



St Louis County Boundary Commission Public Hearing

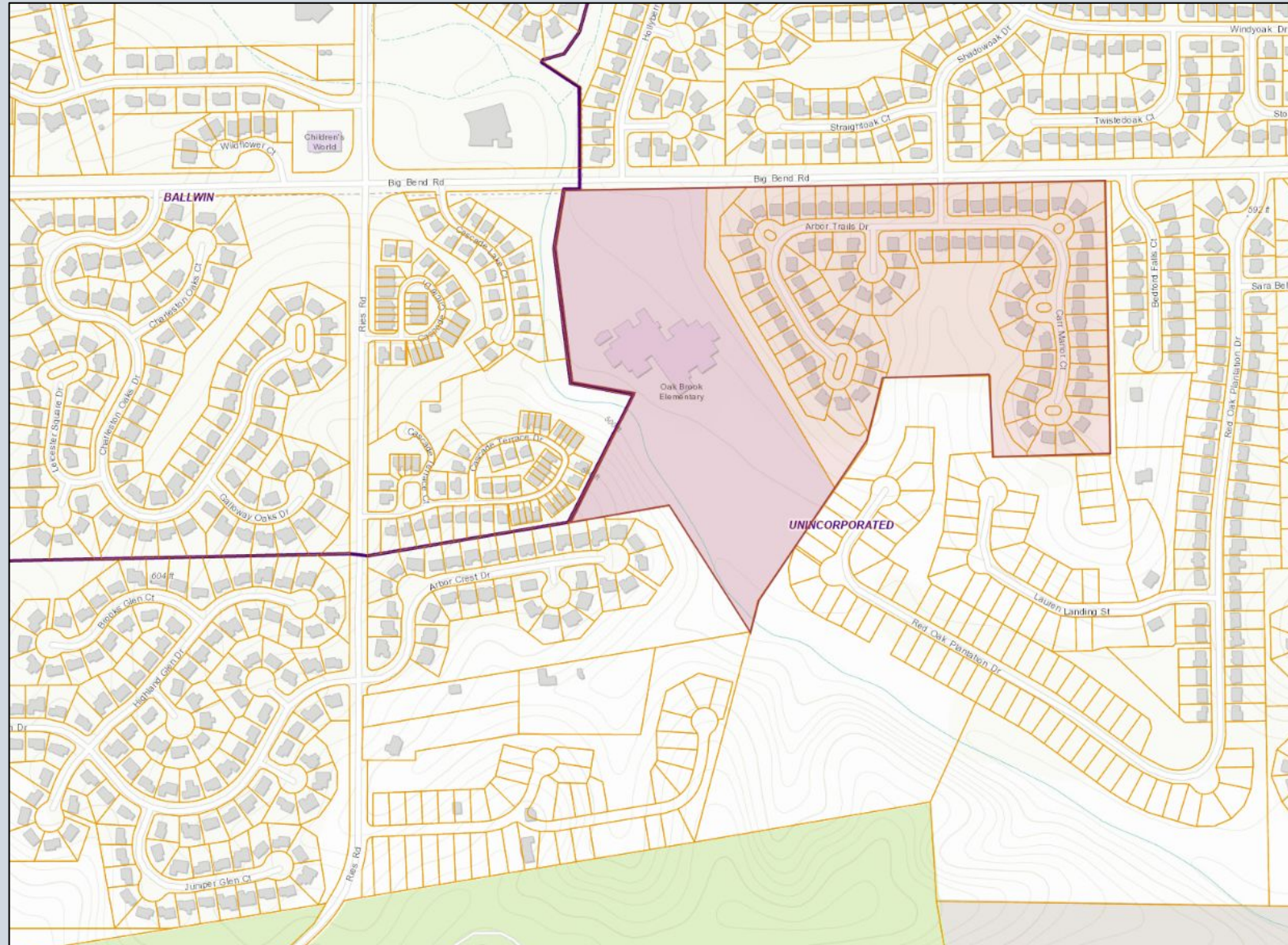
ARBOR TRAILS & OAK BROOK ELEMENTARY SCHOOL ANNEXATION PROPOSAL

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.

