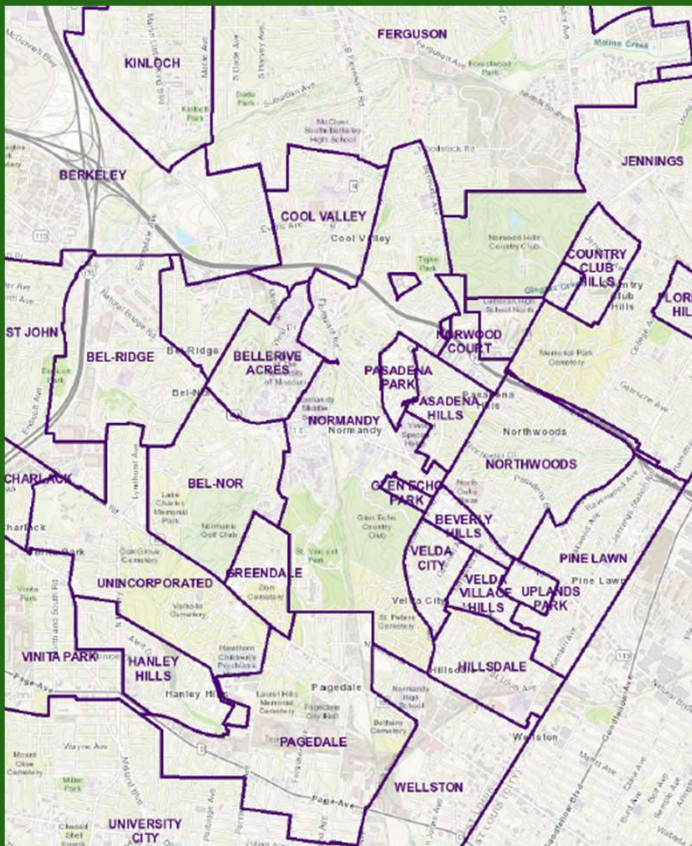




CONSOLIDATION PROPOSAL

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	66 ²	2286

RSMo Section 72.403

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

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



Factor #1

- RSMo 72.403(1)

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

- RSMo 72.403(2)

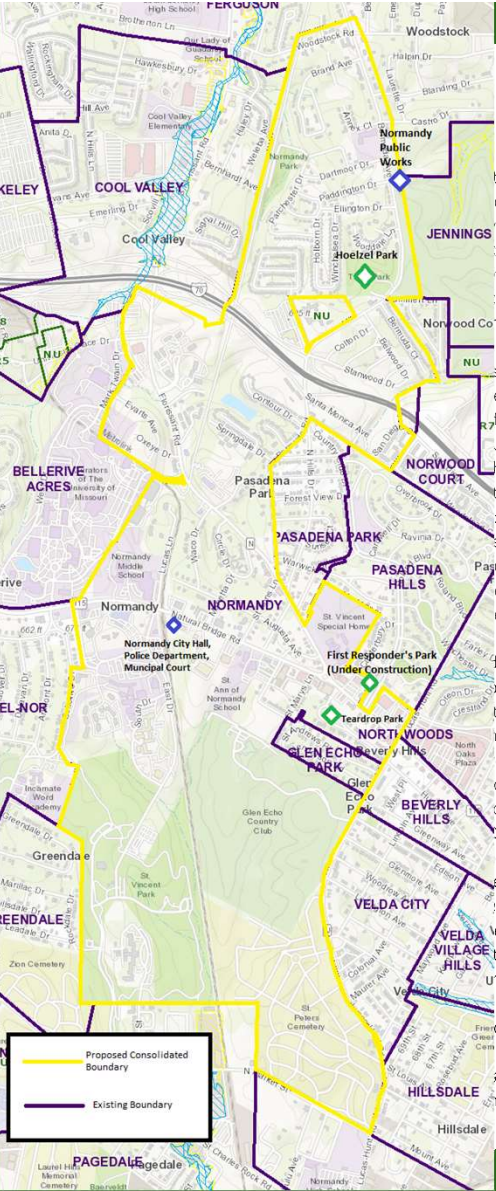
A legal description of the area to be annexed, incorporated, consolidated, or subject to the transfer of jurisdiction;

- RSMo 72.403(3)

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 Normandy the Village of Glen Echo Park

