



CONSOLIDATION PROPOSAL

Submitted by The City of Normandy and The Village of Glen Echo Park

Context



	Normandy, MO	Glen Echo Park, MO	Consolidated
Population (2020)	4,287	122	4,409
Area	1,184 Acres	19.2 Acres	1,203 Acres
Dwelling Units	2219 ¹	66²	2286

RSMo Section 72.403

Section 72.403 of the Missouri Revised Statutes requires that the Boundary Comission shall approve proposals that they find are in the <u>best interest</u> municipalities affected by the proposal.

Additionally, it is required that the Boundary Commission base their determination off of the following 11 Factors

• <u>RSM0 72.403(1)</u>

The impact, including but not limited to the impact on the tax base or on the ability to raise revenue, of such proposal on:

(a) The area subject to the proposed boundary change and its residents; (Normandy and Glen Echo Park)

(b) The existing municipality or municipalities, if any, proposing the boundary change and the residents thereof; (Normandy and Glen Echo Park)

(c) Adjoining areas not involved in the boundary change and the residents thereof; and (North County and the 24:1)

(d) The entire geographic area of the county and its residents; (St. Louis County)

Better Services, Shared Resources

- The impact for Normandy, Glen Echo Park, and the residents will be overwhelming positive
 - Glen Echo Park residents will receive better municipal services
 - The consolidated municipality will have more revenue
 - Both municipalities will save by not having to duplicate cost
- The 24:1 and surrounding areas only stand to benefit
- The consolidation would have virtually no affect on the tax base of St. Louis County



Factor #2 & #3

<u>RSM0 72.403(2)</u>

A legal description of the area to be annexed, incorporated, consolidated, or subject to the transfer of jurisdiction;

<u>RSM0 72.403(3)</u>

The creation of logical and reasonable municipal boundaries in the county, and for such purpose the commission shall have the ability to make additions, deletions and modifications which address legal boundaries, technical or service delivery problems or boundaries which overlap those of other proposals; however, such additions, deletions and modifications shall not make substantial changes to any proposed boundary petition;

Consolidation Description of the City of Norr the Village of Glen Echo Park

Beainning at the northwesterly corner of Lucas-Hunt Road and Natural Bridge Road; thence southwardly North Market Street to a point in the West Line of U.S. Survey 2684, said point being in the East Line of limits of the City of Greendale; thence north and northwest along the present east and northeast line of t conveyed to the Sisters of Charity of the Incarnate Word, to the center of Hager Avenue: thence west alo centerline of to the Center Line of Bellerive Avenue: thence north, east and north along the present corpo Bellerive Acres and to the north line of Natural Bridge Road: thence eastwardly along the southerly core Village of Bellerive Acres; thence northeastwardly along the corporate limits line of said Village of Belleri less: thence continuing along the corporate limits line of said Village of Bellerive Acres, northeastwardly 179, of the St. Louis County Recorder's Records; thence easterly along the southerly right-of-way line of s Railroad (also known as the Norfolk Southern Railroad) right of way; thence continuing along the corporation of Florissant Road; thence continuing along the corporate limits line of said Village of Bellerive Acres nor Louis: thence continuing along the corporate limits line of said Village of Bellerive Acres west along said a 12 of the St. Louis County Records to its intersection with the west line of Lowen Drive; thence continuing BELLERIVE ACRES thence continuing along the corporate limits line of said Village of Bellerive Acres north along the west corporate limits of the City of Cool Valley; thence along the corporate limits of the City of Cool Valley no right angle to the west line of Florissant Road to the centerline of Florissant Road; thence continuing alone City of Cool Valley southeast along a line which is the prolongation northwest of a straight line parallel w Lot 10 of said George M. Moore's subdivision to its intersection with the north line of U.S. Survey 2503, Tetra west line of the Wabash Railway Company right of way. Union Station Branch: thence continuing along t Trail) 4,500 feet more or less to the northwest corner of the current City of Normandy boundary line bein of the northern right of way line of Woodstock Road: thence easterly along a line parallel to and 150 feet i southerly along a line parallel to and 150 feet northeast and east of and parallel to the northeastern and 🥳 the City of Jennings to a point where that line intersects the northerly boundary line of the Village of North of Bermuda Road; thence south 88 degrees 28 minutes east along the southerly line of Lammert Lane a Village of Norwood Court 1003.74 feet; thence south 21 degrees 28 minutes east along the westerly bour degrees 25 minutes west 100 feet to the southeasterly corner of "Berdell Hills Subdivision": thence sou thence south along the west line of said Unincorporated tract of land and across Interstate Highway 70 to Plat Book 137 page 49 of the St. Louis County Records; thence east along the north line of said Tract D to the northeast corner of said Tract D; thence south along the east line of said Tract D to the southeast cor Greenda the "Amended Plat of Pasadena Park", a subdivision plat recorded in Plat Book 19 page 30 and 31 of the S "Amended Plat of Pasadena Park"; thence continuing along the east line of Bermuda Drive southwest to the tended of tended of the tended of tended Bermuda Drive to the northeast line of Florissant Road: thence southeast along the northeast line of Flor 207 page 37 to the northeast corner thereof; thence west along the north line of said tract of land desc southeastern line of Block 1 of said Amended Plat of Pasadena Park and along the west line of property property of German St. Vincent's Orphan's Home to the most eastern corner thereof; thence southwest a Company: thence east along the northern right of way of the St. Louis Public Service Company and along Natural Bridge Road; thence southeast along the centerline of Natural Bridge Road and along the bound the northern right of way of the St. Louis Public Service Company; thence eastwardly along the northern Hunt Road; thence southwardly along the westerly line of Lucas-Hunt Road to the northwesterly corner o

