



St Louis County Boundary Commission Public Hearing

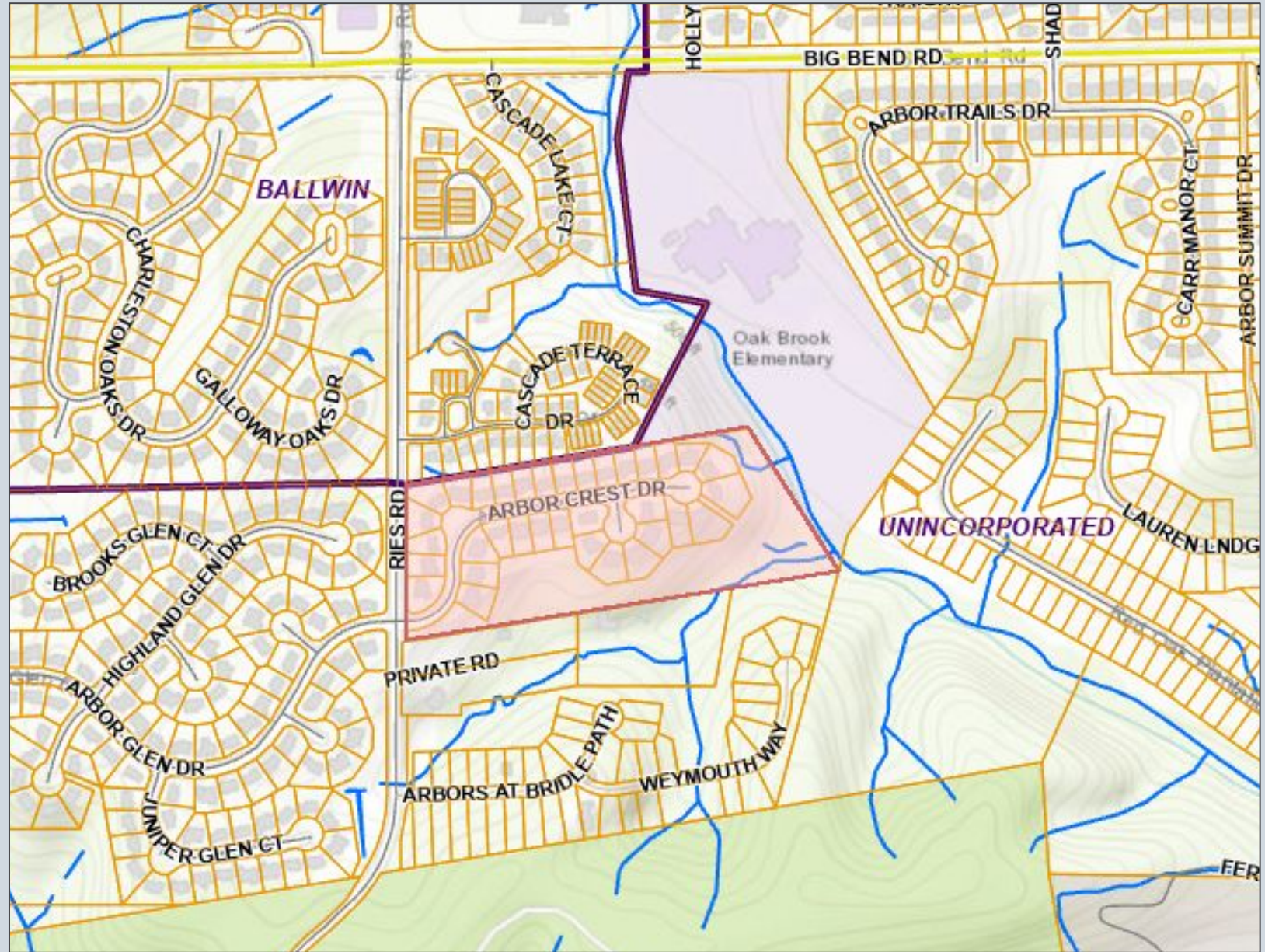
ARBOR CREST SUBDIVISION ANNEXATION PROPOSAL

Simplified Boundary Change: Annexation

- A boundary change proposed through a verified petition signed by at least seventy-five percent (75%) of the registered voters residing within the area to be annexed may qualify for expedited review by the Boundary Commission.
- This provides the opportunity for expedited review by the Boundary Commission and/or the potential internal approval foregoing bringing the item to the ballot.

