

County Executive Dr. Sam Page

Jacob W. Trimble, AICP
Acting Director of Planning

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



41 South Central Avenue, 5th Floor,
Clayton, Missouri 63105
(314) 615-2520
planning@stlouiscountymo.gov

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.

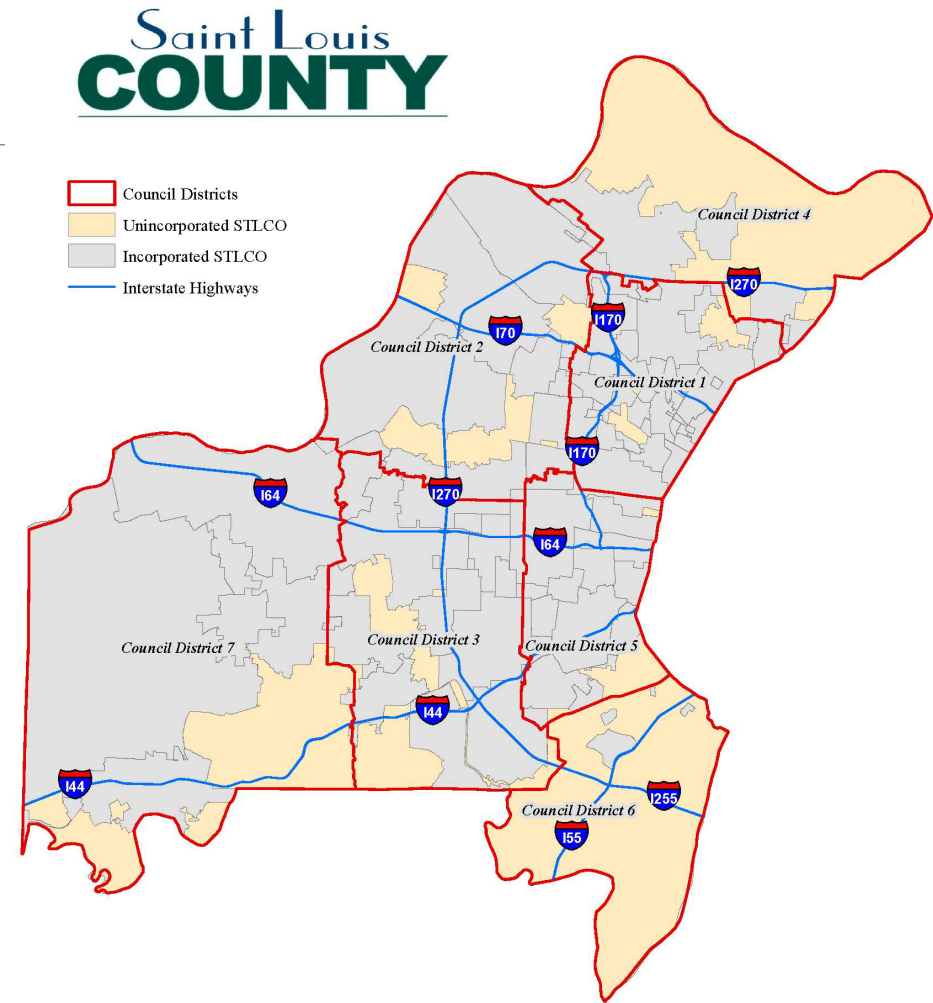
Evaluation Criteria by Category

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

