

Community Profile



2008 O'Fallon

Comprehensive Plan

2015 Update

Section 2: Community Profile

HISTORICAL PRESERVATION

History of O'Fallon

The City of O'Fallon is located in St. Charles County in the central portion of eastern Missouri approximately 35 miles west of Downtown St. Louis (**See Maps 1 and 2**). O'Fallon's history began with Arnold Krekel (1815-1888), a German immigrant who invested in property in the heart of what became downtown O'Fallon. O'Fallon was initially established as a depot stop of the North Missouri Railroad in the early 1850's.

In 1854, Arnold Krekel granted the North Missouri Railroad a right-of-way through his property, and in 1855 he laid out the town of O'Fallon. Krekel was on the railroad's board of directors. When the railroad came through, he named the town after John O'Fallon, the railroad's first director and a popular St. Louis businessman and philanthropist. John O'Fallon became a member of Missouri's first State Legislature and served as the State's first Adjutant General.

Arnold Krekel never moved to O'Fallon. It was Nicholas Krekel, Arnold's younger brother by ten years, who is considered O'Fallon's first citizen. He built the first house and store in 1856 (which is still standing) and in 1857 became the first postmaster and station master of the O'Fallon depot. Nicholas Krekel is also the founder of O'Fallon's first park, Civic Park. In the early 1900s, he donated land to Assumption Parish. For years, the site of Civic Park was used for church socials and picnics. In the late 1930s, the church sold a portion of the land to the City for \$1.

In 1870, the North Missouri Railroad Company published a brochure, Facts for Emigrants.

"O'Fallon, thirty-three miles from St. Louis, is a small town, first settled in 1856. It has a population of about 100. It has two dry goods and a grocery store, a hotel, boarding house, steam flour mill, brick yard, broom factory, depot and stock yard, post office and express office. Farmers do well here, and there is a good chance for all kinds of manufacturers."

Although the railroad soon became a major artery of trade and passenger service between St. Louis and the Missouri/Iowa border, O'Fallon grew slowly in the beginning— having only 150 residents by 1874.

About 50 years after the town was first laid out, the City of O'Fallon was incorporated as a fourth class city. In 1912, 107 householders petitioned the State for City status. The population was about 600 residents. Initial development of the City was gradual until the mid-1950s, when Interstate 70 and the Blanchette Bridge over the Missouri River were constructed making O'Fallon just a thirty minute drive from Downtown St. Louis. In 1956, O'Fallon's 100th anniversary, the census showed the population to be 1,327 people, and the town measured about 20 square blocks. By 2010, O'Fallon's population reached 79,329 people, and the City had grown to 29.5 square miles. In 2014, O'Fallon's estimated population was over 82,000.

In 2014, for the fifth consecutive time, O'Fallon was put on Money Magazine's list of America's Best Places to Live. The City was also recently ranked as the fifth best place in Missouri in which to own a home by NerdWallet.com, based on the area's homeownership rate of 82.9% and other factors, as well as one of the best cities for Missouri job seekers. O'Fallon was also recently put on WalletHub's 2014 list of the Fastest Growing Cities, in Missouri second only to Columbia. O'Fallon's national reputation has been built through the leadership of both the City's elected officials and administration. Along with a dedicated staff, the City has been honored many times through a host of awards and commendations.



Photo: William Westhoff and Mary Krekel (Oct. 25, 1892)

Historical Structures and Memorials

Darius Heald Home

Built by Darius Heald, son of War of 1812 veteran Nathan Heald, this two-story brick house was completed around 1886. It is of German-Italianate-Victorian style, with hipped roof construction and economical coal-burning fireplaces (now gas). The two-story brick home reflects O'Fallon's German-immigrant craftsmanship, and was named "Stony Point Plantation."

In 1978, the City purchased both the Heald Home and park property on which it stood for \$1 from the Missouri Department of Natural Resources. In 2001, the City restored the Heald Home, maintaining its original interior woodwork and reopening the fireplaces throughout the house. Since then, the Heald Home has served as one of the City's historic attractions.



Darius Heald Home



Krekel House

Krekel House

The first house built within the city limits of O'Fallon was built by Nicholas Krekel in 1856. Krekel, the youngest brother of Judge Arnold Krekel, is widely considered the founder of O'Fallon. In 1857, Mr. Krekel was appointed postmaster and continued to hold that office for 32 years. That same year he was appointed station agent on the railway at O'Fallon, the duties of which he carried out until his resignation in 1861. Krekel died in 1910 and his grave is located in Assumption Parish Cemetery.

Originally the log house contained two rooms with one side of the house used as a general store and post office. The house, as it presently stands, was enlarged in 1872 and uses some of the logs that were part of Krekel's original structure. The house remained in the Krekel family until 1964 when his last remaining child, Mary Westhoff, who lived in the house since 1910 passed away.

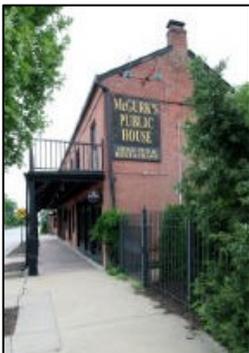
After 1964 the house was sold and converted into a nursery school for children, a use that continued until the house was purchased by the City in 2006 in a move to preserve this important part of O'Fallon history.

Log Cabin Museum

Built in the 1870s near the southeast corner of Veterans Memorial Parkway and Highway K, the Historical Society's Log Cabin was moved to Civic Park in 1976. Photographs, relics, memorabilia, rustic furniture and items from the old Wabash Railroad depot are displayed in the museum.



Log Cabin Museum



McGurk's Public House

McGurk's Public House

This structure traces its history to 1862, when Frederick Westhoff founded Westhoff Mercantile. It was the oldest, continuously run business in O'Fallon before it closed temporarily in 1990. O'Fallon's first newspaper was printed here, and it was the site of the town's original power plant. Currently, a restaurant is being operated out of the structure.

Sisters of the Most Precious Blood / St. Mary's Institute

The Sisters of the Most Precious Blood had its beginnings in Steinerberg, Switzerland on September 8, 1845, as a contemplative community. The group of young women joined together for the purpose of perpetual adoration of the Most Precious Blood in the Blessed Sacrament. After moving throughout Europe, the first group of nine (9) Sisters arrived in Belle Prairie, Illinois in 1870. A separation occurred when some of the Sisters were unable to accept the conditions of the Bishop for remaining in the Illinois diocese and moved temporarily to St. Agatha's Parish in St. Louis, MO. In 1875, a new independent congregation was established in O'Fallon, Missouri where it flourished and gained pontifical status in 1918.

The work of the Sisters in O'Fallon has grown to include parish work, hospital chaplaincy, prison ministry, elderly care, and arts and education. The Sisters founded St. Elizabeth Academy, an all-girls boarding school, in 1882, as well as the Linda Vista Montessori School in 1966. The opening of the St. Elizabeth Adult Day Care Center occurred in 1981. In 1993, the Sisters sponsored the Centers for Professional and Pastoral Services in order to carry forward the mission of the congregation by offering counseling and other human services.

The Sisters of the Most Precious Blood Motherhouse has been a cultural mainstay in the City, and their campus has been a landmark as well as focal point here in the downtown area. In the fall of 2007, their campus was placed on the National Register of Historic Places. In 2010, the Sisters completed the renovation of some of their buildings into a continuum care facility that is open to the public. Their entire property is now referred to as the Village of St. Mary's. Villa Theresa is the name of the 60 affordable senior apartments located in the renovated motherhouse buildings. Villa Theresa Haven is a skilled care facility which has room for 50 residents. This redevelopment will continue the quality of life for the Sisters who live there, while creating value for the greater O'Fallon community.

