

County Executive Dr. Sam Page

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St. Louis County Boundary
Commission – Public Hearing
August 24, 2022



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Simplified Boundary Change

- RsMO 72.405 – A verified petition signed by 75% of the registered voters within the area proposed to be annexed which is primarily residential in character and has an average residential density of not less than one dwelling per three acres
- If approved, by the Boundary Commission, a simplified boundary change does not go to a vote.

Boundary Commission Rules

Article X – Substantive Review

The Commission shall determine if the boundary change will be in the best interest of:

1. Municipality proposing the boundary change
2. Unincorporated area proposed to be annexed
3. Areas of the County next to proposed boundary change

RsMO 72.403 - 11 factors for consideration by the Boundary Commission.

1. The impact on the tax base or on the ability to raise revenue.
2. A legal description of the area to be annexed.
3. The creation of logical and reasonable municipal boundaries.
4. Present level of major services.
5. Proposed time schedule to provide services to the annexed area.
6. Current tax rates of the proposed annexation area.
7. Sources of revenue other than property tax.
8. Extraordinary effect of boundary change on distribution of tax resources.
9. How municipality proposes to zone any area annexed.
10. The compactness of the area subject to the annexation.
11. When the proposed boundary change shall become effective.

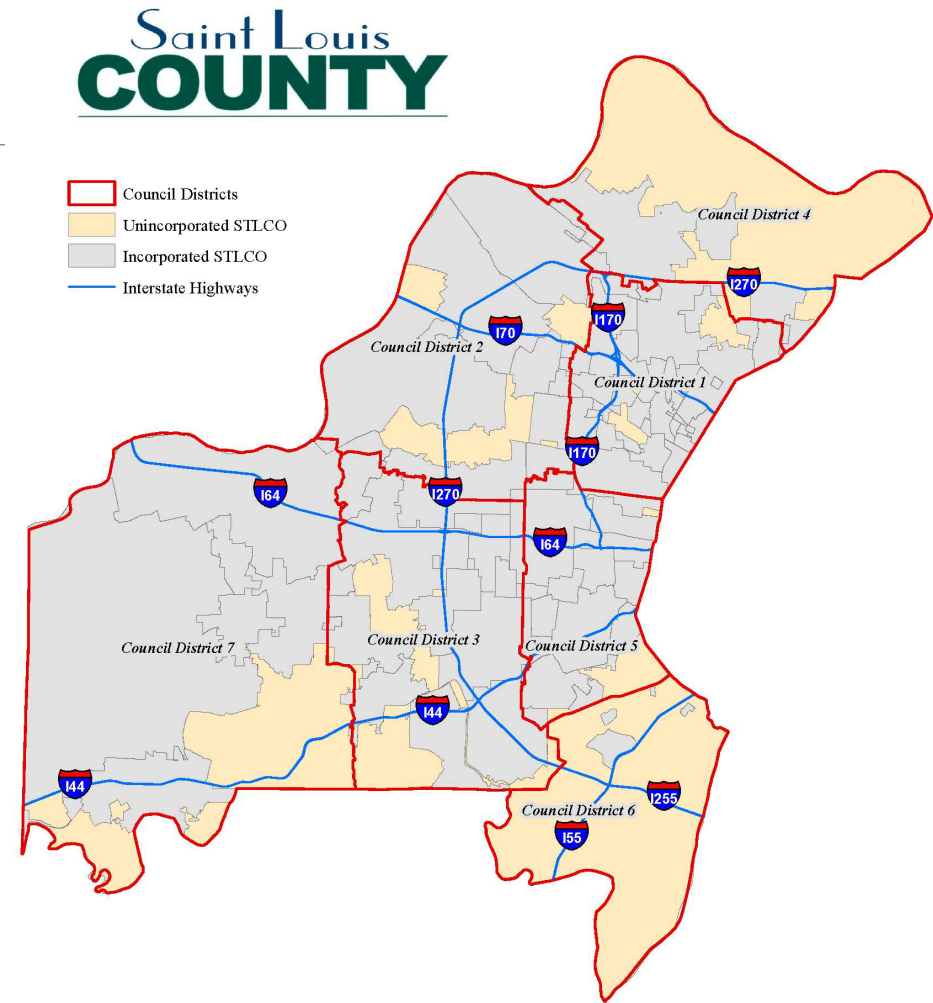
Evaluation Criteria by Category

Factors for consideration by the Boundary Commission divided into four distinct categories.

