limits; Thence along said westerly line, South 30 degrees 45 minutes 53 seconds East, a distance of 264.93 feet to the southerly line of said Dougherty Oaks Plat 1; Thence along said southerly line, North 48 degrees 12 minutes 40 seconds East, a distance of 14.86 feet to the westerly line of Barrett Cove, as recorded in Plat Book 308 page 55, St. Louis County records; Thence along said westerly line, South 30 degrees 54 minutes 48 seconds East, a distance of 488.87 feet to the northerly line of Barrett Woods, as recorded in Plat Book 112 page 84, St. Louis County records also being

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a southwest corner of the City of Des Peres City Limits; Thence along said northerly line of Barrett Woods, South 22 degrees 56 minutes 44 seconds West, a distance of 7.51 feet to the westerly line of said Barrett Woods; Thence along said westerly line and the westerly line of Dougherty Ridge Plat 3 as recorded in Plat Book 159 page 18, St. Louis County records the following courses and distance: South 31 degrees 06 minutes 16 seconds East, a distance of 286.86 feet to the beginning of a tangent curve to the right having a radius of 989.93 feet, an arc distance of 154.44 feet; Thence continuing along said westerly line also being the westerly line of the City of Des Peres City Limits, South 23 degrees 20 minutes 07 seconds East, a distance of 49.64 feet and South 12 degrees 27 minutes 44 seconds East, a distance of 370.65 feet; Thence North 77 degrees 32 minutes 16 seconds East, a distance of 12.00 feet to the westerly line of Barrett Circle as recorded in Plat Book 352 page 546, St. Louis County records; Thence along said westerly line, South 12 degrees 27 minutes 44 seconds East, a distance of 279.98 feet to the northerly line of the aforementioned Dougherty Ridge Plat 3; Thence along said northerly line, South 77 degrees 05 minutes 48 seconds West, a distance of 12.00 feet to the westerly line of Dougherty Ridge Plat 3 and the City of Des Peres City Limits; Thence South 13 degrees 11 minutes 15 seconds East, a distance of 821.62 feet to the southerly line of said Dougherty Ridge Plat 3; Thence along said southerly line, North 61 degrees 33 minutes 57 seconds East, a distance of 10.75 feet to the westerly line of Barrett Meadows as recorded in Plat Book 317 page 7, St. Louis County records; Thence along said westerly line and the westerly line of land now or formerly of Fischer & Frichtel, Inc. as recorded in deed book 9445 page 746, St. Louis County records and the westerly line of land now or formerly of BSR Property, LLC as recorded in deed book 196637 page 1210, St. Louis County records and its southerly prolongation, South 12 degrees 51 minutes 34 seconds East, a distance of 698.03 feet; Thence leaving the westerly line of the City of Des Peres City Limits, South 68 degrees 34 minutes 03 seconds West, a distance of 107.45 feet to the beginning of a tangent curve to the left having a radius of 1,188.28 feet, an arc distance of 206.22 feet being on the southerly line of The Cotton Office and Day Care Site as recorded in Plat Book 349 page 506, St. Louis County records also being in the northerly line of Dougherty Ferry (variable width) Road; Thence continuing along said southerly line, North 31 degrees 22 minutes 33 seconds West, a distance of 5.00 feet; Thence continuing along said southerly line of The Cotton Office and Day Care Site and the southerly line of land now or formerly of St. Louis County, as recorded in deed book 7149 page 1405, and the southerly line of land now or formerly of Dougherty Estates Plat 4 Trustees, as recorded in deed book 7149 page 2089, and the southerly line of land now or formerly of Dougherty Estates Plat 1 Trustees, as recorded in deed book 7029 page 1892, and land now or formerly of Trustees of Dougherty Estates Plat 1 & 4, as recorded in deed book 12190 page 1288, St. Louis County records the following courses and distances: along a curve to the left having a radius of 1,093.28 feet with a chord bearing South 54 degrees 37 minutes 02 seconds West, 166.77 feet an arc distance of 166.90 feet; Thence continuing South 50 degrees 36 minutes 37 seconds West, 50.01 feet, South 39 degrees 23 minutes 23 seconds East, a distance of 5.00 feet and South 50 degrees 36 minutes 37 seconds West, a distance of 722.20 feet to the beginning of a curve to the left having a radius of 5,771.65 feet with a chord bearing South 50 degrees 08 minutes 03 seconds West, 95.94 feet an arc distance of 95.94 feet; Thence along a curve to the right having a radius of 5,777.65 feet with a chord bearing South 51 degrees 17 minutes

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46 seconds West, 242.31 feet an arc distance of 242.31 feet; Thence South 47 degrees 15 minutes 29 seconds West, a distance of 256.28 feet and North 87 degrees 33 minutes 37 seconds West, a distance of 145.93 feet to the northerly line of Carman (variable width) Road also being the southerly line of the aforementioned Trustees of Dougherty Estates Plat 1 & 4; Thence along said westerly line, North 45 degrees 11 minutes 52 seconds West, a distance of 332.16 feet to a point on the southerly line of Loehr Estates as recorded in Plat Book 324 page 544-545, St. Louis County records; Thence along said southerly line the following courses and distances: North 45 degrees 14 minutes 23 seconds West, a distance of 345.40 feet, South 44 degrees 45 minutes 41 seconds West, a distance of 0.51 feet and North 50 degrees 03 minutes 21 seconds West, a distance of 405.90 feet to a point in the southerly line of Dougherty Estates Plat One as recorded in Plat Book 179 page 38-40, St. Louis County records; Thence along said southerly line and the southerly line of Dougherty Estates Plat Two as recorded in Plat Book 180 page 28-29, St. Louis County records, North 50 degrees 06 minutes 40 seconds West, a distance of 464.13 and North 49 degrees 51 minutes 40 seconds West, a distance of 28.22 feet to the easterly line of Dougherty Estates 2nd Addition, as recorded in Plat Book 203 page 20-21, St. Louis County records; Thence along said easterly line, South 01 degrees 11 minutes 23 seconds West, a distance of 3.44 feet to the southerly line of said Dougherty Estates 2nd Addition also being the northerly line of Carman Road; Thence North 49 degrees 51 minutes 40 seconds West, a distance of 452.50 feet to the westerly line of said Dougherty Estates 2nd Addition; Thence along said westerly line, North 00 degrees 29 minutes 23 seconds East, a distance of 10.52 feet to the southerly line of Carman Ridge as recorded in Plat Book 348 page 127-128, St. Louis County records; Thence along said southerly line the following courses and distances: North 50 degrees 22 minutes 58 seconds West, a distance of 143.21 feet to the beginning of a tangent curve to the right having a radius of 540.00 feet, an arc distance of 62.57 feet, Thence North 43 degrees 44 minutes 40 seconds West, a distance of 125.76 feet to the beginning of a tangent curve to the left having a radius of 510.00 feet, an arc distance of 133.08 feet, Thence North 56 degrees 14 minutes 40 seconds West, a distance of 197.20 feet and North 58 degrees 04 minutes 04 seconds West, a distance of 54.48 feet to the easterly line of Ridgemont Plat 1, as recorded in Plat Book 204 page 79, St. Louis County records; Thence along said easterly line, South 52 degrees 12 minutes 28 seconds West, a distance of 6.56 feet to the southerly line of said Ridgemont Plat 1; Thence along said southerly line the following courses and distances: along a curve to the left having a radius of 850.00 feet with a chord bearing North 63 degrees 58 minutes 30 seconds West, 108.50 feet, an arc distance of 108.58 feet; Thence continuing North 68 degrees 47 minutes 34 seconds West, a distance of 109.92 feet; Thence along a curve to the left having a radius of 341.87 feet with a chord bearing North 84 degrees 39 minutes 12 seconds West, 87.99 feet an arc distance of 88.24 feet; Thence North 71 degrees 52 minutes 37 seconds West, a distance of 21.03 feet to a point in the southerly line of Carman Place, as recorded in Plat Book 340 page 79, St. Louis County records; Thence along said southerly line the following courses and distances: South 59 degrees 50 minutes 12 seconds West, a distance of 17.88 feet to the beginning of a curve to the left having a radius of 341.87 feet with a chord bearing South 67 degrees 42 minutes 30 seconds West, 169.14 feet an arc distance of 1470.91 feet; Thence South 53 degrees 23 minutes 12 seconds West, a distance of 150.00 feet to the beginning of a tangent curve to the right having a radius of 324.50 feet, an arc