Arbor Crest Annexation Area

Arbor Crest
Subdivision is
adjacent to the
southeast portion of
Ballwin's City Limits,
consisting of 34
single family homes.



Impact on the tax base or the ability to raise revenue

- Area subject to boundary change: The proposed annexation is not expected to affect the annexing area's ability to generate revenue. The City of Ballwin does not anticipate any impact on existing organizations, nor is any organization, other than St. Louis County, expected to relinquish taxing authority as a result of the annexation.
- Existing municipality and its residents: The proposed annexation will have no effect on the City of Ballwin or its residents with regard to their ability to generate revenue. Ballwin retains the authority to assess taxes in accordance with state law applicable to fourth-class cities, and this authority will remain unchanged.
- Adjoining areas and residents outside of the annexation area: The proposed annexation will have no impact on the tax base or revenue generation for residents or areas adjacent to, but outside of, the annexed area.
- Entire geographic area of the County and its residents: There will be minimal impact on the tax base or revenue generation for residents or the overall geographic area of St. Louis County. Most revenues received by governmental entities providing municipal services are based on population or the number of dwelling units. While a redistribution of revenues between Ballwin and the County will occur as a result of the jurisdictional change, the overall effect on tax base and revenue generation will be negligible.

Legal description of the annexation area

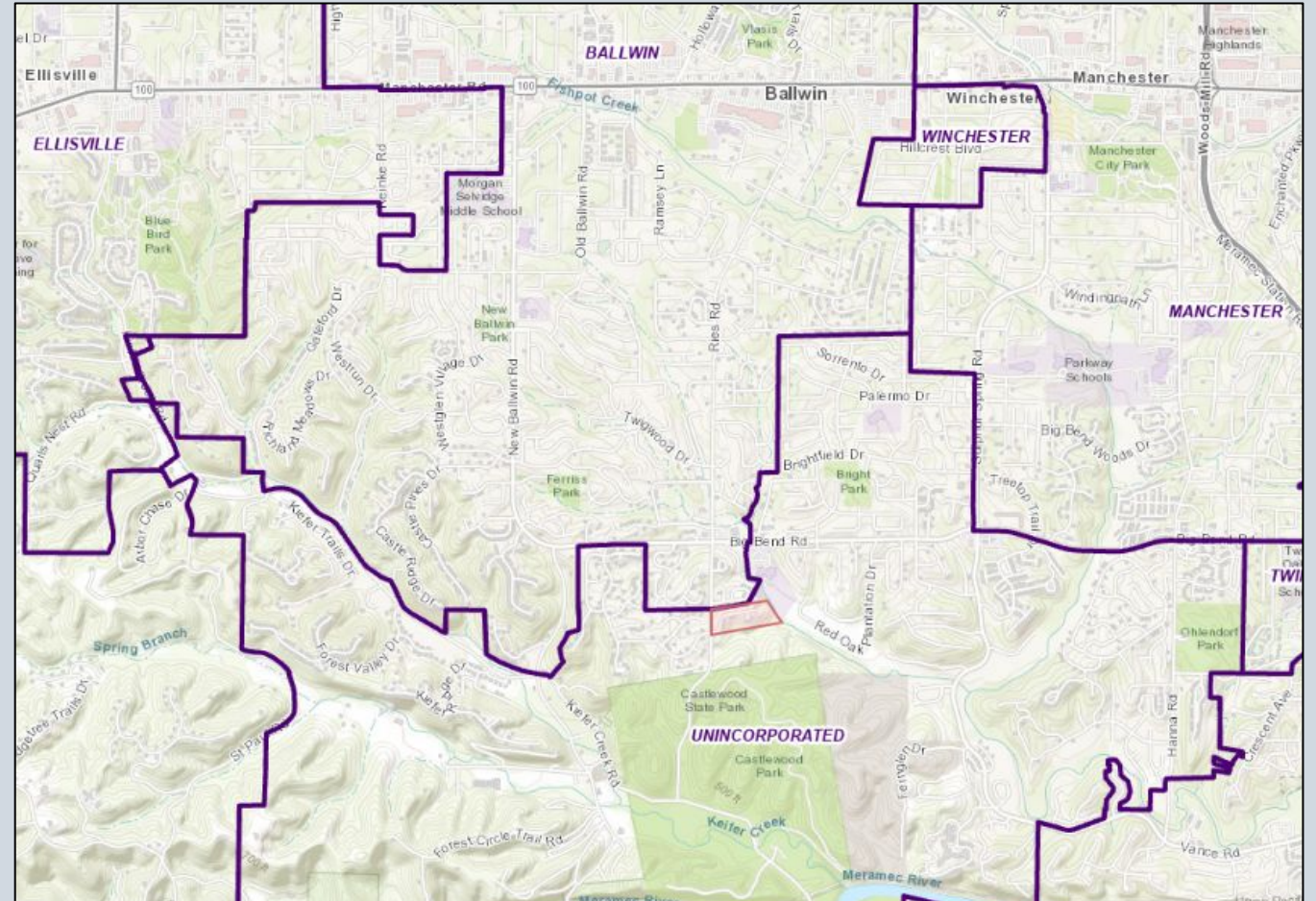
The legal description of the area in particular is defined as:

A tract of land in the South half of Section 11, Township 44 North, Range 4 East, St Louis County, Missouri; being a part of Lot 2 of Tumulty Estates Partition and being more particularly described as follows:

Beginning at a point on the East line of Ries Road, 30 foot wide, distant North 00 degrees 17 minutes East, 738.01 feet from the intersection of said east line with the north line of U.S. Survey 1997, said point also being the northwest corner of a tract of land conveyed to Waite and filed for public record in Deed Book 8528 on Page 437 of the St Louis County Land Records; thence along the North boundary line of said Waite tract and the prolongation thereof North 80 degrees 43 minutes East for a distance of 1450.00 feet to a point marking the southernmost corner of a tract of land conveyed to Parkway C-2 School District and filed for public record in Deed Book 8532 on Page 159 of said Land Records; thence along the west line of said Parkway tract North 32 degrees 35 minutes West for a distance of 547.58 feet to an angel point; thence continuing along said tract and the prolongation thereof South 80 degrees 43 minutes West for a distance of 1149.00 feet to a point on the aforesaid east line of Ries Road; thence along said road South 00 degrees 17 minutes West for a distance of 510.00 feet to the point of beginning.

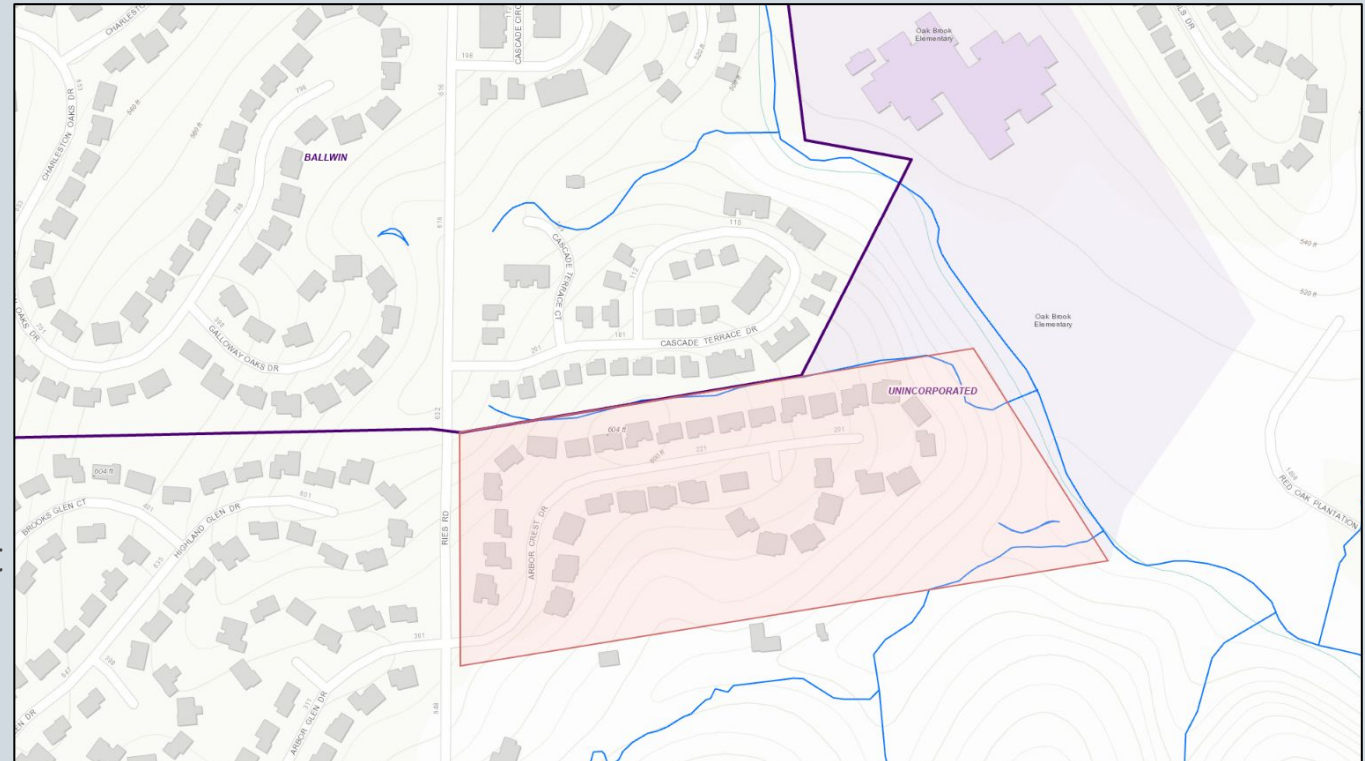
Creation of Logical Municipal Boundaries

- Ballwin received a petition containing signatures of more than 75% of registered voters.
- The proposed simplified boundary change creates logical and reasonable municipal boundaries in the County as the annexation area directly borders the City along 20.69% of its perimeter.
- The annexation area is easily accessible and would not have a major impact on delivery of City Services. There are no natural or man-made barriers that would impede the efficient delivery of City Services to the annexation area.
- The subdivision sits within an area of Unincorporated St. Louis County not within any other municipal Map Plan beyond that of Ballwin from the 2024-2028 Annexation Map Plan.



Compactness of Area

- There is a single street connection between the area to be annexed and the City of Ballwin. Arbor Crest Drive intersects with Ries Road, which is considered a collector road.
- The annexation area is easily accessible and would not have a major impact on delivery of City Services.
- There are no natural or man-made barriers that would impede the efficient delivery of City Services to the annexation area.