Currently, 30 acres of undeveloped property on their campus is being considered for mixed-use development.



Garden at St. Mary's Institute



9-11 Memorial behind Municipal Center

9-11 Memorials

Remnants of steel from the September 11, 2001 destruction of the World Trade Center in New York were used to construct two (2) memorials in O'Fallon—one (1) is located on the grounds of City Hall and the Spirit of Freedom monument is located in the median at WingHaven Boulevard and I-64. An additional display of the City Hall memorial can be found in the lobby of City Hall.

Zumwalt's Fort

The City purchased Fort Zumwalt State Park in 1978, acquiring 47.5 acres and the ruins of a frontier home fort, marked by a limestone chimney. Of the 30-plus forts in Missouri, Zumwalt's Fort is the only War of 1812 fort site in Missouri owned by a municipal government.

After an archaeological excavation was conducted from 2004 to 2006, enough information was uncovered to begin reconstruction of Zumwalt's Fort. Reconstructing the fort, originally built by Jacob Zumwalt in 1798, is expected to be completed in May of 2015. Care has been given to rebuild this fort in a manner consistent with the times in which it was originally constructed. Once completed, the fort will be open for tours and provide visitors a peek into the life of the Zumwalt family.



Zumwalt's Fort in the process of reconstruction

O'Fallon Veterans Memorial Walk®

At the southeast corner of Belleau Creek and Veteran's Memorial Parkway stands one of the most unique monuments ever built in the United States. The O'Fallon Veteran's Memorial Walk was dedicated on Veteran's Day 2001 - two (2) months to the day after terrorists killed thousands of Americans in attacks on the World Trade Center, Pentagon and Flight 93. The Veteran's Memorial Parkway was dedicated by the City to celebrate the service and sacrifice of the men and the women of the United States Armed Services.

Front and center of the memorial are 64 pairs of bronze boots, installed in five (5) rows of 13 pairs, positioned as though marching in unison, left foot forward. As a reminder that many American soldiers remain missing in action, a lone 65th pair of boots is found at the foot of the POW/MIA flag, with the words "You are not forgotten." Rising behind the platoon of marching boots are five (5) towering white marble monoliths with shining bronze medallions that represent each of the Federal Branches of the Armed Forces: the Air Force, the Army, the Navy, the Marines, and the Coast Guard.

Another tribute to veterans is located just down the street at the corner of Veteran's Memorial Parkway and Sonderen Street. At the Veterans of Foreign Wars Post 5077, an AH1G Cobra helicopter is on display that was shot down during service in the Vietnam War.



O'Fallon Veteran's Memorial Walk



Omer J. Dames War Memorial

Omer J. Dames War Memorial

Among the first in the nation to honor U.S. soldiers killed in the Vietnam War, the Omer J. Dames War Memorial, named for World War I veteran and Missouri legislator Omer Dames, was erected by the O'Fallon Jaycees in 1969. The memorial honors those from St. Charles County that lost their lives in Vietnam. Originally dedicated in Civic Park, it was rededicated on November 11, 2003 to its current location in Dames Park (formerly the Dames family farm).

Native American Mounds

Three mounds have been discovered in O'Fallon, two of which were discovered during the construction of Dames Park. In 2014, the City's desire is to complete an archaeological evaluation of the two (2) mounds; one (1) in Dames Park and one (1) adjacent to the Lift Station near the entrance to Dames Park and one near the City Sewer Treatment Plant. Once the evaluation is completed, a plan will be developed to utilize these areas in a way to educate the public about the Native Americans that created these mounds.



Native American Mound in Dames Park

Demographics and Projections

Demographics Overview

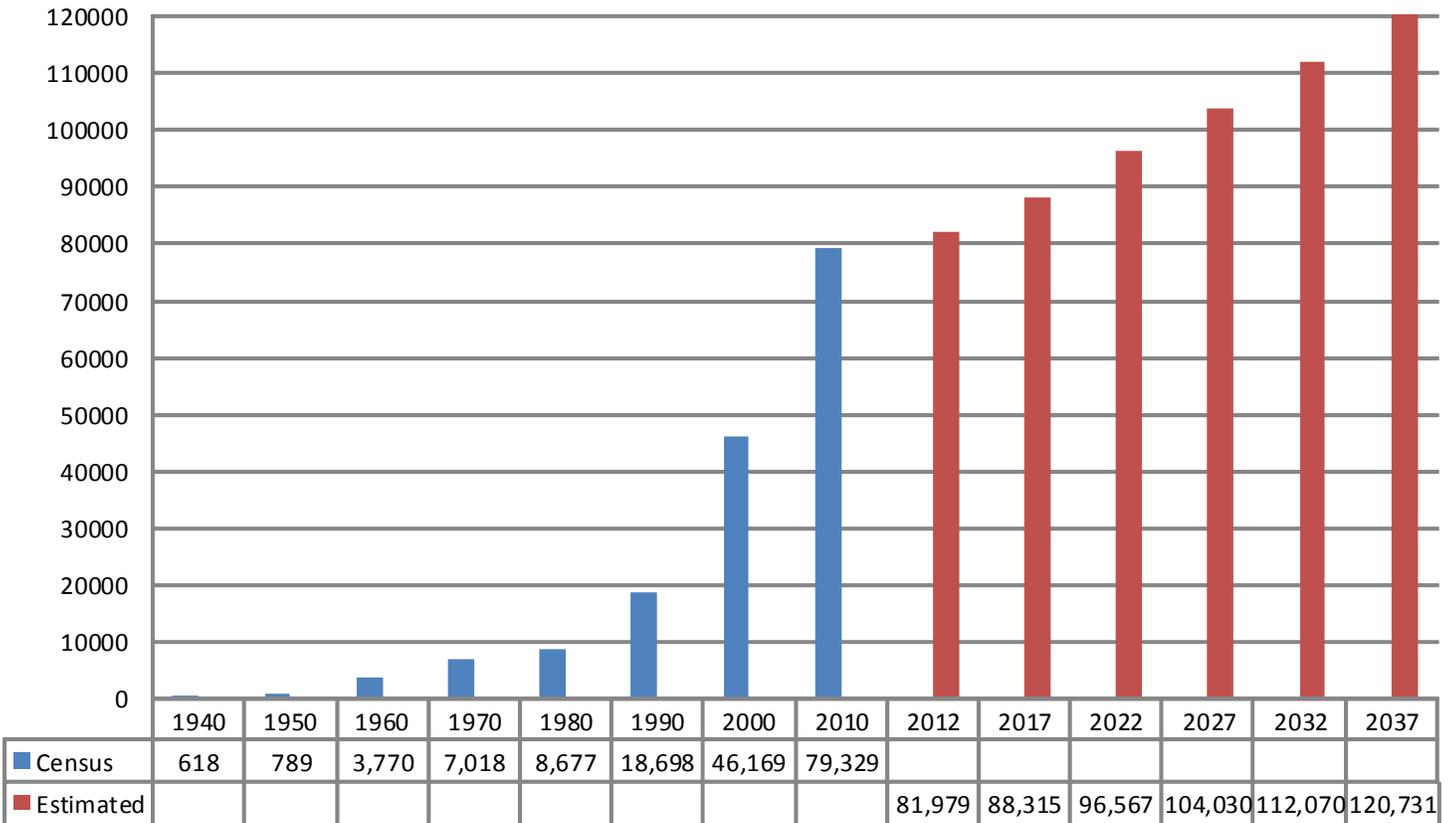


Krekel House during the Centennial Parade, August 1956

The City has experienced significant population growth over the last 20 years making it the largest city in St Charles County, the second largest city in the 15-county St. Louis Metropolitan Statistical Area (MSA), and seventh largest city in the State. While the St. Louis MSA grew modestly from 2000 to 2010, O'Fallon experienced a 71.8% growth rate during this time period. This growth rate is slightly lower than previous decades which are reflective of the overall population of the City. The latest census indicated O'Fallon's population increased by 33,160 residents from 2000 to 2010. This represents the highest population increase in terms of total number of residents. From 1990 to 2000 the population increased by 27,471 residents and 10,021 residents from 1980 to 1990. The U.S. Census estimated O'Fallon's population to be 81,979 in 2012.