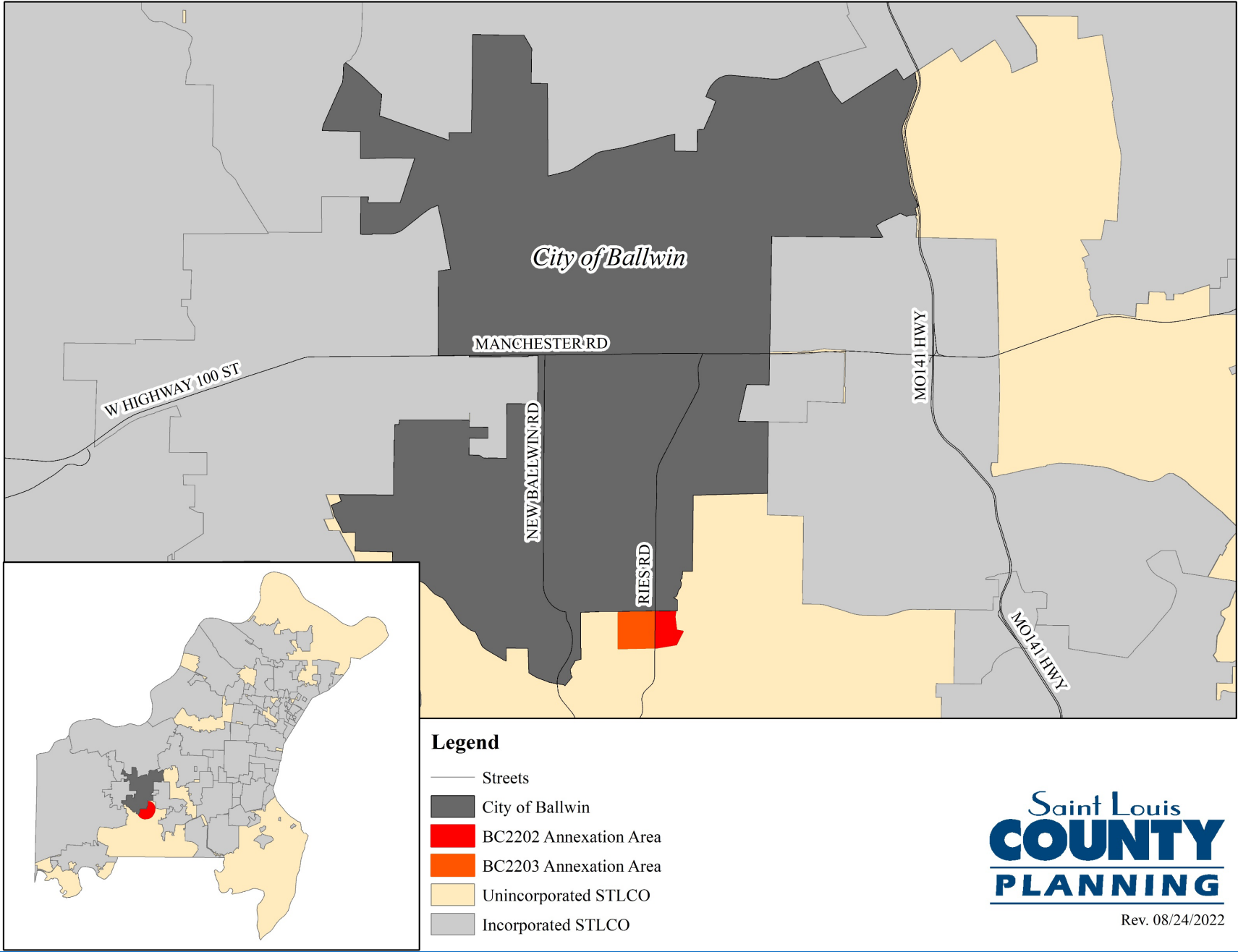
Geographic	Financial
Legal description of proposed annexation area	Impact on the tax base to raise revenue
Creation of logical & reasonable municipal boundaries	Current tax rates
Compactness of annexation area	Sources of revenue other than property tax
	Extraordinary effect on distribution of tax resources
Service Provision	Zoning and Land Use
Present level of major services	Proposed zoning
Proposed time schedule to provide service	

Saint Louis County – At a Glance

- Total Population of 1,004,125
- Local services to approximately 315,000 residents in unincorporated areas
- Provide contract services to over 90% of municipalities
- St. Louis County's service philosophy is based on direct contact with professional staff
- Multiple points of contact including a full-time assistant to the 7th Council District