Services

Service	Present provider	Post annexation provider	Fee	In house	Contract
Administration	St Louis County	Ballwin	No	X	
Building department - code enforcement - permits & inspections	---- St Louis County St Louis County	---- Ballwin Ballwin	---- No Yes	---- X X	
Fire protection	Metro West	Metro West	Some	n/a	n/a
Legislation	St Louis County	Ballwin	No	X	
Library	St Louis County	St Louis County	n/a	n/a	n/a
Local court	St Louis County	Ballwin	No	X	
Parks & Rec	St Louis County	Ballwin	Some	X	
Planning & Zoning	St Louis County	Ballwin	Some	X	
Police	St Louis County	Ballwin	No	X	
Public works -Leaf pick up -Sidewalk installation* -Sidewalk maintenance* -Street light bills -Street light installation -Street maintenance* -Snowplowing	---- Private St Louis County St Louis County Subdivision Subdivision St Louis County St Louis County	---- Ballwin Ballwin Ballwin Ballwin Ballwin Ballwin Ballwin	---- No No No No No No No	---- X X X X X X X	n/a
Public school	Parkway	Parkway	No	n/a	n/a
Social services	St Louis County/ State of Missouri	St Louis County/ State of Missouri	n/a	n/a	n/a
Solid Waste** - Recycling - Trash - Yard waste	---- St Louis County's contracted hauler	---- City of Ballwin's contracted hauler	---- Yes Yes Yes		---- X X X
Utilities - Electric - Sewer - Water	---- Ameren MSD Missouri American Water	---- Ameren MSD Missouri American Water	---- n/a n/a n/a	n/a	n/a

*Except in emergency situations, major street and sidewalk maintenance and upgrades in annexed areas will not begin sooner than the beginning of the fiscal year following the effective date of the annexation and will be performed in accordance with Ballwin's existing procedure. Based on budget constraints and regular citywide surveys of roadway conditions, an annual listing of the roadways most in need of work is prepared for each Ward for the annual work program. All efforts are made to monitor and correct deterioration as soon as it is discovered.

**Use of Ballwin's contracted solid waste removal provider cannot be required for two years following the effective date of the annexation; however, the service and its associated rate will be available on a voluntary basis prior to that period.

Proposed time schedule for the transfer of services

The City of Ballwin will begin providing municipal services to the annexation area effective on the date of annexation. Exceptions include solid waste removal, which will be required no later than two (2) years from the annexation date; street maintenance, which will be conducted according to Ballwin's standard procedures; and seasonal services, which will be performed on an as-needed basis.

Tax rates for the annexation area

TAX TYPE	ST LOUIS COUNTY	BALLWIN
Real Estate	6.4364%	6.4364%
Sales Tax	7.738%	8.738%
Personal Property	7.9619%	7.9619%
Utility Tax	5.00%	7.00%

- Real estate tax: There will be no change to current real estate taxes.
- Sales tax: Residents will see a 1% increase in the tax on the purchase of vehicles.
- Personal property tax: There will be no change to current personal property taxes. Ballwin does not tax personal property.
- Utility tax: Residents will see a 2% increase in utility tax.

