

— THE CITY OF —
MANCHESTER
— MISSOURI —

City of Manchester

BC2201 Response Report

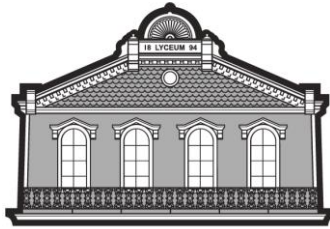
**Boundary Commission,
St. Louis County**

July 18, 2022

**CITY OF MANCHESTER RESPONSE TO ST. LOUIS COUNTY PRESENTATION
AT THE JUNE 29, 2022 PUBLIC HEARING**

TABLE OF CONTENTS

- I. Cover Letter – 2
- II. Geography
 - A. Logical and Reasonable Municipal Boundaries – 3
 - B. “Orphaned” Unincorporated Areas – 3
 - C. Unincorporated Pockets East of Barrett Station Road – 4
 - D. Legal Description – 5
- III. Service Philosophy
 - A. St. Louis County Service Philosophy – 6
 - B. St. Louis County Depth of Knowledge and Expertise – 7
 - C. Manchester Quality Services – 8
- IV. Provision of Services - Police
 - A. St. Louis County Police Response Time – 10
 - B. St. Louis County Police Accreditations – 12
- V. Provision of Services - Public Works
 - A. St. Louis County Waste Services Claims – 13
 - B. St. Louis County PACER Ratings – 14
 - C. St. Louis County Snow Removal – 15
 - D. St. Louis County Claim of Superior Sewer Lateral Service – 16
 - E. St. Louis County Public Works and Permitting – 17
- VI. Provision of Services - Planning and Zoning
 - A. St. Louis County Permitting Contracts – 18
- VII. Financial Impacts of Proposed Annexation
 - A. Taxes and Financial Effects Post Annexation – 19
 - B. City of Manchester Merchant License Fee – 20
 - C. St. Louis County Revenue Loss – 21
- VIII. Zoning and Land Use – 22
- IX. Elected Representation – 24
- X. Summary – 25



THE CITY OF
MANCHESTER
MISSOURI

July 18, 2022

Boundary Commission, St. Louis County
225 S. Meramec, Suite 821T
Clayton MO 63105

Re: City of Manchester Response to St. Louis County Presentation

Commissioners,

The attached report represents the City of Manchester's comprehensive response to St. Louis County's presentation heard at the Boundary Commission's Public Hearing on June 29, 2022. The report's submittal is within the 21-day written comment period as required by State statute.

As noted in the three letters addressed to the Boundary Commission on July 8th, July 14th, July 15th, and in Alderman John Dodge's report to the Commission, the misleading comments by St. Louis County officials in the presentation and weeks after the Public Hearing are designed to spread disinformation and instill fear amongst the public as you consider the City's Plan of Intent. The attached report is intended to provide a balanced and factual response to many of the County's baseless claims.

Should the Boundary Commission request additional information beyond what is included in the report, the City would be happy to accommodate such a request.

Sincerely,

Mike Clement
Mayor, City of Manchester
314-680-9278

Justin Klocke
City Administrator, City of Manchester
636-227-1385 x106

II. Geography

A. Logical and Reasonable Municipal Boundaries

Mr. Trimble's leading remarks regarding the boundary between the City of Des Peres and the City of Manchester, which he referred to as the "meatier question before the Commission," is indeed an interesting question that the City would pose to St. Louis County. What would the County prefer in this area? It is the City of Manchester's position that the Plan's logical and reasonable boundaries were established, based on the response provided to Manchester by St. Louis County in the 2004 attempt to annex the area.

In 2004, the City proposed municipal boundaries that were bounded by Grand Glaize Creek. In its response, St. Louis County claimed this was not an appropriate boundary as creeks "meander" and change course over time. This feedback would seem to suggest that a more logical boundary would be one that is set in concrete and asphalt – Barrett Station Road.