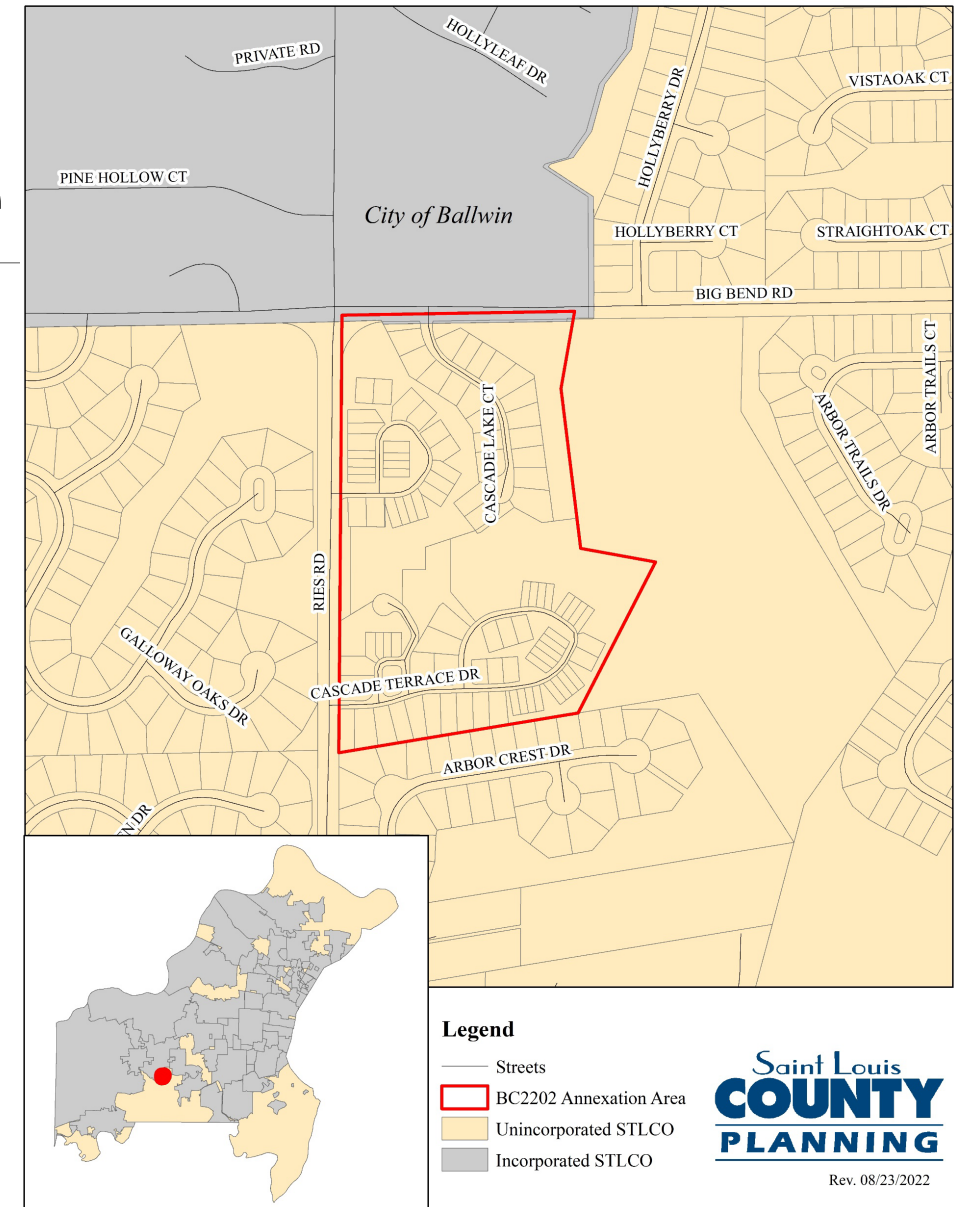


Rev 6/22/2022



Annexation Area – At a Glance

- 23.3 acres
- Estimated Population of 250
- 95 total housing units
- Total assessed valuation = \$3,449,190



