

**APPLICATION FOR THE MUNICIPAL  
CONSOLIDATION TO SIMPLIFY BOUNDARIES  
BETWEEN  
THE CITY OF NORMANDY, MISSOURI  
AND  
THE VILLAGE OF GLEN ECHO PARK, MISSOURI**

Submitted by:

The City of Normandy and Village of Glen Echo Park as Proposing Agents

Submitted February 24th, 2023

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# **Executive Summary**

## **SECTION 1**

## **Executive Summary**

### **SECTION 1**

The title of this application is the: Proposed Municipal Consolidation of the City of Normandy and the Village of Glen Echo Park.

The City of Normandy and The Village of Glen Echo Park, as the proposing agents, jointly propose a consolidation of our communities, which are immediately adjacent and contiguous to one another other. Both communities would benefit from the Boundary Commission's approval of this voluntary consolidation. The proposal has the unanimous support of our respective boards and many citizens. In the 2020 United States Census, The Village of Glen Echo Park had a population of 122 people and 19.2 acres, and The City of Normandy a population of 4,287 and 1,184 acres. Glen Echo Park is an entirely residential community and Normandy is significantly larger and includes residential neighborhoods, businesses, and the University of Missouri Saint Louis campus.

Our communities are among the oldest in Saint Louis County.

The City of Normandy sits on land once owned by Charles Lucas, which he obtained using land grants to purchase land from the victims of the New Madrid earthquake of 1811. The land was named after the French coastal region of France, Normandy, as Charles Lucas' father came from Normandy, France. Normandy incorporated as a Town in 1945 and later incorporated as a city after a consolidation with the Village of Berdell Hills in 1977.

The subdivision plat of Glen Echo Park was recorded in July of 1906. Glen Echo Park was originally intended to be an integral part of the Glen Echo Country Club. The houses built along Henderson, in fact, face the greens of the Country Club rather than the street on which they are located, as was the intent of those who platted the subdivision. This subdivision was one of the first to be planned with a specific relationship toward a golf course, just as Glen Echo Country Club was one of the first golf courses west of the Mississippi. The architecture of Glen Echo Park is perhaps more modest than its founders would have anticipated, representing the middle-class styles of the era, Craftsman, Foursquare, and Tudor being predominant. The row of spacious houses facing the golf course, however, remains much as originally projected. The central parkway is still intact, although it no longer forms an entrance to the Club, and the brick fence on Lucas and Hunt Road, still remains and is indicative of the special character of the village. Currently 67 houses comprise The Village of Glen Echo Park, which became an independent municipality in 1937.

The proposing agents respectfully ask the Boundary Commission to please consider this application for consolidation in time to allow for an August 8<sup>th</sup>, 2023, ballot measure. If approved to effective date of consolidation would be February 8<sup>th</sup>, 2024. If approved by the voters, our two communities will be able to address issues that face our communities in solidarity and will ultimately be able to provide better services through a more accountable, transparent, and professional local government. Thank you for your consideration.

Proposing agents: City of Normandy and Village of Glen Echo Park

Designated person: Samuel D. Johnson  
City Administrator  
City of Normandy  
7700 Natural Bridge Rd  
St. Louis, MO 63121

Point of Contact to Normandy and Glen Echo Park

Normandy: Mayor Mark Beckmann, City of Normandy  
7700 Natural Bridge Rd  
St. Louis, MO 63121

Glen Echo Park: Chairperson Victoria Valle, Village of Glen Echo Park  
PO Box 210895  
St. Louis, MO 63121