FIGURE 1

CITY OF O'FALLON HISTORICAL AND PROJECTED POPULATION



Source: U.S. Census Bureau and O'Fallon Planning & Development Department, 2014

Growth of O'Fallon's City Limits from 1967 to 2014

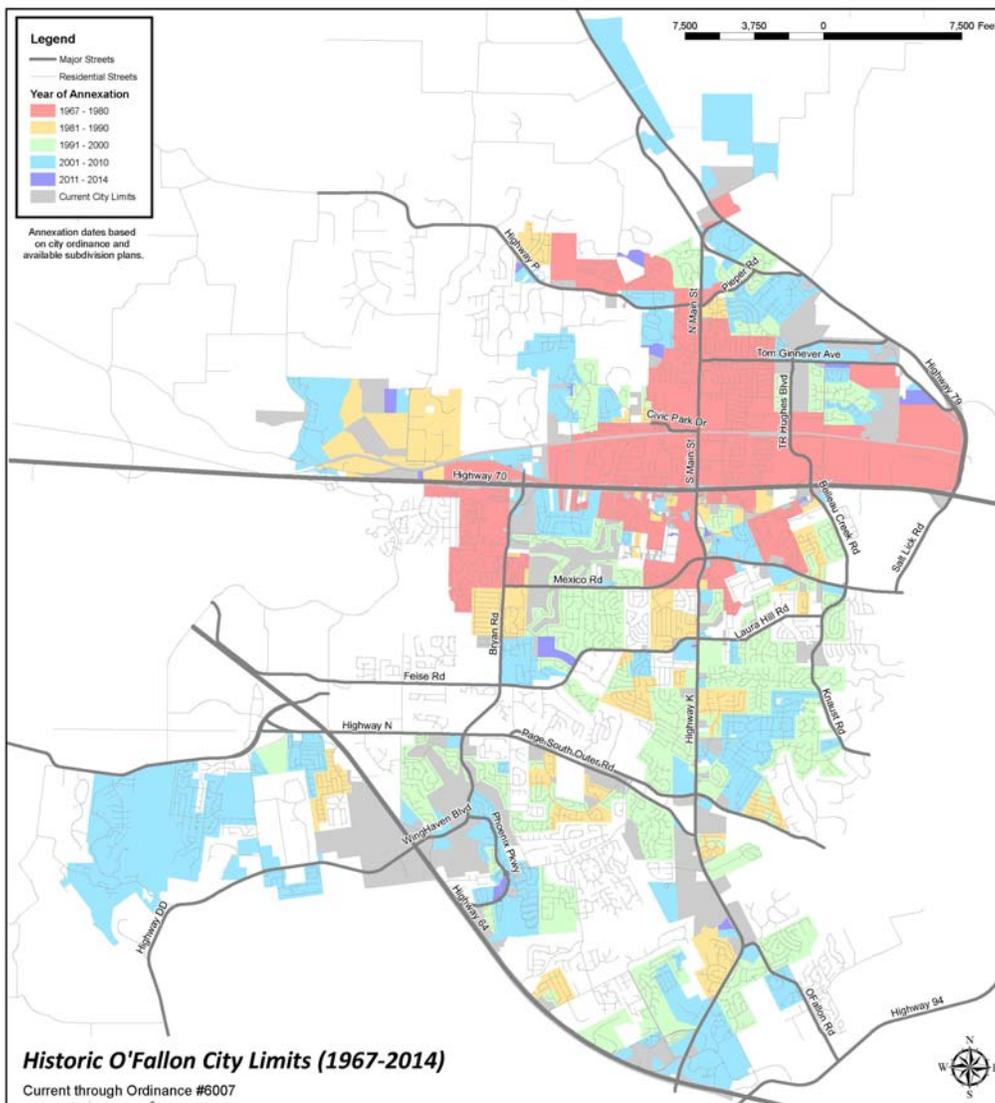


FIGURE 2

PROJECTED CHANGES IN MUNICIPAL POPULATION AND GROWTH

Municipality:	2000 Population	2010 Population	Change in Population	Percent Change	2012
O'Fallon	46,169	79,329	33,160	71.82%	81,979
Cottleville	1,928	3,075	1,147	59.49%	3,523
Dardenne Prairie	4,384	11,494	7,110	162.18%	12,053
Lake St. Louis	10,169	14,545	4,376	43.03%	14,750
St Charles	60,321	65,794	5,473	9.07%	66,466
St Peters	51,381	52,575	1,194	2.32%	54,081
Weldon Springs	5,270	5,443	173	3.28%	5,483
Wentzville	6,896	29,070	22,174	321.55%	31,355

Source: U.S. Census Bureau and O'Fallon Planning & Development, 2000-2012

The municipalities located near O'Fallon in central and western St. Charles County also experienced significant growth. This growth is depicted in Figure 2. From 2000 to 2010 the population of St. Charles County increased by 76,602 residents. Approximately 56% of the population growth for the St. Louis MSA occurred in St. Charles County with O'Fallon contributed to almost half of the County's growth. In comparison, the City of St. Louis and St. Louis County experienced a decline in population of 46,256 residents from 2000 to 2010. This statistical population data is representative of the historical westward growth trends from the City of St. Louis. St. Charles County is the third largest county in the State of Missouri and second largest county the St. Louis MSA recently surpassing the City of St. Louis in terms of population.

Much of the population growth experienced by O'Fallon and St. Charles County over the last 20 years can be contributed to affordable land prices and taxes, strong school districts, an expanding utility system, inexpensive fuel prices, and a good transportation network. O'Fallon's focus on upgrading and expanding these utility systems and transportation networks, while maintaining low property taxes, has contributed to the growth of the community.

FIGURE 3

POPULATION TRENDS FLUCTUATION IN POPULATION

Year	City of O'Fallon	Percent Change	St. Charles County	Percent Change	St. Louis Metropolitan Area	Percent Change
1960	3,770	-	52,970	-	2,161,228	-
1970	7,018	86.15%	92,954	75.48%	2,429,376	12.41%
1980	8,677	23.64%	144,107	55.03%	2,376,968	-2.16%
1990	18,698	115.49%	212,907	47.74%	2,444,099	2.82%
2000	46,169	146.92%	283,883	33.34%	2,603,607	6.53%
2010	79,329	71.82%	360,485	26.98%	2,812,896	8.04%

