

Annexation into the City of St. Peters

City of St. Peters
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About the City of St. Peters

You have an opportunity to become part of the City of St. Peters through the annexation process. We have prepared this booklet so you will know more about the City and annexation.

In its amazing growth, the little town of St. Peters, numbering only 486 persons on less than one square mile in 1970 has burgeoned to over 58,000 persons today and occupying more than 21 square miles.

What Does St. Peters Have To Offer?

An excellent quality of life! The 58,000 residents of St. Peters have made this evident by choosing St. Peters as their home. St. Peters has become the community of choice - residents enjoy a higher quality of life with many amenities that are available only to them or provided to them at a significantly reduced cost.

As St. Peters has grown, others have wanted to join this dynamic City, and we hope you will, too. Over 85% of all annexations into the City have been voluntary. You are invited to join with St. Peters in creating Missouri's outstanding community.

St. Peters offers residents a variety of recreational activities – a state of the art recreation complex, sports facilities and fields, playgrounds for children of all ages and abilities, an expanding trail system, and beautiful passive parks for picnicking and enjoying the outdoors. Other amenities include the ever expanding shopping and restaurant opportunities in the City. The arts center offers theatre experiences and art classes for all ages.

St. Peters has reduced the property tax rate more than 50% in the last two decades while expanding the quality and quantity of City services. The property tax rate decrease has been accomplished by broadening the City's tax base through developing a balanced residential, commercial and industrial community. The City's 2.0% sales tax has become the single largest source of revenue for the operation of City services and will increase in importance as more shopping areas are opened. This includes a .5% sales tax for transportation provides funds for improvements to the City's road system and a 0.5% sales tax for park development and stormwater management programs.

City services have been expanded with the overwhelming support of St. Peters voters who have approved bonds for the Justice Center, the Rec-Plex expansion, expansion of the wastewater treatment plant, road improvements, and ongoing improvements to municipal facilities.

Other services offered by the City are described in this pamphlet.

Notes

Senior Programs

- **St. Peters Transportation Program**-provides trips to medical, shopping & essential services for any St. Peters resident who is eligible based on age (62 or older), disability, or income. Applications are accepted on an ongoing basis.
- **Home Help Program**-available for any St. Peters resident who has lived in their home for at least one year and is eligible based on income. This program provides a 0% interest 5-year forgivable loan that can be used toward eligible Home Improvement projects.
- **Lawn Mowing Program**- available for St. Peters residents if everyone living in the home is at least 62 years old or disabled and meet income qualifications. Lowest income applicants are accepted first until all spots are filled.
- **Snow Removal Program** - This policy applies to qualified residents, at least 62 years of age or with a certified medical need or disability. The City coordinates the removal of snow and ice accumulation from the portion of a qualifying, private, residential driveway within the established street right-of-way, when measured snow accumulation on the driveway is found to exceed six (6") inches in depth and said accumulation prevents access to and from the driveway. Residents may request driveway snow removal service during the snow event or before completion of snow and ice removal operations in the event of an emergency. Said driveway access snow and ice removal operations will be performed after removal of snow and ice on public streets.
- **Senior Center** – The City operates the Mayor Tom Brown Senior Center at 108 McMenamy Road. The Senior Center has been serving St. Peters seniors, age 60 and up, and disabled persons, age 18 and over, since it opened its doors in January 1986. This favorite gathering spot of local seniors has a large dining room and also offers a fitness center with workout equipment, computer stations, a small library, an activity room used for exercise classes and activities, a billiards room, games and crafts, and more.

Health Services

The City maintains a full-time professional Health Department that is responsible for environmental health services. Animal control services include: seven-day-a-week enforcement of rabies control, leash enforcement, and investigation of animal abuse concerns.

Mosquito control begins in May and continues into October with an integrated program of spraying and water treatment, including the use of natural control measures. Nuisance enforcement activities include: noise, odor and environmental concerns, inspection, licensing and rating of all food service establishments and education assistance in health programs are also provided. For program information call 636-970-1456.