Road to a point in the North Line of North Market Street; thence westwardly along the North line of orth along the west, south and west line of U.S. Survey 2684 to the southeast corner of the present JENNINGS ed to the Sisters of Charity of the Incarnate Word; thence north along the East Line of said property hwestwardly 285 feet more or less along the present corporate limits of the Village of Bel-Nor to the f as produced northwardly to its intersection with the southerly corporate limits line of the Village of h line of Natural Bridge Road a distance of 110 feet more or less to the southeasterly corner of said and cong the corporate limits line of said Village of Bellerive Acres eastwardly a distance of 77 feet more or described in deed by John J. Miltonberger, dated September 15, 1891, as recorded in Book 54, Page NU along the corporate limits line of said Village of Bellerive Acres to the west line of the former Wabash e of said Wabash Railroad (also known as the Norfolk Southern Railroad) right of way to the west line , f a 50 feet wide access road to property belonging to the curators of the University of Missouri at St. uth line of Bellerive Drive as shown on "Hollywood Park" a subdivision recorded in Plat Book 21 page NORWOOD h and along the west line of said Lowen Drive to its intersection with the west line of Florissant Road; COURT to the most northern corner of the corporate limits line of said Village of Bellerive Acres and to the 25 feet more of less; thence continuing along the corporate limits of the City of Cool Valley east at a nterline of Florissant Road 300 feet more or less; thence continuing along the corporate limits of the Past produced northwest from the southeast corner off said Lot 14; thence south along the west line of PASADENA e along the northwest line of Survey 2503 across Lot 10 of said George M. Moore's Subdivision to the e of the Wabash Railway Company right of way. Union Station Branch (now known as the Ted Jones Union Branch of the Wabash Railroad (now known as the Ted Jones Trail) and a point 150 feet north a Avenue to a point 150 feet easterly from the easterly right of way line of Bermuda Avenue; thence oundary of the City of Jennings; thence continuing southwardly along the westerly boundary line of the Village of Norwood Court to a point where that line intersects the southeasterly right-of-way line NORTH WOODS he Village of Norwood Court; thence south 33 degrees 38 minutes east along the westerly line of the esterly corner of said Village: thence north 85 degrees 56 minutes west 186.71 feet; thence south 61 on" and its southwestern prolongation to the northwest corner of an Unincorporated tract of land: BEVERLY d the north line of Tract D of "Norwood Court Apartments" according to the plat thereof recorded in HILLS north 36.15 feet to the south line of said Interstate Highway 70; thence east along said south line to ct D and along the south line of San Diego Avenue being also along the northeast line of Block 16 of e southwest along the east line of Bermuda Drive to the northwest corner of Lot 4 in Block 15 of said of Lot 20 in Block 12 of said "Amended Plat of Pasadena Park"; thence south along the east line of VELDA vecorded in Book 207 page 37; thence north along the east line of said tract of land described in Book MULAGE the southeastern line of Block 1 of said "Amended Plat of Pasadena Park"; thence north along the HILLS user of said German St. Vincent's Orphan's Home: thence southeast along the northeast line of said Home and it's southwestern prolongation to the northern right of way of the St. Louis Public Service moint; thence continuing along the boundary of the Village of Pasadena Hills south to the centerline of of the Village of Pasadena Hills; thence north along the boundary of the Village of Pasadena Hills to southern boundary of the Village of Pasadena Hills to its intersection with the westerly line of Lucas-HILLSDALE ne point of beginning.