Source: U.S. Census Bureau, 1960-2010

FIGURE 4

CHANGES IN COUNTY POPULATION AND GROWTH

County:	1990 Population	2000 Population	2010 Population	Population Change 2000-2010	Population Change % 2000-2010
Bond County, IL	14,991	17,633	17,768	135	0.77%
Calhoun County, IL	5,322	5,084	5,089	5	0.10%
Clinton County, IL	33,944	35,535	37,762	2,227	6.27%
Franklin County, MO	80,603	93,807	101,492	7,685	8.19%
Lincoln County, MO	28,892	38,944	52,566	13,622	34.98%
Macoupin County, IL	47,679	49,019	47,765	-1,254	-2.56%
Madison County, IL	249,238	258,941	269,282	10,341	3.99%
Monroe County, IL	22,422	27,619	32,957	5,338	19.33%
Jefferson County, MO	171,380	198,099	218,733	20,634	10.42%
Jersey County, MO	20,539	21,668	22,985	1,317	6.08%
St. Charles County, MO	212,907	283,883	360,485	76,602	26.98%
St. Clair County, IL	262,852	256,082	270,056	13,974	5.46%
St. Louis City, MO	396,685	348,189	319,294	-28,895	-8.30%
St. Louis County, MO	973,529	1,016,315	998,954	-17,361	-1.71%
Warren County, MO	19,534	24,525	32,513	7,988	32.57%
Washington County, MO	20,380	23,344	25,195	1,851	7.93%
St. Louis MSA	2,540,584	2,675,970	2,812,896	136,926	5.12%

Source: U.S. Census Bureau, 1990-2010

Gender & Race Characteristics

FIGURE 5
GENDER AND RACE, 2000-2010

	O'Fallon		St. Charles County		St. Louis County		Missouri		United States	
	Percent 2000	Percent 2010	Percent 2000	Percent 2010	Percent 2000	Percent 2010	Percent 2000	Percent 2010	Percent 2000	Percent 2010
Gender										
Male	49.3%	48.8%	49.3%	49.1%	47.4%	47.3%	48.6%	49.0%	49.1%	49.2%
Female	50.7%	51.2%	50.7%	50.9%	52.6%	52.7%	51.4%	51.0%	50.9%	50.8%
Race										
White alone	95.3%	89.9%	94.7%	90.7%	76.8%	70.3%	84.9%	82.8%	75.1%	72.4%
African American alone	2.2%	4.0%	2.7%	4.1%	19.0%	23.3%	11.2%	11.6%	12.3%	12.6%
Asian Alone	0.7%	3.2%	0.9%	2.2%	2.2%	3.5%	1.1%	1.6%	3.6%	4.8%
Some Other Race	0.6%	1.1%	0.7%	1.1%	0.7%	1.1%	1.3%	1.9%	6.5%	7.3%
Two or More Races	1.0%	1.8%	1.1%	1.8%	1.3%	1.9%	1.5%	2.1%	2.4%	2.9%
Hispanic Origin										
Hispanic or Latino	1.5%	2.7%	1.5%	2.8%	1.4%	2.5%	2.1%	3.5%	12.5%	16.3%
Not Hispanic or Latino	98.5%	97.3%	98.5%	97.2%	98.6%	97.5%	97.9%	96.5%	87.5%	83.7%

Source: U.S. Census Bureau, 2000-2010

The ratio between males and females in the 2010 Census for O'Fallon is consistent with the ratios for Missouri and United States. Males account for 48.8 % of the population in O'Fallon which is slightly less than 49.3% identified in the 2000 Census.

The largest racial group making up the City's population is white alone at 89.9% in the 2010 Census. This percentage is similar to St. Charles County and significantly higher than the national average. A trend that can be identified by comparing the racial demographics from the last decade is O'Fallon's population is becoming more diverse. The percentage of African American alone and Asian Alone increased from 2000 to 2010, while the white alone percentage decreased from 95.3% to 89.9%. Increased racial diversity is consistent with the national trend. The Hispanic Origin also increased from 1.5% to 2.7% in O'Fallon over the last decade. The U.S. Census Bureau counts the Hispanic Origins separate from the racial groupings.

Age Distribution

FIGURE 6
POPULATION, AGE DISTRIBUTION, AND MEDIAN AGE

		O'Fallon				St. Charles County		St. Louis County		Missouri		United States	
		2000	%	2010	%	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent
Total Populations		46,169	(X)	79,329	(X)	283,883	360,485	1,016,315	998,954	5,595,211	5,988,923	281,421,906	308,368,343
Age Distribution	Persons under 5	4,847	10.50%	6,347	8.00%	7.60%	6.70%	6.30%	5.90%	6.60%	6.50%	6.80%	6.50%
	Persons under 18 years	15,412	33.38%	23,794	29.99%	29.00%	25.80%	25.20%	23.40%	25.50%	23.80%	25.70%	24.00%
	18 years and over	30,757	24.80%	55,535	70.01%	71.00%	74.20%	74.80%	76.60%	74.50%	76.20%	74.30%	76.00%
	65 years and over	2,851	6.18%	7,070	8.91%	8.80%	11.20%	14.10%	15.00%	13.50%	14.00%	12.40%	13.00%
Median Age		31.1	(X)	34.3	(X)	34.3	36.9	37.5	39.9	36.1	37.9	35.3	37.2

Source: U.S. Census Bureau, 2000-2010

The age distribution for O'Fallon demonstrates several trends. First, O'Fallon continues to have a higher percentage of younger people (under the age of 18) and lower percentage of older people than St. Charles County, St. Louis County, State of Missouri, and the national average. The 2010 Census indicated 30% of the population in O'Fallon is less than 18 years of age. Second, the age of the populace is increasing in O'Fallon which is consistent with the national trend. The median age increased from 31.1 in 2000 to 34.3 in 2010. The percentage of seniors slightly increased in O'Fallon over the last decade from 6.2% to 8.9%. This percentage of seniors still remains significantly lower in O'Fallon when compared to St. Louis County, State of Missouri, and the United States. Finally, the two (2) highest percentage of age grouping in O'Fallon is 30 to 39 and 40 to 49 years old. Collectively, these age groups make up 32.5% of the population.

Household Income

Figure 7 shows that, despite a moderately large percentage change since the 2000 census (34.48%), only a small percentage of O'Fallon's population is living below the poverty line, even when compared to St. Louis County and St. Charles County, but especially when compared to the State of Missouri and the United States. Furthermore, O'Fallon has reported much higher median household incomes when compared both locally and to the State of Missouri and the United States. At \$77,210, O'Fallon has a higher median household income than St. Charles County, which is consistently high in comparison to the St. Louis MSA, the State of Missouri and the United States.

FIGURE 7

POVERTY LEVELS AND MEDIAN HOUSEHOLD INCOME

	Individuals Living Below Poverty Line			Median Household Income		
	2000	2008-2012	Percent	2000	2008-2012	Percent
O'Fallon	2.9%	3.9%	34.48%	\$60,179	\$77,210	28.30%
St. Charles County	4.0%	5.4%	35.00%	\$57,258	\$71,416	24.73%
St. Louis County	6.9%	10.5%	52.17%	\$50,532	\$58,485	15.74%
Missouri	11.7%	15.0%	28.21%	\$37,934	\$47,333	24.78%
United States	12.4%	14.9%	20.16%	\$41,994	\$53,046	26.32%

Source: U.S Census Bureau, 2000-2012

O'Fallon Representation

Representation for the citizens of our Country at all levels of Government is important and guaranteed by our Federal and State Constitutions. It is very important that the residents have access to those elected representatives through the different forms of communication.

O'Fallon's residents are currently represented by ten (10) Councilmen in five (5) wards with an estimated population of 8,154 residents per Councilmen (**See Map 4**). As shown in Figure 8 this is by far the most residents per representative of any of the larger nearby cities. O'Fallon, like most cities, has part-time Councilmen to represent its residents. Aside from attending the numerous City meetings throughout the month, a Councilman usually attends homeowner association meetings, community functions, and meets with the residents and businesses to get their views and addresses any concerns.