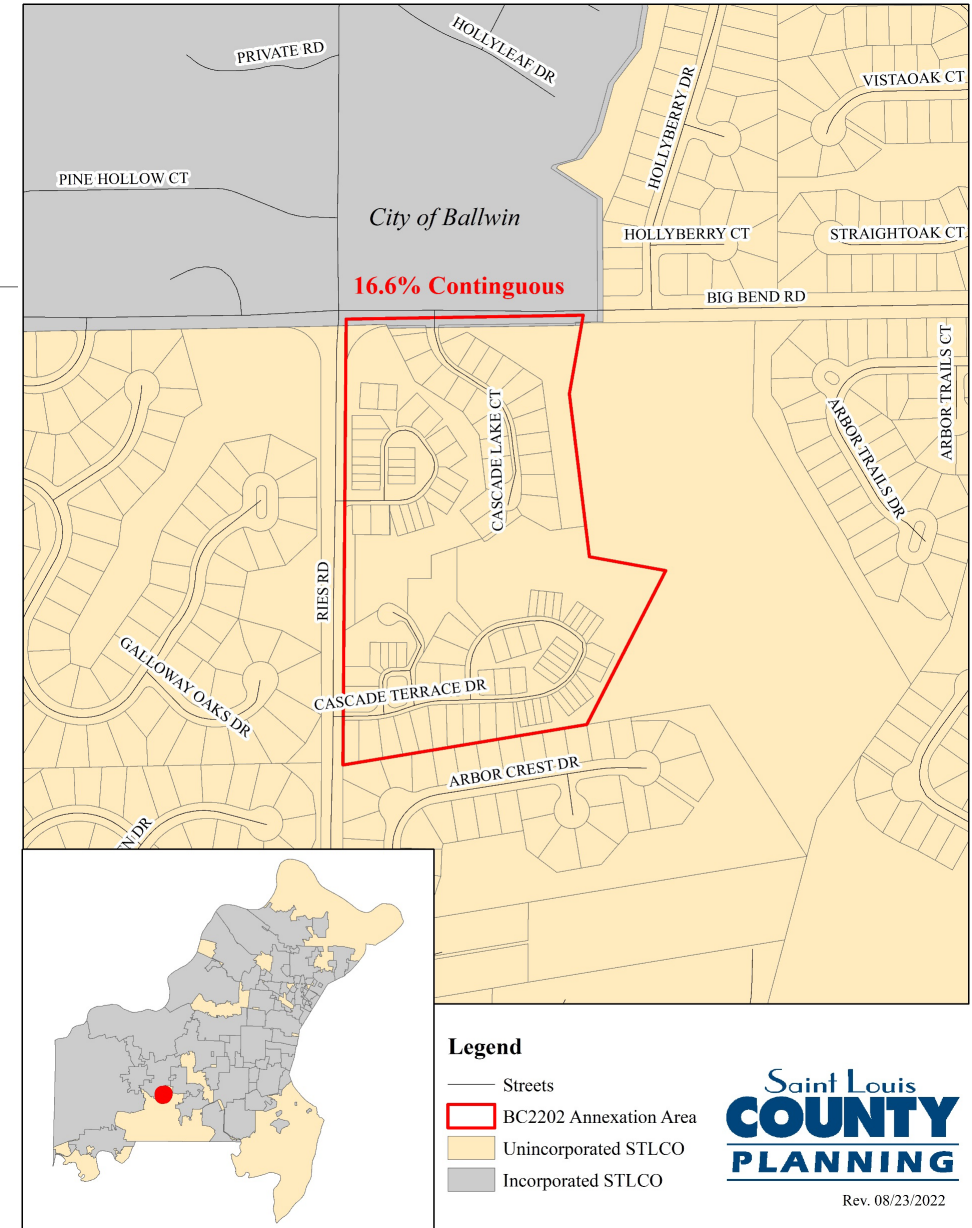
Geographic

1. LEGAL DESCRIPTION OF PROPOSED ANNEXATION AREA
2. COMPACTNESS OF ANNEXATION AREA
3. CREATION OF LOGICAL & REASONABLE MUNICIPAL BOUNDARIES