Municipal Court

The Municipal Court is located at the St. Peters Justice Center at 1020 Grand Teton Drive. Court sessions are held two - three times per month. The Court Clerk's Office may be contacted at ext. 3280.

City Management

A full-time professional City Administrator is responsible for the day-to-day operations and management of the City's professional staff of nearly 570 employees who provide City services to residents.

Citizen Action Center

The Citizen Action Center (CAC), located in the lobby of City Hall, offers "one-stop-shopping" service for most community, residential and business needs. The CAC streamlines and consolidates many aspects of daily life involving City business (i.e., general information, park and meeting room permits, applications for licenses, employment opportunities, etc.). Current maps of the City are also available. The CAC is available to assist residents with concerns and/or information requests. A 24-hour hotline is provided for inquiries and concerns at extension 1225. All calls are processed daily.

Communications Department

The Communications Department publishes a monthly newsletter, UpFront, which is mailed free to all St. Peters businesses and residences. UpFront keeps residents updated on City events, projects and laws that affect them.

SPTV, the City's cable channel – Channel 992 - provides an additional information source for area residents. Channel 992 carries the Board of Aldermen and Planning and Zoning meetings, St. Charles County Council meetings and several City-produced programs. Channel 992 also features a daily bulletin board, weather radar and two traffic cameras showing rush hour conditions at Cave Springs Boulevard near I-70 and the Blanchette Bridge. Board of Aldermen and Planning and Zoning Commission meetings can also be watched via the City's website – www.stpetersmo.net. Meetings can be viewed live or a previous meeting can be viewed.

Economic Development

To ensure continued economic growth, this office works with existing businesses and with large and small businesses to interest them in St. Peters, by providing information on sites, demographics and other items. Assistance is also offered to residents interested in starting their own businesses. Call extension 1305 for more details.

Solid Waste

Twice-weekly trash and curbside blue bag recycling service (including most holidays), weekly curb side yard waste service and quarterly bulky collection is provided by a City operated fully-automated system for a low fee, well below the price charged by most private haulers. Charges are billed after service begins, not in advance. An animal-proof 100-gallon wheeled cart is provided with the service. Every resident also receives a yard waste cart for their grass and brush disposal at no additional charge. Residents can also use our complimentary yard waste drop off at Recycle City for an additional 30 cubic yards per year. Residents also receive a discount on the minimum disposal fee for trash dropped off at Recycle City.

Other no-cost services include a drop-off center (Recycle City) for recyclable bottles/cans, paper, cardboard, motor oil, antifreeze, and lead acid batteries, and a drop-off yard waste center (Earth Centre) with free compost or mulch available for residents. The Earth Centre also conducts Halloween pumpkin and Christmas tree recycling. Aluminum can "buy back" is also available at Recycle City. For Solid Waste information please call 636.970.1456.

- **Nitrogen Tire Station Program** – All residents can have the air in their tires replaced with nitrogen at no cost. If you do not check your tire pressure frequently then nitrogen is for you. Nitrogen holds in the tire longer and has less moisture than the air you place in your tires. As a result the tire maintain the optimum contact with the road and may improve your mileage. This service is provided by appointment only at the HES Operations Building located at 135 Ecology Drive. The typical appointment lasts 15 to 20 minutes. All tires must meet our inflation standards to qualify for nitrogen. The station is open each year from April 1st to October 1st. To get more information or to make an appointment call us at 636-970-1456.

Recreation Facilities

The St. Peters Rec-Plex is a 236,000-square-foot family recreation, fitness and sports complex located in the heart of St. Charles County. Amenities include: 4,000 sq.ft. weight training room, 4,500 square foot cardio exercise room, NHL-sized indoor ice arena, aerobics/dance room, elevated running track, gymnasium, babysitting, family locker rooms, adult locker rooms with steam and dry saunas, Natatorium complete with: 10-meter diving tower, 1 & 3 meter springboards, 50-meter heated competition pool, hot tub, sauna, 3,300-sq.ft. heated family leisure pool with current channel, water play features and 130-foot waterslide.