B. "Orphaned" Unincorporated Areas

Within this section of the presentation, the Acting Director introduced the concept of the five "orphaned unincorporated areas" which would be created upon the successful annexation of the proposed area. Unlike "unincorporated pocket" which has a legal definition per Missouri law, this concept is arbitrary and evocative. "Orphaned" is obviously coined to imply without parents, i.e., without care. This shouldn't be the case at all unless St. Louis County plans to provide a low level of service to the significant population of these areas.

The three small areas to the east of Barrett Station Road that might remain unincorporated do meet the State’s definition of “unincorporated pocket,” however the other two areas to the north and south do not even come close to meeting this definition due to their population being well over the 500-population threshold.

The City was certain that the County would claim that annexation would result in increased difficulties in servicing the remaining unincorporated areas. This is a baseless claim as the County will continue to use the same routes and the same point-of-delivery sources to service these areas. In fact, the County’s burden in the unincorporated region of West County would lessen as their police would no longer patrol the area, and the number of streets and sidewalks they maintain would decrease.

C. Unincorporated Pockets East of Barrett Station Road

As stated in the logical and reasonable boundaries response, the three areas east of Barrett Station Road are not within the City’s Plan of Intent as it was the suggestion made by St. Louis County in 2004 that a logical boundary would have been Barrett Station Road. Additionally, the City of Des Peres submitted a Map Plan in 2018 suggesting that it was their intention to annex the areas east of Barrett Station Road. We know from conversations with their leaders in 2022 that the City of Des Peres has no interest in annexing the areas east of Barrett Station Road. Therefore, it is the City’s policy, should the residents in the unincorporated pockets east of Barrett Station Road request municipal services or if the County would request, the City would consider options for their annexation. As with the “orphaned areas” that Mr. Trimble cited in his presentation, service to the three unincorporated areas would not be difficult to achieve as the three

areas are predominantly private streets, which means that current service provided by the County is, at best, minimal.

D. Legal Description

Mr. Trimble's presentation noted that there was a minor concern in the City's legal description as presented in the Plan of Intent. As a reminder, the legal description was prepared by a certified professional land surveyor employed by the City's engineering firm, Horner & Shifrin, one of the best engineering firms in the Midwest. The Acting Director's concern, if accurate, was made to raise alarm over the City's plan. If there is a county question it should be directed to the City, for response by Horner & Shifrin.

III. Service Philosophy

A. St. Louis County Service Philosophy

In his presentation, the Acting Director described St. Louis County's service philosophy as being based on direct contact with county staff. While the philosophy as presented by Mr. Trimble is admirable, it does not equal the accessibility provided by local governments such as the City of Manchester. The City would challenge the Acting Director to identify any circumstance over the last five years when the County's chief elected official, chief administrative officer, chief of police, director of finance, director of public works, director of planning, and other administrative officials were in the same room to meet with county residents to discuss important topics.

The City of Manchester's service philosophy is simple: all City staff and officials are accessible to residents and business owners, regardless of the office they hold. Phone numbers, email addresses and home addresses of Manchester elected and city officials are made available in multiple forms of media that is received by the residents. In many cases, queries made by residents are resolved within 24 hours. That timeline is not matched at any level by our counterparts in the County.

Community feedback: At our town halls, listening tour meetings, and in conversations with residents, we heard repeatedly about the frustration of dealing with St. Louis County. One area trustee reported unresponsive code enforcement, 40-minute wait-times on repeated follow-up calls, and trips to Clayton where they were unable to connect with staff members. Another trustee reported an 18-month wait time on having dead trees addressed. A local business owner in the annexation area is being strangled by an ineffective building permit process as she

attempts to renovate her small business. Parents in the annexation area across from Barretts Elementary are frustrated about the school zone indicator light on Carman Road that has remained malfunctioning throughout the school year and to this day, despite repeated calls from the school and the City of Manchester. These are just a few of the testimonials we have heard from the public. St. Louis County Government is under-resourced and unable to provide the same level of responsiveness that Manchester provides its residents regularly and can extend to the annexation area.

B. St. Louis County Depth of Knowledge and Expertise

The assertion that St. Louis County's depth of knowledge and expertise cannot be matched by municipalities is an overbearing response. That show of hubris is an insult to countless professional, local municipal staff, in Manchester and throughout the region, who through their long tenures in local government, lead superb, well-informed departments.