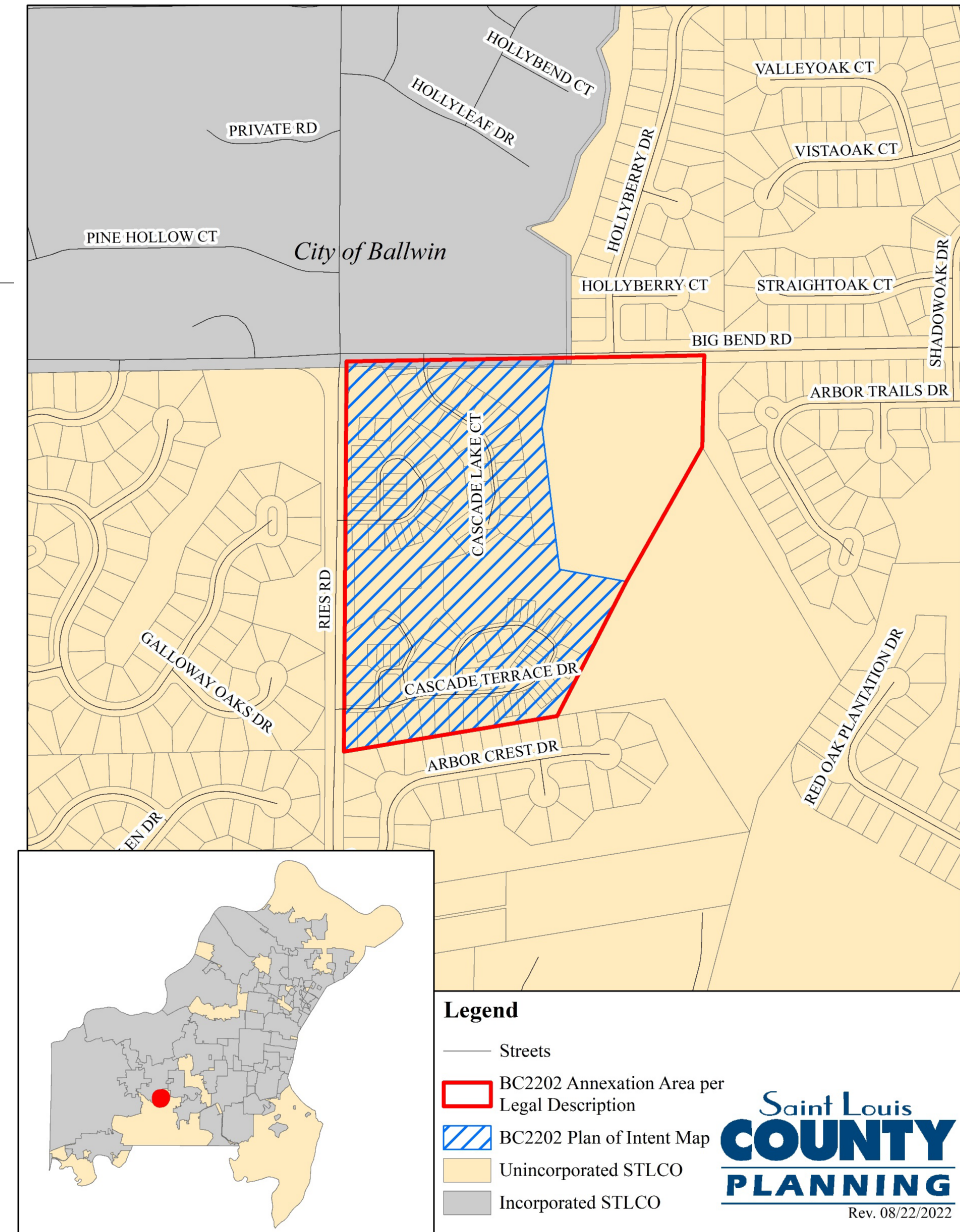
Compactness

- RsMO 72.400 requires at least 15% of the annexation area to be adjacent to the municipality.
- Annexation area is 16.6% contiguous



Legal Description

- A legal description of the area to be annexed has been provided.
 - The legal description does not match the map and bifurcates the lot developed with Oak Brook Elementary School.
 - Request the legal description be amended to follow the subdivision boundary.
 - Request the legal description be amended to include the full width of Ries Road, not to the centerline.

