

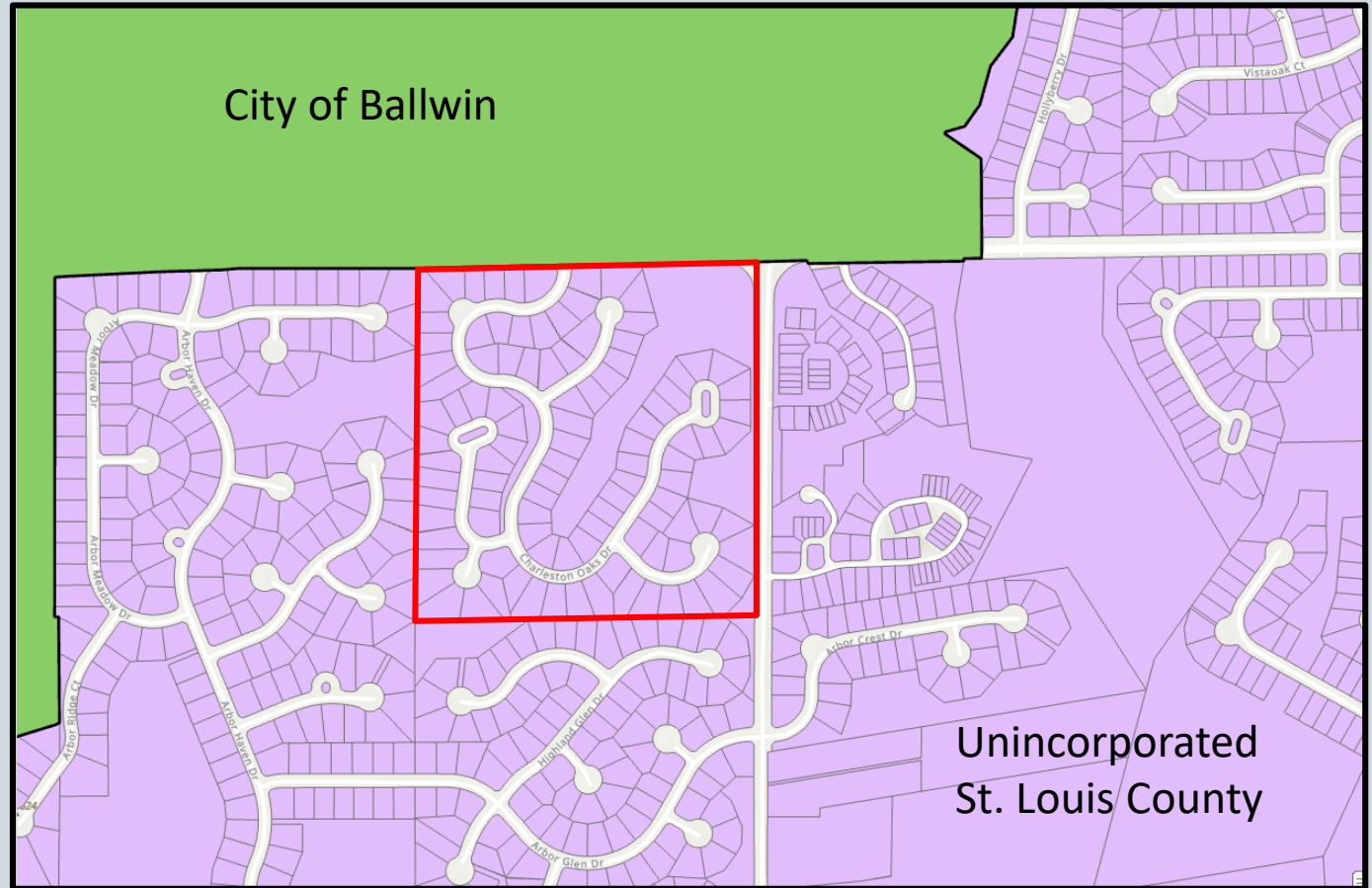


CHARLESTON OAKS SUBDIVISION ANNEXATION PROPOSAL

Simplified Boundary Change: Annexation

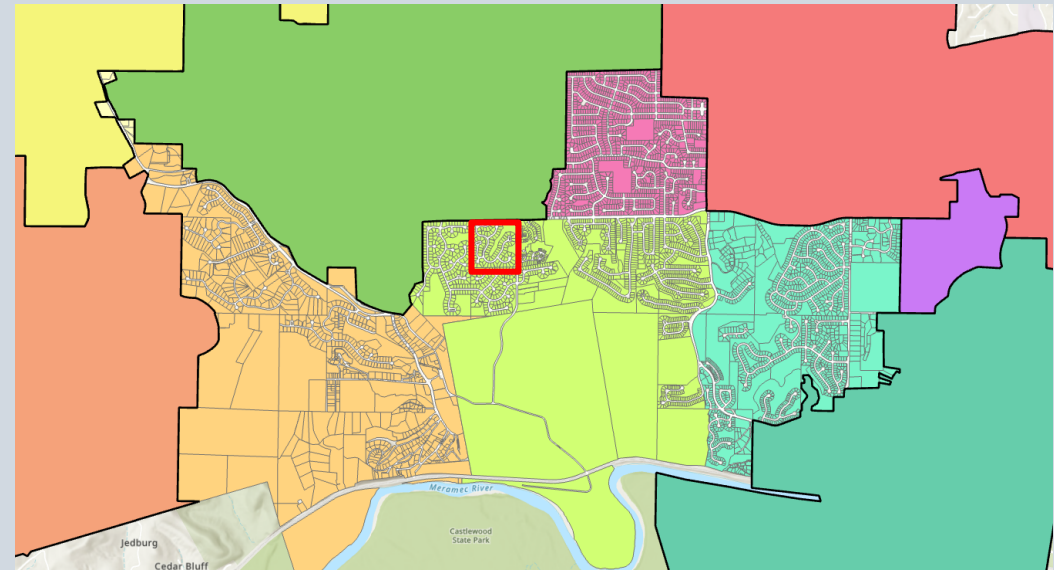
- A boundary change which is proposed by a verified petition signed by seventy-five percent (75%) of the registered voters within the area proposed to be annexed.
- Provides the opportunity for expedited review by the Boundary Commission and/or the potential internal approval foregoing bringing the item to the ballot.

Annexation Boundaries



Creation of Logical Municipal Boundaries

- Ballwin received a petition containing signatures of 75% of registered voters.
- The proximity to Ballwin, mailing addresses, ease of service, and community of interest all lend to the fact that this is a logical extension to Ballwin's boundaries.
- The subdivision sits within an area of Unincorporated St. Louis County not within any other municipal Map Plan beyond that of Ballwin from the 2018-2022 Annexation Map Plan Period



Compactness of Area

- There is only one (1) street connection into Charleston Oaks Subdivision: Charleston Oaks Dr. to Big Bend Rd. The connection is directly adjacent to Ballwin's current boundaries.
- No major impact expected on the efficiency of the delivery of our services.
- No barriers exist that would impede efficiency of delivery of service to this subdivision.
- No foreseeable detrimental impact is expected to St. Louis County in the transference of this subdivision to the City of Ballwin.

Service Provision

Service	Present Provider	Post-Annexation Provider	Fee	In-House	Contract
Legislation	County	Ballwin	No	x	
Administration	County	Ballwin	No	x	
Police	County	Ballwin	No	x	