Beginning 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 1 conveyed to the Sisters of Charity of the Incarnate Word, to the center of Hager Avenue; thence west along centerline of to the Center Line of Bellerive Avenue; thence north, east and north along the present corporate limits of Bellerive Acres and to the north line of Natural Bridge Road; thence eastwardly along the southerly corporate limits of Bellerive Acres; thence northeastwardly along the corporate limits line of said Village of Bellerive Acres; 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 Railroad (also known as the Norfolk Southern Railroad) right of way; thence continuing along the corporate limits of Florissant Road; thence continuing along the corporate limits line of said Village of Bellerive Acres north; 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 north right angle to the west line of Florissant Road to the centerline of Florissant Road; thence continuing along City of Cool Valley southeast along a line which is the prolongation northwest of a straight line parallel with Lot 10 of said George M. Moore's subdivision to its intersection with the north line of U.S. Survey 2503, Thence west line of the Wabash Railway Company right of way, Union Station Branch; thence continuing along the right of way of the Wabash Railway Company right of way, Union Station Branch (now known as the Ted Jones Trail) 4,500 feet more or less to the northwest corner of the current City of Normandy boundary line being of the northern right of way line of Woodstock Road; thence easterly along a line parallel to and 150 feet 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 Norwood Court; 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 boundary line 207 page 37 to the northeast corner thereof; thence west along the north line of said tract of land described in Block 1 of said Amended Plat of Pasadena Park and along the west line of 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 boundary 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 of

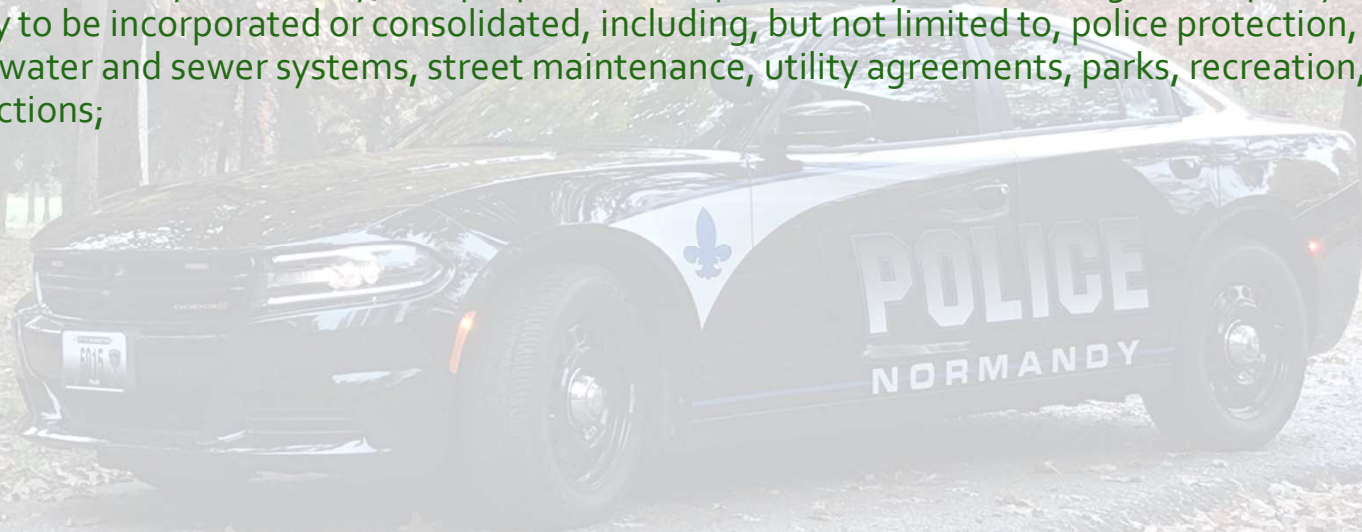


to a point in the North Line of North Market Street; thence westwardly along the North line of North Market Street to a point in the West Line of U.S. Survey 2684, said point being in the East Line of limits of the City of Greendale; thence north and northwest along the present east and northeast line of 1 conveyed to the Sisters of Charity of the Incarnate Word; thence north along the East Line of said property westwardly 285 feet more or less along the present corporate limits of the Village of Bel-Nor to the centerline of Bellerive Avenue; thence north, east and north along the present corporate limits of Bellerive Acres and to the north line of Natural Bridge Road; thence eastwardly along the southerly corporate limits of Bellerive Acres; thence northeastwardly along the corporate limits line of said Village of Bellerive Acres; 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 Railroad (also known as the Norfolk Southern Railroad) right of way; thence continuing along the corporate limits of Florissant Road; thence continuing along the corporate limits line of said Village of Bellerive Acres north; 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 north right angle to the west line of Florissant Road to the centerline of Florissant Road; thence continuing along City of Cool Valley southeast along a line which is the prolongation northwest of a straight line parallel with Lot 10 of said George M. Moore's subdivision to its intersection with the north line of U.S. Survey 2503, Thence west line of the Wabash Railway Company right of way, Union Station Branch; thence continuing along the right of way of the Wabash Railway Company right of way, Union Station Branch (now known as the Ted Jones Trail) 4,500 feet more or less to the northwest corner of the current City of Normandy boundary line being of the northern right of way line of Woodstock Road; thence easterly along a line parallel to and 150 feet 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 Norwood Court; 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 boundary line 207 page 37 to the northeast corner thereof; thence west along the north line of said tract of land described in Block 1 of said Amended Plat of Pasadena Park and along the west line of 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 boundary 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 of