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distance of 89.76 feet to a point in the southerly line of The Woods as recorded in Plat Book 286 page 41, St. Louis County records; Thence along said southerly line the following courses and distances: South 69 degrees 14 minutes 07 seconds West, a distance of 196.66 feet to the beginning of a tangent curve to the right having a radius of 551.34 feet, an arc distance of 29.97 feet; Thence continuing South 78 degrees 50 minutes 15 seconds West, a distance of 101.73 feet to the beginning of a curve to the right having a radius of 551.34 with a chord bearing North 81 degrees 37 minutes 18 seconds West, 79.08, an arc distance of 79.15 feet; Thence North 77 degrees 30 minutes 32 seconds West, a distance of 60.14 feet to the easterly line of Carman Meadows Plat 2, as recorded in Plat Book 281 page 94, St. Louis County records; Thence along said easterly line, South 00 degrees 36 minutes 23 seconds West, a distance of 6.69 feet; to the southerly line of said Carman Meadows Plat 2 also being the northerly line of Carman Road; Thence along said southerly line the following courses and distances: North 77 degrees 30 minutes 52 seconds West, a distance of 289.41 feet to the beginning of a tangent curve to the right having a radius of 386.70 feet, an arc distance of 72.36 feet; Thence continuing North 66 degrees 47 minutes 41 seconds West, a distance of 88.22 feet to the beginning of a tangent curve to the left having a radius of 1,475.92 feet, an arc distance of 148.64 feet; Thence North 74 degrees 02 minutes 13 seconds West, a distance of 104.15 feet to a point in the southerly line of Oesch Subdivision Lots 1 & 2 Boundary Adjustment Plat, as recorded in Plat Book 324 page 2, St. Louis County records; Thence along said southerly line and the southerly line of Oesch Subdivision, as recorded in Plat Book 160 page 88, and the southerly line of Carman Heights, as recorded in Plat Book 346 page 393, St. Louis County records the following courses and distances: North 74 degrees 05 minutes 50 seconds West, a distance of 131.34 feet and North 68 degrees 26 minutes 02 seconds West, a distance of 508.47 feet to the beginning of a tangent curve to the left having a radius of 610.00 feet, an arc distance of 130.95 feet; Thence North 80 degrees 44 minutes 02 seconds West, a distance of 233.12 feet to a point in the westerly line of Dietrich Road also being in the southerly line of First Evangelical Free Church as recorded in Plat Book 346 page 269, St. Louis County records; Thence along said southerly line the following courses and distances: North 84 degrees 46 minutes 44 seconds West, a distance of 831.78 feet, North 85 degrees 06 minutes 47 seconds West, a distance of 244.13 feet and North 86 degrees 33 minutes 53 seconds West, a distance of 45.55 feet to a point in the easterly line of Weidman Road; Thence South 82 degrees 39 minutes 59 seconds West, a distance of 103.45 feet to a point in the southerly line of land now or formerly of Parkway School District as recorded in deed book 6935 page 966, St. Louis County records; Thence along said southerly line North 88 degrees 47 minutes 37 seconds West, a distance of 308.68 feet and South 78 degrees 09 minutes 23 seconds West, a distance of 450.91 feet to the easterly line of land now or formerly of Mahesh S. and Cecilia Lobo Addagarla as recorded in deed book 22582 page 1678, St. Louis County records; Thence along said easterly line, South 00 degrees 10 minutes 00 seconds East, a distance of 5.11 feet to the southerly line of said Addagarla also being the northerly line of Carman (variable width) Road; Thence along said northerly line of Carman Road the following courses and distances: South 78 degrees 17 minutes 00 seconds West, a distance of 495.88 feet, South 76 degrees 39 minutes 00 seconds West, a distance of 622.80 feet, North 00 degrees 10 minutes 00 seconds West, a distance of 5.14 feet and South 76 degrees 39 minutes 00 seconds West, a distance of 436.90 feet to the westerly line of land

INTRODUCED BY ALDERMAN HUETHER

BILL NO. 22-2468

ORDINANCE NO. 22-2352

now or formerly of Douglas E. and Patricia K. Carr, Trustees, as recorded in deed book 13612 page 772, St. Louis County records; Thence along said westerly line, North 00 degrees 38 minutes 00 seconds East, a distance of 5.15 feet to the southerly line of Glyn Acres as recorded in Plat Book 119 page 62, St. Louis County records; Thence along said southerly line, South 76 degrees 39 minutes 00 seconds West, a distance of 154.75 feet to the easterly line of Glyn Cagny Road; Thence continuing South 75 degrees 45 minutes 47 seconds West, a distance of 90.19 feet to the southerly line of the aforementioned Glyn Cagny Section 1, as recorded in Plat Book 119 page 62, St. Louis County records also being the northerly line of Carman (variable width) Road; Thence along said southerly line, South 83 degrees 39 minutes 00 seconds West, a distance of 171.11 feet to the POINT OF BEGINNING and containing 1,465.9 acres, more or less.

CUNNINGHAM, VOGEL & ROST, P.C.
legal counselors to local government

PAUL V. ROST
paul@municipalfirm.com

333 S. KIRKWOOD ROAD, SUITE 300
ST. LOUIS, MISSOURI 63122
TEL: 314.446.0800
DIRECT: 314.717.1507
FAX: 314.446.0801
www.municipalfirm.com

May 17, 2022

Justin Klocke, City Administrator
City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

Re: *City of Manchester Proposal for Boundary Change*

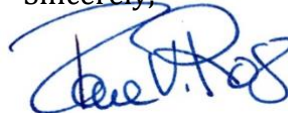
Dear Justin:

Pursuant to the St. Louis County Boundary Commission rules, I am required to render an opinion to you that all statutory requirements applicable to the City for an application for a boundary change have been satisfied. To that end, I have examined the pertinent portions of Sections 72.400-430 RSMo. As to questions of fact material to providing this letter I have assumed and relied upon, without undertaking to verify by independent investigation, the statements contained in: (i) the City of Manchester Annexation Plan of Intent (May 16, 2022); (ii) Ordinance No. 22-2352 approving the plan of intent, (iii) the City of Manchester – 2022 Plan of Intent Certifications prepared for the Boundary Commission, and (iv) other representations of Manchester officials and others furnished to me regarding the City's proposal for boundary change.

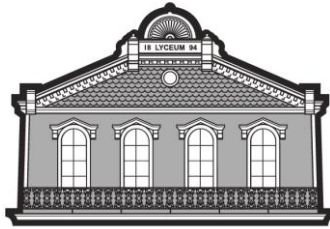
Based upon and subject to the foregoing, as of the date hereof and under existing law, I conclude that the applicable statutory requirements pertinent to the City for an application for a boundary change have been satisfied.

This letter is provided to you as of the date hereof and I assume no obligation to update, revise or supplement this letter to reflect any facts or circumstances that may hereafter come to my attention or any changes in law that may hereafter occur.

Sincerely,



Paul V. Rost



THE CITY OF
MANCHESTER
MISSOURI

May 11, 2022

St. Louis County Boundary Commission
225 S. Meramec Avenue, Suite 821T
Clayton, MO 63105

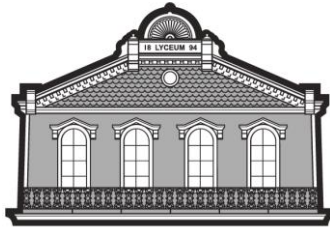
RE: City of Manchester – Fire Protection and Emergency Services

Boundary Commissioners,

In accordance with the St. Louis County Boundary Commission Rules of June 23, 2020, please accept this correspondence as the City of Manchester notice that the proposal for annexation and boundary change does not seek any change in fire protection and emergency services.

Best,

Justin Klocke
City Administrator



THE CITY OF
MANCHESTER
MISSOURI

May 11, 2022

St. Louis County Boundary Commission
225 S. Meramec Avenue, Suite 821T
Clayton, MO 63105

RE: City of Manchester – Metes and Bounds Legal Description

Boundary Commissioners,

In accordance with the St. Louis County Boundary Commission Rules of June 23, 2020, please accept this correspondence and Exhibit 1 as submittal of the metes and bounds legal description of the area covered by the 2022 Plan of Intent and boundary proposal.

Best,

Justin Klocke
City Administrator

Exhibit 1

LEGAL BOUNDARY DESCRIPTION

2022 Proposed Annexation and Boundary Change

BEGINNING at the intersection of the northerly line of Carman (variable width) Road with the westerly line of Glyn Cagny Section 1 as recorded in Plat Book 119 page 62, St. Louis County records also being the existing easterly line of the City of Manchester City Limits; Thence along said westerly line, along a curve to the right having a radius of 700.00 feet, with a chord bearing North 06 degrees 26 minutes 14 seconds West, 410.97 feet, an arc distance of 417.11 feet; Thence North 10 degrees 38 minutes 00 seconds East, a distance of 82.14 feet to the southerly line of Lot 5 of the aforementioned Glyn Cagny Section 1; Thence along said southerly line, South 89 degrees 22 minutes 00 seconds East, a distance of 206.17 feet to the easterly line of said Lot 5 also being the westerly line of the City of Manchester City Limits; Thence along said easterly line and the easterly line of Lynwood Addition as recorded in Plat Book 261 page 15, and the easterly line of Enchanted Forest as recorded in Plat Book 113 page 32-33, and the easterly line of Villa Pines as recorded in Plat Book 356 page 250, and the easterly line of West Chester Tennis Club Subdivision as recorded in Plat Book 248 page 49, St. Louis County records, North 00 degrees 39 minutes 34 seconds East, a distance of 2,695.32 feet; Thence continuing along said easterly line of West Chester Tennis Club Subdivision and the easterly line of Kelly-Covert Office Park, as recorded in Plat Book 291 page 9, and the easterly line of land now or formerly of Martin A. and Mollie Pokres, Trustees, as recorded in deed book 10763 page 754, crossing Manchester (variable width) Road and continuing along the easterly line of land now or formerly of Olive Street Road LLC as recorded in deed book 17103 page 4386 being the easterly line of a (20'w.) Roadway recorded in Plat Book 19 Page 25, St. Louis County records, and the easterly line of Saxony Estates Plat One, as recorded in Plat Book 116 page 51, and the easterly line of Saxony Estates Plat Three as recorded in Plat Book 116 page 53, and the easterly line of Saxony Estates Plat Two, as recorded in Plat Book 116 page 52, and the easterly line of Pierremont Subdivision Plat No. 2, as recorded in Plat Book 100 page 92-93, and the easterly line of Pierremont Subdivision Plat No. 4, as recorded in Plat Book 113 page 79, St. Louis County records, North 01 degrees 30 minutes 35 seconds West, a distance of 5,772.44 feet to the southerly line of Woodstone Plat Three, as recorded in Plat Book 192 page 16, St. Louis County records; Thence along said southerly line, South 89 degrees 00 minutes 17 seconds East, a distance of 495.00 feet to the westerly line of Weatherstone Plat One, as recorded in Plat Book 207 page 89, St. Louis County records; Thence along said westerly line, South 01 degrees 30 minutes 47 seconds East, a distance of 879.95 feet to the southerly line of said Weatherstone Plat One; Thence along said southerly line and the southerly line of land now or formerly of Islamic Center of Greater St. Louis as recorded in deed book 8291 page 2151, St. Louis County records and it's easterly prolongation, the following courses and distances: South 88 degrees 54 minutes 57 seconds East, a distance of 669.15 feet to the beginning of a curve to the right having a radius of 130.00 feet, with a chord bearing North 79 degrees 46 minutes 30 seconds East, 50.99 feet an arc distance of 51.32 feet; Thence South 88 degrees 54 minutes 57 seconds East, a distance of 711.88 feet to the westerly line of Thomas Mason Place, as