Parks & Rec.	Private	Ballwin	Some	x	
Solid Waste**	Private	Ballwin	Yes		x
Recycling	Private	Ballwin	No		x
Leaf Pickup	Private	Ballwin	No	x	
Code Enforcement	County	Ballwin	No	x	
Planning & Zoning	County	Ballwin	No	x	
Street Lighting	Subdivision	Ameren UE	No		x
New Street Lights	Private	Ballwin	No		x
Street Maintenance*	County	Ballwin	No	x	
Snowplowing	County	Ballwin	No	x	
Sidewalk Maintenance*	County	Ballwin	No	x	
New Sidewalks*	County	Ballwin	No	x	
Municipal Court	County	Ballwin	No	x	
Fire Protection	District	District	N/A	N/A	
Utilities					
Electric	Ameren UE	Ameren UE	N/A	N/A	
Water	Missouri American Water Co.	Missouri American Water Co.	N/A	N/A	
Sewer	MSD	MSD	N/A	N/A	
Social Services	County/State	County/State	No	x	
Public School	District	District	N/A	N/A	
Library	County	County	N/A	N/A	

* Except in emergency situations, major street maintenance and upgrades in annexed areas will not begin sooner than the beginning of the fiscal year following the effective date of the annexation. All efforts are made to monitor and correct deterioration as soon as it is discovered.

** Use of Ballwin's trash removal contract cannot be required for two years following the effective date of the annexation, but the rate will be made available on a voluntary basis sooner.

Proposed Time Schedule for Service Provision

- With the exception of trash removal services, which are otherwise regulated by state law, Ballwin will provide all services upon the effective date of the annexation. In the case of seasonal services, such as leaf removal and snowplowing, services will be provided as needed or according to the service schedule in effect across the City.