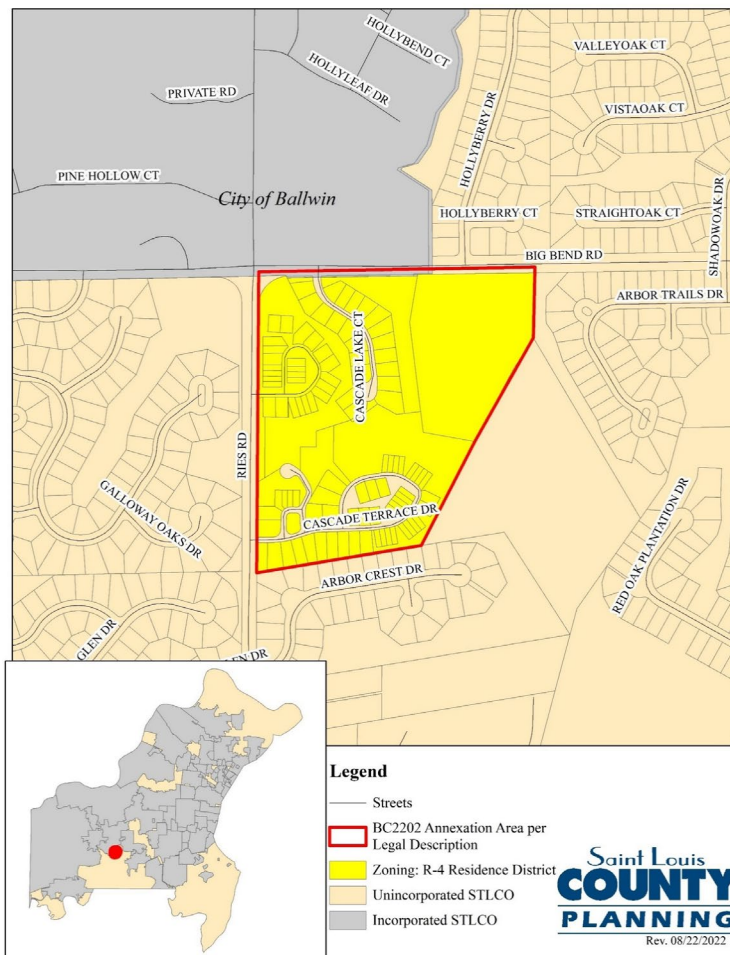


Zoning and Land Use

1. PROPOSED ZONING



Existing Zoning and Land Use in Annexation Area



Existing Land Use in Proposed Annexation Area ¹		
Land Use Type	Number of Parcels	Percentage
Commercial	0	0%
Industrial/Utility	0	0%
Institution/Government	0	0%
Single-Family	95	94%
Multi-Family	0	0%
Recreation/Parks	0	0%
Vacant/Agriculture ²	6	6%

¹St. Louis County Department of Planning

²Common ground area of subdivisions

Financial

1. IMPACT ON THE TAX BASE TO RAISE REVENUE
2. CURRENT TAX RATES
3. SOURCES OF REVENUE OTHER THAN PROPERTY TAX
4. EXTRAORDINARY EFFECT ON DISTRIBUTION OF TAX RESOURCES



Property Tax Rates – Before and After Annexation

Property Tax Rates For Annexation Area - Before and After Annexation			
Taxing Jurisdiction	Residential	Commercial	Personal Property
State of Missouri	0.0300	0.0300	0.0300
St. Louis County	0.4180	0.4670	0.5230
St. Louis Community College	0.2787	0.2787	0.2787
Special School District	1.0158	1.0158	1.0158
Metro. Zoological Park & Museum District	0.2455	0.2455	0.2455
Dev. Disability – Productive Living Board	0.0710	0.0840	0.0900
County Library	0.2060	0.2340	0.2600
Parkway School District	3.6390	4.8988	4.2608
MSD	0.1041	0.1041	0.1041
Metro West Fire Protection District	0.9310	1.0810	1.2360
Ballwin	0.0000	0.0000	0.0000
Total - Before and After Annexation	6.9391	8.4389	8.0439

Source: St. Louis County Rate Book, 2021

Sales Tax Rates – Before and After Annexation

Sales Tax Rates For Annexation Area - Before and After Annexation

Taxing Jurisdiction	Sales Tax	Food Sales Tax
State of Missouri	4.2250	1.2250
St. Louis County	3.5130	3.1250
Total - Before Annexation	7.7380	4.3500
Manchester	1.0000	1.0000
Total - After Annexation	8.7380	5.3500

Source: MO Dept. of Revenue Sales and Use Tax Rate Tables – August, September 2022 (updated 7/08/2022)

Increase In Sales Tax on Vehicles

New Car

Sales Tax Paid on New Car Purchase

Average new car price ¹	\$47,000
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Taxes Paid

Before Annexation	\$3,636.86
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After Annexation	\$4,106.86
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Used Car

Sales Tax Paid on Used Car Purchase

Average used car price ²	\$28,205
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Taxes Paid

Before Annexation	\$2,182.50
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After Annexation	\$2,464.55
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Residents in the annexation area will pay on average **\$470** more on the purchase of a new vehicle and **\$282** more on the purchase of a used vehicle.

¹Source: Preston, B. (2022, January 21). *Average new-car price tops \$47,000, an all-time high*. Consumer Reports. Retrieved June 24, 2022, from <https://www.consumerreports.org/car-pricing-negotiation/average-new-car-price-all-time-high-a4060089312/#:~:text=For%20the%20first%20time%20ever,an%20online%20marketplace%20for%20cars.>

²Source: Tucker, Sean. (2022, January 21). *Average use car price now over \$28,000*. Kelly Blue Book. Retrieved June 28, 2022, from <https://www.kbb.com/car-news/average-use-car-price-now-over-28000/>.