recorded in Plat Book 277 page 12, St. Louis County records; Thence along said westerly line and the northerly and easterly lines of said Thomas Mason Place, the following courses and distances: North 16 degrees 56 minutes 12 seconds West, a distance of 219.76 feet, North 68 degrees 34 minutes 00 seconds East, a distance of 462.82 feet, and South 15 degrees 50 minutes 00 seconds East, a distance of 726.01 feet to the southerly line of land now or formerly of St. Louis County, Missouri (Queeny Park) as recorded in deed book 6447 page 956, St. Louis County records; Thence along said southerly line, North 68 degrees 34 minutes 00 seconds East, a distance of 680.25 feet to the westerly line of Mason Green Lot A – Manchester Meadows Boundary Adjustment Plat, as recorded in Plat Book 346 page 563, St. Louis County records also being the westerly line of the City of Town & Country City Limits; Thence along said westerly line, the following courses and distances: South 27 degrees 55 minutes 00 seconds East, a distance of 200.03 feet, South 00 degrees 13 minutes 00 seconds West, a distance of 194.90 feet, South 86 degrees 40 minutes 00 seconds East, a distance of 98.00 feet, South 23 degrees 45 minutes 00 seconds West, a distance of 96.00 feet, South 19 degrees 34 minutes 00 seconds East, a distance of 148.83 feet, South 02 degrees 25 minutes 00 seconds West, a distance of 172.00 feet, South 20 degrees 50 minutes 00 seconds East, a distance of 320.00 feet, South 57 degrees 19 minutes 00 seconds West, a distance of 88.37 feet, South 41 degrees 28 minutes 00 seconds East, a distance of 72.00 feet, South 03 degrees 10 minutes 00 seconds West, a distance of 152.00 feet, South 11 degrees 40 minutes 00 seconds East, a distance of 177.00 feet, South 78 degrees 08 minutes 00 seconds East, a distance of 43.00 feet, South 23 degrees 10 minutes 00 seconds East, a distance of 97.00 feet, South 08 degrees 10 minutes 00 seconds East, a distance of 112.00 feet, South 29 degrees 29 minutes 00 seconds East, a distance of 190.00 feet, South 18 degrees 29 minutes 00 seconds East, a distance of 150.00 feet and South 23 degrees 22 minutes 36 seconds West, a distance of 117.19 feet to the northerly line of Manchester (variable width) Road, also being the southerly line of the City of Town & Country City Limits; Thence along said northerly line of Manchester the following courses and distances: Along a curve to the right having a radius of 2,483.00 feet with a chord bearing North 79 degrees 09 minutes 56 seconds East, 543.53 feet an arc distance of 544.62 feet; Thence South 04 degrees 33 minutes 03 seconds East, a distance of 20.00 feet; Thence along a curve to the right having a radius of 2,506.00 feet with a chord bearing South 89 degrees 02 minutes 03 seconds East, 481.83 feet an arc distance of 482.58 feet; Thence South 06 degrees 28 minutes 57 seconds West, a distance of 5.00 feet; Thence along a curve to the right having a radius of 2,759.00 feet with a chord bearing South 82 degrees 34 minutes 03 seconds East, 91.49 feet an arc distance of 91.49 feet; Thence South 81 degrees 37 minutes 03 seconds East, a distance of 329.61 feet to the easterly line of the aforementioned Mason Green Lot A – Manchester Meadows Boundary Adjustment Plat, also being the easterly line of the City of Town & Country City Limits; Thence along said easterly line the following courses and distances: North 03 degrees 52 minutes 57 seconds East, a distance of 505.06 feet, South 88 degrees 17 minutes 57 seconds East, 425.00 feet, and North 03 degrees 52 minutes 57 seconds East, a distance of 409.63 feet to the southerly line of Stonemont as recorded in Plat Book 365 Page 593, St. Louis County records also being the southerly line of the City of Town & Country City Limits; Thence along said southerly line and it's easterly prolongation, South 88 degrees 12 minutes 00 seconds East, a distance of 536.50 feet to a point in the centerline of Mason

(variable width) Road; Thence along said centerline the following courses and distances: South 21 degrees 39 minutes 00 seconds East, a distance of 67.56 feet to the beginning of a tangent curve to the right having a radius of 24.52 feet, an arc distance of 7.08 feet to a point in the westerly prolongation of the northerly line of Lot A of Mason View Estates as recorded in Plat Book 278 page 11, St. Louis County records; Thence along said prolongation, North 88 degrees 49 minutes 45 seconds East, a distance of 35.14 feet to the easterly line of Mason Road also being the westerly line of the aforementioned Lot A of Mason View Estates; Thence along said westerly line and the southerly and easterly lines of said Lot A, the following courses and distances: South 00 degrees 37 minutes 45 seconds West, distance 213.87 feet, North 88 degrees 49 minutes 45 seconds East, a distance of 280.60 feet and North 00 degrees 37 minutes 45 seconds East, a distance of 213.87 feet to the southerly line of Amonte Subdivision Consolidation Plat, as recorded in Plat Book 361 page 175, St. Louis County records; Thence along said southerly line, North 88 degrees 49 minutes 45 seconds East, a distance of 341.92 feet to the westerly line of The Marketplace as recorded in Plat Book 269 page 1, St. Louis County records; Thence along said westerly line, North 05 degrees 38 minutes 28 seconds West, a distance of 12.02 feet to the southerly line of Laurel Lake Estates as recorded in Plat Book 186 page 28, St. Louis County records; Thence along said southerly line and its easterly prolongation, North 72 degrees 15 minutes 32 seconds East, a distance of 1,010.12 feet to the westerly line of land now or formerly of Charles and Gretchen Pullium as recorded in deed book 21926 page 1635, St. Louis County records, also being the easterly line of Barrett Station (variable width) Road; Thence along said westerly line of Pullium and the westerly line of Barrett Park as recorded in Plat Book 320 page 18, St. Louis County records, and the westerly line of land now or formerly of Union Electric Company, et al as recorded in Deed book 15562 page 1076, St. Louis County records also being the westerly line of the of the City of Des Peres City Limits, South 00 degrees 49 minutes 02 seconds West, a distance of 1,070.09 feet to a point in the northerly line of Manchester (variable width) Road also being a southwest corner of the of the City of Des Peres City Limits; Thence leaving said northerly line of Manchester Road and continuing South 19 degrees 41 minutes 16 seconds East, a distance of 191.78 feet to a point in the westerly line of Barrett Woods Corporate Center, as recorded in Plat Book 210 page 94-95, St. Louis County records also being the easterly line of Barrett Station (variable width) Road; Thence along said westerly line the following courses and distances: South 17 degrees 21 minutes 10 seconds East, a distance of 263.07 feet to the beginning of a tangent curve to the right having a radius of 3,863.72 feet an arc distance of 202.79 feet; Thence South 14 degrees 21 minutes 08 seconds East, a distance of 46.17 feet to the northerly line of Hidden Meadow Condominium Plat No. 17 as recorded in Plat Book 184 page 74-78, St. Louis County records; Thence along said northerly line, South 83 degrees 27 minutes 20 seconds West, a distance of 7.95 feet to the westerly line of said Hidden Meadows Condominium Plat No. 7 also being the easterly right-of-way line of Barrett Station (variable width) Road; Thence along said westerly line, the following courses and distances: South 05 degrees 43 minutes 21 seconds East, a distance of 48.63 feet, South 12 degrees 57 minutes 48 seconds East, a distance of 43.38 feet to the beginning of a tangent curve to the left having a radius of 283.79 feet, an arc distance of 551.55 feet to the northerly line of land now or formerly of John and Sally Loyet, as recorded in 10273 page 1303, St. Louis County records; Thence along said northerly line,