Annexation Area

The annexation area is adjacent to the east portion of Ballwin's City Limits, consisting of 85 single family homes and Oak Brook Elementary School.



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.

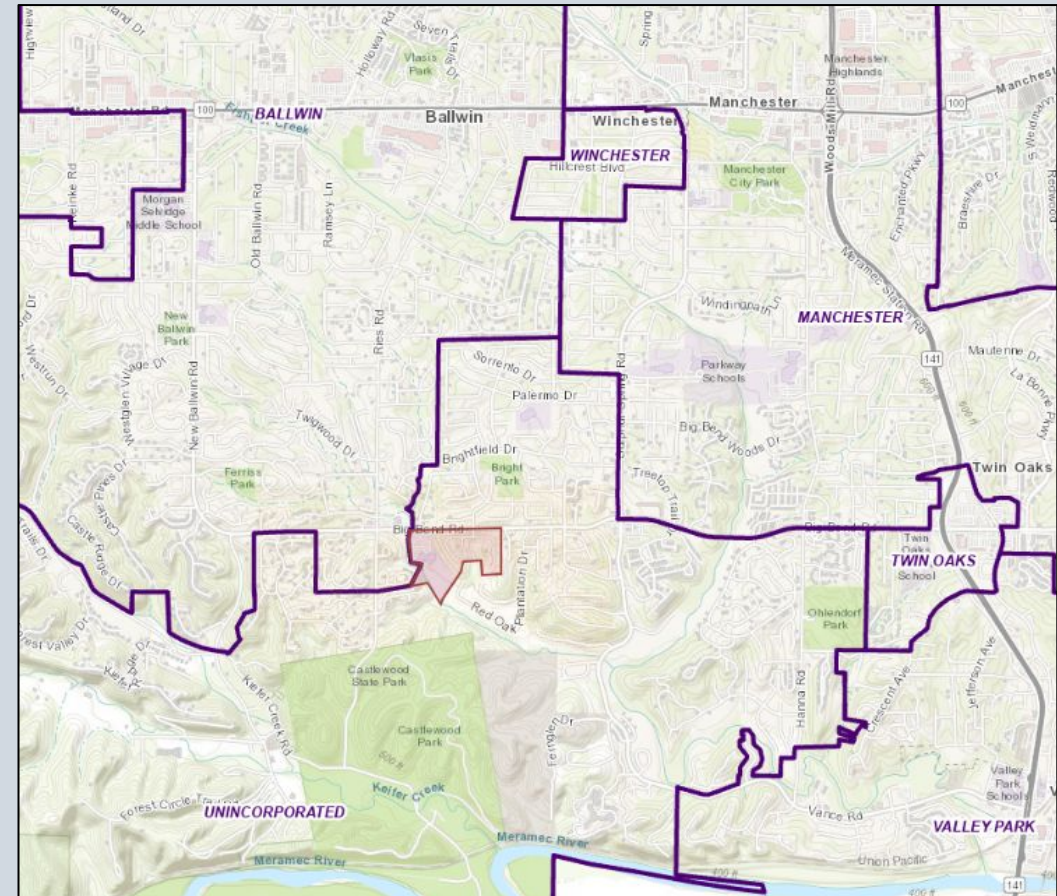
Legal description of the annexation area

A tract of land being all of Parcel B of "A Boundary Adjustment Plat of a tract of land in Section 11" (PB 296 Pg 89-90) and part of Section 11, Township 44 North, Range 4 East, St Louis County, Missouri; and being more particularly described as follows:

Beginning at a point in the Southern right-of-way line of Oak Street (60' wide) point also being the northwest corner of Parcel B of "A Boundary Adjustment Plat of a tract of land in Section 11" (PB 296 Pg 89-90) thence along the southern right-of-way line of Oak Street, North 89°14' East 60.25 feet to a point on the centerline of Section 11; thence continuing along the Southern right-of-way of Oak Street, North 89°04'23" East 788.51 feet to the Northwest corner of said Adjusted Parcel B, also being the Northwest corner of a tract of land deeded to Earl Allen per Deed Book 8314, Page 2399; thence Southern right-of-way of Oak Street and along the Northern line of said Allen tract, North 89°06'01" West 620.79 feet to the Northwest corner of a tract of land deeded to Robert L Wenz per Deed Book 11890, Page 2536, point also being the Northwest corner of a tract of land deeded to Timberlake Consultants Inc. per Deed Book 10959 Page 1878; thence leaving the Southern right-of-way of Oak Street, traveling along the Western line of said Wenz tract and the Western line of said Timberlake tract South 01°05'30" West 1025.98 feet to the Southwest corner of a tract of land deeded to Henry C Carr per Deed Book 6880 Page 1828, also being a point on the north line of Adjusted Parcel B of "Boundary Adjustment Plat Adjusted Parcel A, B, & C: (PB 292, Pg 11); thence along the South line of said Carr tract and the North line of the Adjusted Parcel B, South 88°57'09" West 436.00 feet to the Southwest corner of said Carr tract and the Northwest corner of said Adjusted Parcel B, also being a point on the East line of Adjusted Parcel A of "Boundary Adjustment Plat Adjusted Parcel A, B, & C" (PB 292, Pg 11); thence along the East line of said Adjusted Parcel A and the West line of said Carr tract, North 01°06'56" West 300.00 feet to the Northeast corner of said Adjusted Parcel A and the Northwest corner of said Carr tract, also being a point on the South line of said Allen tract; thence along the South line of said Allen tract and the North line of said Adjusted Parcel A, South 88°57'09" West 392.50 feet to the Northwest corner of said Adjusted Parcel A and the Southwest corner of said Allen tract, also being a point in the East line of said Parcel B; thence along the West line of said Adjusted Parcel A and the East line of said Parcel B, South 14°54'30" West 252.77 feet and South 35°07'09" West 200 feet to the Southern most corner of said Parcel B and a point on the West line of said Adjusted Parcel A; thence South 35°06'15" West 495.65 feet to a found iron pipe; thence South 14°50'11" West 119.97 feet to an old iron pipe; North 32°41'50" West 547.27 feet to an old iron pipe; thence South 60°51'29" West 377.82 feet to an old iron pipe; thence North 27°09'23" East 525.40 feet to an old iron pipe; thence North 79°06'56" West 235 feet to a found iron pipe; thence North 07°50'11" West 500 feet to an old iron pipe; thence North 10°57'09" East 223 feet to the Southern right-of-way line of Oak Street (60' Wide); thence East along the Southern right-of-way line of Oak Street 530 feet to a found iron pipe to the point of beginning and containing 49 acres.