Sources of Revenue

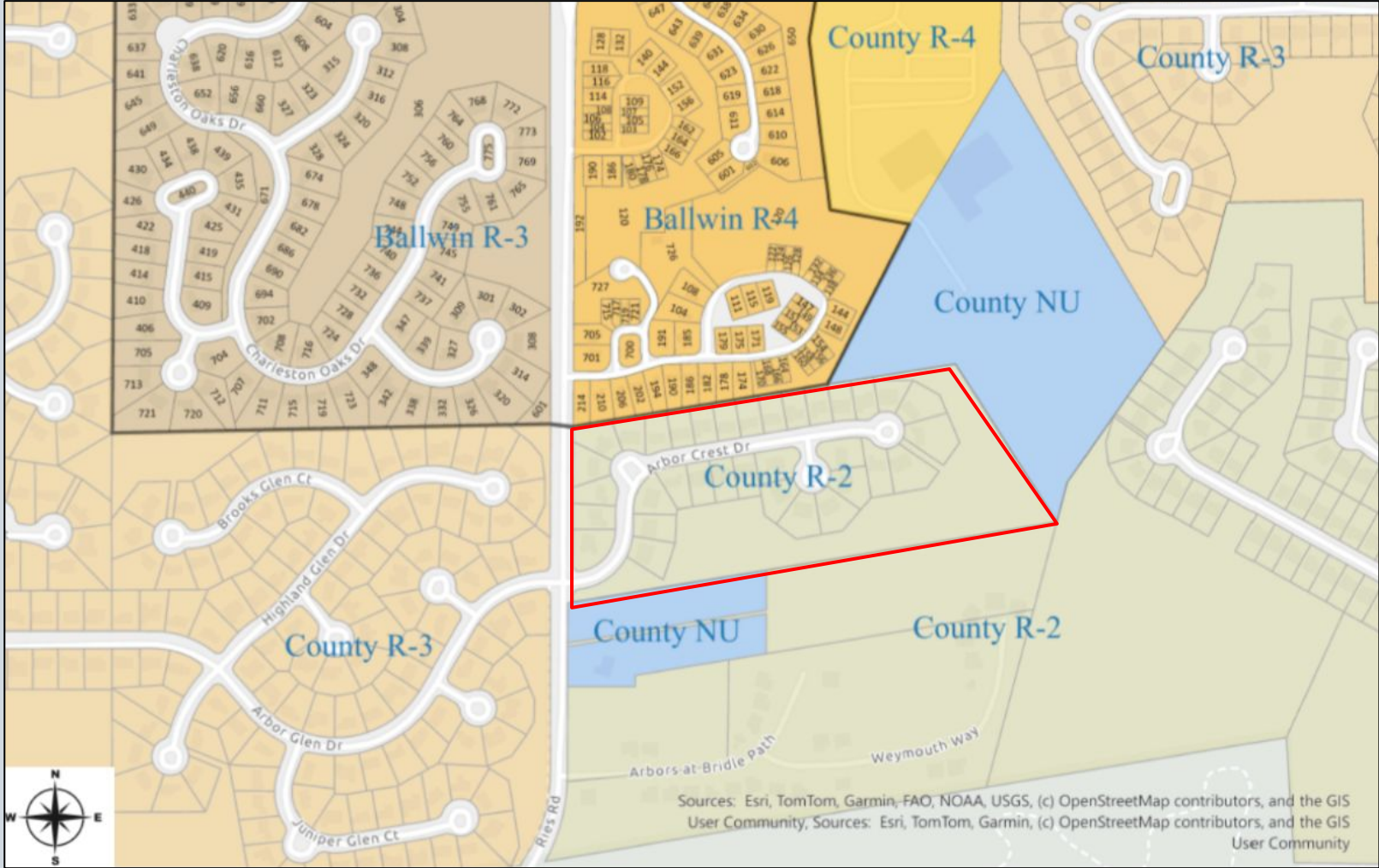
Tax Type	Amount
Public Safety tax	\$6,188.00
Utility tax	\$10,200.00
Vehicle sales tax	\$3,680.00
Motor Fuel tax	\$3,650.00
Motor Vehicle fees	\$417.00
Road/Bridge tax	\$2359.00
Permits	\$250.00

Distribution of tax resources Countywide

There will be minimal impact on the tax base or revenue generation for residents or the overall geographic area of St. Louis County. Most revenues received by governmental entities providing municipal services are based on population or the number of dwelling units. While a redistribution of revenues between Ballwin and the County will occur as a result of the jurisdictional change, the overall effect on tax base and revenue generation will be negligible.