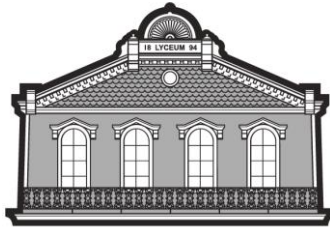
South 64 degrees 30 minutes 14 seconds West, a distance of 9.21 feet; Thence along the westerly line of said Loyet and the westerly line of land now or formerly of Christine M. & Praveen K. Gopi, as recorded in deed book 22162 page 747, St. Louis County records along a curve to the left having a radius of 2,834.79 feet with a chord bearing South 25 degrees 01 minutes 16 seconds East, 47.00 feet an arc distance of 47.00 feet; Thence South 25 degrees 29 minutes 46 seconds East, a distance of 253.02 feet to the southerly line of said Gopi; Thence along said southerly line, North 64 degrees 30 minutes 14 seconds East, a distance of 10.03 feet to the westerly line of Hidden Meadow Condominium Plat No. 1 as recorded in Plat Book 158 page 10-12, St. Louis County records; Thence along said westerly line, South 25 degrees 29 minutes 46 seconds East, a distance of 409.41 feet to the southerly line of said Hidden Meadow Condominium Plat No. 1; Thence along said southerly line, North 68 degrees 47 minutes 21 seconds East, a distance of 10.60 feet to the westerly line of Barrett Heights Plat 1, as recorded in Plat Book 337 page 27, St. Louis County records also being the westerly line of the City of Des Peres City Limits; Thence along said westerly line, South 25 degrees 26 minutes 38 seconds East, a distance of 270.00 feet to the northerly line of Tanglewood (50'w.) Road also being a southwest corner of the City of Des Peres City Limits; Thence along said northerly line, South 68 degrees 50 minutes 53 seconds West, a distance of 21.03 feet to the westerly line of Tanglewood Trail Estates Subdivision, as recorded in Plat Book 355 page 146, St. Louis County records; Thence along said westerly line and the westerly line of 2400 Barrett Station Lot Split as recorded in Plat Book 365 page 328, and the westerly line of land now or formerly of St. Louis County, Missouri as recorded in deed book 17379 page 3472, and the westerly line of land now or formerly of William G. Brown, as recorded in deed book 7743 page 1986, and the westerly line of land now of Carl and Mary Webster, as recorded in deed book 24606 page 532, and the westerly line of land now or formerly of Victoriano c. and Linda Pineda, as recorded in deed book 10656 page 1194, and the westerly line of Norman W. Obermiller, trustee as recorded in deed book 18584 page 91, and the westerly line of land now or formerly of Orvel L. Hearing, as recorded in deed book 17530 page 4739, St. Louis County records the following courses and distances: South 25 degrees 23 minutes 23 seconds East, a distance of 418.55 feet; Thence along a curve to the left having a radius of 1,879.86 feet with a chord bearing South 29 degrees 34 minutes 00 seconds East, 162.05 feet an arc distance of 162.10 feet; Thence continuing, South 32 degrees 02 minutes 13 seconds East, a distance of 480.53 feet, South 31 degrees 24 minutes 00 seconds East, a distance of 42.80 feet and South 30 degrees 45 minutes 53 seconds East, a distance of 244.51 feet to the northerly line of Dougherty Oaks Plat 1 as recorded in Plat Book 208 page 81, St. Louis County records also being in a northerly line of the City of Des Peres City Limits; Thence along said northerly line South 59 degrees 14 minutes 07 seconds West, a distance of 5.00 feet to the westerly line of said Dougherty Oaks Plat 1 also being the westerly line of the City of Des Peres City Limits; Thence along said westerly line, South 30 degrees 45 minutes 53 seconds East, a distance of 264.93 feet to the southerly line of said Dougherty Oaks Plat 1; Thence along said southerly line, North 48 degrees 12 minutes 40 seconds East, a distance of 14.86 feet to the westerly line of Barrett Cove, as recorded in Plat Book 308 page 55, St. Louis County records; Thence along said westerly line, South 30 degrees 54 minutes 48 seconds East, a distance of 488.87 feet to the northerly line of Barrett Woods, as recorded in Plat Book 112 page 84, St. Louis County records also being

a southwest corner of the City of Des Peres City Limits; Thence along said northerly line of Barrett Woods, South 22 degrees 56 minutes 44 seconds West, a distance of 7.51 feet to the westerly line of said Barrett Woods; Thence along said westerly line and the westerly line of Dougherty Ridge Plat 3 as recorded in Plat Book 159 page 18, St. Louis County records the following courses and distance: South 31 degrees 06 minutes 16 seconds East, a distance of 286.86 feet to the beginning of a tangent curve to the right having a radius of 989.93 feet, an arc distance of 154.44 feet; Thence continuing along said westerly line also being the westerly line of the City of Des Peres City Limits, South 23 degrees 20 minutes 07 seconds East, a distance of 49.64 feet and South 12 degrees 27 minutes 44 seconds East, a distance of 370.65 feet; Thence North 77 degrees 32 minutes 16 seconds East, a distance of 12.00 feet to the westerly line of Barrett Circle as recorded in Plat Book 352 page 546, St. Louis County records; Thence along said westerly line, South 12 degrees 27 minutes 44 seconds East, a distance of 279.98 feet to the northerly line of the aforementioned Dougherty Ridge Plat 3; Thence along said northerly line, South 77 degrees 05 minutes 48 seconds West, a distance of 12.00 feet to the westerly line of Dougherty Ridge Plat 3 and the City of Des Peres City Limits; Thence South 13 degrees 11 minutes 15 seconds East, a distance of 821.62 feet to the southerly line of said Dougherty Ridge Plat 3; Thence along said southerly line, North 61 degrees 33 minutes 57 seconds East, a distance of 10.75 feet to the westerly line of Barrett Meadows as recorded in Plat Book 317 page 7, St. Louis County records; Thence along said westerly line and the westerly line of land now or formerly of Fischer & Frichtel, Inc. as recorded in deed book 9445 page 746, St. Louis County records and the westerly line of land now or formerly of BSR Property, LLC as recorded in deed book 196637 page 1210, St. Louis County records and its southerly prolongation, South 12 degrees 51 minutes 34 seconds East, a distance of 698.03 feet; Thence leaving the westerly line of the City of Des Peres City Limits, South 68 degrees 34 minutes 03 seconds West, a distance of 107.45 feet to the beginning of a tangent curve to the left having a radius of 1,188.28 feet, an arc distance of 206.22 feet being on the southerly line of The Cotton Office and Day Care Site as recorded in Plat Book 349 page 506, St. Louis County records also being in the northerly line of Dougherty Ferry (variable width) Road; Thence continuing along said southerly line, North 31 degrees 22 minutes 33 seconds West, a distance of 5.00 feet; Thence continuing along said southerly line of The Cotton Office and Day Care Site and the southerly line of land now or formerly of St. Louis County, as recorded in deed book 7149 page 1405, and the southerly line of land now or formerly of Dougherty Estates Plat 4 Trustees, as recorded in deed book 7149 page 2089, and the southerly line of land now or formerly of Dougherty Estates Plat 1 Trustees, as recorded in deed book 7029 page 1892, and land now or formerly of Trustees of Dougherty Estates Plat 1 & 4, as recorded in deed book 12190 page 1288, St. Louis County records the following courses and distances: along a curve to the left having a radius of 1,093.28 feet with a chord bearing South 54 degrees 37 minutes 02 seconds West, 166.77 feet an arc distance of 166.90 feet; Thence continuing South 50 degrees 36 minutes 37 seconds West, 50.01 feet, South 39 degrees 23 minutes 23 seconds East, a distance of 5.00 feet and South 50 degrees 36 minutes 37 seconds West, a distance of 722.20 feet to the beginning of a curve to the left having a radius of 5,771.65 feet with a chord bearing South 50 degrees 08 minutes 03 seconds West, 95.94 feet an arc distance of 95.94 feet; Thence along a curve to the right having a radius of 5,777.65 feet with a chord bearing South 51 degrees 17 minutes

46 seconds West, 242.31 feet an arc distance of 242.31 feet; Thence South 47 degrees 15 minutes 29 seconds West, a distance of 256.28 feet and North 87 degrees 33 minutes 37 seconds West, a distance of 145.93 feet to the northerly line of Carman (variable width) Road also being the southerly line of the aforementioned Trustees of Dougherty Estates Plat 1 & 4; Thence along said westerly line, North 45 degrees 11 minutes 52 seconds West, a distance of 332.16 feet to a point on the southerly line of Loehr Estates as recorded in Plat Book 324 page 544-545, St. Louis County records; Thence along said southerly line the following courses and distances: North 45 degrees 14 minutes 23 seconds West, a distance of 345.40 feet, South 44 degrees 45 minutes 41 seconds West, a distance of 0.51 feet and North 50 degrees 03 minutes 21 seconds West, a distance of 405.90 feet to a point in the southerly line of Dougherty Estates Plat One as recorded in Plat Book 179 page 38-40, St. Louis County records; Thence along said southerly line and the southerly line of Dougherty Estates Plat Two as recorded in Plat Book 180 page 28-29, St. Louis County records, North 50 degrees 06 minutes 40 seconds West, a distance of 464.13 and North 49 degrees 51 minutes 40 seconds West, a distance of 28.22 feet to the easterly line of Dougherty Estates 2nd Addition, as recorded in Plat Book 203 page 20-21, St. Louis County records; Thence along said easterly line, South 01 degrees 11 minutes 23 seconds West, a distance of 3.44 feet to the southerly line of said Dougherty Estates 2nd Addition also being the northerly line of Carman Road; Thence North 49 degrees 51 minutes 40 seconds West, a distance of 452.50 feet to the westerly line of said Dougherty Estates 2nd Addition; Thence along said westerly line, North 00 degrees 29 minutes 23 seconds East, a distance of 10.52 feet to the southerly line of Carman Ridge as recorded in Plat Book 348 page 127-128, St. Louis County records; Thence along said southerly line the following courses and distances: North 50 degrees 22 minutes 58 seconds West, a distance of 143.21 feet to the beginning of a tangent curve to the right having a radius of 540.00 feet, an arc distance of 62.57 feet, Thence North 43 degrees 44 minutes 40 seconds West, a distance of 125.76 feet to the beginning of a tangent curve to the left having a radius of 510.00 feet, an arc distance of 133.08 feet, Thence North 56 degrees 14 minutes 40 seconds West, a distance of 197.20 feet and North 58 degrees 04 minutes 04 seconds West, a distance of 54.48 feet to the easterly line of Ridgemont Plat 1, as recorded in Plat Book 204 page 79, St. Louis County records; Thence along said easterly line, South 52 degrees 12 minutes 28 seconds West, a distance of 6.56 feet to the southerly line of said Ridgemont Plat 1; Thence along said southerly line the following courses and distances: along a curve to the left having a radius of 850.00 feet with a chord bearing North 63 degrees 58 minutes 30 seconds West, 108.50 feet, an arc distance of 108.58 feet; Thence continuing North 68 degrees 47 minutes 34 seconds West, a distance of 109.92 feet; Thence along a curve to the left having a radius of 341.87 feet with a chord bearing North 84 degrees 39 minutes 12 seconds West, 87.99 feet an arc distance of 88.24 feet; Thence North 71 degrees 52 minutes 37 seconds West, a distance of 21.03 feet to a point in the southerly line of Carman Place, as recorded in Plat Book 340 page 79, St. Louis County records; Thence along said southerly line the following courses and distances: South 59 degrees 50 minutes 12 seconds West, a distance of 17.88 feet to the beginning of a curve to the left having a radius of 341.87 feet with a chord bearing South 67 degrees 42 minutes 30 seconds West, 169.14 feet an arc distance of 1470.91 feet; Thence South 53 degrees 23 minutes 12 seconds West, a distance of 150.00 feet to the beginning of a tangent curve to the right having a radius of 324.50 feet, an arc