Impact on Tax Base

- Area Subject to Boundary Change: The annexation should have no impact on the ability of the annexing area to raise revenues.
- Adjoining Areas and Residents Outside of the Annexation: There will be no impact from a tax base or revenue generation perspective on the residents or the area adjacent to, but outside of, the proposed annexation.
- Existing Municipality and its Residents: There will be no impact on Ballwin or its residents relative to either's ability to raise revenues. Ballwin has the ability to assess taxes under the provisions of state law for cities of the fourth class. This will not be impacted.
- Entire Geographic Area of the County and its Residents: There will be nominal impact from a tax base or revenue generation perspective on the residents or the entire geographic area of the County.

Sources of Revenue

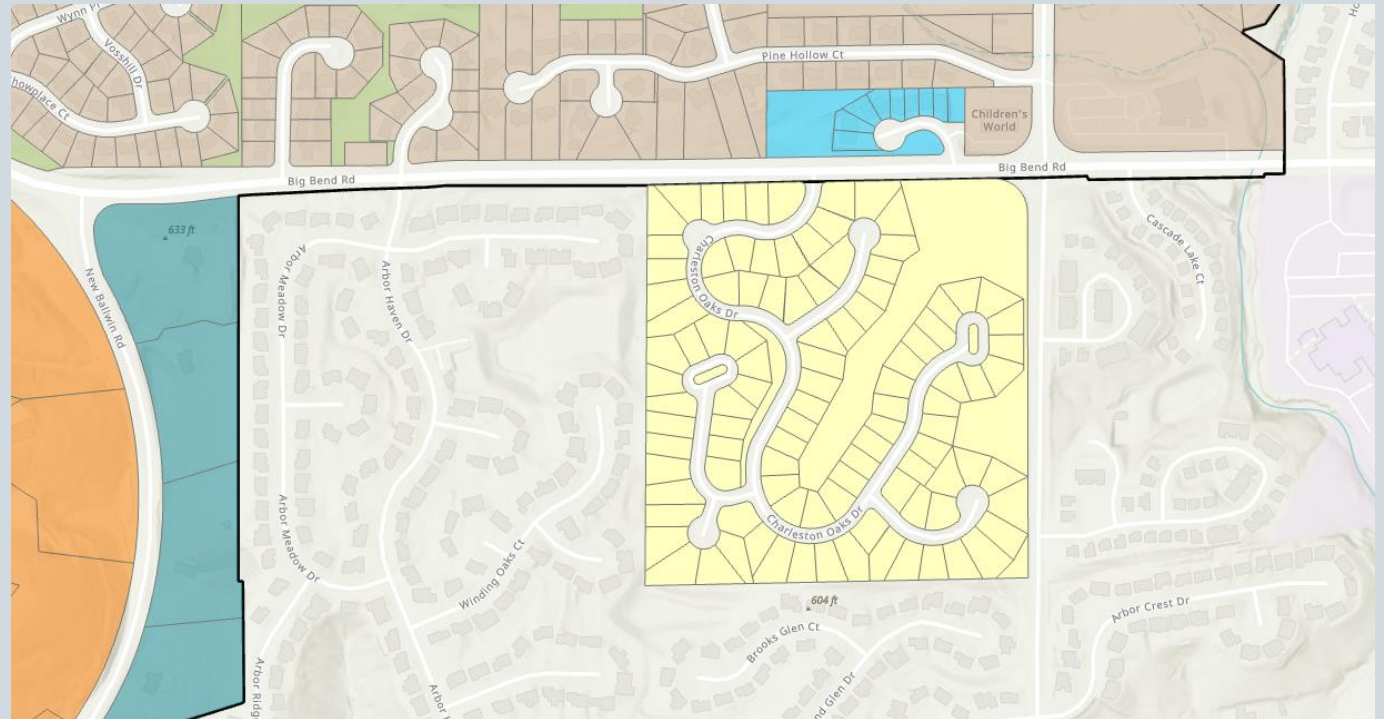
Tax Type	Amount
Public Safety tax	\$15,906.00
Utility tax	\$25,956.00
Vehicle sales tax	\$4,415.00
Motor Fuel tax	\$7,639.00
Motor Vehicle fees	\$1,348.00
Road/Bridge tax	\$7,868.00
Permits	\$625.00

Changes to Tax Rates for Incoming Residents

- Real Estate Tax: Residents will not see a change to current real estate tax payments.
- Sales Tax: Residents will see a 1% higher sales tax on the purchase of vehicles. Saint Louis County collects a 7.738% sales tax, whereas Ballwin collects an 8.738% sales tax.
- Personal Property Tax: Residents will not see a change to current personal property tax payments, as the City of Ballwin does not collect personal property tax.
- Utility Tax: Residents will see a 2% higher utility tax. St. Louis County collects a 5% utility tax, whereas Ballwin collects a 7% utility tax.