# **Plan of Intent**

## **SECTION 2**

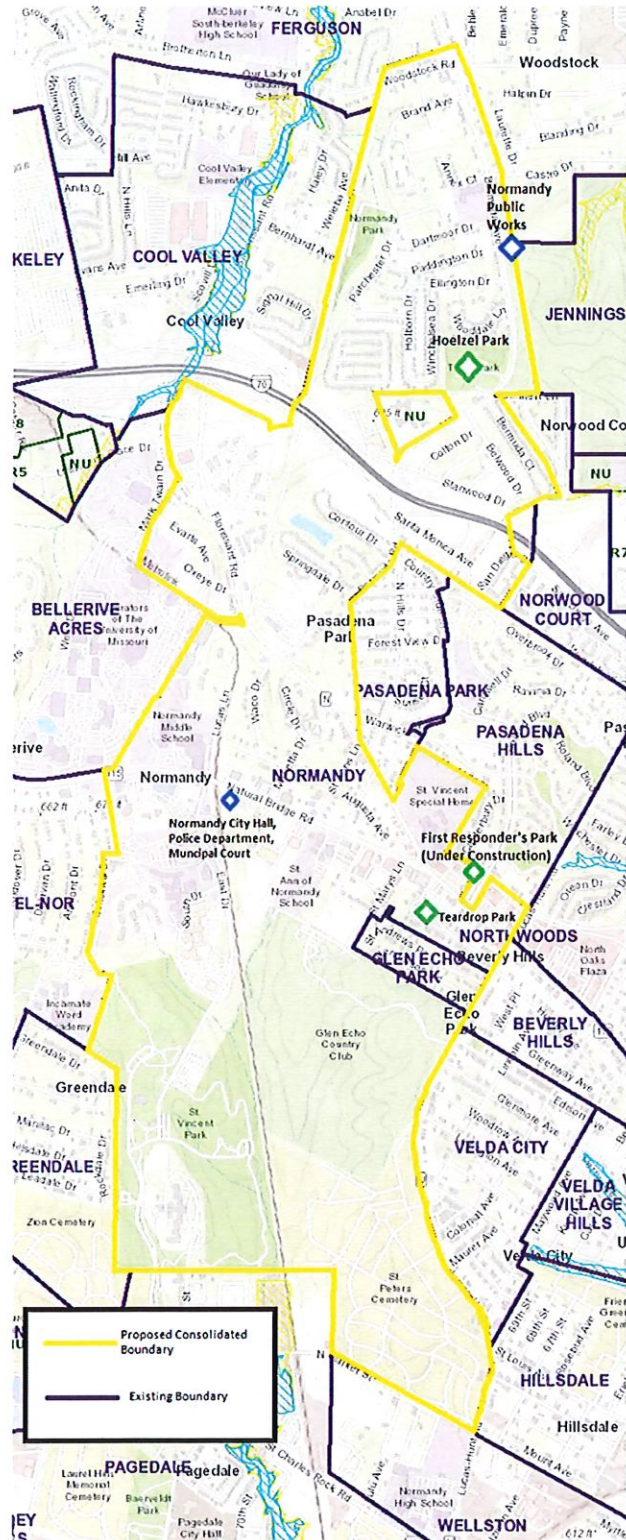
## Plan of Intent

### SECTION 2

## Part I - Geographic

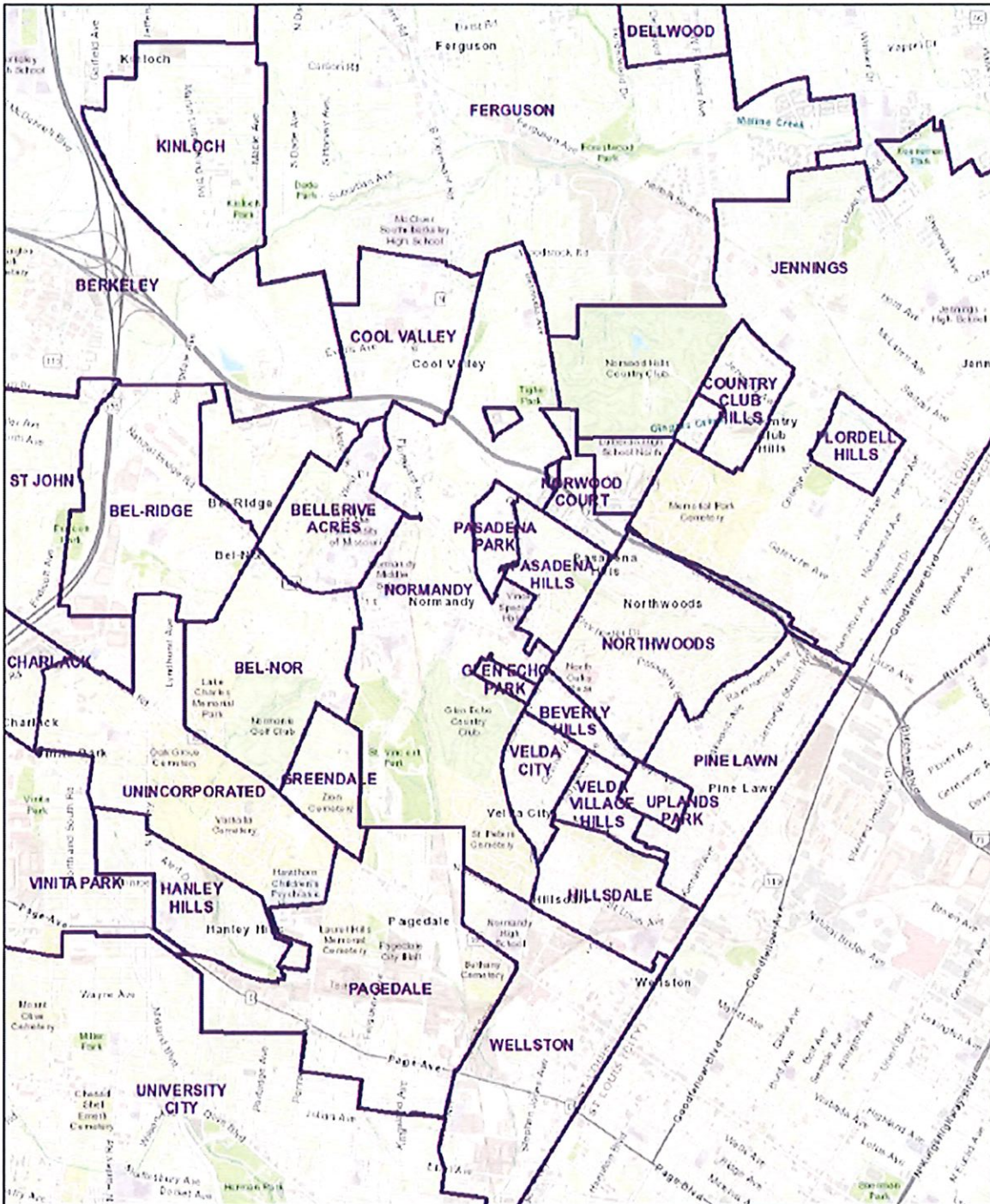
(1) Provide a map of the area to be consolidated. Distinguish between the existing boundaries of the separate areas to be consolidated and the area to be consolidated as a whole. Include significant geographical features including arterial streets, highways, rivers, creeks, etc. Identify community and/or municipal facilities, e.g. city hall, public safety facilities, recreation centers, major parks, etc.

(Map 1)



(2) Provide a second map that generally relates the boundaries of the newly consolidated municipality to surrounding municipalities, neighboring subdivisions, arterial roads, which are not a part of the proposal.

(Map 2)



**(3) In table format, provide the following information for each municipality and unincorporated area affected by the proposal and the combined total area for the new municipality after consolidation:**

- (a) Population, as of the most recent Census, noting the year.**
- (b) Land area in acres.**
- (c) Number of dwelling units.**

	<b>Normandy, MO</b>	<b>Glen Echo Park, MO</b>	<b>Consolidated</b>
Population (2020)	4,287	122	4,409
Area	1,184 Acres	19.2 Acres	1,203 Acres
Dwelling Units	2219 <sup>1</sup>	66 <sup>2</sup>	2286

<sup>1</sup> St. Louis County Parcel Data. 1071 Single Family Dwelling Units and 1148 Multi-Family Dwelling Units.

<sup>2</sup> St. Louis County Parcel Data, all Single Family.

**(4) Discuss how the proposal affects the compactness of the area to be consolidated:**

- (a) The accessibility of the entire area for the efficient delivery of services.**
- (b) Any natural or man-made barriers that would impede the efficient delivery of service.**

a) The accessibility of the consolidated area lends itself well to the efficient delivery of services. The Village of Glen Echo Park currently borders The City of Normandy on three of its four sides and is nearly an enclave relative to Normandy. Police services based out of the station on Natural Bridge Road and public works services based off of Bermuda Road would easily access Glen Echo Park via Lucas and Hunt. In Addition, the Normandy Police Department already patrols Glen Echo Park as part of a police services contract and has a proven track record of efficient delivery of services.

b) There are no natural or man-made barriers that would impede the efficient delivery of service.

**(5) Explain how the consolidation will result in logical boundaries.**

The Village of Glen Echo Park is surrounded on three sides by The City of Normandy, this would make the existing boundaries even more logical and simplified.

**(6) Define what the community of interest is in the area to be consolidated. How will the consolidation affect an existing neighborhood(s)?**

The City of Normandy and the Village of Glen Echo Park are immediately adjacent to each other, making them both compact and contiguous to one another. Given their close proximity, the residents of both communities share a community of interests for high quality community engaged police services, roads, zoning laws, code enforcement, access to services, parks and recreation.

The consolidation will have no impact on existing neighborhoods as the age and architectural style of the homes are similar as is the demographic makeup of the communities.

**(7) If the area to be consolidated includes an unincorporated area(s), provide a list of all subdivisions in that area which are a part of the consolidation proposal. Are any of these subdivisions split because of the proposed boundary change? If yes, on a separate map identify the subdivision(s) being split. Explain how the split does not adversely affect the area to be consolidated or the remaining unincorporated area.**

No unincorporated areas are part of the consolidation.

**(8) If the area to be consolidated includes unincorporated areas, would any unincorporated area, contiguous to the area to be consolidated be left inaccessible, except through another municipality and/or County?**

No unincorporated areas are part of the consolidation.

**(9) Address how the incorporation is consistent with the Missouri legislature's requirement that the Commission consider the creation of consolidation creates logical and reasonable municipal boundaries in the County.**

The proposed consolidation would create logical and reasonable boundaries because The Village of Glen Echo is surrounded by the City of Normandy on three of its four sides. Furthermore, the Consolidation logically extends the boundary of Normandy so that it follows the entire length of Lucas and Hunt Road from Natural Bridge to North Market Street. Finally, the proposed consolidation is reasonable, as it includes no unincorporated areas and would have little to no impact on surrounding municipalities or unincorporated areas.

## Part II - Financial

(1) In table format, list all relevant tax rates for each municipality and unincorporated area affected by the proposal and the combined total for the new municipality after consolidation. Identify any changes in the tax structure for each of the areas involved in the consolidation.