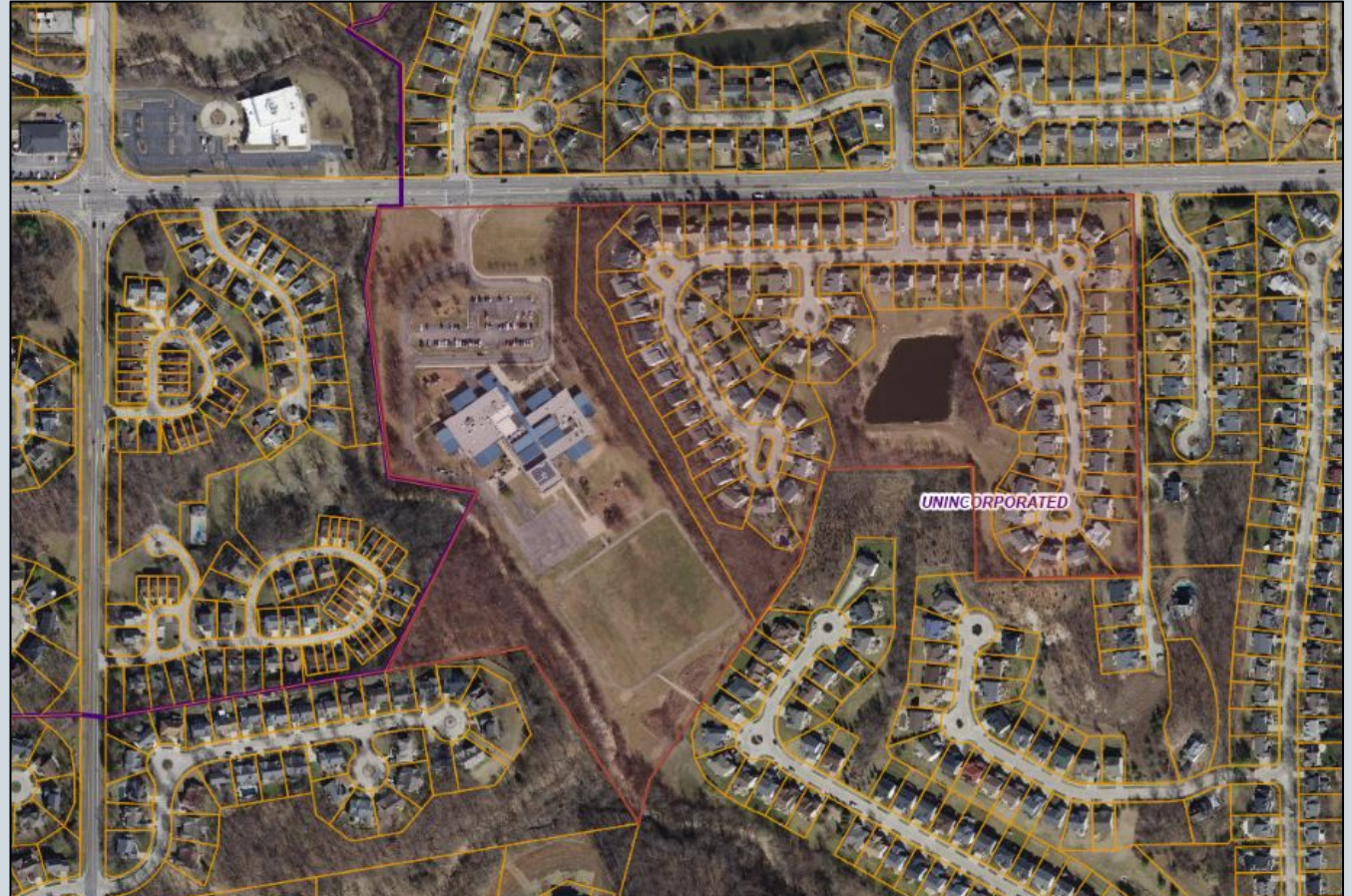
Creation of Logical Municipal Boundaries

- 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 20.28% 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

- The areas to be annexed each have a single street connection between the area and the City of Ballwin. Shadowoak Drive intersects with Big Bend Road, which is considered a collector road. Additionally, Oak Brook Elementary School has a single egress that intersects with Big Bend 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