Current Zoning

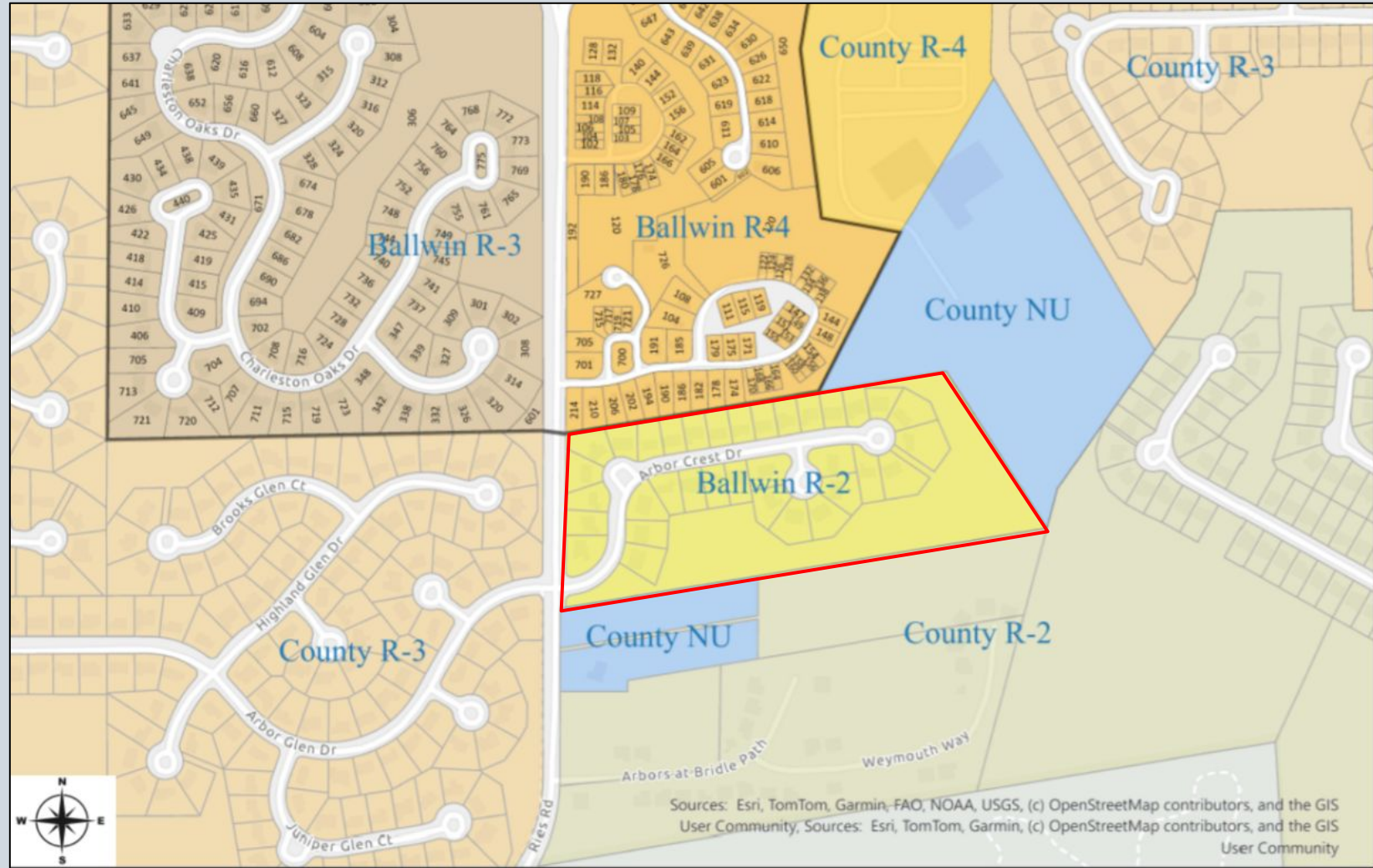
- Arbor Crest is currently zoned R-2 Residence District with a Planned Unit Development overlay under St. Louis County's regulations.



Proposed Zoning

Ballwin's R-2 Single Family Dwelling Zoning District

- Comparable zoning to the current St Louis County zoning designation
- The existing Planned Unit Development overlay and accompanying density and setback requirements would be adopted



Effective Date of Proposed Boundary Change

The effective date of the annexation will be as is set forth in the Commission's written report.

Request for the Commission

Given the small size and population of the area, along with the clear support from its residents—as evidenced by a petition signed by 75% of the registered voters—the City of Ballwin respectfully requests that the Commission recommend annexation through the simplified boundary change process, without requiring an election.