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
<b>Municipality (Normandy/Glen Echo Park/Consolidated)</b>	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
<b>Total Tax Rates</b>	<b>10.949</b>	<b>11.7</b>	<b>12.207</b>	<b>10.842</b>	<b>11.386</b>	<b>12.207</b>	<b>10.949</b>	<b>11.7</b>	<b>12.207</b>
*Maline Creek Sewer Tax is dependent on address									
<b>Additional Charges *</b>									
Commercial Surcharge		\$1.70			\$1.70			\$1.70	
Sewer Lateral Fee	\$28.00			\$50.00			\$50.00		

R= Residential Property Tax Rate per \$100

C = Commercial Property Tax Rate per \$100

P= Personal Property Tax Rate per \$100

Cumulative Sales Tax Rates	
City of Normandy Existing Rate	9.238%
Village of Glen Echo Existing Rate	7.738%
Consolidated Rate	9.238%

(2) In table format:

(a) Provide a three (3) year history of revenues, expenditures and fund balances for each of the municipalities involved in the consolidation

**General Operating fund.**

	<u>Normandy, MO</u>		
<u>General Operating Fund</u>	2022*	2021	2020
Revenues	\$4,354,276	\$3,540,920	\$4,328,080
Expenditures	\$4,617,961	\$3,568,538	\$ 3,445,270
Fund Balance	\$930,561	\$1,194,246	\$1,221,864

\*Final year end reports are still being prepared; figures are estimates

	<u>Glen Echo Park, MO</u>		
<u>General Operating Fund</u>	2022	2021*	2020*
Revenues	49,392	\$95,312	\$71,171
Expenditures	61,095	\$54,009	\$49,695
Fund Balance	46,152	\$41,303	\$21,476

\*Revenues, Expenditures, and Fund Balances are represented as reported to the Missouri State Auditor

(b) Provide a three (3) year combined history of revenues, expenditures and fund balance for the municipalities involved in the consolidation General Operating fund. The three (3) year period is for the most recent three (3) years, including the budget year in which the proposal is submitted.

<u>General Operating Fund</u>	<u>Combined Financials for Normandy and Glen Echo Park</u>			
	2023 Budget Year	2022	2021	2020
Revenues	\$4,379,023	\$4,403,668	\$3,636,232	\$4,399,251
Expenditures	\$4,418,503	\$4,679,056	\$3,622,547	\$3,494,965
Fund Balance	\$937,233	\$976,713	\$1,235,549	\$1,243,340

(3) If the area to be consolidated includes unincorporated areas, provide in table format a projection of income (revenues) derived from and the cost for service (expenditures) applicable to the unincorporated area. This projection shall be for a period of three (3) fiscal years after consolidation.

No unincorporated areas are part of the area to be consolidated.

(4) In table format, provide a three (3) year projection of income (revenue) derived from and the cost to provide services (expenditures) for the newly consolidated municipality. This projection shall be for a period of three (3) fiscal years after consolidation.

<u>Financial Projections</u>	<u>Projected Revenue and Cost for Services For Newly Consolidated Municipality</u>		
	2024	2025	2026
Revenues	\$4,037,292	\$4,158,411	\$4,283,163
Expenditures	\$4,034,310	\$4,155,340	\$4,280,000

(5) In table format, provide a three (3) year projection of anticipated capital improvement projects, including the sources of income to fund the improvements for the newly consolidated municipality.

<u>Projects and Income Sources</u>	<u>Projected Capital Improvement Projects For Newly Consolidated Municipality</u>		
	2024	2025	2026
<b>First Responder's Park Project (Municipal Park Grant Commission)</b>	265,000	0	0
<b>Various Street Improvement Projects (Road and Bridge Tax, CDBG funds, Capital Improvement Sales Tax)</b>	\$150,000	0	\$150,000
<b>Improvements to St. Andrews Rd. and Henderson Rd. (Funded from remaining balance of Glen Echo Park's funds)</b>	\$37,521		

(6) Identify any extraordinary effect the proposed boundary change will have on the distribution of tax resources in St. Louis County.

There could be a small impact on the St. Louis County sales tax pool due to shifting populations among jurisdictions in the pool. However, both municipalities are already pool cities so this impact, if there is any impact at all, would be very minor and would not have an extraordinary effect.

(7,8,9)

Questions 7, 8 and 9 as part of this section refer to only consolidations that include unincorporated areas. These questions are not applicable since no unincorporated areas are part of the area to be consolidated.

(10) Discuss what impact the consolidation would have on the tax base or the ability to raise revenue of:

- (a) The area subject to the proposed boundary change and its residents;
- (b) Adjoining areas not involved in the boundary change and the residents thereof, and
- (c) The entire geographic area of the County and its residents.

- a) Residents of the consolidated municipalities would experience slight changes in property tax rates. Residents of the former Glen Echo Park would experience an increase of 0.028 per \$100 of assessed residential real property, which would result in an increase of \$11.20 of property tax for a house assessed at \$40,000. The commercial property tax rates would remain the same for all residents Glen Echo Park currently has no commercial property. Personal property tax rates for former Glen Echo Park residents would actually decrease by 0.1 per \$100 of assessed value, resulting in a decrease of \$4.00 for a vehicle assessed at \$4,000. Residents of the former unconsolidated Normandy would experience no change in their property tax rates, however owners of single-family houses would have an increase of \$22.00 in their sewer lateral fee.
- b) Adjoining areas that are not involved in the consolidation would not see a significant change to their tax base or ability to raise revenue. However, the consolidation will result in better municipal services for both municipalities which would have a positive economic impact on the region, indirectly resulting in a benefit to the tax base and ability to raise revenues of surrounding municipalities.
- c) The consolidation will not have a direct impact on the tax base or the ability to raise revenue of the entire geographic area of the County and its residents. However, the consolidation will result in better municipal services for both municipalities which would have a positive economic impact on the region and would be an indirect benefit to the tax base and ability to raise revenues of St. Louis County as a whole.

## **Part III - Services**

(1) In table format, for each municipality, and if applicable, unincorporated area affected by the proposed boundary change, provide:

(a) A list of services currently provided, indicating who is responsible for providing these services and whether the service is provided by contract or in-house.

(b) A list of services which upon consolidation will be provided, indicating who will be

responsible for providing these services and whether the service will be provided by contract or in-house.

(c) A list identifying any change in the fee for service which will apply to all residents and/or businesses.

<b><u>Services &amp; Providers:</u></b>	<b><u>Normandy, MO (existing)</u></b>	<b><u>Glen Echo Park, MO (existing)</u></b>	<b><u>After Consolidation</u></b>
<b>Police</b>	Normandy Police Department	Normandy Police Department by contract	Normandy Police Department
<b>Fire/EMS</b>	Northeast County Fire Protection	Northeast County Fire Protection	Northeast County Fire Protection
<b>Municipal Court</b>	Normandy Consolidated Court	St. Louis County Court	Normandy Consolidated Court
<b>Municipal Roads</b>	Normandy Public Works Department	By contract with various vendors	Normandy Public Works Department
<b>County Arterial Roads</b>	St. Louis County	St. Louis County	St. Louis County
<b>State Highways</b>	MODOT	MODOT	MODOT
<b>Snow removal</b>	Normandy Public Works Department	By contract	Normandy Public Work Department
<b>Street Cleaning</b>	Normandy Public Works Department	By contract	Normandy Public Works Department
<b>Mosquito Spraying</b>	St Louis County	St Louis County	St Louis County
<b>Trees</b>	Normandy Public Works, or by contract with vendors	By Contract with vendors	Normandy Public Works, or by contract with vendors
<b>Permitting/Building</b>	Normandy in house	St Louis County	Normandy in house
<b>Permitting/Plumbing, Electrical and Mechanical</b>	St. Louis County	St. Louis County	St. Louis County