FIGURE 8

**LOCAL CITIES POPULATION COMPARED WITH ALDERMEN/
COUNCILMEN REPRESENTATION**

City	Estimated 2012 Population	Number of Representatives and Wards	Residents Per Representatives
O'Fallon	81,535	10 Councilmen - 5 Wards	8,154 Residents
Chesterfield	47,749	8 Councilmen - 4 Wards	5,969 Residents
St. Charles	67,569	10 Councilmen - 10 Wards	6,757 Residents
St. Peters	54,842	8 Aldermen - 4 Wards	6,855 Residents
Wentzville	32,509	6 Councilmen - 6 Wards	5,418 Residents

Source: U.S Census Bureau and O'Fallon Planning & Development, 2014

Housing

Housing Overview

Housing is one of the most important components in our lives and our communities. It provides shelter and a link to the neighborhood and the community. It is the single largest purchase made by most individuals. As an industry, it is a major partner in the economic life of the community. The housing industry, in many ways, depends upon local government. While taxes on housing are one of the principal sources of local government revenue, services to housing and to the inhabitants of housing comprise a major portion of local government expenditures.



Diversification of housing is also closely tied to the economic and social well-being of a community. Business development generates new jobs, thereby increasing the demand for housing. Some of these jobs will be filled by lower-income wage earners, increasing the demand for affordable housing. Therefore, the availability of housing choices plays an important part in business decisions for location and operation. The supply of affordable housing is often a precondition to future commercial opportunities, so that workers will not be priced out of the local housing market (especially considering the current lack of available mass transit in the City). Contrary to popular belief, affordable housing is not limited to large, government subsidized complexes. Most often, affordable housing simply consists of a dwelling unit that is valued at a rate that is affordable to the average wage earner. Affordable housing means that someone can afford a place to live and support a family and pay his or her bills. A commitment to the increased production of housing for all income levels will help the City continue to be a distinctive, diverse, and desirable place to live.

In the broad scope, housing is closely tied to the City's welfare. Thus, it is critical that housing issues be addressed as part of the O'Fallon Comprehensive Plan. The City's primary housing objective should be to assure that all existing and future residents can be served by a wide range of housing opportunities. The supply of a variety of housing opportunities – both unit types and price – is primarily a function of market dynamics. There is a wide variety of housing available in the City, including single-family detached housing, senior housing and multi-family housing. According to the North East Community Action Corporation (NECAC), as the City grows, demand for senior housing should as well. In regard to senior housing, special attention should be paid to the aging Baby Boomer generation. By ensuring that an appropriate amount of vacant land is zoned for varying densities in appropriate locations throughout the City, and by ensuring that the development regulations permit innovative and cost-effective designs, the City can have a positive influence on the development of a wider range of unit types and prices.



FIGURE 9

HOUSING TENURE, VACANCY RATES, AND MEDIAN VALUE

	Owner Occupied		Renter Occupied		Overall Vacancy		Median Value	
	2000	2012	2000	2012	2000	2008-2012	2000	2008-2012
O'Fallon	89.50%	82.90%	10.50%	17.10%	3.30%	4.6%	\$135,800	\$199,300
St. Charles County	82.00%	80.90%	18.00%	19.10%	3.60%	4.6%	\$126,200	\$193,600
St. Louis County	72.10%	71.40%	27.90%	28.60%	7.60%	7.70%	\$116,600	\$177,400
Missouri	70.30%	69.00%	29.70%	31.00%	10.10%	13.0%	\$89,900	\$138,400
United States	66.20%	65.50%	33.80%	34.50%	9.00%	12.50%	(x)	\$181,400

Source: 2014 U.S. Census Bureau, 2008-2012 American Community Survey & Missouri Census Data Center

Figures 9 and 10 provide a good deal of information on the state of the City's housing stock and reinforce the fact that O'Fallon is still a growing city. The City of O'Fallon is largely dominated by owner occupied housing. In 2012, 82.9% of the occupied housing stock was owner occupied and 17.1% was renter occupied, which is an increase of 6.6% since 2000. It is a common trait to suburban cities for the majority of the housing stock to be owner occupied. The City is also characterized by having very low home vacancy rates and moderately high median home value. At 4.6%, the City's home vacancy rate matches that of St. Charles County and is approximately a third the rate of the State of Missouri and the United States. The City's median home value is high, even in comparison to the surrounding area which also has high median home values. Figure 9 shows that the City of O'Fallon is significantly higher than the national median home value and vastly higher than that of the State of Missouri. These are all the traits of a city with a high-demand housing market.



As the City expands its focus from a growth stage to preservation and maintenance, it becomes increasingly important to ensure proper upkeep of existing neighborhoods. The purpose of Code Enforcement Division is to work hand in hand with property and business owners to address code violations and property maintenance issues. In some instances, our Code Enforcement Officers encounter residents who require financial assistance to complete repairs. In those instances cases may be referred to the public assistance specialist.

FIGURE 10
AGE OF HOUSING STOCK AND UNITS IN STRUCTURE

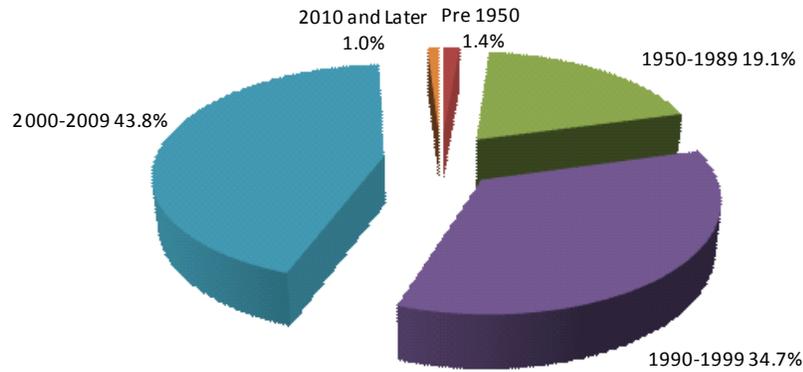
	Number	Percentage
Total Housing Units	29,261	(x)
Age of Housing Stock		
2010 or later	284	1.0%
2000 to 2009	12,802	43.8%
1990 to 1999	10,166	34.7%
1950 to 1989	5,588	19.1%
Pre 1950	421	1.1%
Units in Structure		
1-unit, detached	22,077	75.4%
1-unit, attached	1,794	6.1%
2 units	295	1.0%
3 or 4 units	751	2.6%
Apartment Units (+5 or more)	3,195	4.7%
Mobile Homes	1,137	3.9%
Boat, RV, van, etc.	12	0.00%

Source: 2008-2012 American Community Survey

Since the 2000 Census, over 13,000 additional housing units have been constructed in the City. Figures 10 and 11 provide an age breakdown of the 29,261 housing units now estimated to be in the City. Remarkably, 44.8% of the housing stock has been constructed since 2000, and approximately 80% since 1990. Furthermore, Figure 10 shows us that the majority of these houses built are 1-unit, detached.

In order to gain a better understanding of the nature of the City of O'Fallon housing stock, the Economic Development Center of St. Charles County has asked consulting group Development Strategies to examine the variety of housing types in the City and their impact on the local economy. By reviewing the mixture of housing types, City staff can gain a fuller understanding of the demand of different housing segments. Homes for Millennials (individuals born between 1980 and 2000) and the aging population are of particular interest. The report is expected to be completed in early 2015 and will be made available on the City's website at that time.