Current Zoning

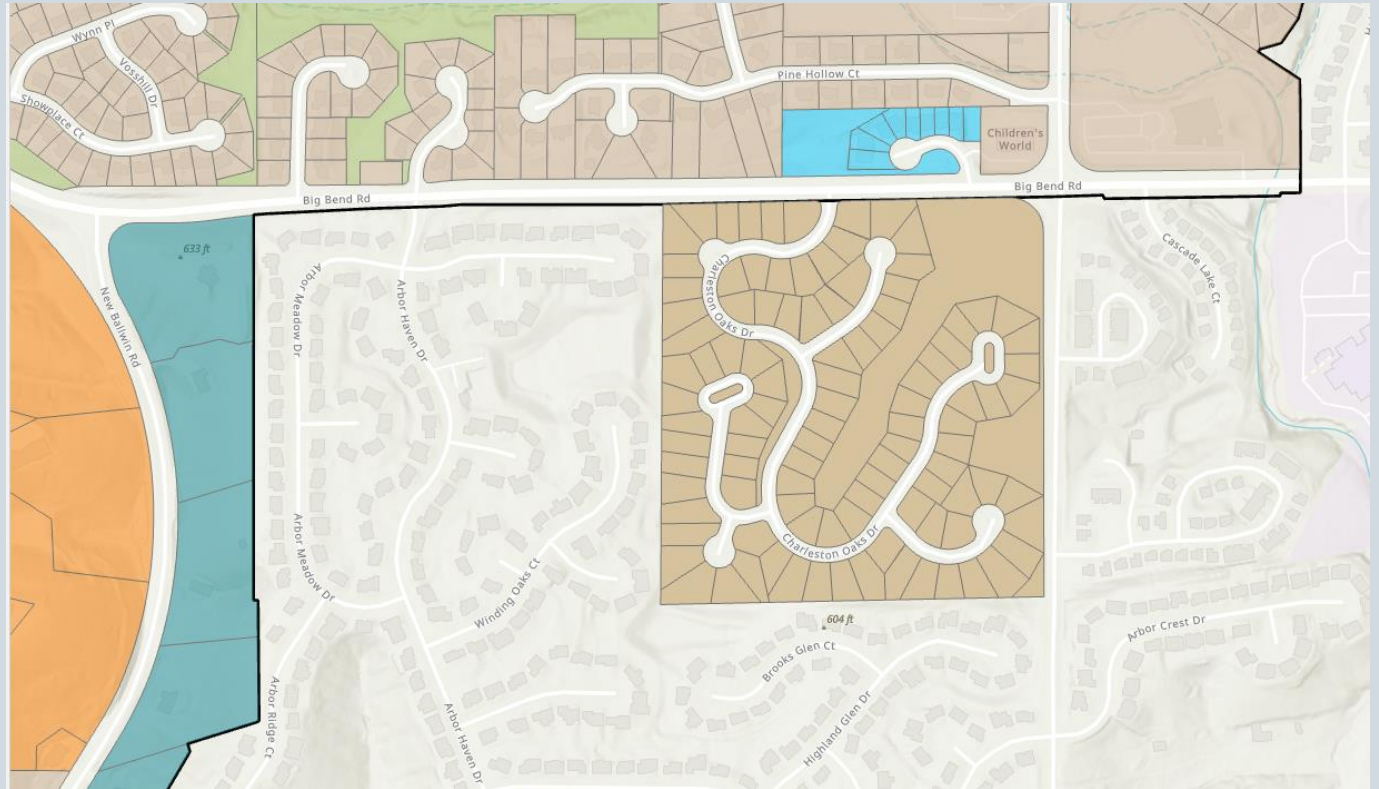
St. Louis County's R-4 Residence
District Zone



Proposed Zoning

Ballwin's R-3 Single Family Residential Zone

- Comparable zoning to surrounding subdivisions within the City of Ballwin
- Appropriate to the area regulations caveat set under Art. VI, Section 4, (4)(b)



Effective Date of Proposed Boundary Change

The effective date of the annexation will be six (6) months following the approval of the annexation petition by the voters of Charleston Oaks Subdivision and the City of Ballwin via independent votes as provided by applicable state law or 90 days following the determination by the Boundary Commission that the annexation is approved without a vote.

Request for the Commission

- The City of Ballwin's Board of Aldermen unanimously approved submission of this map plan to the Commission
- Given the location's small size and population and the residents' push since 2019 for inclusion into Ballwin's boundaries - including a petition signed by 75% of the registered voters in the affected area - the City of Ballwin would like to request that the Commission move to recommend annexation via the simplified boundary change option with no election required.