<b><u>Services &amp; Providers:</u></b>	<b><u>Normandy, MO (existing)</u></b>	<b><u>Glen Echo Park, MO (existing)</u></b>	<b><u>After Consolidation</u></b>
<b>Code Enforcement</b>	Normandy in house	Glen Echo Park in house	Normandy in house
<b>Health</b>	St. Louis County	St. Louis County	St. Louis County
<b>Trash</b>	Waste Management	Ward's Refuse and Hauling Inc.	Waste Management
<b>Taxation</b>	St. Louis County	St. Louis County	St. Louis County
<b>Utilities</b>	Private Providers	Private Providers	Private Providers

<b><u>Fees for Services:</u></b>	<b><u>Normandy, MO</u></b>	<b><u>Glen Echo Park, MO</u></b>	<b><u>After Consolidation</u></b>
<b>Trash</b>	Direct to Provider	Direct to Provider	Direct to Provider
<b>Occupancy Fee</b>	\$50.00	\$50.00	\$50.00
<b>Pet tags</b>	\$2.00	\$10.00	\$2.00
<b>Business Permits</b>	.1% of gross receipts	No businesses	.1% of gross receipts
<b>Occupancy Inspection Fee</b>	\$110.00	\$0	\$110.00
<b>Sewer Lateral Fee</b>	\$28.00	\$50.00	\$50
<b>Excavation Permits</b>	100	St. Louis County	100
<b>Demolition permits</b>	\$3 per \$1,000 of estimated cost	St. Louis County	\$3 per \$1,000 of estimated cost me
<b>Building Permits</b>	\$3 per \$1,000 of estimated cost	St. Louis County	\$3 per \$1,000 of estimated cost
<b>Sign Permits</b>	\$25.00	St. Louis County	\$25.00
<b>Park Rental Fees</b>	\$10-\$30 depending on type of rental	n/a	\$10-\$30 depending on type of rental

**(2) Provide a brief description of the services which will be provided to the newly consolidated municipality.**

There are many categories of services which are provided by the City of Normandy and would extend to the residents to the current Village of Glen Echo Park after consolidation. The City of Normandy has a full-time staff that are able to assist residents with all manner of issues and services. These services include: (1) public safety through 24-hour community based policing, and youth outreach programs; (2) parks, recreation and community events including Normandy's parks; (3) public works services including street

repair and snow removal; (4) code enforcement and building permit services; (5) planning and zoning; and (6) general administrative services. Many of these services are already provided to Glen Echo Park by Normandy pursuant to a contract. However the provision of enhanced code enforcement, permitting and planning and zoning services would be a significant benefit to Glen Echo Park due to its largely historic housing stock.

**(3) How will fire and emergency medical services be provided in the newly consolidated municipality?**

There will be no change to Fire and Emergency services, this would continue to be provided by Northeast County Fire Protection District.

**(4) Describe the policy in the newly consolidated municipality regarding the acceptance of the maintenance and/or new construction/installation of the following:**

- (a) Private roads**
- (b) Sidewalks**
- (c) Driveway approaches**
- (d) Street lights**
- (e) Subdivision common ground**
- (f) Park land**

After consolidation, the current City of Normandy Code of Ordinances will govern each of these categories. All of the above listed will be maintained in an acceptable condition consistent with all applicable standards.

**(5) What is the proposed effective date for delivery of services? Will all services be provided upon that date? If not, which one(s) will not be provided? Explain.**

The transition and preparation of service delivery shall immediately after voter approval at the August 8<sup>th</sup>, 2023 election. Given that the size of the current Village of Glen Echo Park is relatively small compared to Normandy and it provides very few services in house, this transition should not take long. All services to be provided according to this plan will be effect upon the proposed effective date for consolidation, February 8<sup>th</sup>, 2024.

## **Part Four - Zoning /Land Use**

(1) In table format, identify how the land is currently being utilized as a percentage of the total acres, by the following categories:

- (a) Commercial
- (b) Industrial
- (c) Institutional/Governmental
- (d) Single-family residential
- (e) Multi-family residential

<u>Land Use</u>	<u>Normandy, MO</u>	<u>Glen Echo Park, MO</u>
Commercial	8%	0%
Industrial	2%	0%
Institutional/Governmental	5%	0%
Single Family Residential	77%	100%
Multi-family Residential	8%	0%

(2) Provide two (2) maps of the area to be consolidated, identifying the zoning of the area:

- (a) As the zoning currently exists.
- (b) How the municipality proposes the zoning will be after consolidation.

See attachment A for Normandy Zoning Map. No Zoning Map exists for the Village of Glen Echo Park, but all parcels are of a single-family residential land use.

After consolidation, the zoning for the current City of Normandy will remain unchanged. The former Village of Glen Echo will be zoned Zone "A" Single Family Residential pursuant to 405.150-405.210 of Normandy City Code upon consolidation.

(3) Include a description of any relevant zoning and land use changes which will occur as a result of the consolidation. Describe the impact the proposed boundary change would have on zoning and land use changes.

There would be no relevant zoning and land use changes as a result of the consolidation, as all parcels in the Village of Glen Echo Park would comply with the uses outlined in Zone "A" of the Normandy Zoning Code.

(4) Would the changes in zoning create any non-conformities in the area to be consolidated? If yes, how will the newly consolidated municipality handle these non-conformities?

Some parcels in the Village of Glen Echo Park would have some non-conformities in regard to minimum lot sizes and some setbacks of current structures. All non-conformities would be treated pursuant to Article XIII of the Normandy Zoning Code as if they were existing uses as of February 10<sup>th</sup>, 1969.

**(5) Identify any regulations, such as subdivision, flood plain management, historic preservation district, neighborhood improvement district or other regulations that would affect the area to be consolidated?**

The current Village of Glen Echo Park is requesting that they be designated as a historic district pursuant to section 130.170-130.180 of Normandy City Code upon consolidation.

**(6) Would prospective development be affected directly or indirectly by the proposed boundary change?**

No.

**(7) How does the newly consolidated municipality plan to address code compliance with ongoing development projects in the area to be consolidated?**

There are no planned development projects ongoing in the proposed consolidated area. If there were a project to arise, the City of Normandy would take over the building permit and plan review process.

**Provide a summary as to why the proposal is in the best interest of:**

- (1) The municipalities,**
- (2) The areas of the County next to such proposed boundary, and**
- (3) The unincorporated areas affected by the proposal.**

We believe we have provided the answers and data which your commission needs for its consideration. The merger of the City of Normandy and the Village of Glen Echo is a logical one based on the shared interests of our two communities, our shared history, our long association as neighboring cities, cooperation in the delivery of police protection, city services, and the shared resources. It is in the best interests of our residents, and we feel the consolidation will be overwhelmingly approved by voters, as reflected in the support the plan has garnered among our respective elected public officials.

The consolidation will have no negative impact on the other areas of the county next to such proposed boundaries as the boundary between our two communities is contiguous. Further we do not feel that any unincorporated areas will be negatively affected. This consolidation is in the best interest of not just the proposing agents, but also the surrounding municipalities and unincorporated areas because it would improve the ability of Glen Echo Park to provide code enforcement and other high quality services that will keep property values up and have a positive impact on property in the surrounding areas.