distance of 89.76 feet to a point in the southerly line of The Woods as recorded in Plat Book 286 page 41, St. Louis County records; Thence along said southerly line the following courses and distances: South 69 degrees 14 minutes 07 seconds West, a distance of 196.66 feet to the beginning of a tangent curve to the right having a radius of 551.34 feet, an arc distance of 29.97 feet; Thence continuing South 78 degrees 50 minutes 15 seconds West, a distance of 101.73 feet to the beginning of a curve to the right having a radius of 551.34 with a chord bearing North 81 degrees 37 minutes 18 seconds West, 79.08, an arc distance of 79.15 feet; Thence North 77 degrees 30 minutes 32 seconds West, a distance of 60.14 feet to the easterly line of Carman Meadows Plat 2, as recorded in Plat Book 281 page 94, St. Louis County records; Thence along said easterly line, South 00 degrees 36 minutes 23 seconds West, a distance of 6.69 feet; to the southerly line of said Carman Meadows Plat 2 also being the northerly line of Carman Road; Thence along said southerly line the following courses and distances: North 77 degrees 30 minutes 52 seconds West, a distance of 289.41 feet to the beginning of a tangent curve to the right having a radius of 386.70 feet, an arc distance of 72.36 feet; Thence continuing North 66 degrees 47 minutes 41 seconds West, a distance of 88.22 feet to the beginning of a tangent curve to the left having a radius of 1,475.92 feet, an arc distance of 148.64 feet; Thence North 74 degrees 02 minutes 13 seconds West, a distance of 104.15 feet to a point in the southerly line of Oesch Subdivision Lots 1 & 2 Boundary Adjustment Plat, as recorded in Plat Book 324 page 2, St. Louis County records; Thence along said southerly line and the southerly line of Oesch Subdivision, as recorded in Plat Book 160 page 88, and the southerly line of Carman Heights, as recorded in Plat Book 346 page 393, St. Louis County records the following courses and distances: North 74 degrees 05 minutes 50 seconds West, a distance of 131.34 feet and North 68 degrees 26 minutes 02 seconds West, a distance of 508.47 feet to the beginning of a tangent curve to the left having a radius of 610.00 feet, an arc distance of 130.95 feet; Thence North 80 degrees 44 minutes 02 seconds West, a distance of 233.12 feet to a point in the westerly line of Dietrich Road also being in the southerly line of First Evangelical Free Church as recorded in Plat Book 346 page 269, St. Louis County records; Thence along said southerly line the following courses and distances: North 84 degrees 46 minutes 44 seconds West, a distance of 831.78 feet, North 85 degrees 06 minutes 47 seconds West, a distance of 244.13 feet and North 86 degrees 33 minutes 53 seconds West, a distance of 45.55 feet to a point in the easterly line of Weidman Road; Thence South 82 degrees 39 minutes 59 seconds West, a distance of 103.45 feet to a point in the southerly line of land now or formerly of Parkway School District as recorded in deed book 6935 page 966, St. Louis County records; Thence along said southerly line North 88 degrees 47 minutes 37 seconds West, a distance of 308.68 feet and South 78 degrees 09 minutes 23 seconds West, a distance of 450.91 feet to the easterly line of land now or formerly of Mahesh S. and Cecilia Lobo Addagarla as recorded in deed book 22582 page 1678, St. Louis County records; Thence along said easterly line, South 00 degrees 10 minutes 00 seconds East, a distance of 5.11 feet to the southerly line of said Addagarla also being the northerly line of Carman (variable width) Road; Thence along said northerly line of Carman Road the following courses and distances: South 78 degrees 17 minutes 00 seconds West, a distance of 495.88 feet, South 76 degrees 39 minutes 00 seconds West, a distance of 622.80 feet, North 00 degrees 10 minutes 00 seconds West, a distance of 5.14 feet and South 76 degrees 39 minutes 00 seconds West, a distance of 436.90 feet to the westerly line of land

now or formerly of Douglas E. and Patricia K. Carr, Trustees, as recorded in deed book 13612 page 772, St. Louis County records; Thence along said westerly line, North 00 degrees 38 minutes 00 seconds East, a distance of 5.15 feet to the southerly line of Glyn Acres as recorded in Plat Book 119 page 62, St. Louis County records; Thence along said southerly line, South 76 degrees 39 minutes 00 seconds West, a distance of 154.75 feet to the easterly line of Glyn Cagny Road; Thence continuing South 75 degrees 45 minutes 47 seconds West, a distance of 90.19 feet to the southerly line of the aforementioned Glyn Cagny Section 1, as recorded in Plat Book 119 page 62, St. Louis County records also being the northerly line of Carman (variable width) Road; Thence along said southerly line, South 83 degrees 39 minutes 00 seconds West, a distance of 171.11 feet to the POINT OF BEGINNING and containing 1,465.9 acres, more or less.



THE CITY OF
MANCHESTER
MISSOURI

May 11, 2022

St. Louis County Boundary Commission
225 S. Meramec Avenue, Suite 821T
Clayton, MO 63105

RE: City of Manchester – Proposed Effective Date

Boundary Commissioners,

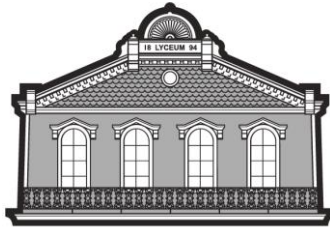
An annexation of this size and scope requires careful planning for beginning services. Hiring new staff, procurement of equipment, and planning for capital projects take time. The City of Manchester is committed to beginning services as quickly as possible after annexation and has spent extensive time planning for beginning services for the new residents.

The City has successfully annexed property from unincorporated St. Louis County on at least four different occasions. It is estimated that over 2/3rds of the City has been annexed from St. Louis County. The City has a successful history of providing services for new residents.

Most of the delivery of services by the City of Manchester will begin almost immediately once annexation takes effect (anticipated to occur in the fourth quarter of 2023). New police patrols will begin within eight to ten months from the certification of the election. The City will expect the St. Louis County Police to continue service for the short interim period after annexation. See table on page 55 of the Plan of Intent for a detailed breakdown on date for delivery of services.

Best,

Justin Klocke
City Administrator



THE CITY OF
MANCHESTER
MISSOURI

May 11, 2022

St. Louis County Boundary Commission
225 S. Meramec Avenue, Suite 821T
Clayton, MO 63105

RE: City of Manchester – Proposed Public Hearing Language

Boundary Commissioners,

In accordance with the St. Louis County Boundary Commission Rules of June 23, 2020, please accept this correspondence and Exhibit 1 as the City of Manchester's proposed language for the public notice of a public hearing for the City of Manchester's 2022 Plan of Intent and boundary proposal.

Best,

Justin Klocke
City Administrator

Exhibit 1

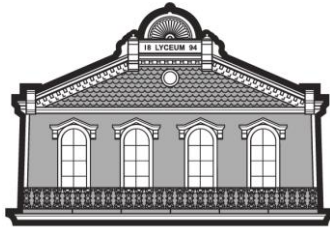
ST. LOUIS COUNTY BOUNDARY COMMISSION
NOTICE OF RECEIPT OF ANNEXATION PROPOSAL
AND PUBLIC HEARING

Notice is hereby given that the St. Louis County Boundary Commission received a proposal for boundary change from the Mayor and Board of Aldermen of the City of Manchester, Missouri, on _____. The following legal description has been submitted by the Mayor and Board of Aldermen of the City of Manchester, Missouri for the area to be annexed. The Commission will consider the proposed boundary change by the City of Manchester. A legal description of the area to be included in the corporate limits of the City of Manchester 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 _____ on _____, 2022 at _____.

The St. Louis County Boundary Commission invites public comments on the proposal submitted. Written and oral comments may be presented to 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 Manchester City Hall, 14318 Manchester Road, Manchester, MO 63011 and online at www.manchestermo.gov/mapplan.



THE CITY OF
MANCHESTER
MISSOURI

May 11, 2022

St. Louis County Boundary Commission
225 S. Meramec Avenue, Suite 821T
Clayton, MO 63105

RE: City of Manchester – St. Louis County Boundary Commission Public Hearing Sites

Boundary Commissioners,

In accordance with the St. Louis County Boundary Commission Rules of June 23, 2020, the City of Manchester has selected three sites that satisfy the criteria to conduct a public hearing regarding the proposed annexation. The sites are listed below.