It should be noted that few municipalities in the St. Louis region currently match the poor level of administration and leadership of St. Louis County. Furthermore, the number of federal indictments, alleged actions unbecoming of public office, and the low retention rate within St. Louis County government sets a low bar for professionalism.

Despite the claim of superior knowledge and expertise made by Acting Director Trimble, the City of Manchester has a proud record of employing departmental leadership with longevity in public office and accomplished professional experience. In contrast to St. Louis County, the City currently has no acting directors.

It's well documented that St. Louis County's process for appointing department heads has become so dysfunctional and gridlocked that nearly all County departmental leadership has the word "acting" before their title. Manchester, on the other hand, recognizes over 25 years of experience from its Director of Planning and Zoning and 33 years of combined service in Public Works leadership. Our Chief of Police has 38 years of police leadership at Maryland Heights and Manchester. When looking at County Police leadership, consistency and retention is not a standard in the County's police department. During recent years, how many County Chiefs have left, filed grievances, and won lawsuits?

C. Manchester Quality Services

The County's presentation asserts that there would be no increase in quality of service should annexation be successful for the proposed area. Page 40 through 44 of the Plan of Intent outlines many of the services in the annexation area before and after the proposed annexation. A summary of some of the improved services can be found in the table below.

Comparison of Manchester Services		
The following services have no fee or a lower fee for significantly improved quality of services.		
	Police	Manchester's average response time is less than 4 minutes
	Streets	Since 2020 Manchester has replaced 7.9 miles of concrete streets and 2 miles of asphalt streets
	Sidewalks	In 2021 Manchester mudjacked 4,570 sidewalk slabs and replaced 700 sidewalk slabs
	Snow Removal	Manchester's goal is to clear the snow within 4 hours of any snow event
	Street Lights	Manchester pays for the electric bill and new street lighting
	Trash/Recycling & Yard Waste	Manchester significantly subsidizes collection - you will pay \$6 per month for trash services, which includes weekly recycling and yard waste collection.
<p>In addition, you will receive free services St. Louis County doesn't currently offer: including limb chipping, curbside holiday tree removal, deer carcass removal, and document shredding.</p>		

The City can respond quickly because we are neighbors to the unincorporated residents. The Manchester Justice Center, where the City's Police Department operates from, is just down the road while St. Louis County's closest precinct is at least eight minutes away in Valley Park. Similarly, St. Louis County's closest Public Works maintenance facility is in Wildwood while the City's Public Works maintenance facility is roughly two miles away from unincorporated resident's homes. Especially with winter snow removal, the close proximity of the salt dome in Manchester (vs. County's in Wildwood) contributes to the efficiency and quality of the City of Manchester's snow removal. Additionally, unincorporated residents currently travel much further to County parks to access the amenities one would find at the City's Schroeder Park such as pickleball/tennis courts, aquatics center, disc golf course, indoor facility rentals, access to parks programming, and volunteer opportunities, amenities not found in either Love or Queeny parks.

St. Louis County serves large districts, and they have a much lower employee to citizen ratio. The City's core value for its team members is responsiveness. If a resident calls or reaches out with questions or concerns, the City's objective is to connect with the resident the same day to find solutions. The City's staff are highly qualified and serve a much smaller proportion of residents in the region, which leads to more efficient and effective services unincorporated residents deserve.

IV. Provision of Services – Police

A. St. Louis County Police Response Time

When the Acting Director shared this statistic with the room, there was audible laughter. That reaction was warranted for his assertion. In the world of policing and safety, there are strong bonds of friendship and trust that often cross jurisdictions. When hearing Trimble's statistic, one of Manchester's Police Officers contacted a colleague that works as a St. Louis County dispatcher and asked the contact about Trimble's claim. The dispatcher laughed and said, "That is indeed the number the County claims, but it is a running joke amongst the dispatchers because it flies in the face of reality."

