

# Annexation of Waterford Subdivision

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BC 2002 PUBLIC HEARING  
JULY 28, 2020



# Waterford Subdivision – At A Glance

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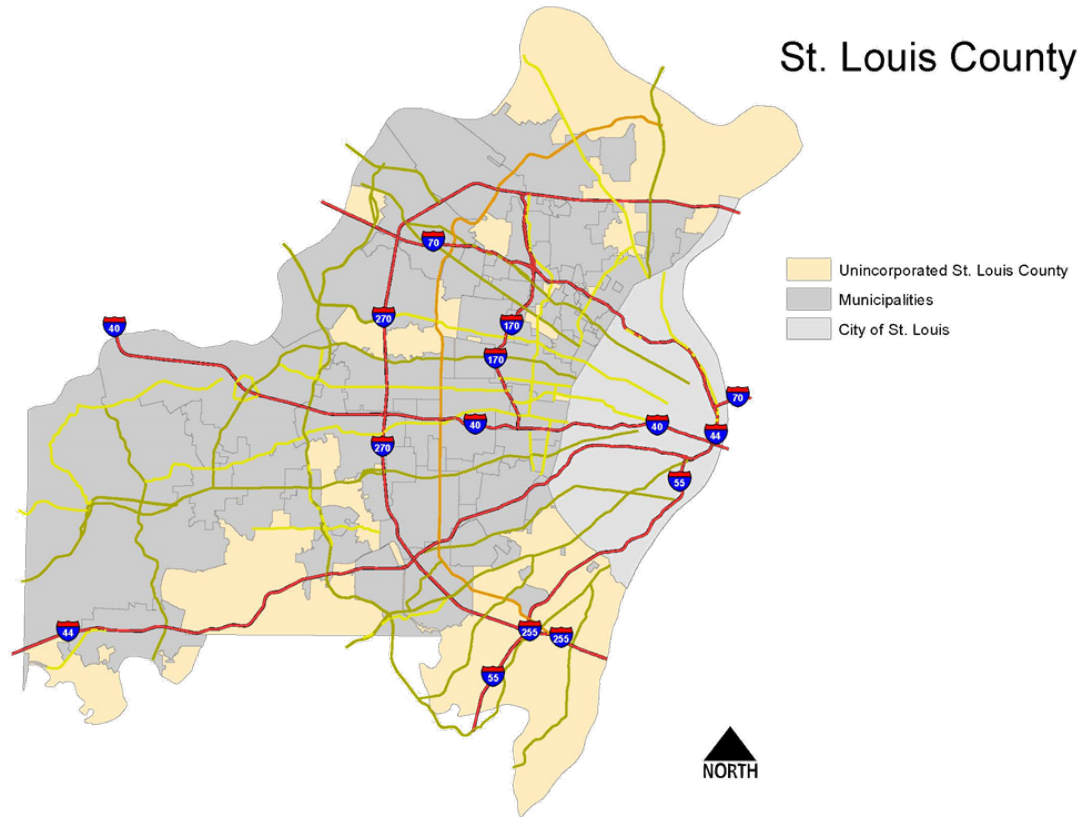
- Unincorporated St. Louis County
- 68 Residents
- 26 single-family homes and 1 common ground parcel
- 6.3 Acres
- 0.3 lanes miles of ROW
- Fully developed with no vacant lots



# St. Louis County – At A Glance

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- Total population of 1,000,000 residents
- Provider of limited services to all County residents, including election administration, arterial road maintenance, and other specialized services
- Unincorporated population of 315,000 residents
- Local service provider to all unincorporated residents, including local streets, police, zoning, *etc.*





# The Issue of Unincorporated Pockets

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- The Boundary Commission Rules have a precise definition, but it is essentially an area with low population density and only accessible via a roadway from another jurisdiction.
- The Waterford Subdivision clearly meets the definition of an unincorporated pocket
- Fragmented nature of jurisdictions increases the cost of service delivery
- As the local service provider for all unincorporated areas, St. Louis County government must provide a full spectrum of services, no matter how isolated or difficult it is to provide the service
- Depending on the size, location, and make-up of each individual pocket, the provision of local services may be better suited to a local municipality

# Changes in Provided Services

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- Annexation into Ballwin would result in changing which government provides local services
- Of particular note, streets, police, and trash services would move from St. Louis County to Ballwin
- The County is prepared to continue providing services to the area should the annexation fail



# Highlights of Financial Impacts to Residents

<b>2019 Taxes/Fees</b>	<b>City of Ballwin</b>	<b>Unincorporated St. Louis County</b>
City Property Tax	\$0	N/A
City Personal Property Tax	\$0	N/A
County Property Tax	\$0.4430	\$0.4430
Sales Tax	8.738%	7.738%
Utility Tax	7.0%	5.0%
Trash Fee	\$74.19/Quarter	\$38.25/Quarter
Sewer Lateral Fee	\$28.00	\$28.00

# Closing Comments

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- St. Louis County is the largest provider of local services in Missouri with residents and businesses benefiting from our economies of scale and expertise
- Unincorporated residents receive high quality services at low cost
- The County is prepared to continue providing services to the area should the annexation fail
- The County recognizes this area is a pocket that is fully surrounded by Ballwin and Ellisville, and thus, a local municipality may be more capable of providing services in this instance
- The County finds there to be significant support for this action amongst residents
- As such, the County supports the annexation of Waterford Subdivision by Ballwin