Public Works

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Cool Valley

RSM0 72.403(4)

The present level of major services provided by the municipality or other provider, provided to the unincorporated area by the county, and proposed to be provided by the annexing municipality or municipality to be incorporated or consolidated, including, but not limited to, police protection, fire protection, water and sewer systems, street maintenance, utility agreements, parks, recreation, and refuse collections;

Level of Services

- All services in Normandy would stay the same
- Some services would stay the same for Glen Echo Park, such as:
 - Police (Normandy), fire/EMS (NE Fire District), mechanical, electrical, and plumbing permits (StL Co.)
- Other services for Glen Echo Park would be brought in house or added:
 - Public Works Department, Municipal Courts, Code Enforcement, Parks
- Garbage collection for Glen Echo Park would be changed to Waste Management from their current provider



RSM0 72.403(5)

A proposed time schedule whereby the municipality or proposed municipality plans to provide such services to the residents of the area to be annexed, incorporated or consolidated within three years from the date the municipal boundary change is to become effective;

Timeline

- Both municipalities are hoping to have the issue go before the voters at the August 8th, 2023 election and have proposed a consolidation date of February 8th, 2024
- If approved by voters in August, current City of Normandy staff would begin preparation to officially take over services on February 8th, 2024
- Given the small size of Glen Echo Park, all services are planned to be established on day one of the consolidation



Factor #6, 7, & 8

RSM0 72.403(6)

The current tax rates of the areas subject to the proposal

RSM0 72.403(7)

What sources of revenue other than property tax are collected or are proposed to be collected by the municipality or proposed municipality;

RSM0 72.403(8)

The extraordinary effect the boundary change will have on the distribution of tax resources in the county;