The dispatcher explained that in determining the average, the County includes "officer events" that, in many cases, have zero response times. The statistic, as cited by the Acting Director, includes the "response time" on all officer events, many having "0 minutes" durations, such as a traffic stop, business checks, stopping on a parking lot to write reports, stopping at the station, citizen contacts, going to court, etc. The County data even includes non-critical events such as an officer stopping to get lunch, running into Quick Trip to grab a soda, or even stopping to go to the bathroom. Many of those events do not require a "response" and therefore have a zero-response time recorded.

The dispatcher added, "It is in fact, a policy that we can hold non-emergency calls for up to 15 minutes before dispatching an officer." Our officer was told these "15-minute holds," as questionable as they are, further skew the data in the County's favor.

The dispatcher estimated the actual average County police response time is closer to 20-30 minutes. The Acting Director's outrageous claim that the County PD has a 1.75-minute average response time should make many seriously question the County's

manipulative approach to their data. This false statistic calls to attention the disingenuous tactics being used by the County and is especially egregious as it misleads the community about the realities of their public safety.

The City's response time is calculated as the time from receipt of the phone call to our officer's arrival on the scene of emergency.

Community feedback: Residents shared in town halls that they have waited for extended periods for St. Louis County Police. In fact, the City of Manchester Police Department has received phone calls from residents in the annexation area who are upset about the delayed response time, only to then realize that Manchester is not their responding police department. In recent days, residents have also commented on the sudden uptick in the presence of St. Louis County Officers in the annexation area. County officers shared with residents that they have been instructed to saturate the area given the annexation proposal from the City of Manchester to give an impression of responsive policing.

Further, in County Executive Page's press conference on July 13th, West County Precinct Commander, Captain Tim Tanner, when mentioning the precinct's community engagement efforts such as "Walk and Talks," had to simultaneously admit that these programs are new and were recently started in just the annexation area, indicating that the initiatives were not so much about community engagement as much as influencing public opinion immediately before the Boundary Commission's consideration of the annexation proposal.

B. St. Louis County Police Accreditations

The City of Manchester Police Department is on schedule to complete its accreditation with MPCA in December 2022. While this will be a significant achievement for the City, it is important to note that accreditation is not necessarily a measure of professionalism. The City of Manchester is proud of the men and women serving in the City's Police Department and the strong relationships and reputation they enjoy with the City's residents. And while St. Louis County Police are proud of their accreditation, County taxpayers are likely less enthusiastic about the millions of tax dollars spent to settle lawsuits against the St. Louis County Police Department. To date, St. Louis County taxpayers have paid \$21,817,250 in payouts for 23 settled cases against the County Police Department, with an additional nine lawsuits ongoing.

V. Provision of Services – Public Works

A. St. Louis County Waste Services Claims

When discussing trash service fees, Acting Director Trimble quoted \$15/month. That amount represents year one of a five-year contract but provides a minimal level of service that fails to accurately compare County services with the same level of services that Manchester residents receive for \$6/month. If Acting Director Trimble wanted to compare costs, he needed to be accurate in comparing the same levels of service.

For comparison purpose and accuracy’s sake, the City used trash fee data from District 4’s new 2022 pricing chart. These costs cover the annexed area. Manchester provides weekly yard waste pickup, trash, and recycling. In addition to those services, we provide Christmas tree pickup and free weekly bulk pickup, arranged by a phone call to our trash service provider.

The below data shows current annual costs for similar levels of trash services. The St. Louis County provider, Waste Connections, has different rates for years one (Y1) through five (Y5).

<u>Unincorporated St. Louis County cost</u>	<u>Manchester cost</u>
Y1 (2022) \$15.50 + \$11.00 mo = \$318/yr	\$72/yr*
Y2 (2023) \$15.97 + \$11.33 mo = \$327/yr	\$72/yr*

**Manchester provides for weekly household, recycle, and yard waste pickup. Weekly service also includes bulk pickup without cost; called in. City pays for the entire bill for residents with an income hardship and for those needing hand pick-up due to disability or special needs.*

This comparison reveals that the savings that unincorporated residents might see as Manchester residents is even greater than what our Plan of Intent suggested. That difference is based on the new trash hauling contract that started in 2022 in unincorporated St. Louis County.