# **Certifications**

## **SECTION 3**

## **Certifications**

### **SECTION 3**

I, Khianna C. DeGarmo, the City Clerk for the City of Normandy, Missouri do hereby certify that:

1. There are no unincorporated areas are involved. This is simply a consolidation between the City of Normandy, Missouri, and the Village of Glen Echo, Missouri.
2. No platted subdivisions are being split by this proposal.
3. There is no overlap with any other proposal before the commission.
4. One copy of the City of Normandy's and the Village of Glen Echo's most recently adopted budget and audit report (as applicable) have been provided to the office of the Boundary Commission, along with 13 copies of this proposal.
5. The City of Normandy and the Village of Glen Echo will bear all costs of the Boundary Commission relating to publications, notification, copies, etc.
6. Identical copies of the proposal have either been delivered to or mailed to:
  - a. The St. Louis County Clerk.
  - b. City Clerk,  
City of Bel-Nor  
8416 Natural Bridge Road  
Bel-Nor, MO 63121
  - c. City Clerk,  
City of Bellerive  
7700 Natural Bridge Road  
St. Louis, MO 63121
  - d. City Clerk,  
City of Beverly Hills  
7150 Natural Bridge Road  
Beverly Hills, MO 63121
  - e. City Clerk,

City of Cool Valley  
100 Signal Hill Drive  
Cool Valley, MO 63121

f. City Clerk,  
City of Ferguson  
110 Church Street  
Ferguson, MO 63135

g. City Clerk,  
City of Greendale  
2210 Normandy Drive  
St. Louis, MO 63121

h. City Clerk,  
City of Hillsdale  
6428 Jesse Jackson Avenue  
Hillsdale, MO 63121

i. City Clerk,  
City of Jennings  
2120 Hord Avenue  
Jennings, MO 63136

j. City Clerk,  
City of Northwoods  
4600 Oakridge Boulevard  
Northwoods, MO 63121

k. City Clerk,  
City of Norwood Court  
7600 Lammert Ln

Norwood Court, MO 63121

l. City Clerk,

City of Pagedale

1420 Ferguson Avenue

Pagedale, MO 63133

m. City Clerk,

City of Pasadena Hills

3915 Roland Boulevard

Pasadena Hills, MO 63121

n. City Clerk,

City of Pasadena Park

7621 N. Sunset Drive

St. Louis, MO 63121

o. City Clerk,

City of Velda City

2560 Lucas & Hunt Road

Velda City, MO 63121

p. City Clerk,

City of Wellston

1414 Evergreen Avenue

Wellston, MO 63133

7. That the two municipalities of the City of Normandy and the Village of Glen Echo which are seeking consolidation are contiguous.

8. That this proposed boundary change:

a. Contains no more than 60% of the area subject to a previous boundary change which was disapproved by the voters within two years of the date of the official submittal of the newly proposed boundary change; and

b. Does not contain any unincorporated area which is currently in an established unincorporated area.

9. A petition does not apply to our consolidation.



Khlanna C. DeGarmo, City Clerk for the City of Normandy



Date

# **Supporting Documents**

## **SECTION 4**

## Supporting Documents

### SECTION 4

#### SECTION 4: Supporting Documents

If the proposing agent determines that such information is not applicable to its proposal, the proposing agent shall so state in writing.

i. If applicable, a certified copy of any ordinance adopting the Consolidation Boundary Change Proposal.

Insert copies of Normandy's ordinance - see attached

Insert copy of Glen Echo Park's ordinance - see attached

ii. If applicable, certified copy of a petition.

This is not applicable to this proposal

iii. The sites below can accommodate a public hearing appropriate for the size of the application and the sites are all generally open to and used by the public, handicap accessible and all are geographically within portions of the City of Normandy or Village of Glen Echo Park.

<b>Possible Site Locations for Public Hearing:</b>	Lucas Crossing Elementary School	Normandy Schools Collaborative District Offices School Board Chambers
<b>Point of Contact</b>	Normandy Schools Collaborate	Normandy Schools Collaborate
<b>Address</b>	7837 Natural Bridge Rd, St. Louis, MO 63121	3855 Lucas and Hunt Rd, St. Louis, MO 63121
<b>Phone Number</b>	314-493-0400	314-493-0400

iv. A copy of a legal opinion to the proposing agent(s) stating that all statutory requirements, which are applicable to the proposing agent(s), have been satisfied.

Please see Attachment B

v. *A draft of the proposed language, provided as to form by the Commission, for a public notice of public hearing which shall include:*

*(1) The identity of the proposing agent(s);*

*(2) A clear, concise description of the proposed boundary change, which may include but not necessarily, be confined to a legal description;*

*(3) The proposal's official submittal date;*

*(4) "Blanks" for the date, time and location of the hearing, identifying it as a function of the Boundary Commission, St. Louis County, Missouri.*

**CITY OF NORMANDY, MISSOURI  
AN ORDINANCE**

**1<sup>st</sup> READING 09-06-2022  
2<sup>nd</sup> READING 10-11-2022**

**BILL NO. 22-21  
ORDINANCE NO. 769**

**AN ORDINANCE OF THE CITY OF NORMANDY, MISSOURI REGARDING A PLAN FOR THE CONSOLIDATION OF THE VILLAGE OF GLEN ECHO PARK AND THE CITY OF NORMANDY.**

**WHEREAS,** The City of Normandy and the Village of Glen Echo Park, located in St. Louis County, Missouri, believe it to be in their best interest to consolidate to form a single municipality; and

**WHEREAS,** the City of Normandy and Village of Glen Echo Park wish to effect this consolidation through the Boundary Commission of St. Louis County, Missouri, pursuant to the procedures established by §§ 72.400 through 72.423 of the Revised Statutes of Missouri; and

**WHEREAS,** § 72.420 R.S.Mo requires that the consolidation of municipalities be instituted by the governing bodies of the consolidating municipalities adopting ordinances providing the information set forth in § 72.240 R.S.Mo; and

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORMANDY, AS FOLLOWS:**

**Section 1**

The names of the municipalities to be consolidated are the City of Normandy and the Village of Glen Echo Park.

**Section 2**

The proposed effective date of the consolidation is October 4, 2023.

**Section 3**

The number of votes cast in the last municipal election (April 2022) in the City of Normandy was 407 votes.

**Section 4**

The name of the consolidated municipality will be the City of Normandy.

**Section 5**

The form of government to be adopted by the consolidated City of Normandy will be a Third Class City, Mayor and City Council form of government, with the boundaries of Glen Echo Park forming part of the fourth ward of the City of Normandy. One officer of the Village of Glen Echo Park shall be appointed to serve as a non-voting *ex officio* member of the City of Normandy's Council until the next general municipal

election following the date of consolidation. The composition of the Normandy Council will be otherwise unchanged following the consolidation.

Section 6

The employees of the City of Normandy prior to the consolidation shall be the only retained employees of the consolidated City of Normandy.

Section 7

Upon consolidation, municipal taxes will be collected consistent with the ordinances of the City of Normandy in effect prior to consolidation, except that any tax bill issued by the Village of Glen Echo Park prior to consolidation shall remain due and payable.

Section 8

The ordinances of the City of Normandy prior to consolidation shall remain in full force and effect after consolidation. The ordinances of the former Village of Glen Echo Park shall have no force or effect after consolidation, except as to matters pending involving the Village of Glen Echo Park prior to consolidation, to include but not be limited to municipal ordinance violations committed prior to consolidation, which shall be resolved according to the Village of Glen Echo Park ordinance in effect at the time of the violation.

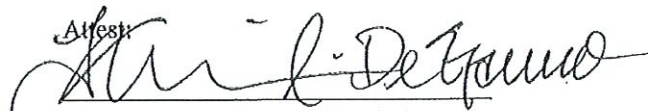
Section 9 - Effective Date

This Ordinance shall take effect and be in full force immediately after its passage by the City Council.


**PASSED** by the Council of the City of Normandy and **APPROVED** by the Mayor this 11<sup>th</sup> day of October, 2022.