Factor #4

RSMo 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

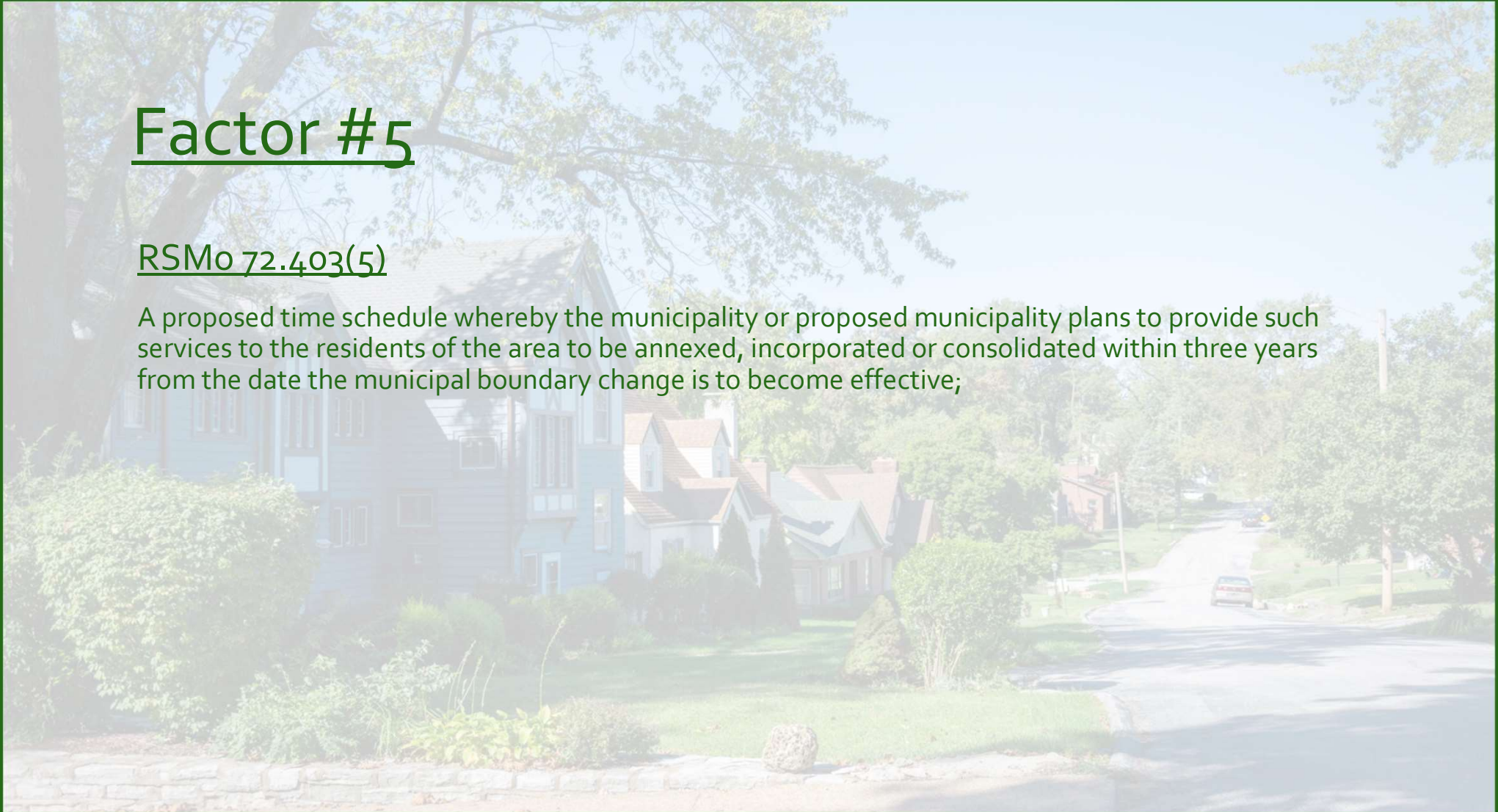
- All services in Normandy would stay the same
- Some services would stay the same for Glen Echo Park, such as:
 - Police (Normandy), fire/EMS (NE Fire District), mechanical, electrical, and plumbing permits (StL Co.)
- Other services for Glen Echo Park would be brought in house or added:
 - Public Works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



Factor #5

RSMo 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

RSMo 72.403(6)

The current tax rates of the areas subject to the proposal

RSMo 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;