The Rec-Plex South is a 106,000-square-foot facility built to meet the needs of the area's growing athletic programs. Rec-Plex South includes 1,200 seat NHL-size ice arena, 300-seat NHL-size ice arena, double gymnasium, multi-purpose court, concessions, lounge with viewing areas and arcade. Annual passes as well as daily admission are offered to City residents at a discounted rate.



▪ Cultural Arts Centre

The Cultural Arts Centre, located in the west wing of City Hall, is a center for the arts offering exhibits, demonstrations and classes in music, dance, crafts and fine arts. The Cultural Arts Centre is a focal point for arts in the St. Charles County area. Space is available for performing arts groups for practices and mini-performances. Meeting and banquet facilities are available. For more information, contact the Cultural Arts Centre at 636-397-6903.

Planning and Zoning Code Enforcement

Zoning ordinances and subdivision regulations provide orderly growth and development. Existing conditions, in effect prior to annexation, would be permitted to continue after annexation (i.e., existing fence, home occupation, etc.) The City's zoning and subdivision ordinances will apply to annexed areas. A comprehensive plan, with citizen input for planned growth and development, is a key element of planning and zoning. The latest Comprehensive Plan, completed in 2008, is available at City Hall and the Spencer Road Library.

Inspection services for new permits and code enforcement services related to proactive property maintenance will be provided. The minimum property standards that are enforced by the City are of benefit to renters and owners alike.

▪ Water Service Line Repair Program

The Water Service Line Repair Program provides assistance for the repair of the water service lines that connect each residence to public water supply. In 2012, the City of St. Peters residents approved a \$12.00 annual assessment – the fee is paid with annual real estate taxes. The program is open to residential property owners within the City limits – this includes single-family homes, duplexes, villas, or condominiums (4 units or less). The program will provide a maximum of \$3,000.00 per household. Any charges in excess of \$3,000.00 and any pull through the foundation wall are the homeowner's responsibility. No internal plumbing issues are covered by this program. Residents should contact the City with water service line leak issues.

Building Permits/Property Maintenance

The Building Code ensures that all buildings are constructed to be safe and sturdy. Permits are issued for new construction as well as additions to buildings and residences, including room additions, decks, pools, water heater replacement, and other miscellaneous home improvements. Proactive property maintenance inspections are made of a portion of the City each year; property owners are given ample time to make corrections. Questions regarding permits can be answered at 636-477-6600, ext. 1670.



Public Works/Engineering Services

Emergency maintenance, such as pothole repair, for City maintained streets will begin immediately upon annexation. Maintenance of storm sewers and mowing of major right-of-ways will be provided. Street signs will be maintained and installed where needed. Planned preservation and upgrading of subdivision streets is a constant undertaking.

▪ Water and Sewer Service

Reduced cost of water and sewer service is reflected after annexation, if the residence is currently on St. Peters water or sewer system. The \$15.00 per month out-of-City charge is deleted. Wastewater rates are based on winter usage to give residents watering lawns and gardens a break. Missouri American Water and Duckett Creek Sewer District customers will continue on those systems even after annexation.

▪ Street Lighting and Maintenance

The average streetlight cost is \$14.44 per month for a normal post-top residential light. The municipal street lighting program provides streetlights where none exist and takes over operation and maintenance of existing street lighting that conforms to City standards. Lighting fixtures will be provided upon determination of need by the City, according to existing City standards.