FIGURE 11
AGE OF HOUSE STOCK

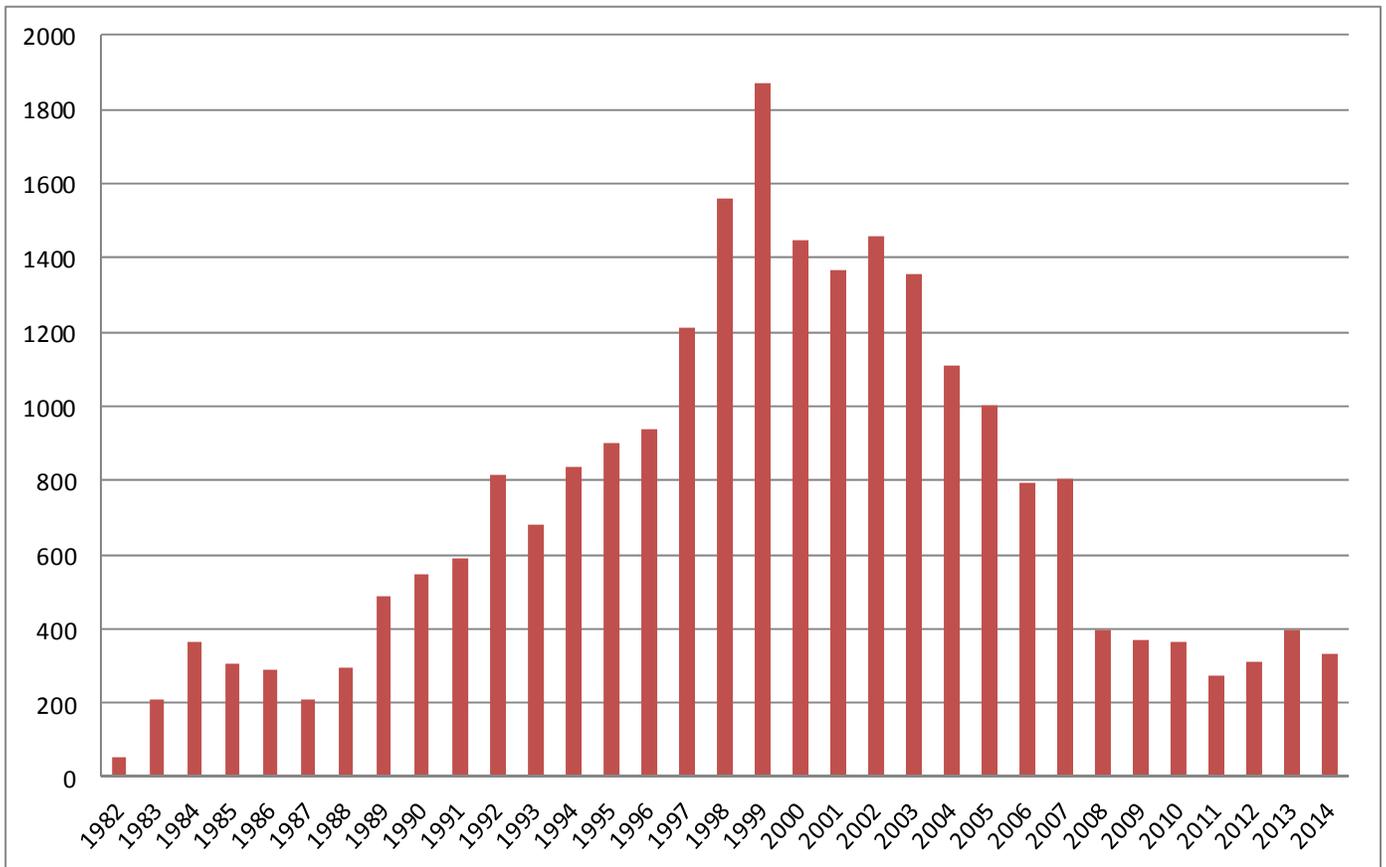


Source: 2008-2012 American Community Survey

Building Permit Trends

Figures 12, and 13 provide a history of the annual number of building permits issued for the construction of new single-family homes within the City. Our largest growth period occurred between 1997 and 2004. Over this eight (8) year period, a combination of factors including affordable land, the natural westward expansion, the strong housing market demand and the high quality of life experienced in St. Charles County contributed to this growth. In the years following, the number of single-family building permits issued dropped substantially. The number of single-family permits decreased due to the lack of available land and the economic recession of 2009. As the economy improved the number of building permits have increased.

FIGURE 12



Source: O'Fallon Planning & Development, 1982-2014

FIGURE 13**SINGLE-FAMILY HOME BUILDING PERMIT HISTORY**

Year	New Single-Family Permits	Percent Change
1982	53	-
1983	207	290.57%
1984	367	77.29%
1985	306	-16.62%
1986	290	-5.23%
1987	208	-28.28%
1988	296	42.31%
1989	486	64.19%
1990	545	12.14%
1991	589	8.07%
1992	813	38.03%
1993	682	-16.11%
1994	838	22.87%
1995	903	7.76%
1996	939	3.99%
1997	1210	28.86%
1998	1558	28.76%
1999	1873	20.22%
2000	1446	-22.80%
2001	1369	-5.33%
2002	1457	6.43%
2003	1355	-7.00%
2004	1108	-18.23%
2005	1000	-9.75%
2006	794	-20.60%
2007	806	1.51%
2008	394	-51.12%
2009	369	-6.35%
2010	367	-0.54%
2011	272	-25.89%
2012	310	13.97%
2013	394	27.10%
2014	334	-0.15%

Source: O'Fallon Planning & Development

COMMUNITY FACILITIES

Civic Facilities

O'Fallon Municipal Centre

In a focused effort to preserve a sense of history and to serve as a benchmark for future downtown redevelopment, the City made the decision to purchase a portion of St. Mary's Institute from the Sisters of the Most Precious Blood for renovation as the new O'Fallon Municipal Centre. Three (3) of the institute's buildings were transformed into the Municipal Centre. The O'Fallon Municipal Centre now houses municipal offices for O'Fallon's employees and volunteers, council chambers, the police headquarters and the municipal court.



The Municipal Centre also houses a multi-purpose room and gymnasium. The multi-purpose room is used for staff training, subdivision meetings, organization meetings and for a polling center for elections. The gymnasium is used to stage productions by the O'Fallon Repertory Theatre twice a year, occasional sports leagues, the Christmas Tree Lighting activities and some special events.

The City also manages five (5) websites as well as a free interactive mobile app for smartphones:

- www.ofallon.mo.us
 - www.ofallon.mo.us/PD/
 - www.ofallon.mo.us/Parks&Rec
 - www.renaudspiritcenter.com
 - www.heritageandfreedomfest.com
- Citizens First Mobile App (available on iTunes and in the Google Play store)



City of O'Fallon Web-

- These websites provide a wealth of information and services including:
- Around the clock access to the City of O'Fallon, including contact information, schedules and meeting agendas of the City Council, Planning and Zoning Commission, Board of Adjustment, Parks Board, Public Works Advisory Commission, Historic Preservation Commission, Senior Advisory Committee, Mayor's Youth Advisory Council, Veterans Commission, Advisory Green Council and a complete calendar of all events
 - Searchable interactive map showing all licensed businesses in the City
 - The ability to watch O'Fallon TV programming and all City board and commission meetings both live and on demand
 - A complete copy of the Municipal Code, Charter and the Comprehensive Plan.
 - Up-to-date job postings for the City
 - Information on all City departments
 - On-line registration for city-sponsored recreational and cultural programs.
 - Detailed maps of the City including a ward map, a park map and a zoning map
 - Information on road, utility and park projects under construction throughout the City
 - Access to all City permit applications, forms and documents
 - Online access to make a request, report a concern regarding street lights, roads or sidewalks, or to ask a question