1. First Free Church
1375 Carman Rd
Ballwin, MO 63021
Contact: Heather Wright
Phone: 636-779-2120
2. Manchester Parks Building 359
Old Meramec Station Road
Manchester, MO 63021
Contact: Justin Klocke
Phone: 636-227-1385 x106
3. Manchester Justice Center 200
Highlands Boulevard Drive
Manchester, MO 63011
Contact: Justin Klocke
Phone: 636-227-1385 x106

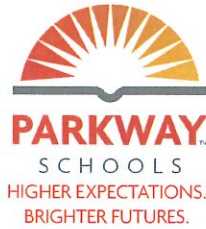
Should the Boundary Commission need additional options for the Public Hearing or need additional accommodation, please reach out.

Best,

A handwritten signature in blue ink, appearing to read 'JK', with a long horizontal stroke extending to the right.

Justin Klocke
City Administrator

Section 5 - Addendum



KEITH A. MARTY, Ed.D., Superintendent

To: Whom it may concern

Re: Manchester Annexation Proposal

The Parkway School District has a close and productive relationship with the City of Manchester. The annexation plan Manchester is proposing would allow two schools, Carman Trails and Pierremont elementary schools, to become part of Manchester and thus expand our partnership, which includes a police presence at our schools, regular use of school facilities by Manchester residents, and partnerships around cultural nights, character education programs, and more.

We welcome the annexation as a means to improve and grow our relationship with the larger community, parents and businesses.

Sincerely,

A handwritten signature in blue ink, appearing to read "K. Marty", is written over the word "Sincerely,".

Keith A. Marty, Ed.D.

Veterans



Memorial Day Ceremony



Pinning Ceremony for Sgt. Westley Moore



POW-MIA Remembrance Day



Veterans Day with featuring Hometown Hero Banners



Flags of Valor



Pairing of dog tags & photos for 7200+ Flags of Valor

Community Belonging



Gathering to honor Robert Chestnut, Republic Services Trash Truck Driver



Scouts at Board of Aldermen meeting



Senior Holiday Luncheon



Carman Meadows Subdivision Meeting



Community Band Concert in Schroeder Park



Manchester Community Band, a partnership with the Parkway School District

Community Policing



Country Lane Woods II
Neighborhood Party



Seven Oaks Subdivision
Holiday Parade



Cookies with a Cop



"Manny" the Mascot
on his School Tour



4th of July Neighborhood
Bike Parade



Chief & Mrs. Scott Will



Manny with Scouts



National Night Out:
Carman Meadows Subdivision



"Lock it or Lose it"
Neighborhood Meeting

Public Works



2019 MML
Citizen's Choice
Award Favorite
Public Works
Department



Comparison of Snow Removal on 2/4/22 on Dougherty Ferry (St. Louis County) and Kinsale Drive (City of Manchester.)



Tree City USA
2022 Growth Award



Neighborhood
Emerald Ash Borer Meeting



Composting Education Event



Sewer Lateral Repair: City of Manchester allows for settling after the repair, making a second visit to regrade. This avoids unwanted sunken areas in the yard.