▪ Sewer Lateral Program

The Sewer Lateral Repair Program provides assistance for the repair of the sewer laterals that connect each residence to public sewers. In 2003, the City of St. Peters residents approved a \$28.00 annual assessment – the fee is paid with annual real estate taxes. The program is open to residential property owners within the City limits – this includes single-family homes, duplexes, villas, or condominiums. The program will provide a maximum of \$7,500.00 per household. Any charges in excess of \$7,500.00 are paid by the homeowner's responsibility. Residents should contact the City with sewer lateral issues.

Police Protection

Police protection will be provided immediately after annexation, including full-time patrols, traffic enforcement, investigations, crime prevention and community oriented policing programs. The Department also provides School Resource Officers and DARE instructors for the schools. Police services are available on a 24 hours basis, including an officer available for walk-in reports or inquiries at the police department. Expansion of the Department and services is on track to keep pace with the growth of the City. The Citizens' Police Academy and Police Explorer Post offer residents the opportunity to participate with officers in community activities.

The Police Department's mission is to provide superior police service to all citizens and to keep St. Peters one of the leading communities in our area by maintaining a low crime rate and a high quality of life. The Justice Center is located at 1020 Grand Teton Drive and includes a full-service dispatch unit, a Proactive Policing Team to combat specific issues within our City, an Ordinance Officer, Emergency Operations, Community Relations Officer, Traffic Unit, Crime Scene Investigators and Detective Bureau. All police personnel are certified every two years in CPR/AED and advanced first aid.

Crime Prevention Programs offered include: Citizen Police Academy, Neighborhood Watch, Security Assessments on Homes and Businesses (when requested), Home Alone programs for young adults, and various safety classes throughout the community for special interest groups (when requested).

Recreation

St. Peters has 25 parks covering about 1,283 acres of land, offering a wide variety of indoor and outdoor amenities. This includes pavilions, athletic fields, 20 miles of paved trails, an archery range, BMX track, paddle boats, fishing ponds, a dog park, a large corporate pavilion, and free internet. The City also has a full service RV campsite. In addition, there is an 18-hole golf course with a state of the art club house and the beautiful Water's Edge Banquet Center.

The St. Peters Rec-Plex is home to family recreation and athletic events as well as fitness club-quality workout facilities fully accessible to all abilities. This includes a world-class natatorium for swimming and diving, separate indoor and outdoor recreation pools with play equipment and slides, and three NHL-size ice rinks, a running track, gymnasium and more.

City Taxes and Fees

The taxes paid by a property owner are based on the jurisdiction the property is in on January 1 of each year. If annexed after January 1 of this year, the first taxes payable to the City would be December of next year.

The City of St. Peters has demonstrated a series of tax reductions from \$1.85 per \$100 assessed valuation in 1970 to \$.77 per \$100 assessed valuation at present. Your property will not be reassessed because you are annexed. It is likely that the tax rate will remain stabilized near the \$.77 per \$100 assessed valuation for the immediate future. Questions regarding taxes and fee should be directed to the Finance Group at extension 1224.

Real Estate Taxes

St. Peters' tax rate is \$.77 per \$100 assessed valuation.

For example:

Market Value of House	Assessed Valuation	City Tax Bill
\$150,000	\$28,500	\$219.45
\$200,000	\$38,000	\$292.60
\$250,000	\$47,000	\$365.75

School district tax and all other County taxes will remain the same after annexation. *St. Peters Personal Property and Real Estate taxes are included on the St. Charles County tax bills.*

Personal Property Taxes

-Applies to motor vehicles and boats

The County Assessor sets the rate at which personal property is assessed by using a guide issued by the State. This uniform assessment rate takes into account such things as the make, model, year, and engine size of vehicles.