St. Charles City-County Library System



Middendorf-Kredell Library



Deer Run Library

The St. Charles City-County Library District is a separate taxing district that serves all of St. Charles County. It is one of the five (5) largest libraries in Missouri. With a collection of over 1 million items and a broad array of downloadable materials including eBooks, eAudio, magazines, music, and electronic resources, the Library District provides services and materials to St. Charles County residents at convenient times and places, allowing them to dream, discover, connect and grow. The St. Charles City-County Library has 12 locations. Three (3) are located in the city limits of O'Fallon. The Library District's highest circulating branch is the Middendorf-Kredell Branch located at 2750 Highway K. The Middendorf-Kredell Branch specializes in Consumer Health materials and services. The Library District partners with Barnes-Jewish, St. Peters Hospital and ProgressWest Hospital to provide materials and programs that address the health care concerns of library customers and build a healthier community. The Middendorf-Kredell Branch is also a Federal Depository Library. As a Federal Depository Library, they provide local, no-fee access to Government information in an impartial environment with professional assistance. The St. Charles City-County Library District also offers special collections and expert service in Local History & Genealogy, Business and Public Management, and Nonprofit Services. With an efficient delivery service between branches, the Library District can deliver materials to the most convenient location for customers within a day. The Library District website (www.youranswerplace.org) may be considered as the thirteenth branch since it offers access to downloadable materials and comprehensive electronic research databases 24/7. The St. Charles City-County Library District is an integral part of St. Charles County, helping families, businesses, and organizations, enabling the community to thrive and grow.

Educational Facilities

Quality educational facilities are an extremely important asset to the City of O'Fallon's growth and development. The City's educational providers have continued to provide educational facilities that meet or exceed state and federal standards governing class size and student-teacher ratio and have allowed for shared access to facilities for community recreation, continuing education, and other public purposes. O'Fallon's educational facilities' excellent standards improve the quality of life of all the City's citizens, and will continue to assist O'Fallon in maintaining the status of being one of America's best places to live.

Fort Zumwalt School District

Most students attending public schools in O'Fallon are served by the Fort Zumwalt School District. The district covers 136 square miles within St. Charles County and is the sixth largest school district in the State of Missouri. Approximately 18,500 students (district-wide) are enrolled in grades K-12 in 16 elementary, four (4) middle, and five (5) high schools. The district's teaching staff numbers over 1,300 with 70 administrators. Three (3) of the district's high schools (West, North, and Hope) are located within the City. Three (3) of the district's middle schools (North, West, and South) are located within the City. Eleven (11) of the district's elementary schools (Ostmann, Twin Chimneys, Westhoff, Pheasant Point, Forest Park, Emge, Rock Creek, Mt. Hope, J.L. Mudd, Progress South, and Dardenne) are located within the City. For the past 10 years the district has been accredited with distinction.



Fort Zumwalt West High School Marching Band during the 4th of July Parade

Francis Howell School District

A small number of students attending public school from the southern and southeastern portions of the City are served by the Francis Howell School District. The district covers 150 square miles within St. Charles County. Approximately 17,336 students (district-wide) are enrolled in grades K-12 in three (3) early childhood, 10 elementary, five (5) middle, and four (4) high schools. The district has a teaching staff of approximately 1,200, along with a staff of over 900 for support. None of the district's schools are located within the City. Francis Howell School District is accredited with distinction.



Liberty High School

Wentzville School District

A portion of students attending public school in the extreme western side of the City are served by the Wentzville School District. The district encompasses 90 square miles in the western portion of St. Charles County. Approximately 14,223 students (district-wide) are enrolled in 10 elementary, three (3) middle, and three (3) high schools. The Crossroads Elementary School, Discovery Ridge Elementary School, Liberty High School and Frontier Middle School are located within the City. The school district is fully accredited and was recognized by the St. Louis Post Dispatch as a St. Louis Metropolitan Top Workplace in 2012 and 2013. Wentzville School District is the fastest growing school district in Missouri.

Private Schools and Higher Education

The City is also served by two (2) private elementary and two (2) private high schools: Assumption Catholic Elementary School, First Baptist Christian Academy (elementary), St. Dominic Catholic High School, and the Living Word Christian Academy (junior high and high school). Four (4) college branch campuses are also located within the City limits: Maryville University, Vatterott College, Webster University and Lindenwood University. St. Charles Community College serves many of O'Fallon's higher education needs in nearby Cottleville.



The expanded wing of Assumption School, built in 2012

Public Safety

The City's public safety providers ensure the safety of public service personnel and the citizens they serve at all times by providing quality police, fire protection, and emergency medical services. They provide quality, cost-effective services and maintain facilities that are consistently evaluated and monitored to ensure personnel, response times, and outcomes meet nationally recognized standards. In a further effort to deliver quality service they seek grants from the State Emergency Management Agency for citizen training and emergency preparedness, and continue to keep the Emergency Preparedness Plan up to date by testing its effectiveness through regular drills and exercises, as well as creating and implementing other comprehensive strategic plans. The City's public safety providers also pursue grants for education and safety programs and continue to provide school programs that reach out to the youths and educate the public about public safety and emergency preparedness, as well as have personnel act as community-liaisons to neighborhood associations and civic groups. They also maintain and expand training opportunities to encourage and develop community-oriented police, fire and emergency medical programs, as well as continue jurisdictional cooperation in areas of mutual aid and the sharing of equipment and resources.



O'Fallon Police Department Entrance

City of O'Fallon Police Department



O'Fallon Police Department Patrol Car

The O'Fallon Police Department, officially inaugurated in 1959, is a full-service, nationally recognized law enforcement agency that serves all areas of the City. The department is charged with a wide range of law enforcement functions which include the protection of life and property, crime prevention, criminal apprehension, recovery of stolen property, the location of missing persons, traffic and parking enforcement, animal control, and emergency management. The department currently has 114 sworn full-time officers, 34 civilian employees, and six (6) volunteer Chaplains. The department includes a Park Ranger Division, three (3) award-winning K-9 Patrol Units, a part-time Bike Patrol Unit, and a motorcycle division.

The Police Department headquarters is located in the O'Fallon Municipal Centre. Detention facilities within Police Headquarters consist of six (6) cells with an approximate holding capacity of 16 inmates. Among its current fleet of 68 vehicles, the department has 34 marked patrol cars, three (3) marked K-9 patrol cars, three (3) Ranger trucks, nine (9) unmarked detective bureau vehicles, 10 community services vehicles, four (4) assigned SWAT vehicles and three (3) Harley Davidson Motorcycle units. Laptop computers are installed in each of the department's patrol cars and the traffic cars have in-car video systems.

The department sponsors a number of educational outreach programs for children in the community including: D.A.R.E. (Drug Abuse Resistance Education — which provides elementary school children with a 10-week life skills enhancing program that teaches them about the consequences of drug abuse, how to deal with and resist peer pressure, build self-esteem, manage stress, and develop decision making skills); S.R.O. (School Resource Officer Program — which places a uniformed Police Officer in the high schools during school hours to serve as a peace officer, Law Enforcement Education Teacher, and counselor to assist students and faculty); "Officer Friendly" Program where officers visit preschools and elementary schools to provide children with basic knowledge about police service (tours of the Police Department are also encouraged); and Safety Town (an accident prevention and safety awareness program for children ages four (4) and a half to six (6) which uses a simulated city, school campus, and classroom layout).