  
Honorable Mark Beckmann, Mayor

(SEAL)

Attest:  
  
Khianna C. DeGarmo, City Clerk

APPROVED AS TO FORM:

  
Andrew R. Bramman - City Attorney  
City of Normandy, Missouri

**CITY OF NORMANDY, MISSOURI  
AN ORDINANCE**

**1<sup>st</sup> READING** 01/10/2023  
**2<sup>nd</sup> READING** 01/10/2023

**BILL NO.** 23-3  
**ORDINANCE NO.** 773

**AN ORDINANCE OF THE CITY OF NORMANDY MISSOURI, APPROVING  
THE SUBMITTAL OF A PROPOSAL FOR A PLAN FOR THE CONSOLIDATION OF  
THE VILLAGE OF GLEN ECHO PARK AND THE CITY OF NORMANDY**

**WHEREAS**, The City of Normandy and the Village of Glen Echo Park, located in St. Louis County, Missouri, believe it to be in their best interest to consolidate to form a single municipality; and

**WHEREAS**, the City of Normandy and Village of Glen Echo Park wish to effect this consolidation through the Boundary Commission of St. Louis County, Missouri, pursuant to the procedures established by §§ 72.400 through 72.423 of the Revised Statutes of Missouri; and

**WHEREAS**, The City of Normandy has enacted Ordinance 769 and the Village of Glen Echo Park has enacted a similar ordinance establishing a plan for consolidation as required by § 72.420 R.S.Mo.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORMANDY, AS FOLLOWS:**

**Section 1**

Both Municipalities hereby amend the plan adopted by Ordinance 769 in the following ways

1. The proposed effective date of the consolidation is hereby changed to February 8, 2024
2. Upon consolidation, municipal taxes will be collected consistent with the ordinances of the City of Normandy in effect prior to consolidation with the exception of the sewer lateral fee which will be \$50.00 consistent with the Village of Glen Echo Park.

**Section 2**

The City Council of the City of Normandy hereby approves the submittal of the Proposal for Consolidation of the City of Normandy, Missouri, and the Village of Glen Echo Park, Missouri, in substantially the form attached hereto as Exhibit A, and incorporated herein by reference.

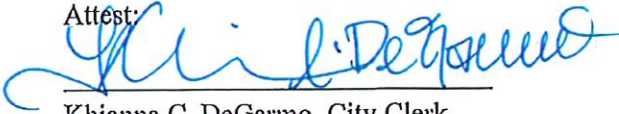
**Section 3 - Effective Date**

This Ordinance shall take effect and be in full force immediately after its passage by the City Council.

**PASSED** by the Council of the City of Normandy and **APPROVED** by the Mayor this 10<sup>th</sup> day of January, 2023.

  
Honorable Mark Beckmann, Mayor

(SEAL)

Attest:  
  
Khianna C. DeGarmo, City Clerk

APPROVED AS TO FORM:



Andrew R. Bramman - City Attorney  
City of Normandy, Missouri

Bill No. 22-03

Ordinance No. 756

**AN ORDINANCE OF THE VILLAGE OF GLEN ECHO PARK, MISSOURI  
REGARDING A PLAN FOR THE CONSOLIDATION OF THE VILLAGE OF GLEN  
ECHO PARK AND THE CITY OF NORMANDY**

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF  
THE VILLAGE OF GLEN ECHO PARK, MISSOURI, AS FOLLOWS:**

**WHEREAS**, The City of Normandy and the Village of Glen Echo Park, located in St. Louis County, Missouri, believe it to be in their best interest to consolidate to form a single municipality; and

**WHEREAS**, the City of Normandy and Village of Glen Echo Park wish to effect this consolidation through the Boundary Commission of St. Louis County, Missouri, pursuant to the procedures established by §§ 72.400 through 72.423 of the Revised Statutes of Missouri; and

**WHEREAS**, § 72.420 R.S.Mo requires that the consolidation of municipalities be instituted by the governing bodies of the consolidating municipalities adopting ordinances providing the information set forth in § 72.240 R.S.Mo; and

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE  
VILLAGE OF GLEN ECHO PARK, MISSOURI, AS FOLLOWS:**

**Section 1.** The names of the municipalities to be consolidated are the City of Normandy and the Village of Glen Echo Park.

**Section 2.** The proposed effective date of the consolidation is October 4, 2023.

**Section 3.** The number of votes cast in the last municipal election (April 2022) in the Village of Glen Echo Park was 52 votes.

**Section 4.** The name of the consolidated municipality will be the City of Normandy.

**Section 5.** The form of government to be adopted by the consolidated City of Normandy will be a Third Class City, Mayor and City Council form of government, with the boundaries of Glen Echo Park forming part of the fourth ward of the City of Normandy. One officer of the Village of Glen Echo Park shall be appointed to serve as a non-voting *ex officio* member of the City of Normandy's Council until the next general municipal election following the date of consolidation. The composition of the Normandy Council will be otherwise unchanged following the consolidation.

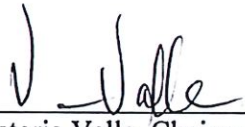
**Section 6.** The employees of the City of Normandy prior to the consolidation shall be the only retained employees of the consolidated City of Normandy.

**Section 7.** Upon consolidation, municipal taxes will be collected consistent with the ordinances of the City of Normandy in effect prior to consolidation, except that any tax bill issued by the Village of Glen Echo Park prior to consolidation shall remain due and payable.

**Section 8.** The ordinances of the City of Normandy prior to consolidation shall remain in full force and effect after consolidation. The ordinances of the former Village of Glen Echo Park shall have no force or effect after consolidation, except as to matters pending involving the Village of Glen Echo Park prior to consolidation, to include but not be limited to municipal ordinance violations committed prior to consolidation, which shall be resolved according to the Village of Glen Echo Park ordinance in effect at the time of the violation.

**Section 9. Effective Date.** This Ordinance shall take effect and be in full force immediately after its passage by the Board of Trustees.

**PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ECHO PARK,  
MISSOURI, THIS 6<sup>th</sup> DAY OF SEPTEMBER 2022.**

  
\_\_\_\_\_  
Victoria Valle, Chairperson

Attest:

  
\_\_\_\_\_  
Acting City Clerk  
*Helene Crayg*



Bill No. 23-01

Ordinance No. 759

**AN ORDINANCE OF THE VILLAGE OF GLEN ECHO PARK ST. LOUIS COUNTY,  
MISSOURI, APPROVING THE SUBMITTAL OF A PROPOSAL FOR A PLAN FOR THE  
CONSOLIDATION OF THE VILLAGE OF GLEN ECHO PARK AND THE CITY OF  
NORMANDY**

**WHEREAS**, The City of Normandy and the Village of Glen Echo Park located in St. Louis County, Missouri, believe it to be in their best interest to consolidate to form a single municipality; and

**WHEREAS**, the City of Normandy and Village of Glen Echo Park wish to effect this consolidation through the Boundary Commission of St. Louis County, Missouri, pursuant to the procedures established by §§ 72.400 through 72.423 of the Revised Statutes of Missouri; and

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ECHO PARK, AS FOLLOWS:**

**Section 1.** The Board of Trustees approves the submittal of the Proposal for Consolidated of the City of Normandy, Missouri, and the Village of Glen Echo Park, in substantially the form attached hereto as Exhibit A, and incorporated herein by reference.

**Section 2.** This ordinance shall be in full force and effect from and after the date of passage.

**PASSED BY THE BOARD OF TRUSTEES FOR THE VILLAGE OF GLEN ECHO PARK THIS  
9<sup>th</sup> DAY OF FEBRUARY, 2023.**



Victoria Valle, Chairman of the Board of Trustees

Attest:



Village Clerk

**NOTICE OF PROPOSAL AND PUBLIC HEARING**

The Boundary Commission of St. Louis County, Missouri will hold a public hearing at \_\_\_\_\_  
p.m. on \_\_\_\_\_, 2023, at \_\_\_\_\_.