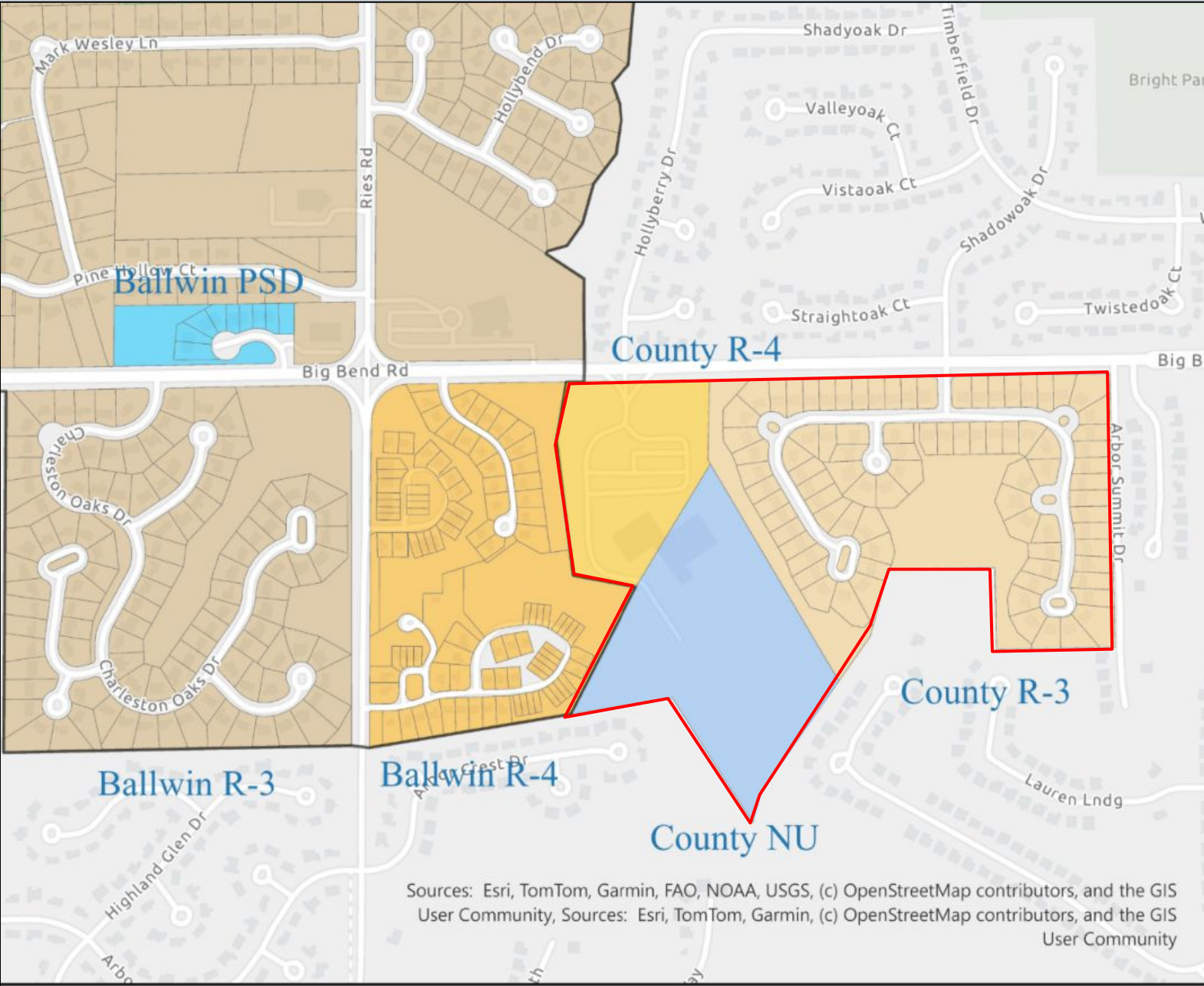
Tax Type	Amount
Public Safety tax	\$6,188.00
Utility tax	\$10,200.00
Vehicle sales tax	\$3,680.00
Motor Fuel tax	\$3,650.00
Motor Vehicle fees	\$417.00
Road/Bridge tax	\$2,359.00
Permits	\$250.00