Community feedback: Residents in the annexation area have shared their unhappiness with their current trash service, characterizing it as “inconsistent.” In addition to higher cost, lapses in service are leading to frustration, with yard waste being left at the curb for extended periods. Dougherty Estates subdivision featured concerns about trash service as the centerpiece of their subdivision meeting in 2022. In addition, residents shared at the town halls that having their trash, recycle, and yard waste collected on the same service day (vs. separate days) would be an improvement they would welcome, as it eliminates the hassle of remembering to put out and recover cans multiple times per week. By comparison, Manchester residents shared at the public hearing that their trash service is consistently excellent, as well as characterizing it as a significant improvement following annexation into Manchester in 1999.

B. St. Louis County PACER Ratings

Based on recent surveys, Manchester has allocated in its Plan of Intent \$3,000,000 in FY 2023 through FY 2029 to rehabilitate an estimated 62 roads, improving them to the City’s standards.

Acting Director Trimble alleges that the County provides adequate service for the maintenance of streets in the unincorporated area. Based on St. Louis County records for the last seven years, however, the County’s most significant investment to roads in the

unincorporated area was minor preservation projects such as chip and seal. Conversely, over the same period, the City of Manchester invested over \$40,000,000 in the rehabilitation and preservation of streets in its current boundaries. There is a significant difference in the level of service for streets in the region as alleged by St. Louis County to the actual service provided for streets in the region by the City of Manchester.

Community feedback: Residents in the current unincorporated area shared at town halls and in meetings that the condition of residential streets is a major concern. Residents in the Dougherty Estates subdivision refer to their chip and seal street finishing as “the cheese grater” because of the injuries sustained by the neighborhood’s children on the roadway surface. Neighbors also reported large piles of rocks at the end of their driveways and in their lawns after plowing or when it rained. A resident said that they had approached St. Louis County to resurface in a solid surface, but that the County was unresponsive to their request for budget reasons. Manchester’s Plan of Intent would address the chip and seal surface as part of the infrastructure reinvestment in the area over the first five years following annexation.

C. St. Louis County Snow Removal

As indicated in the Acting Director’s presentation, residential streets appear to be the lowest priority for the County. When he claims residents would not experience superior services following incorporation, Trimble fails to acknowledge the fact that the City’s target for snow removal is within four hours after the last snowfall versus St. Louis County’s stated 24-hour snow removal goal.

Should annexation be successful, the number of residential roads that County would have to service during a winter weather event would significantly be reduced allowing for the agency to divert resources to arterial and collector routes. The reduction of residential roads to service may help the County to meet their target snow removal time more consistently.

Community Feedback: In town halls and on our listening tour, community members repeatedly shared concerns about the quality of St. Louis County snow removal. Residents in Carman Meadows subdivision to the north of Carman Road shared that they were “jealous” of the snow removal their Carman Meadows neighbors south of Carman Road received, thanks to the City of Manchester. Residents in the Ridgemont subdivision recounted stories where it was days before the County came to remove snow and shared that they strategically purchased 4WD vehicles because of previous experiences.

D. St. Louis County Claim of Superior Sewer Lateral Service

The County mentioned their pride in their sewer lateral program. A strong argument can be made about the benefits of the City's personalized service. However, the chances of a household using the sewer lateral program in any given year is extremely small. Based on the number of sewer lateral repairs in the City the last two years (56 and 50) and the number of single-family homes in the City (6,052), the chances of households utilizing the repair program any given year is less than 1%. A homeowner may experience a sewer lateral repair only once, if at all. And, subjectively, they may prefer to have the personalized service of a local municipality to help them through it.

Community feedback: Annexation residents complained about large divots left in their yards following St. Louis County sewer lateral repairs, divots caused by the immediate leveling of the dirt by contractors on the same day as the sewer lateral repair is made. Manchester's service involves two visits: one for the initial repair and then a second visit several months later to level the dirt once it has had a chance to settle. Manchester residents often compliment the sewer lateral program and appreciate the oversight Manchester can provide, thanks to the relationship with the City's single sewer lateral provider vs. an extended list of independent contractors.