This hearing is being held pursuant to the rules of the Boundary Commission for a  
municipal consolidation proposal between the City of Normandy, Missouri and the Village of Glen  
Echo Park, Missouri.

The City of Normandy and the Village of Glen Echo Park are proposing a municipal  
consolidation of jurisdiction and boundaries. See map attached. This proposal was officially  
submitted on \_\_\_\_\_, 2023 with a proposed effective date for the proposed boundary change  
on \_\_\_\_\_, 2023.

The public and representatives of the City of Normandy, Missouri and the Village of Glen  
Echo Park, Missouri are invited to submit comments to the Commission prior to the date of the  
hearing at the address listed below. All interested persons will be given an opportunity to be heard  
at the public hearing.

Date: \_\_\_\_\_, 2023

Boundary Commission  
of St. Louis County, Missouri  
c/o \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**vi. A metes and bounds legal description of the area covered by the proposal. The Boundary Commission, at its discretion, may require the proposing agent to verify the legal description by a registered surveyor. (see attached)**

See attachment C

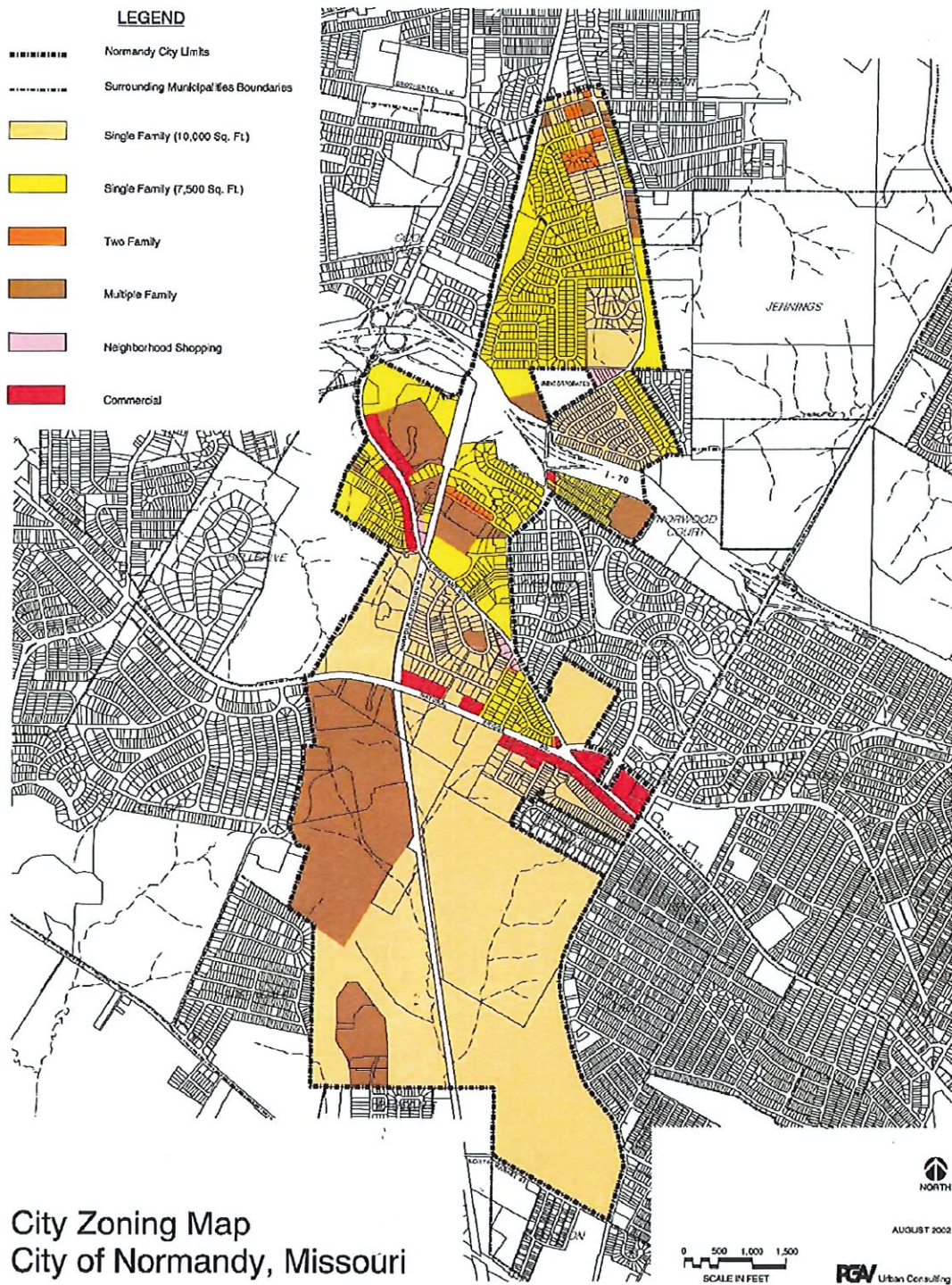
**vii. A statement identifying a proposed effective date for the proposed boundary change.**

The Proposed effective date is February 8th, 2024.

**viii. A copy of all documents from the St. Louis Board of Election Commissioners which was the basis for the certification as required in Article V.C.3.b.ix.**

See Attachment D

## Attachment A – City of Normandy Existing Zoning



Attachment B

Legal Opinion

February 24th, 2023

St. Louis County Boundary Commission  
225 S Meramec Ave # 821T  
St. Louis, MO 63105

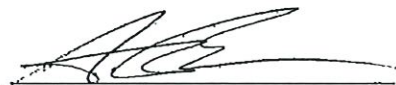
Re: Legal Opinion Regarding Application for the Municipal Consolidation to  
Simplify Boundaries between the City of Normandy, Missouri and the Village of Glen  
Echo Park, Missouri

To Whom It May Concern:

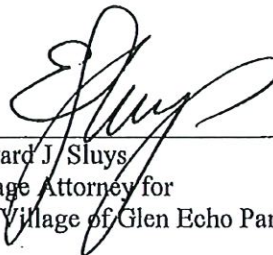
Please accept this letter as our joint legal opinion regarding the application for the Municipal Consolidation to Simplify Boundaries between the City of Normandy, Missouri and the Village of Glen Echo Park, Missouri. Based on our review of the consolidation proposal, it is our opinion that all statutory requirements applicable to the proposing agent's application for consolidation have been satisfied.

If you require any additional information regarding this matter, please advise.