RSMo 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	C	P	R	C	P	R	C	P
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 Board	0.07	0.086	0.09	0.07	0.086	0.09	0.07	0.086	0.09
Municipality (Normandy/Glen Echo Park/Consolidated)	0.272	0.282	0.4	0.244	0.058	0.5	0.272	0.282	0.4
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	\$28.00			\$50.00			\$50.00		

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

Factor #9

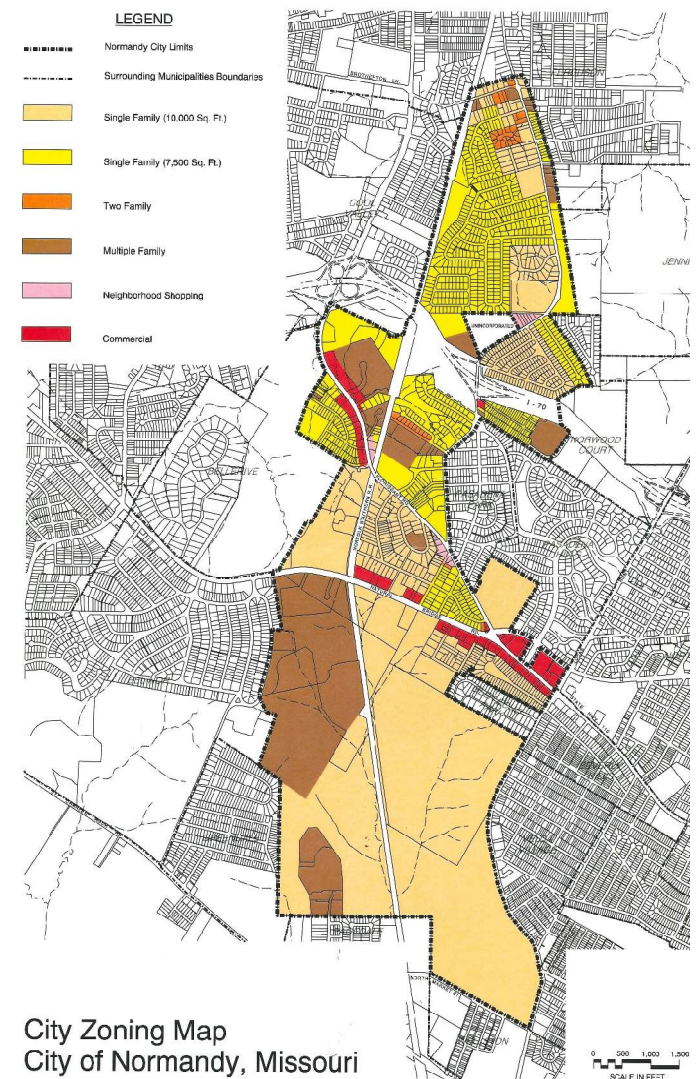
RSMo 72.403(9)

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

RSMo 72.403(10)

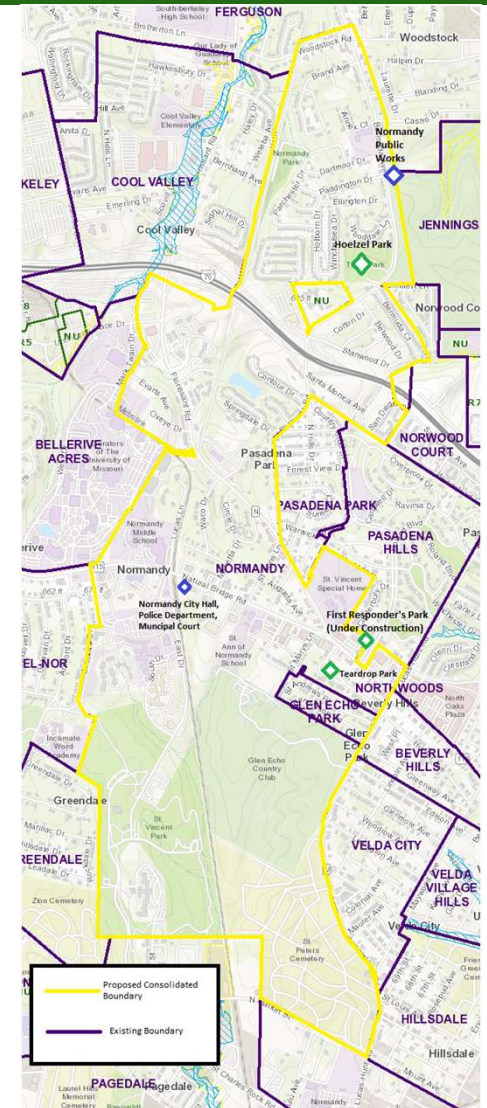
The compactness of the area subject to such proposal;

RSMo 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 RSMo 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.

Q&A