E. St. Louis County Public Works and Permitting

The County's claim that it provides almost all permitting services for the City of Manchester is patently false. The City's Public Works Department administers its own permits. The disingenuous claim by Acting Director Trimble does a disservice to the 74 residents, businesses, and contractors the Manchester Public Works Department has issued permits for in 2022.

VI. Provision of Services – Planning and Zoning

A. St. Louis County Permitting Contracts

During his introductory remarks, Acting Director Trimble made the claim that the City of Manchester “contracts with St. Louis County for nearly all of their permitting services.” Mr. Trimble did not differentiate between the various types of permits (building, occupancy, fence, accessory structure, etc.) thus giving the impression that the City of Manchester does not have a robust permitting service. While he would be correct that the City does contract with the County for advanced services, such as building permits and commercial occupancy (as is the case with many municipalities), the reality is that the County does not provide “nearly all” of the City’s permitting.

For example, during the month of June 2022, there were 83 projects (this number does not include single-family inspections) initiated within the City that would require some form of permit. Of those 83, only 28, or approximately 1/3, went to St. Louis County. This is a far cry from the claim that “nearly all” of the City’s permits go to St. Louis County.

VII. Financial Impacts of Proposed Annexation Area

A. Taxes and Financial Effects Post Annexation

In Mr. Trimble's presentation, he stated that residents would experience a "significant" increase in taxes should annexation succeed. The Acting Director stated that taxes for residents will increase by 75 percent and 67 percent for businesses. These figures do not represent the true percentage increase as diagrammed in our Plan of Intent. The true increase in residential and commercial taxes is 4.5 percent and 3.7 percent respectively. Our Plan of Intent is clear on the ease, use, and value of a rebate program offered to unincorporated residents if they become Manchester residents. Mr. Trimble's data should fully represent the rebate in the County's tax figures for incorporated residents. Doing so would decrease his inflated property tax estimate of \$179.55 to just \$19.95 annually.

The City challenges the assertion made by the Acting Director that the administration of such a program would be difficult and problematic for the City's staff. As mentioned in a prior response, the City relies heavily on professionalism and experience of its staff to carry out and execute programs such as the Property Tax Rebate Program. The City similarly relies on and trusts its City Attorneys and their municipal firm's extensive expertise. If Mr. Trimble's concern is one based on experience, then it would be based on his lack of trust and faith that County government staff could administer a relatively simple program, a program for which Manchester staff has already developed a plan for implementation.

Objectively, it is nearly impossible to have an apples-to-apples comparison on household or personal cost/savings of annexation. Every household has unique

circumstances. Outside of real/personal property taxes and trash collection savings, financial impacts for households will vary. For example, a household with several kids may find the cost savings of resident rates for camps and the aquatics center significant and a great benefit. Additionally, despite Mr. Trimble's use of national averages for new and used car prices, sales tax on car purchases will vary significantly per household. Some households may keep their vehicles for over a decade, or resident may purchase vehicles significantly less often than the national average.

The purpose of the Plan of Intent in asking for a detailed list of taxes and services is for annexation residents to view and judge for themselves the potential benefits of annexation. It is rooted in self-determination and having the chance to vote. For the County to make conclusions on the financial impacts to annexation households is very subjective and counter to the purpose of the Plan of Intent process. For them to promote their biased math with the community is a blatant attempt to manipulate.

B. City of Manchester Merchant License Fee

The Acting Director asserted that the Merchant License Fee would be a burdensome fee. Many of the businesses in the unincorporated area would only pay the minimum fee of \$50.

Community feedback: The City made over 60 in-person visits to businesses in the annexed area and shared the effects of taxes and fees. 142 invitation letters were sent to businesses and property owners inviting them to town halls. In these visits and town halls, the City did not hear

any negative comments or concerns. What officials heard was that the positives of being in the City outweighed the nominal expenses of a merchant license fee.