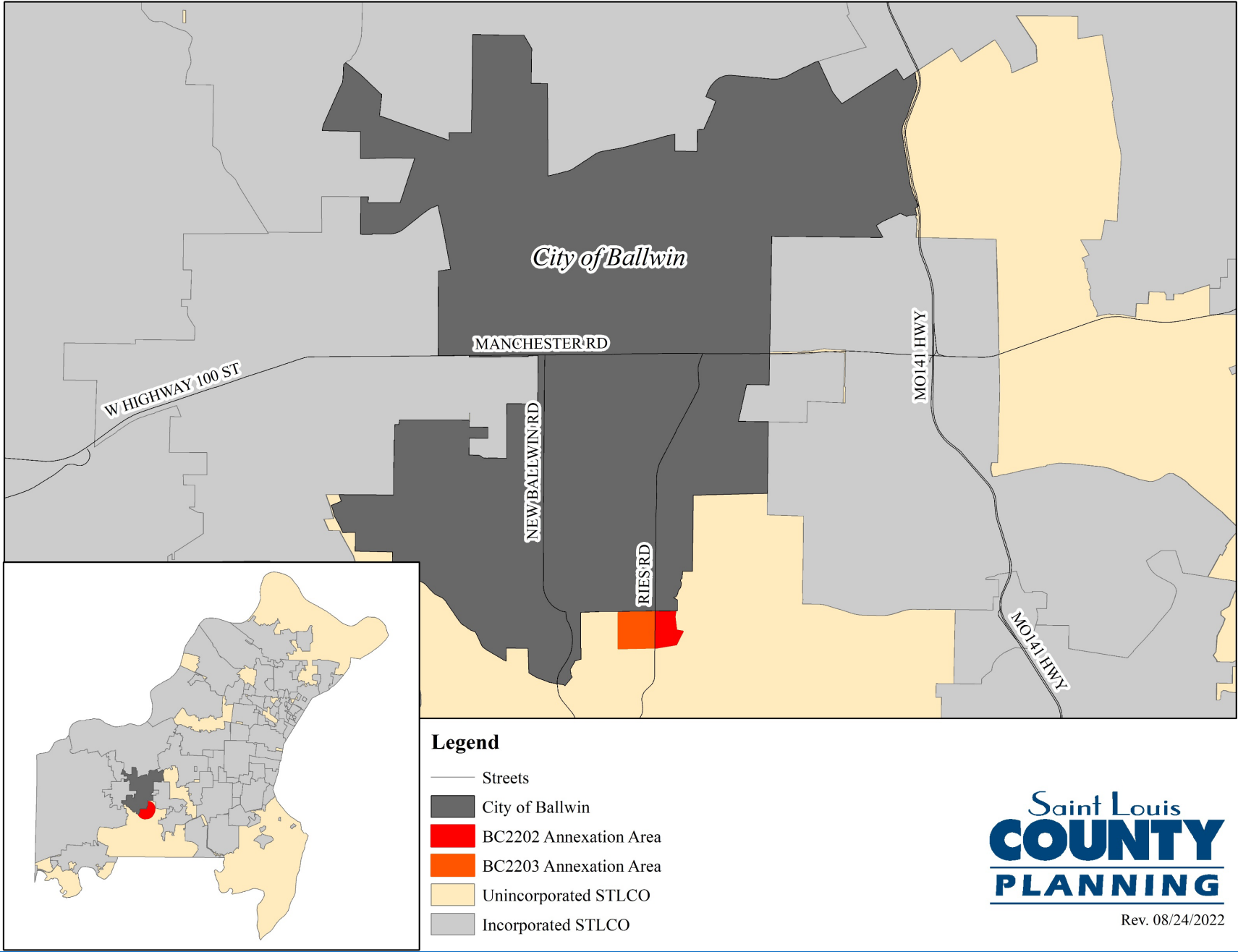
Geographic	Financial
Legal description of proposed annexation area	Impact on the tax base to raise revenue
Creation of logical & reasonable municipal boundaries	Current tax rates
Compactness of annexation area	Sources of revenue other than property tax
	Extraordinary effect on distribution of tax resources
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