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

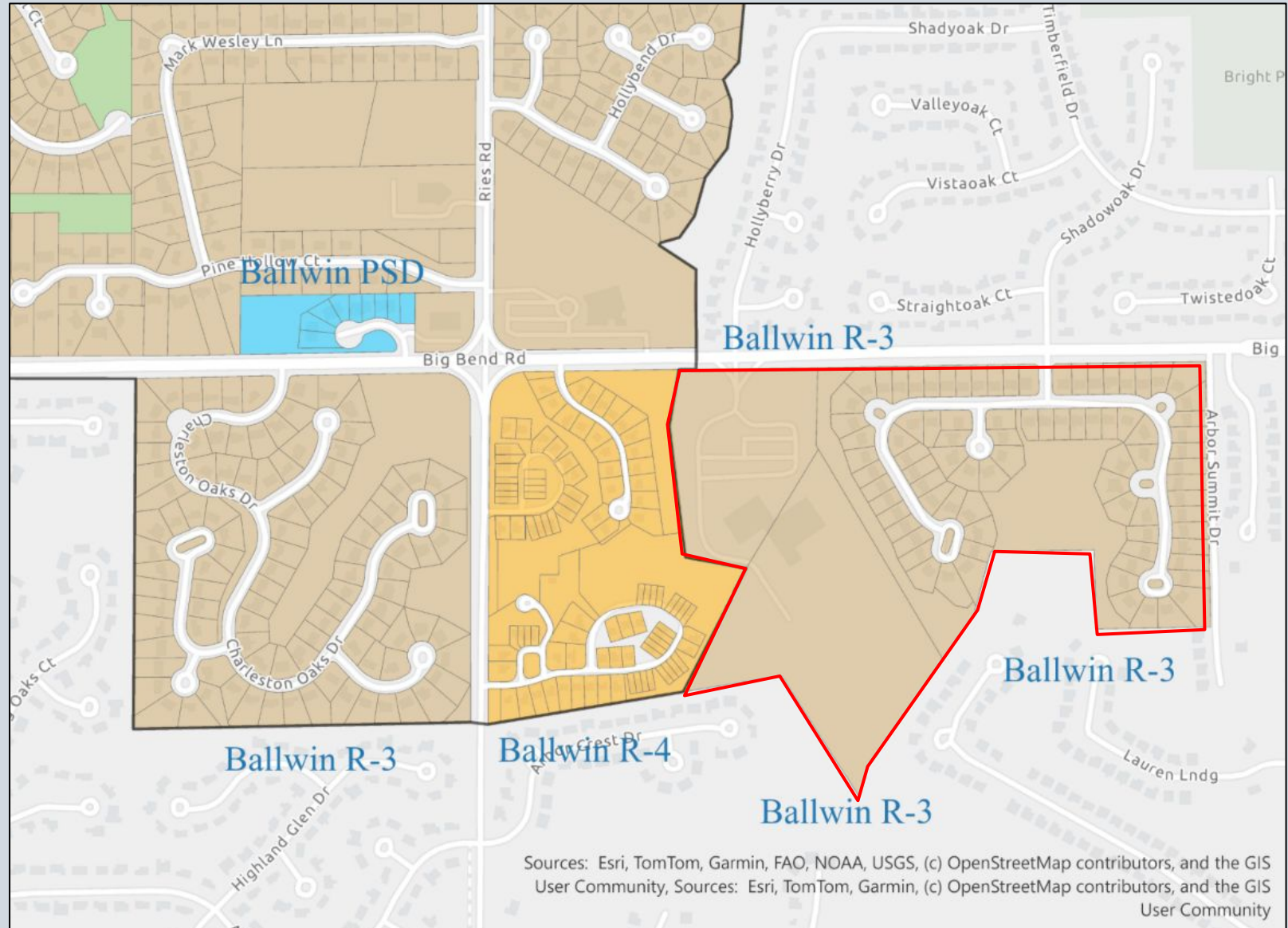
- Arbor Trails is currently zoned R-3 Residence District with a Planned Environment Development overlay under St. Louis County's regulations.
- Oak Brook Elementary School is currently zoned both R-4 Residence District and NU Non Urban District.



Proposed Zoning

Ballwin's R-3 Single Family Dwelling Zoning District

- Comparable zoning to the current St Louis County zoning designation
- Consideration given to school's split zoning
- The existing Planned Environment 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.