C. St. Louis County Revenue Loss

The City does not foresee the proposed boundary change as having a significant effect on the distribution of tax resources in St. Louis County. The City recognizes that the proposed annexation will effectuate a redistribution of tax resources. At the same time, the responsibility for incurring public expenditures for services and capital improvements will also shift. While the County's revenues will be reduced, it will likewise no longer incur the expense of servicing the area (e.g., policing, public works, planning etc.). The annexation process established by St. Louis County allows municipalities to annex adjacent unincorporated areas and provides for the transition of financial responsibility for the provision of services and the management of zoning and land use. The City expects that the redistribution of tax resources along with the transfer of responsibility for servicing the proposed annexation area will be equitable and defensible

VIII. Zoning and Land Use

In the County's presentation, the Acting Director stated that he has "strong concerns" on the administration of the zoning code of ordinances that is proposed in the City's Plan of Intent. A note regarding Mr. Trimble's concerns – in his year in a leadership role at the County and seven years of professional experience total, the City is curious as to how his limited experience would enable him to pass judgment on the proposal as set forth in the Plan of Intent, a proposal that was conceived by a municipal planning director with over 25 years of service to the state and community. The arrogance and misleading characterization of the City's plan on the part of Mr. Trimble is an insult to not only the City's expertise on the matter but also the ten other cities in the St. Louis region that have similar zoning plans for newly annexed areas.

Regarding the County's provision for planning services to unincorporated residents: As stated in Mr. Trimble's presentation, the County is responsible for a population of about 300,000 spread out over 520 square miles. It is ironic that Mr. Trimble is concerned about the City's proposed zoning when the City would have just over seven square miles and a population of 25,000 should annexation be successful. According to Mr. Trimble's standards, the County should have at least 12 senior level planners to equal the planner/resident ratio of the City of Manchester and 74 planners to match the ratio of planners per square mile compared to the City. As of this summer, St. Louis County Planning is operating short of even the standard it sets for itself, with unfilled planner positions and an acting director supervising the department.

Additionally, Mr. Trimble claims it would be "difficult" and "onerous" to maintain the County's current zoning in the annexation area. To be clear, the City is not maintaining

two zoning codes. The unincorporated parcels come in under County zoning. Should any property owner petition the city to rezone, the rezoning would be governed by Manchester's zoning code. The County's code would serve as a shell until rezoning is initiated by property owners.

The County, in 2004, took issue with the zoning approach in Manchester's last annexation proposal because some lots within the residential subdivisions did not meet the City's exact minimum required lot sizes. In fact, County used a planned district for most of the subdivisions in the annexation area resulting in a variety of lot sizes; therefore, they would never fit within a conventional zoning district. The City could designate them with our "PRD" Planned Residential District- but that would technically be a "rezoning" and likely raise the alarm of the County's Acting Director of Planning. The cleanest, most effective, least disruptive approach is to accept the parcels under the County's current zoning, as proposed in the Plan of Intent.

IX. Elected Representation

At the public hearing, the Acting Director mentioned that Manchester had not highlighted the structure of our elected representation. Given our local, accessible government, we are delighted to do so now. Unincorporated St. Louis County has 315,000 residents represented by 7 councilpersons and an executive, making the ratio for representation in their elected government 1 to 39,375. Manchester currently has a population of approximately 18,250 residents represented by six alderpersons (in three wards) and a mayor, making the ratio for representation 1 to 2,600. Annexation would change the population of Manchester to approximately 24,500, an increase of roughly a third. The population of the annexation area is approximately the same size as the City's three existing wards. Therefore, an additional ward would be created to maintain the level of accessible representation. To compare the representation ratio for unincorporated residents before and after annexation, their representation would improve from 1 elected official representing 39,375 residents to 1 elected official representing 2,722 residents.

X. Summary

Immediately following annexation, the City plans on providing a high level of service and meaningful investment in the proposed annexation area that will improve quality of life for residents and enhance the environment for local businesses that will benefit St. Louis County's tax base. The residents of the annexation area deserve the opportunity to investigate this annexation proposal thoroughly to consider the opportunity it provides. They deserve to determine the future of their community and exercise their right of self-determination by making their voices heard at the ballot box. Please support the City of Manchester's Annexation proposal movement forward to a vote of the people.