Electronics
Recycling Events
held in Schroeder Park
six times/year



Parks, Recreation, & Arts



Homecoming



Road Race



Pool parties and Swim Lessons
at the Aquatic Center



Art Classes and Camps



Beer Fest

ManchesterCares



Food Drives



Recognizing WW2 Veteran Bill Dees



50 year Resident Lunch



Feed My People Team



Blood Drives

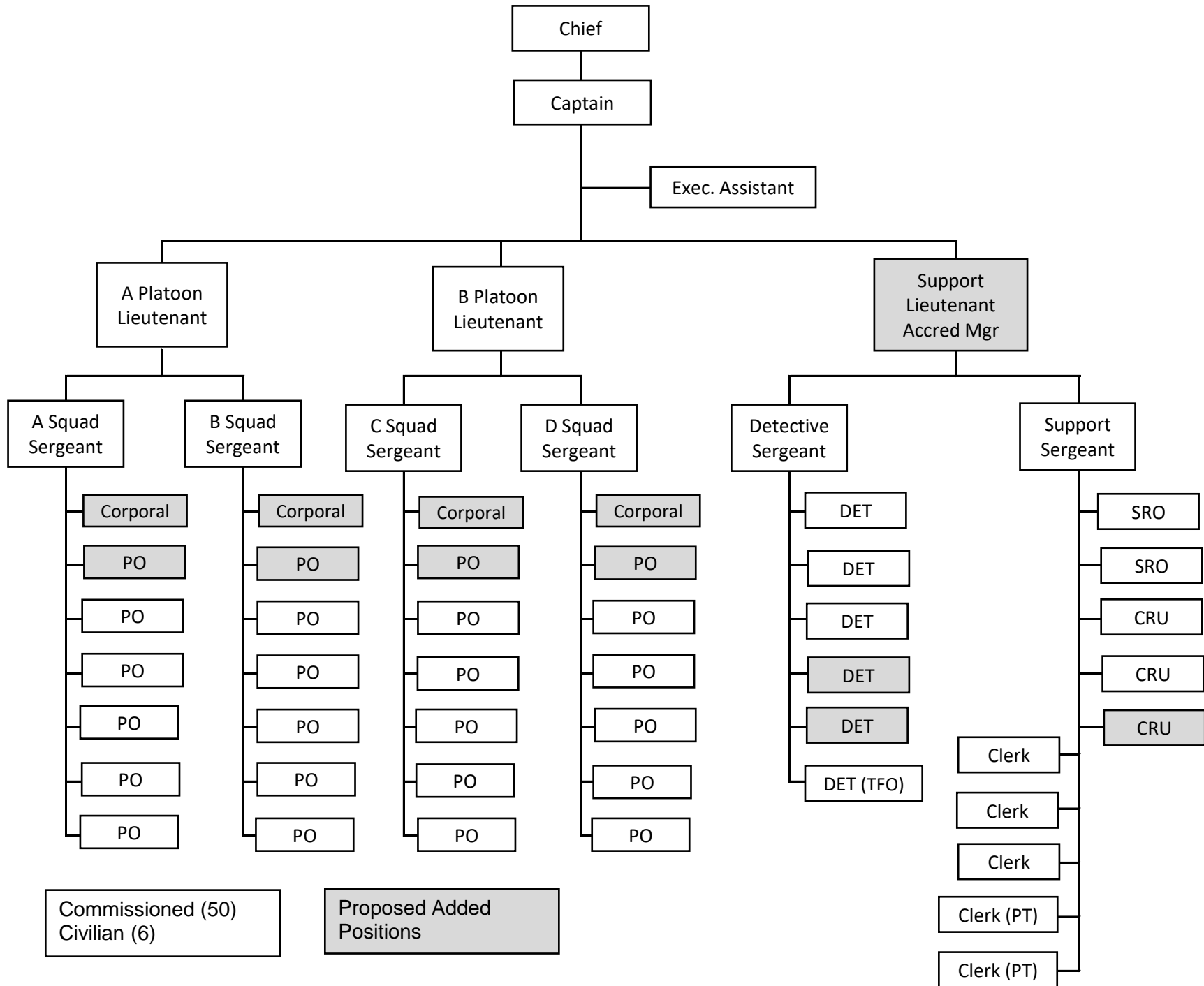


School Supply Drive

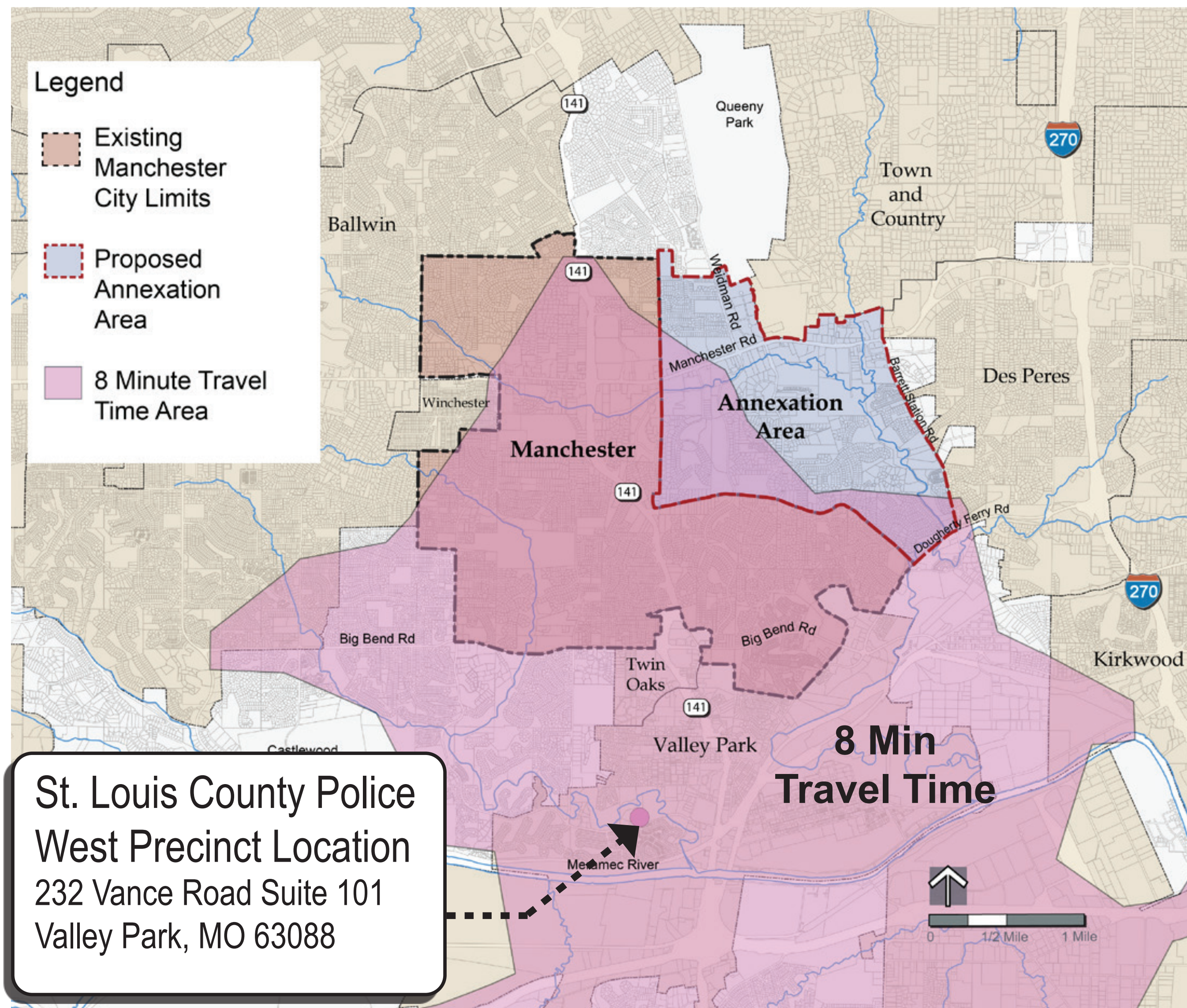


Celebrating milestone 100th birthday

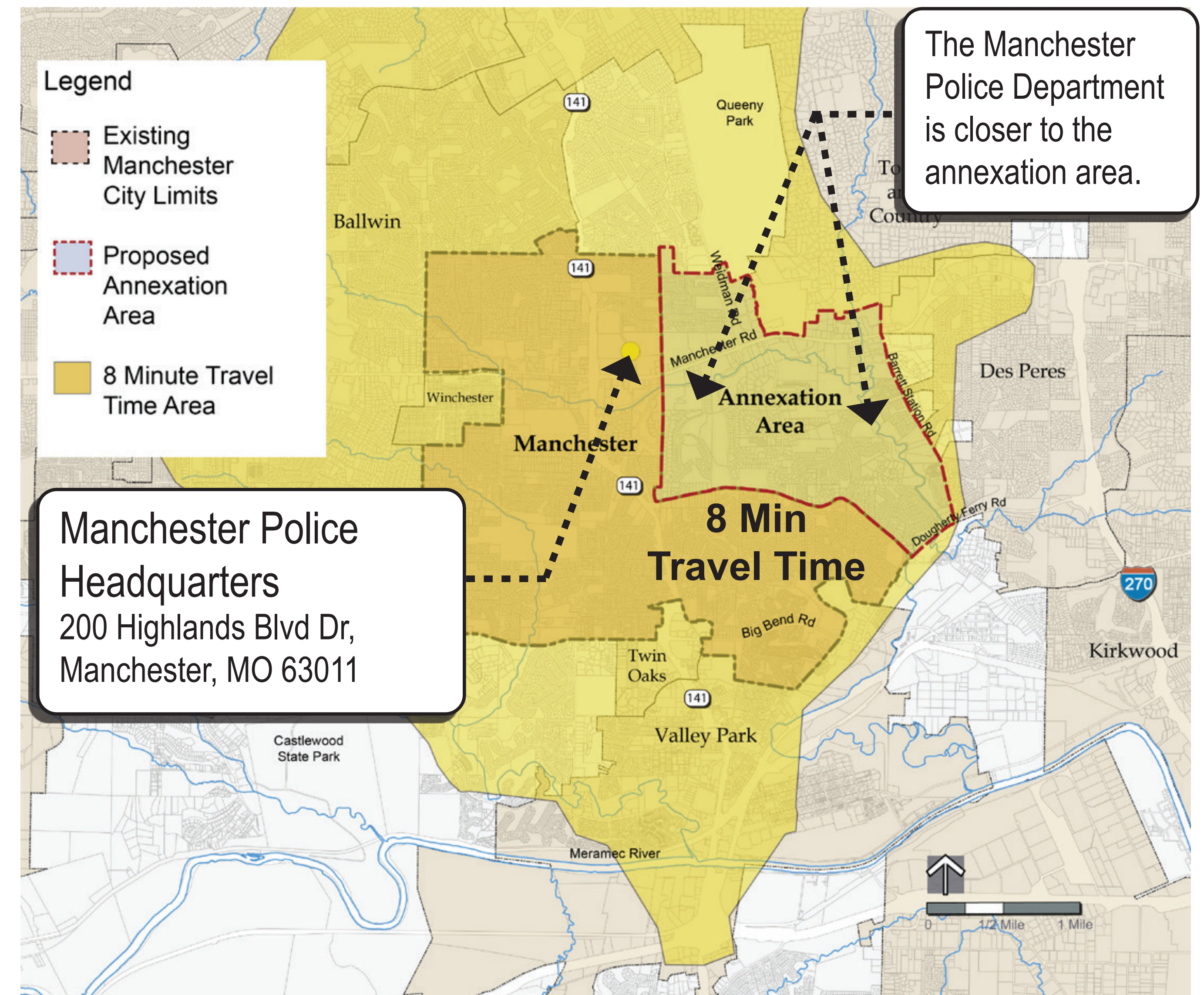
Proposed Annexation Organization Chart



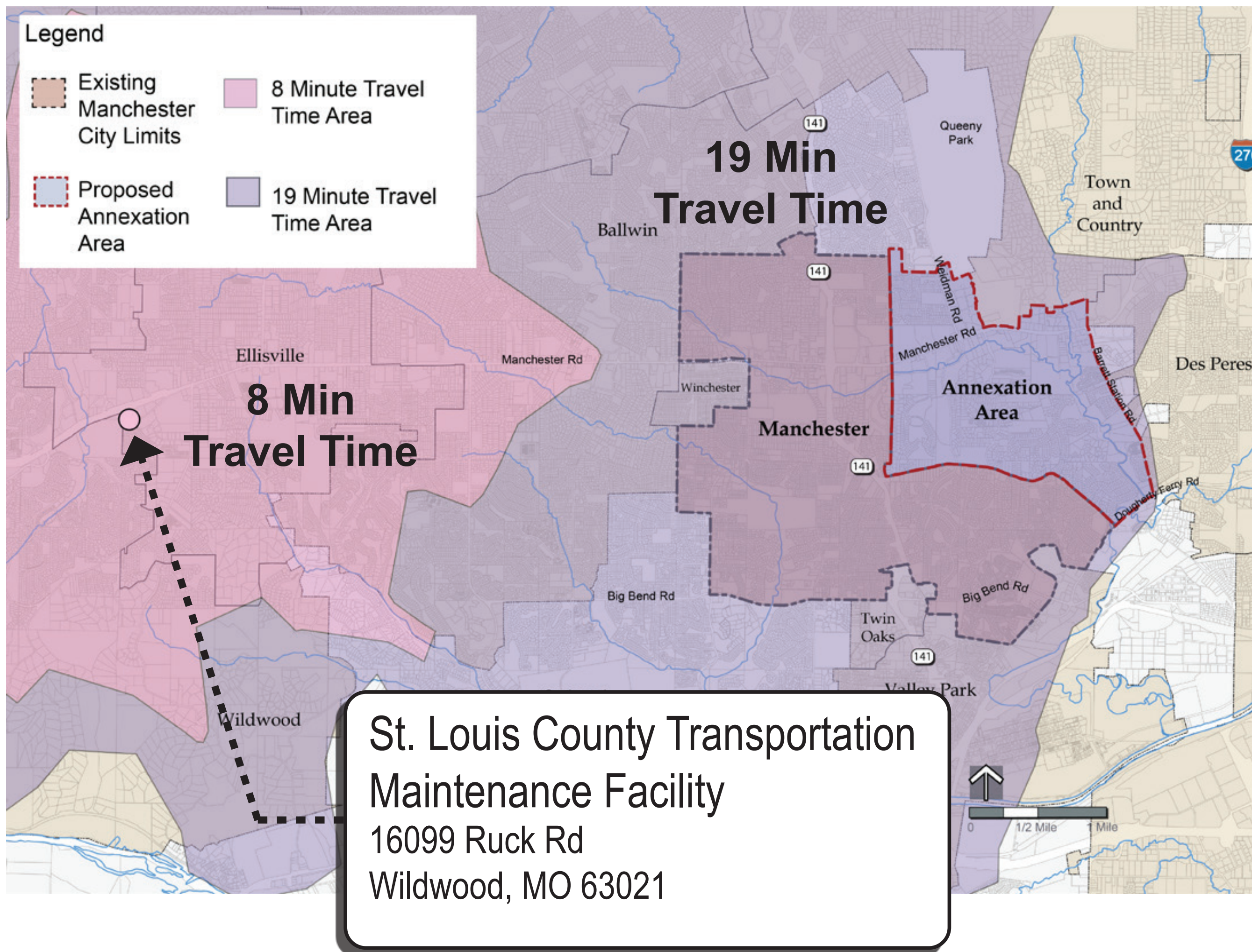
Map: St. Louis County Police, West Precinct, Travel Time