Revenue Lost by the County

Estimated Revenue Lost by St. Louis County	
Source	One-Year Estimate
Sales Tax	
Public Safety	\$12,250
Gross Receipts (5%)	
Utility	
Residential ³	\$11,875
Cable ⁵	\$855
Total Gross Receipts	\$12,730
Intergovernmental	
Gasoline Tax ²	\$5,750
Cigarette Tax ²	\$462
MO Highway User (CART) ⁵	\$1,545
Road & Bridge Tax ⁵	\$3,859
Total Intergovernmental	\$11,616
Sewer Lateral ²	\$2,660
Total	\$39,256

St. Louis County will lose an estimated \$39,000 in revenue due to the proposed annexation.

¹St. Louis County Treasurer's Office

²Planning Department estimates

³Based on annual utility cost of \$2,500 per household

⁴Based on 20% of commercial improvement assessed value

⁵St. Louis County Department of Transportation

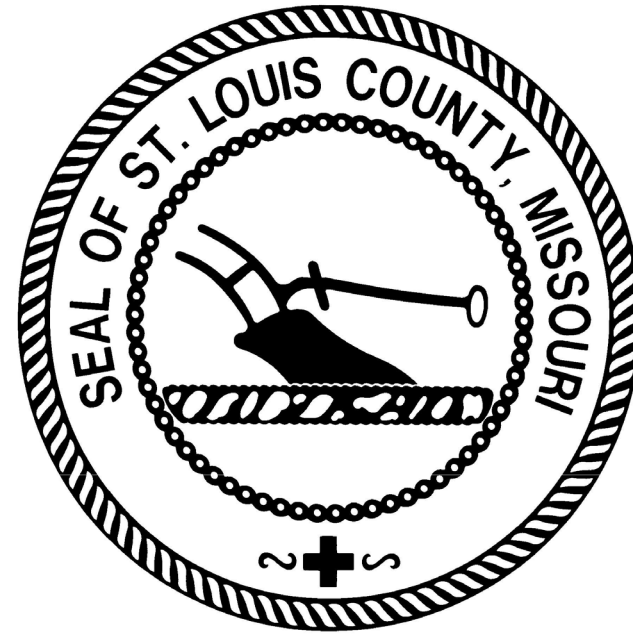
Service Provision

1. PRESENT LEVEL OF MAJOR SERVICES
2. PROPOSED TIME SCHEDULE TO PROVIDE SERVICE



Local Services Provided by St. Louis County

- St. Louis County Police Department
- St. Louis County Department of Transportation and Public Works
 - Street, sidewalk, and bridge maintenance
 - Snow Removal
 - Permits, Inspections, and Code Enforcement
- Parks and Recreation
- Public Health
 - Vector Control
 - Animal Control
 - Waste Collection
- Sewer Lateral Program



St. Louis County Police Department

- Largest and highest capacity law enforcement agency in St. Louis County.
- Three CALEA Accreditations
 - Training Academy, Communications, and Law Enforcement Accreditations



West County Precinct Neighborhood Policing Office (NPO Unit)

- Extensive partnerships and relationships in the annexation area.
 - Walk-n-Talk program – walk one subdivision per week meeting with residents
 - Officers are active on Facebook and Nextdoor
 - Officers provide direct emails and phone numbers
 - Special Enforcements utilizing Bureau of Crime Against Property, Special Response Unit, K9, Commercial Vehicle Unit, and Metro Air Support Unit
 - School Resource Officer (SRO) assigned to Parkway School District

St. Louis County Department of Transportation and Public Works

- St. Louis County Public Works currently provides limited permitting services for residents and businesses in Ballwin.
- 1/1/2021 to 7/31/2022:
 - 26 Re-occupancy permit inspections
 - 8 property maintenance notices
 - 5 tall grass notices



Sewer Lateral Program

- Residents of the annexation area will not see a cost increase for the Sewer Lateral Repair Program
- Once annexed, if program is needed:
 - \$150 application fee
 - Coverage only up to \$4,500

Sewer Lateral Program Costs		
	St. Louis County	Ballwin
Annual Tax	\$28	\$28
Application Fee	\$0	\$150
Coverage	no cap	up to \$4,500

Snow Removal and Road Maintenance

- Snow removal target is 24 hours after last snowfall.
- Services arterial, collector, and residential streets.



Street Conditions

- The streets in the Cascades subdivision are private and not maintained by the County.