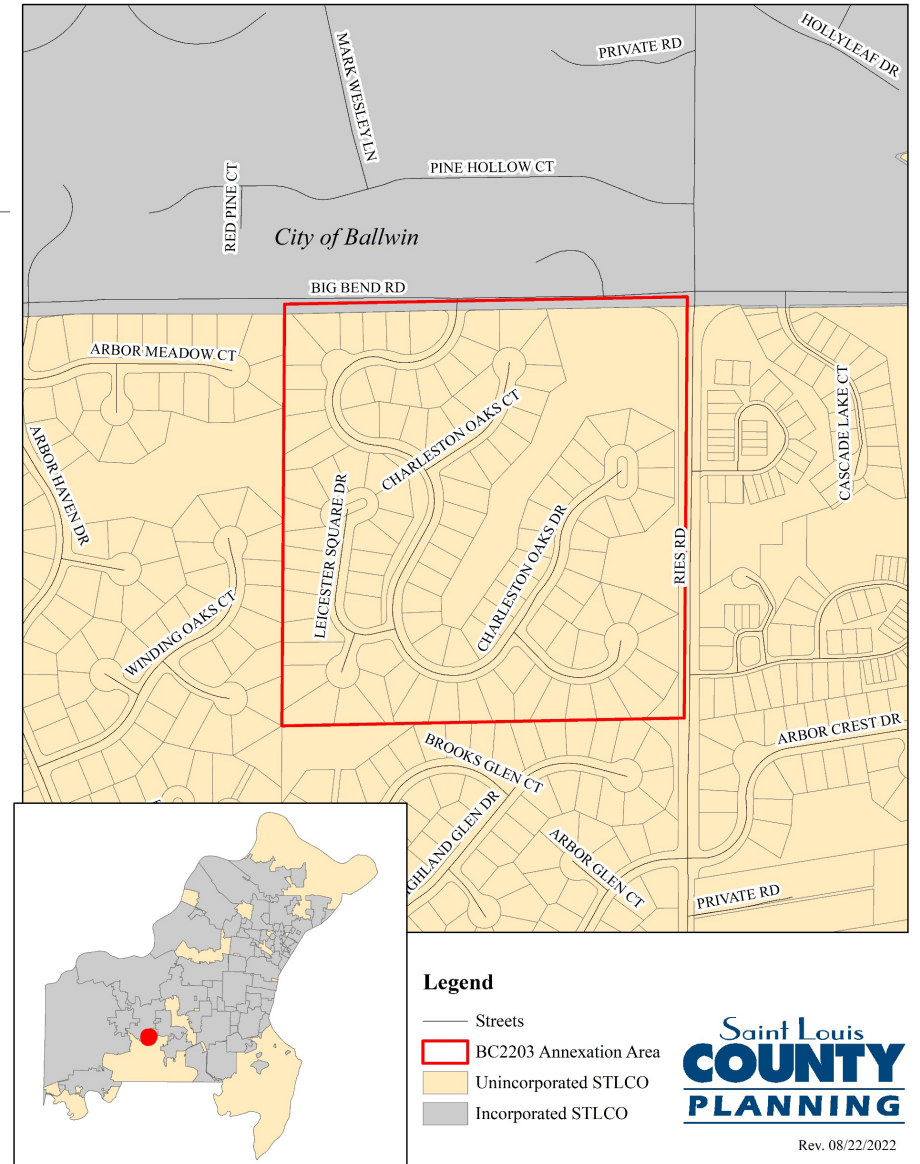


Rev 6/22/2022



Annexation Area – At a Glance

- 40 acres
- Estimated total population of 271
- 103 total housing units
- Assessed valuation = \$7,570,310



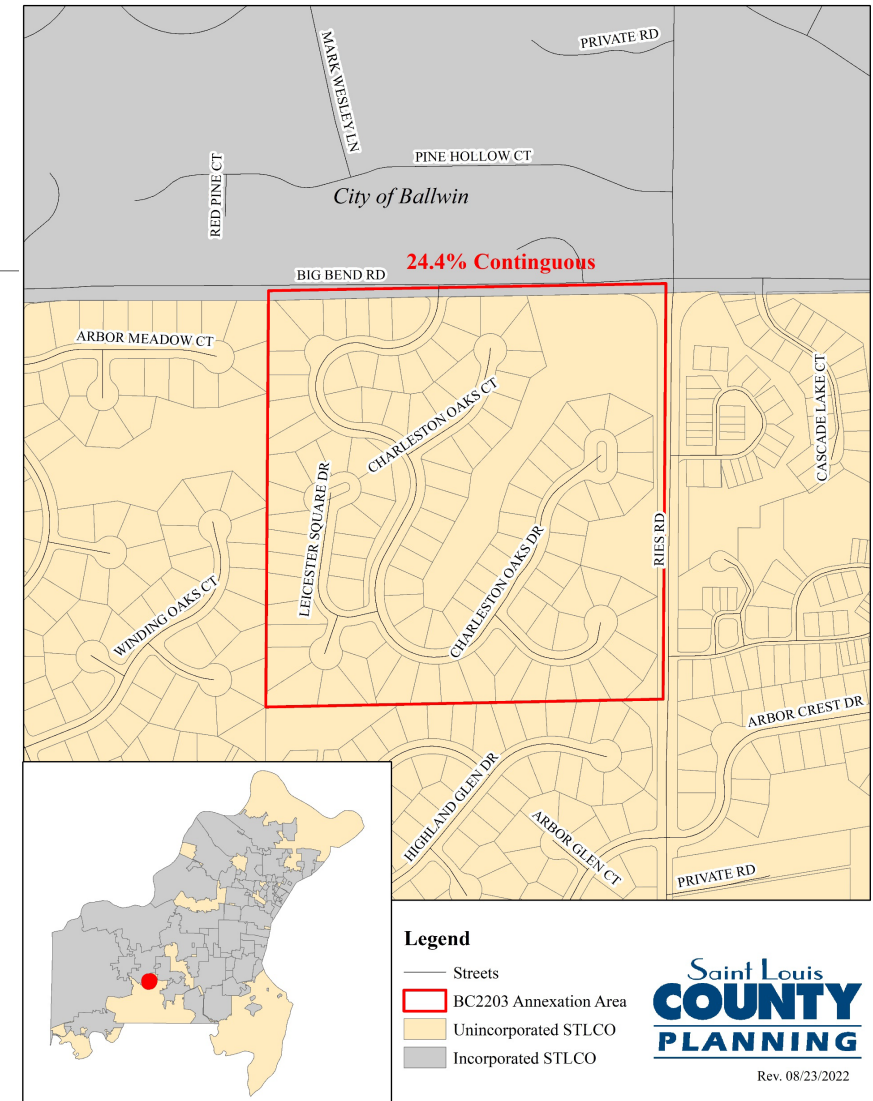
Geographic

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



Legal Description & Compactness

- RsMO 72.400 requires at least 15% of the annexation area to be adjacent to the municipality.
- Annexation area is 24.4% contiguous
- A legal description of the area to be annexed has been provided.
 - Request the legal description be amended to include the full width of Ries Road, not to the centerline.