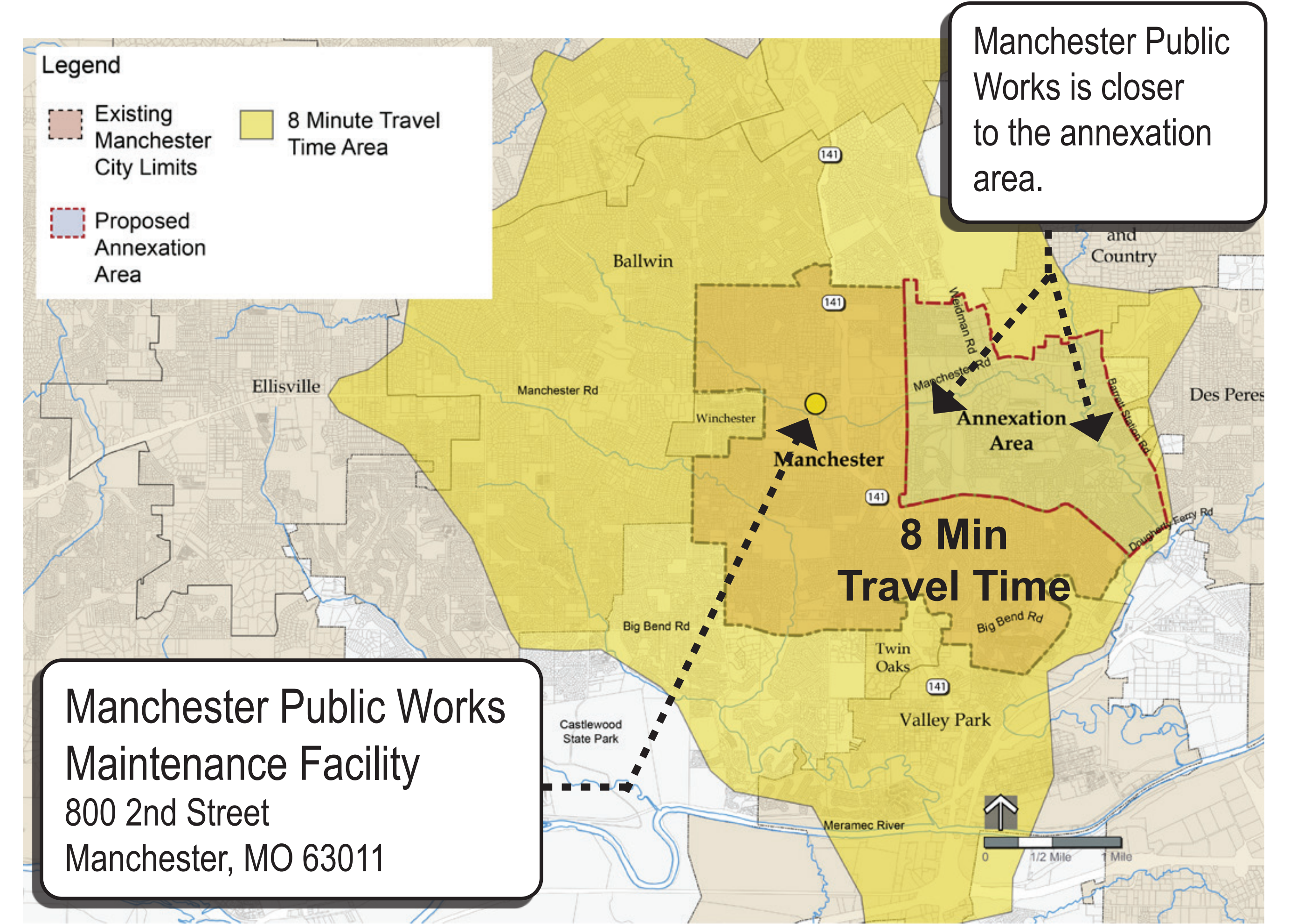
Map: Manchester Police Department, Travel Time



Map: St. Louis County Transportation Department Maintenance Facility, Travel Time



Map: Manchester Public Works Maintenance Facility, Travel Time

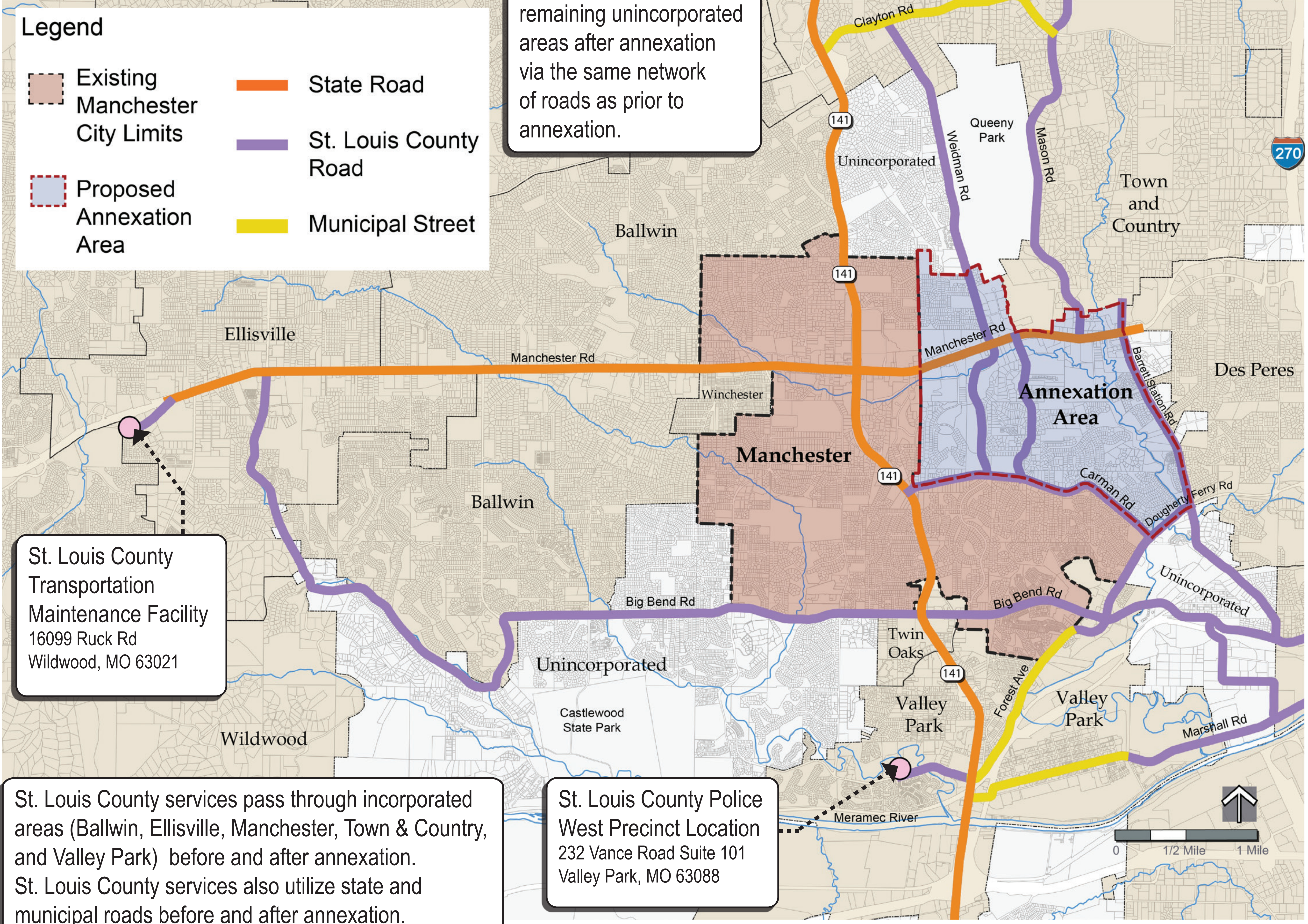


Map: St. Louis County Service Access to Unincorporated Areas

St. Louis County can readily service the remaining unincorporated areas after annexation via the same network of roads as prior to annexation.

Legend

- Existing Manchester City Limits
- Proposed Annexation Area
- State Road
- St. Louis County Road
- Municipal Street



St. Louis County Transportation Maintenance Facility
 16099 Ruck Rd
 Wildwood, MO 63021

St. Louis County services pass through incorporated areas (Ballwin, Ellisville, Manchester, Town & Country, and Valley Park) before and after annexation. St. Louis County services also utilize state and municipal roads before and after annexation.

St. Louis County Police West Precinct Location
 232 Vance Road Suite 101
 Valley Park, MO 63088



141

141

141

0 1/2 Mile 1 Mile

Planned Improvements from St. Louis County

	Project	Road - Limits	Road Classification	Scope/Schedule
1	AR-1743	Weidman Rd - Turtle Cove Dr. to Manchester Rd.	ARS	This is mainly a resurfacing project that is partially federally funded. It will include pedestrian improvements at signals and intersections. Letting is scheduled for mid 2023.
2	AR-/CR-1818	Barrett Parkway Area Improvements	ARS and CRS	This is a County funded project to resurface the loop road system around the intersection of Manchester Rd. and Barrett Station Rd. If all goes well, letting should be Spring 2022.
3	CR-1731	Dietrich Rd - North of Carman Rd	CRS	This project is also to be County funded to fill a short sidewalk gap on the east side of Dietrich Rd. Letting status is unknown as we have run into some issues during design that may blow the budget. Mainly due to storwater drainage from the large parking lot on the west side. Options are being investigated, but the projetcs future is unknwn.
4	CR-1292	Wyncrest Drive Bridge No. 266	CRS	Full bridge replacement currently acquiring ROW. Letting mid 2022 dependant on ROW acquisition.