Property Tax Rates per assessed \$100 (2022 Tax Year)												
Taxing Authority	Normandy Before			Glen Echo Park Before			Consolidated					
	R	С	Р	R	С	Р	R	С	Р			
State of Missouri	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03			
County General	0.165	0.186	0.209	0.165	0.186	0.209	0.165	0.186	0.209			
County Health Fund	0.111	0.125	0.14	0.111	0.125	0.14	0.111	0.125	0.14			
County Park Maintenance	0.04	0.044	0.05	0.04	0.044	0.05	0.04	0.044	0.05			
County Bond Retire	0.019	0.019	0.019	0.019	0.019	0.019	0.019	0.019	0.019			
Roads and Bridges	0.083	0.093	0.105	0.083	0.093	0.105	0.083	0.093	0.105			
St. Louis Community College	0.2787	0.2787	0.2787	0.2787	0.2787	0.2787	0.2787	0.2787	0.2787			
Special School District	1.0495	1.0495	1.0495	1.0495	1.0495	1.0495	1.0495	1.0495	1.0495			
Metro Zoo Museum District	0.2528	0.2528	0.2528	0.2528	0.2528	0.2528	0.2528	0.2528	0.2528			
County Library	0.206	0.24	0.26	0.206	0.24	0.26	0.206	0.24	0.26			
School - Normandy	5.7823	6.4759	6.4328	5.7823	6.4759	6.4328	5.7823	6.4759	6.4328			
Metropolitan Sewer District	0.1053	0.1053	0.1053	0.1053	0.1053	0.1053	0.1053	0.1053	0.1053			
Northeast Ambulance & Fire	2.4055	2.3424	2.6848	2.4055	2.3424	2.6848	2.4055	2.3424	2.6848			
Dev. Disability - Productive Living	0.07	0.086	0.09	0.07	0.086	0.09	0.07	0.086	0.09			
Board												
Municipality (Normandy/Glen Echo	<mark>0.272</mark>	<mark>0.282</mark>	<mark>0.4</mark>	<mark>0.244</mark>	<mark>0.058</mark>	<mark>0.5</mark>	<mark>0.272</mark>	<mark>0.282</mark>	<mark>0.4</mark>			
Park/Consolidated)												
Sewers - Maline Cr*	0.079	0.09	0.1				0.079	0.09	0.1			
Total Tax Rates	10.949	11.7	12.207	10.842	11.386	12.207	10.949	11.7	12.207			
*Maline Creek Sewer Tax is dependent on address												
Additional Charges *												
Commercial Surcharge		\$1.70			\$1.70			\$1.70				
Sewer Lateral Fee	<mark>\$28.00</mark>			<mark>\$50.00</mark>			<mark>\$50.00</mark>					

Taxes

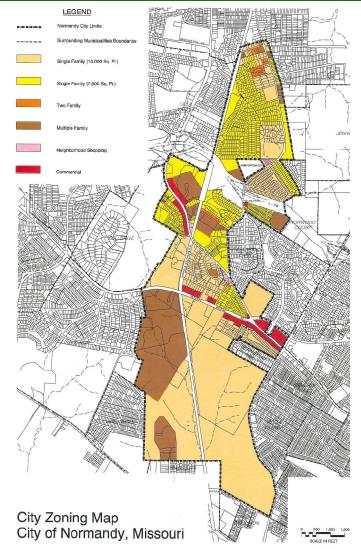
- Glen Echo Park residents would see a modest increase to their real property tax rates and a modest decrease to their personal property tax
- Normandy residents would see an increase in their sewer lateral fee
- The new municipality would have the same sales tax rates as Normandy. This would not affect Glen Echo Park because there are no commercial entities currently located in the Village
- There is no anticipated effect on the distribution of tax resources in St. Louis County

RSM0 72.403(9)

How the municipality or proposed municipality proposes to zone any area not presently incorporated;

Zoning

- There are no unincorporated areas apart of this consolidation
- The new municipality would retain the zoning code of the City of Normandy
- Glen Echo would enter in a Zone "A" Single Family Residential zoning district



Factor #10 & 11

RSM0 72.403(10)

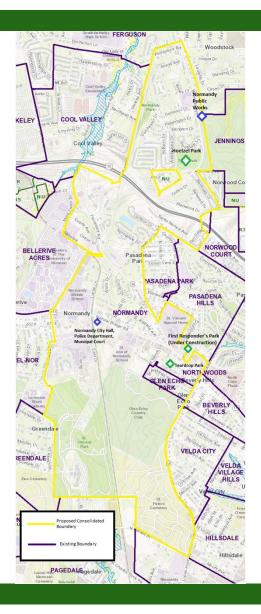
The compactness of the area subject to such proposal;

RSM0 72.403(10)

When the proposed boundary change shall become effective.

Compactness and Timing

- The boundaries of the new municipality would be compact
- The proposed consolidation date is February 8th, 2024. This would minimize the amount of time that former Glen Echo Park residents would go without representation on the new City Council



Conclusion

- The City of Normandy and The Village of Glen Echo Park believe that the proposed consolidation is in the best interest of both municipalities.
- We believe that consideration of all 11 factors set out in RSM0 72.403 support this belief.
- Both municipalities ask that the Boundary Commission please consider approving the submitted proposal and allow the residents of each municipality vote on the issue.