St. Louis County Parks

- Manages over 12,400 acres at 46 parks and trails
- Programs and activities year-round
- Six recreation complexes with amenities including pools, sport courts, and ice rinks
- Three golf courses
- Located near the annexation area is Ohlendorf West Park
 - Playground
 - Fitness Trail
 - Ga Ga Ball Pit



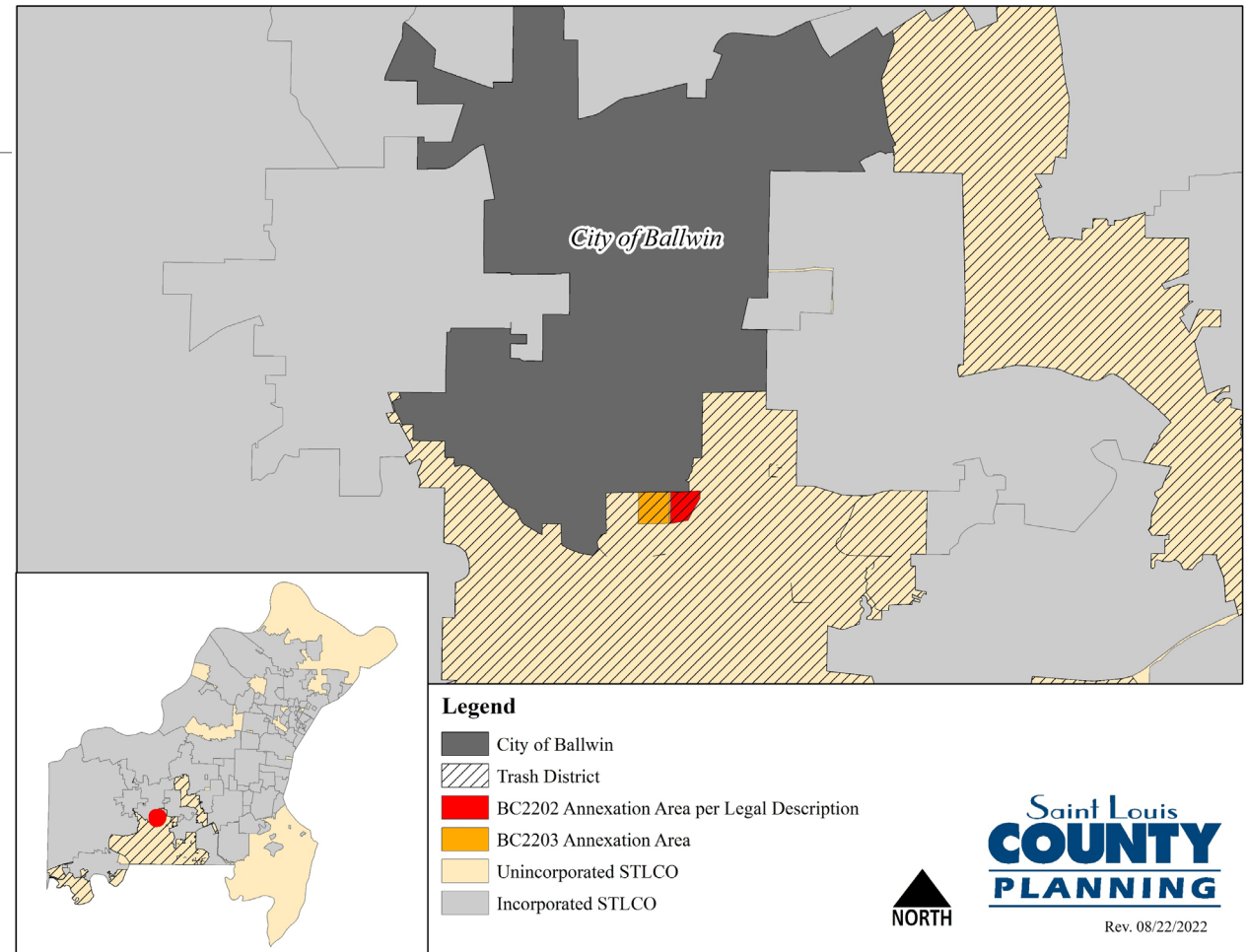
St. Louis County Public Health

- Provides vector control services to the proposed annexation area.
- Provides animal control services Countywide.
- Provides waste collection services to the proposed annexation area.



Waste Collection

- Annexation area is part of St. Louis County Trash District 4
- Service Provider: Waste Connections
- Contract period: 2022-2027
- Monthly Costs:
 - \$15.50 in year 1; \$17.45 in year 5
 - 10% senior discount
 - Once a month bulk item collection
 - Three seasonal yard-waste pickups



Summary and Closing Remarks



Closing Remarks

- Approval represents limited financial impact on residents and the County.
- The proposed annexation does not present practical difficulties in service provision to the remaining unincorporated area.
- The effort has been initiated by the residents in the proposed annexation area.
- St. Louis County has no substantive concerns regarding this proposal.



Direct your Questions
about this
presentation to:

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Thank You.

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