

ORDINANCE #65291
Board Bill No. 124
Floor Substitute

An ordinance establishing the Ellenwood Subdivision Neighborhood Improvement District for the purpose of making public improvements within the City of St. Louis

WHEREAS, Section 67.458 R.S.Mo. allows the governing bodies of two or more adjoining counties to create a neighborhood improvement district, pursuant to the Neighborhood Improvement District Act, Sections 67.453 through 67.475 R.S.Mo., for the purpose of making public improvements within such adjoining counties; and

WHEREAS, under Section 67.457.3 R.S.Mo., a neighborhood improvement district may be created upon the filing of a petition signed by the owners of record of at least two-thirds by area of all real property located within such proposed district

WHEREAS, a petition has been presented to the City Clerk for the City of St. Louis and the County Clerk for St. Louis County asking that the City and County create the Ellenwood Subdivision Neighborhood Improvement District pursuant to the Neighborhood Improvement District Act for the purpose of making public improvements described in that petition; and

WHEREAS, said petition was signed by the owners of record of at least two-thirds of the total area of the real property within the district located in the City of St. Louis and was also signed by the owners of record of at least two thirds of the total area of the real property within the district located in St. Louis County.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. The Board of Aldermen hereby deems the proposed road improvements for the Ellenwood Subdivision Neighborhood Improvement District to be advisable and necessary and hereby orders that the Ellenwood Subdivision Neighborhood Improvement District be established.

SECTION TWO. With regard to the above-referenced Neighborhood Improvement District, The Board of Aldermen hereby makes the following findings:

A. The name of the district shall the Ellenwood Subdivision Neighborhood Improvement District and the name of the project shall be the Ellenwood Subdivision Road Improvement Project.

B. The boundaries of the proposed neighborhood improvement district are described in Exhibit A-1, and are shown on the map marked as Exhibit A-2. Both Exhibit A-1 and Exhibit A-2 are attached hereto and incorporated herein.

C. The general nature of the improvements is the construction and repair of streets, curbs and sidewalks, more particularly described in the exhibits marked Exhibit B-1 and B-2, attached hereto and incorporated herein.

D. The estimated cost of the improvements is \$1,548,939.

The final cost of such improvements assessed against the real property within the neighborhood improvement district shall not, without a new election or petition, exceed the estimated cost of such improvements by more than twenty-five percent.

E. The proposed method of assessment is as follows: Each property within the District has been assigned a number of Shares. Each residential property has been assigned one Share. Institutional properties have been assigned Shares equal to the area of property it owns in the District divided by the average area of a residential property within the District. There are a total of 64.23 Shares within the District, consisting 50 residences with one Share each, and five institutions with a combined total or 14.23 shares. The assessment for any property owner (residential and institutional) will be the number of Shares assigned to it divided by 64.23 and then multiplied by the final cost of the improvements within the District.

E. After all costs associated with the improvements described herein are paid in full, there shall be no annual assessment for maintenance costs imposed by The Board of Aldermen of the City of St. Louis or the County Council of St. Louis County. The improvements shall be maintained by the subdivision through its trustee(s).

SECTION THREE. The Board of Aldermen hereby orders that preliminary plans and specifications for the improvements be made.

SECTION FOUR. Emergency clause.

This being an ordinance for the preservation of public peace, health, and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore shall become effective immediately upon its passage and approval by the mayor.

See Exhibits A1, A2, B1 & B2 (Ellenwood Subdivision Project) on file in the Register's office.

Approved: October 16, 2001