

# PROPOSITION ONE



**VOTE**  
**8/8/23**

# CONSOLIDATION

## The Facts: Proposition One

- ⇒ **Police:** There would be no change in the police services. Normandy PD will continue to serve the entire merged area.
- ⇒ **Fire Department:** There would be no change to the fire and EMS services. The Northeast Ambulance and Fire District will continue to serve the merged area.
- ⇒ **Municipal Services: Normandy has a full-time professional staff which will make it faster and more efficient for Glen Echo residents to access services and information.** Normandy currently provides in-house services for municipal road maintenance, snow removal, street cleaning, and pothole repair. Glen Echo Park provides these services to its residents by contract with various vendors. After consolidation, the Public Works Department will also serve Glen Echo Park.
- ⇒ **Permits, Code Enforcement, and Legal Services:** Normandy provides these services to its residents, and Glen Echo Park currently contracts with Saint Louis County for building permits and code enforcement. After consolidation, Normandy will provide these services in the merged area. All municipal court actions will be through the Normandy Consolidated Municipal Court and the Normandy Municipal Code will remain in effect. Using the same code enforcement personnel will allow for consistency in code enforcement. Plumbing, electrical, and mechanical permitting is provided to Normandy and Glen Echo Park by Saint Louis County. This will not change. This will allow more efficiency in the permitting procedures.
- ⇒ **Trash, Solid Waste Removal, Recycling, Bulk and Yard Waste:** Normandy provides trash pick-up for its residents at a cost of \$24 per month. After the consolidation, trash pick-up for all residents in the merged area will be provided by Normandy when existing contracts in Glen Echo Park expire.
- ⇒ **Zoning:** Glen Echo Park is entirely zoned Single Family Residential. After consolidation, the area of Glen Echo Park will continue to be zoned "Zone A Single Family Residential" under the current Normandy zoning code. Some parcels in the Village of Glen Echo Park may not conform with the Normandy zoning code involving lot size and structure set back, but all existing non-conforming uses will be grandfathered in and treated by Normandy as legal non-conforming uses as allowed under the Normandy Zoning Code. There would be no zoning changes for the current City of Normandy.

<i>What Changes?</i>	<i>Glen Echo Now</i>	<i>Normandy Now</i>	<i>After Merger</i>
<b>Population</b>	122	4287	4409
<b>Area</b>	19.2 Acres	1184 Acres	1203.2 Acres
<b>Single Family Dwellings</b>	66	1071	1137
<b>Police</b>	Normandy PD	Normandy PD	Normandy PD
<b>Fire Department</b>	Northeast Fire District	Northeast Fire District	Northeast Fire District
<b>Snow Removal, Street repairs, Parks</b>	Glen Echo Contractors	Normandy Public Works	Normandy Public Works
<b>Trash Service</b>	Glen Echo Contractor \$27 per month	Normandy Contractor \$24 per month	Normandy Contractor \$24 per month
<b>Courts, Permits, Inspections</b>	Saint Louis County	Normandy	Normandy

## What About Taxes? There will be some changes.

**Background:** Real Estate property tax is based on the *Appraised Value* of the property. The appraised value is set by Saint Louis County. The county sets the *real estate tax assessment rate* at 19% of the appraised value (*Market Value*).

The property tax rate of residential real property will increase 0.028 per \$100 dollars of assessed residential real property for Glen Echo homes. Depending on the assessments residents would see the following changes:



### Glen Echo Park Real Estate Tax



<i>Appraised Value</i>	<i>Assessed Value</i>	<i>Increase</i>
\$210,526	\$40,000	\$11.20
\$157,895	\$30,000	\$8.40
<b>\$139,911.74</b>	<b>\$26,583</b>	<b>\$7.44</b>

(This is example is based on the average assessed value in Glen Echo Park)



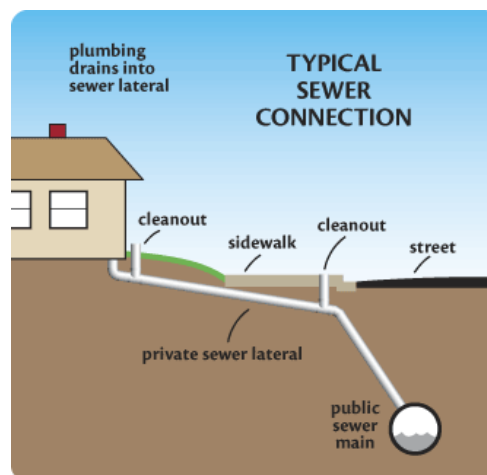
**Glen Echo Park Personal Property Tax Rate will decrease by .1 per \$100 of assessed value.**

This means that vehicle assessed at \$4,000 would decrease \$4.00, \$6,000 by \$6.00, \$8,000 by \$8.00, and so on.

**Impact:** If someone owns a house in Glen Echo that is worth about \$140,000 on the market (Appraised Value) and owns a newer car that is assessed around \$6,000. They would see a net increase on their tax bill after the merger of a little less than \$1.50 depending on the exact figures. If they owned two cars, they would see a net decrease after merger.

### Sewer Lateral Fee

Single Family and two-family households in Normandy will see an increase of \$22.00 annually resulting from the fee increase for the Sewer Lateral Insurance Program. This increase is flat and is not dependent on the assessed value of the property. The Glen Echo Park sewer lateral fee will not change.





**Government:** The consolidated municipality will be a 3<sup>rd</sup> class city with a Mayor-City Administrator-Council form of government. Under this form of government, the Mayor acts as the executive and has a full-time professional assistant in the City Administrator to assist in the day-to-day operations of the City. The Mayor is elected at large every 4 years and the City Administrator is appointed by the Mayor and Council as an at-will employee. The Council acts as the governing and legislative body and has a limited administrative role. The City will be divided into four wards, with 2 councilmembers from each ward serving alternating 2-year terms. In the new municipality, the current Village of Glen Echo Park will become a part of the existing 4<sup>th</sup> ward of the City of Normandy (see map). **One officer of the Village of Glen Echo Park shall be appointed to serve as a non-voting *ex officio* member of the City of Normandy's Council until the next general municipal election following the date of consolidation.** The composition of the Normandy Council will be otherwise unchanged following the consolidation. In addition to the City Council, there are a number of boards and commission generally staffed by residents of the municipality, these include but are not limited to the Planning and Zoning Commission, the Board of Adjustments, the Historical Preservation Commission, and the Park Advisory Board.

**Village of Glen Echo Park will become a part of the existing 4<sup>th</sup> ward of the City of Normandy.**