Signed:



Andrew R. Bramman  
City Attorney for  
The City of Normandy



Edward J. Sluys  
Village Attorney for  
The Village of Glen Echo Park

## Attachment C

### **Consolidation Description of the City of Normandy and the Village of Glen Echo Park**

Beginning at the northwesterly corner of Lucas-Hunt Road and Natural Bridge Road; thence southwardly across Natural Bridge Road and along the westerly line of Lucas-Hunt Road 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 the present limits of the City of Pagedale, thence north, west and north along the west, south and west line of U.S. Survey 2684 to the southeast corner of the present limits of the City of Greendale; thence north and northwest along the present east and northeast line of the City of Greendale to the southeast corner of the property conveyed to the Sisters of Charity of the Incarnate Word; thence north along the East Line of said property conveyed to the Sisters of Charity of the Incarnate Word, to the center of Hager Avenue; thence west along the center line of Hager Avenue 165 feet more or less; thence northwestwardly 285 feet more or less along the present corporate limits of the Village of Bel-Nor to the centerline of to the Center Line of Bellerive Avenue; thence north, east and north along the present corporate limits line of the Village of Bel-Nor and the prolongation thereof as produced northwardly to its intersection with the southerly corporate limits line of the Village of Bellerive Acres and to the north line of Natural Bridge Road; thence eastwardly along the southerly corporate limits line of said Village of Bellerive Acres and along the north line of Natural Bridge Road a distance of 110 feet more or less to the southeasterly corner of said Village of Bellerive Acres; thence northeastwardly along the corporate limits line of said Village of Bellerive Acres a distance of 1041 feet more or less; thence continuing along the corporate limits line of said Village of Bellerive Acres eastwardly a distance of 77 feet more or less; thence continuing along the corporate limits line of said Village of Bellerive Acres northeastwardly a distance of 1152 feet more or less to the southerly line of a road as described in deed by John J. Miltonberger, dated September 15, 1891, as recorded in Book 54, Page 179, of the St. Louis County Recorder's Records; thence easterly along the southerly right-of-way line of said road described in a deed by John J. Miltonberger and continuing along the corporate limits line of said Village of Bellerive Acres to the west line of the former Wabash Railroad (also known as the Norfolk Southern Railroad) right of way; thence continuing along the corporate limits line of said Village of Bellerive Acres north along the west line of said Wabash Railroad (also known as the Norfolk Southern Railroad) right of way to the west line of Florissant Road; thence continuing along the corporate limits line of said Village of Bellerive Acres north along the west line of Florissant Road to the southerly right line of a 50 feet wide access road to property belonging to the curators of the University of Missouri at St. Louis; thence continuing along the corporate limits line of said Village of Bellerive Acres west along said southerly right line of said 50 feet wide access road and along the south line of Bellerive Drive as shown on "Hollywood Park" a subdivision recorded in Plat Book 21 page 12 of the St. Louis County Records to its intersection with the west line of Lowen Drive; thence continuing along the corporate limits line of said Village of Bellerive Acres north and along the west line of said Lowen Drive to its intersection with the west line of Florissant Road; thence continuing along the corporate limits line of said Village of Bellerive Acres north along the west line of Florissant Road along a curve to right 840 feet more or less to the most northern corner of the corporate limits line of said Village of Bellerive Acres and to the corporate limits of the City of Cool Valley; thence along the corporate limits of the City of Cool Valley north along the west line of Florissant Road along a curve to the right 125 feet more or less; thence continuing along the corporate limits of the City of Cool Valley east at a right angle to the west line of Florissant Road to the centerline of Florissant Road; thence continuing along the corporate limits of the City of Cool Valley northeast along the centerline of Florissant Road 300 feet more or less; thence continuing along the corporate limits of the City of Cool Valley southeast along a line which is the prolongation northwest of a straight line parallel with the northeast line of Lot 14 of George M. Moore's Subdivision and produced northwest from the southeast corner off said Lot 14; thence south along the west line of Lot 10 of said George M. Moore's subdivision

to its intersection with the north line of U.S. Survey 2503, Township 46 North, Range 6 East; thence northeast along a straight line along the northwest line of Survey 2503 across Lot 10 of said George M. Moore's Subdivision to the west line of the Wabash Railway Company right of way, Union Station Branch; thence continuing along the corporate limits of the City of Cool Valley north along the west line 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 also the intersection of the westerly right of way line of the former Union Branch of the Wabash Railroad (now known as the Ted Jones Trail) and a point 150 feet north of the northern right of way line of Woodstock Road; thence easterly along a line parallel to and 150 feet north of the northern right of way of Woodstock Road across Bermuda Avenue to a point 150 feet easterly from the easterly right of way line of Bermuda Avenue; thence southerly along a line parallel to and 150 feet northeast and east of and parallel to the northeastern and eastern line of Bermuda Avenue to its intersection with the western boundary of the City of Jennings; thence continuing southwardly along the westerly boundary line of the City of Jennings to a point where that line intersects the northerly boundary line of the Village of Norwood Court; thence westwardly along the northerly boundary line of the Village of Norwood Court to a point where that line intersects the southeasterly right-of-way line of Bermuda Road; thence south 88 degrees 28 minutes east along the southerly line of Lammert Lane a distance of 75.74 feet said point being the northwesterly corner of the Village of Norwood Court; thence south 33 degrees 38 minutes east along the westerly line of the Village of Norwood Court 1003.74 feet; thence south 21 degrees 28 minutes east along the westerly boundary line of the Village of Norwood Court 434.06 feet to the southwest corner of said Village; thence north 85 degrees 56 minutes west 186.71 feet; thence south 61 degrees 25 minutes west 100 feet to the southeasterly corner of "Berdell Hills Subdivision"; thence southwestwardly along the southeastern line of "Berdell Hills Subdivision" and its southwestern prolongation to the northwest corner of an Unincorporated tract of land; thence south along the west line of said Unincorporated tract of land and across Interstate Highway 70 to its intersection with the south line of said Interstate Highway 70 and the north line of Tract D of "Norwood Court Apartments" according to the plat thereof recorded in Plat Book 137 page 49 of the St. Louis County Records; thence east along the north line of said Tract D to an angle point; thence continuing along the north line of said Tract D north 36.15 feet to the south line of said Interstate Highway 70; thence east along said south line to the northeast corner of said Tract D; thence south along the east line of said Tract D to the southeast corner of said Tract D; thence northwest along the south line of said Tract D and along the south line of San Diego Avenue being also along the northeast line of Block 16 of the "Amended Plat of Pasadena Park", a subdivision plat recorded in Plat Book 19 page 30 and 31 of the St. Louis County Records to the eastern line of Bermuda Drive; thence southwest along the east line of Bermuda Drive to the northwest corner of Lot 4 in Block 15 of said "Amended Plat of Pasadena Park"; thence continuing along the east line of Bermuda Drive southwest to an angle point in the eastern line of Bermuda Drive in the west line of Lot 20 in Block 12 of said "Amended Plat of Pasadena Park"; thence south along the east line of Bermuda Drive to the northeast line of Florissant Road; thence southeast along the northeast line of Florissant Road to southeast corner of a tract of land described in deed recorded in Book 207 page 37; thence north along the east line of said tract of land described in Book 207 page 37 to the northeast corner thereof; thence west along the north line of said tract of land described in Book 207 page 37 to the northwest corner thereof and to the southeastern line of Block 1 of said "Amended Plat of Pasadena Park"; thence north along the southeastern line of 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 northern corner of said German St. Vincent's Orphan's Home; thence southeast along the northeast line of said property of German St. Vincent's Orphan's Home to the most eastern corner thereof; thence southwest along the southeast line of property of German St. Vincent's Orphan's Home and its southwestern prolongation to the northern right of way of the St. Louis Public Service Company; thence east along the northern right of way of the St. Louis Public Service Company and along the southern boundary of the Village of Pasadena Hills to an angle point; thence continuing along the boundary of the Village of Pasadena Hills south to the centerline of Natural Bridge Road; thence southeast along the centerline of Natural Bridge Road and along the boundary of the Village of Pasadena Hills to an angle point in the boundary of the Village of Pasadena Hills; thence north along the boundary of the Village of Pasadena Hills to the northern right of way of the

St. Louis Public Service Company; thence eastwardly along the northern right of way of the St. Louis Public Service Company and along the southern boundary of the Village of Pasadena Hills to its intersection with the westerly line of Lucas-Hunt Road; thence southwardly along the westerly line of Lucas-Hunt Road to the northwesterly corner of the intersection of Lucas-Hunt Road and Natural Bridge Road and the point of beginning.