The City taxes personal Property at \$.77 per \$100 of assessed valuation. For example, if a family has two vehicles:

Property	Assessed Value	St. Peters Tax
Car	\$15,000	\$38.11
Truck	\$20,000	\$50.82
Total tax @ \$.77 per \$100		\$88.93

❖ *In addition, when you purchase a vehicle you will pay 1.5% City sales tax on that vehicle.*

Utility Franchise Tax

Utility Franchise Tax = 5%

Residential Customers:

Utility	Approximate Monthly Bill	Franchise Tax	Sales Tax
Gas	\$75.00	\$3.75	-0-
Electric	\$75.00	\$3.75	-0-
Water/Sewer	\$58.00	-0-	-0-

Commercial Customers:

Utility	Approximate Monthly Bill	Franchise Tax	Sales Tax
Gas	\$150.00	\$7.50	\$3.00
Electric	\$275.00	\$13.75	\$5.50
Water/Sewer	\$100.00	-0-	\$2.00*
Telephone	\$175.00	-0-	\$3.50**
*2.0% on water service only.			
**2.0% on local service and intra-state calls only.			

City Sales Tax: (applies to all purchases in the City of St. Peters)

Sales Tax = 2.0% *

* 1% General Sales Tax, 0.5% Public Mass Transit Tax, 0.5% Local Parks and Stormwater tax)

Frequently Asked Questions

Q. Why does the City want to annex us?

A. Annexation makes sense because your subdivision or property borders the City and already benefits from some City services; these include improved roads, parks, pools, planned development, police protection and snow removal.

Q. Will our house be reassessed when we go into the City?

A. No, assessment is mandated by State Statute and done by St. Charles County; annexation by the City of St. Peters will not cause your house to be reassessed.

Q. Will we have to change from our present water and sewer providers?

A. No, if you are a Missouri American Water customer or Duckett Creek Sewer District customer, you will remain on the same system after annexation. For example - Dardenne Lake Estates, although annexed by the City of St. Peters a number of years ago, remains on Missouri American Water. *Any out-of-City charges would be removed upon annexation.*

Q. Would I still pay association fees?

A. Homeowners associations are private groups that oversee and implement the subdivision indentures. The City has no control or jurisdiction over trusteeships or homeowner associations.

Q. When do I start paying City taxes?

A. Taxes are based on where you live on January 1 of each year. Hence, for areas annexed after January 1 of this year, first taxes would be payable December of the next year.

Q. Will I need a City vehicle sticker or pet license?

A. The City of St. Peters does not have a vehicle sticker program. Pet licensing is handled through the St. Charles County Health Department at the Pet Adoption Center. Pet vaccination and registration is required by the City of St. Peters and St. Charles County.

Q. Will I need to change my property to comply with City codes?

A. No, the City of St. Peters will not require modifications to your property. If changes to the property are ever made, such as a room addition, out building addition, or similar, then the property will have to be brought into compliance.

Quick Stats on the City of St. Peters

- Population – 58,000
- Area – 22 square miles
- 478 lane miles of streets
- 62 miles of sidewalks
- Golf Course
- Water's Edge Banquet Center
- Over 1,200 acres of park land (including Lakeside 370 park) including
 - 25 miles of trails
 - 2 outdoor pools
 - soccer fields, ballfields, golf course, playgrounds, RV campground, archery range, and other recreational facilities

How is Annexation Accomplished?

There are two type of annexation: voluntary and involuntary. Each involves a different process.

Voluntary annexation into the City is a relatively simple process. Basically, it involves the following steps:

1. Submission of a completed annexation petition.
2. Passage of a resolution by the Board of Aldermen.
3. The holding of a public hearing.
4. Acceptance by the City of St. Peters for annexation.
5. Setting the zoning of the property.

This entire process takes approximately two months. All that is required of the property owner is the submission of a completed annexation petition, obtainable from the City. The City does the rest at no cost to you!

Involuntary Annexation involves the following steps:

1. Adoption of resolution of intent to annex.
2. Preparation of the plan of intent.
3. Introduction of the annexation ordinance.
4. Public hearing.
5. Adoption of annexation ordinance.
6. Obtain declaratory judgment.
7. Election.

Under Missouri law, the annexation must be approved by a majority of voters in separate elections held in the area to be annexed and in the City.