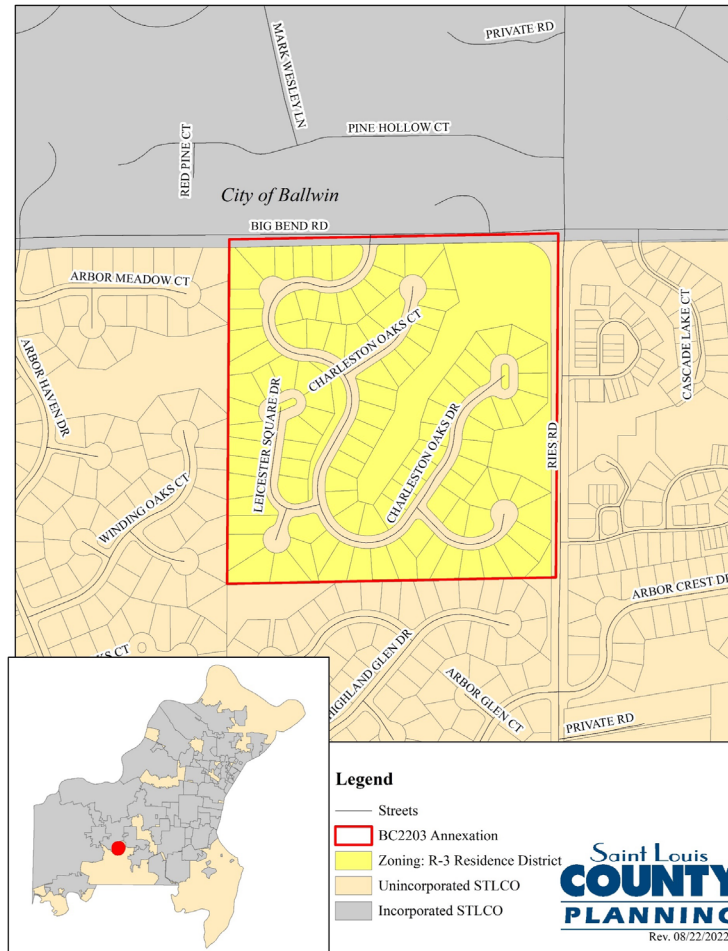


Zoning and Land Use

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	103	97%
Multi-Family	0	0%
Recreation/Parks	0	0%
Vacant/Agriculture ²	3	3%

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 price¹ \$47,000

Taxes Paid

Before Annexation \$3,636.86

After Annexation \$4,106.86

Used Car

Sales Tax Paid on Used Car Purchase

Average used car price² \$28,205

Taxes Paid

Before Annexation \$2,182.50

After Annexation \$2,464.55

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	\$13,279
Gross Receipts (5%)	
Utility	
Residential ³	\$12,875
Cable ⁵	\$927
Total Gross Receipts	\$13,802
Intergovernmental	
Gasoline Tax ²	\$6,233
Cigarette Tax ²	\$501
MO Highway User (CART) ⁵	\$3,599
Road & Bridge Tax ⁵	\$7,949
Total Intergovernmental	\$18,282
Sewer Lateral ²	\$2,884
Total	\$48,247

St. Louis County will lose an estimated \$48,000 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 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:
 - 15 Re-occupancy permit inspections



Street Conditions

Pavement Condition Rating (PCR)

Sliding scale from 1 to 10 where 10 is brand new and 1 is rubble.

- 9 & above considered Excellent
 - 8 Very Good
 - 5 to 7 Good
 - 4 considered Fair
 - 3 & below considered poor
-
- There is 1.27 miles of County maintained road within the proposed annexation area.
 - All roads have a PCR of 5 or greater.



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.
- This 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:

Jacob Trimble, AICP
Acting Director of Planning
41 South Central Avenue
Fifth Floor
Clayton, Missouri
63105
JTrimble@stlouiscountymo.gov

Department of Planning
41 South Central Avenue
Fifth Floor
Clayton, Missouri
63105
Planning@stlouiscountymo.gov

Thank You.

Direct your Questions
about this
presentation to:

Paul Weatherford
Senior Planner
41 South Central Avenue
Fifth Floor
Clayton, Missouri
63105
PWeatherford@stlouiscountymo.gov

Department of Planning
41 South Central Avenue
Fifth Floor
Clayton, Missouri
63105
Planning@stlouiscountymo.gov