O'Fallon Police Department D.A.R.E. Vehicle

Other programs sponsored by the department that increase police-citizen interaction include: the Neighborhood Watch Program – a program which educates neighborhood participants in the principles of crime detection, deterrence, and delay; and the Citizen’s Police Academy – a ten-week program which offers citizens insight into the duties of a police officer by addressing subjects such as traffic law, search and seizure, criminal investigation, and officer survival. Participants receive hands-on training in firearms, the use of force and defensive tactics, and the opportunity to ride-along with officers. The O’Fallon Police Department has also instituted the O’Fallon Business Watch Program which operates similarly to the Neighborhood Watch Program, only it involves local businesses in crime prevention.

The O’Fallon Police Department’s Strategic Plan emphasizes the need to ensure effective emergency management capabilities. This will be accomplished by following strategies offered in their strategic plan such as maintaining compliance with federal and state interoperability requirements, annually reviewing all city-wide emergency protocols, conducting annual emergency exercises, to providing regular and realistic practical exercises on emergency situations, and to computerizing all emergency management information for access from departmental vehicles. The Police Department’s Strategic Plan, updated in 2008, can be found on the City’s website (www.ofallon.mo.us/PD/pubs/strategic_plan.pdf).



O’Fallon Police Training Seminar

Fire Protection Services

O’Fallon is currently serviced by six (6) separate fire protection districts and one ambulance district: the O’Fallon Fire Protection District, Central County Fire and Rescue, the Wentzville Fire Protection District, the Lake St. Louis Fire Protection District, the Cottleville Community Fire Protection District and the New Melle Fire Protection District (**See Map 6**).

O’Fallon Fire Protection District

The O’Fallon Fire Protection District serves a population of over 70,000 in a 67 square mile area that encompasses most of the City of O’Fallon, all of St. Paul, and portions of Dardenne Prairie, Lake St. Louis, St. Peters, and several square miles of unincorporated St. Charles County. O’Fallon Fire has a staff of 54 full-time firefighters, 30 volunteer firefighters, and 15 junior firefighters. Currently, four (4) of the district’s five (5) fire stations are located within O’Fallon: Station 1 (and the district’s headquarters) on Elm Street, Station 3 on Laura Hill Road, Station 4 on Sunview Drive, and Station 5 on Highway N. In June of 2014, the District broke ground on a new station being built at 1200 N. Main Street which will become the new Station 1, leaving the Elm Street location to be solely the district’s administrative headquarters.



Site of the new Station 1 under construction.

Central County Fire and Rescue

In 1998, the St. Charles County Fire Protection District and the St. Peters Fire Protection District consolidated to form Central County Fire and Rescue. Central County Fire and Rescue services a small portion of the City along the east side of I-70. Central County Fire and Rescue is now the largest fire department in St. Charles County and serves a population of approximately 90,000. The district covers a 72 square mile area that stretches from the Mississippi River to the Missouri River. The district operates six (6) fire stations – none of which are in O’Fallon. The district currently has 85 full-time firefighters.

Cottleville Community Fire Protection District

The Cottleville Community Fire Protection District services areas in the southeast and far south portions of the City. The district currently serves a population of approximately 40,000 within the 38 square mile area. The district currently operates out of four (4) fire stations - none of which are located within O’Fallon. The district currently employs 55 full-time firefighters.

Lake St. Louis Fire Protection District

The Lake St. Louis Fire Protection District services a small portion of western O'Fallon along the I-70 corridor. The district covers an area of approximately seven (7) square miles and serves a population of about 12,000 people (mostly in the City of Lake St. Louis). The district operates two (2) fire stations – none of which are in O'Fallon. The district has 25 reserve firefighters, eight (8) support services members, one (1) part-time administrative assistant and accountant and a career staff of 13; consisting of the Fire Chief, three (3) captains, eight (8) firefighters and the Fire Marshal.

Wentzville Fire Protection District

The Wentzville Fire Protection District services the southwestern portions of O'Fallon along the I-64 corridor and west of Bryan Road. The district covers approximately 88 square miles and is the second largest fire protection district in St. Charles County. Conservative estimates place the district's projected population at over 65,000 by the end of 2015. The district operates four (4) fire stations, with Station 4 being located in the City on Orf Road. The district has 38 full-time firefighters as well as office staff.

New Melle Fire Protection District

The New Melle Fire Protection District was organized over 50 years ago as an all-volunteer department. The district is responsible for protecting a 121 square mile area of St. Charles County – the largest area for which any fire protection district in St. Charles County is responsible. The district operates out of three (3) fire stations – none of which are in the City. The district currently has 11 full-time paid personnel and 27 volunteer firefighters. Currently, the New Melle Fire Protection District only serves a very small portion of the City south and west of the intersection of Highway DD and Diehr Road. The New Melle Fire Protection District began offering 24/7 service as of January 5, 2004.

All of these fire protection districts have automatic aid agreements. By utilizing a Computer Aided Dispatch System (CAD) located at the County Dispatch Center, in the case of a life or property threat, the closest fire protection district is initially dispatched for emergency calls regardless of district boundaries. In addition, this practice guarantees that when a fire occurs, if subsequent pieces of equipment and firefighters are needed, the closest fire protection district will also respond.

Medical and Emergency Services

O'Fallon is currently served by one (1) hospital, one (1) ambulance district and three (3) urgent care centers. There are four (4) additional hospitals within St. Charles County that provide medical services to the O'Fallon community.

Progress West HealthCare Center

Opened in 2007, Progress West Hospital represents the latest in facility design, technology and patient-centered care. The facility has 72 private rooms, high-speed wireless internet in all offices, an outdoor walking trail, and no visiting hour limitations. Each patient's room contains a view of the outdoors, flat screen televisions, sleeper sofas, and Patient Touch Technology which allows patients to access the latest information in health education and medical resources from their bed. Medical services include 24-hour adult and pediatric emergency services, surgical services, a cardiac catheterization lab, medical/surgical inpatient services, obstetrical services with labor and delivery suites, diagnostic imaging and lab services and is a Certified Stroke Center. Through its partnership with St. Louis Children's Hospital, Progress West also provides comprehensive pediatric care. The medical building on the campus is BJC's first LEED status building, cited for environmental sustainability. Progress West is situated on 48 acres at the intersection of I-64 and Highway K.



Progress West HealthCare Center

St. Luke's Medical Service & Urgent Care Center at WingHaven®

St. Luke's Hospital offers comprehensive healthcare services for the St. Charles County area from primary care physicians, pediatricians and OB/GYNs, to specialist including cardiology, gastroenterology, hematology/oncology, orthopedics, and pulmonology. Onsite services include therapy, pharmacy, urgent care and diagnostic imaging. St. Luke's Services at WingHaven® is accessible from Highway 40/I-64 and I-70.



St. Luke's Urgent Care Center

St. Luke's Urgent Care Center offers board-certified physicians and nurse practitioners, together with a team of registered nurses, X-ray and lab technicians. Onsite X-ray and lab services are provided, as well as occupational health services. Walk-in diagnosis and treatment for minor medical emergencies, including cold and flu-like symptoms, cuts, bites, rashes, sprains and broken bones, strep throat, ear and bladder infections, and other minor illnesses and injuries. The Urgent Care Center is open daily, no appointment necessary.

Mercy Urgent Care

Mercy Urgent Care strives to provide services quickly and inexpensively. In addition to urgent care, the facility offers imaging, lab, corporate health, maternal fetal testing and physical therapy services. Family medicine physicians, internists, pediatricians, OB/GYNs and several specialists have offices in the building. Mercy Urgent Care is located less than one (1) mile south of Mexico Road on Highway K, in Mercy's medical building off Winding Woods Drive and is open daily, no appointment necessary.



Barnes-Jewish Urgent Care Center

BJC O'Fallon Convenient Care

BJC O'Fallon Convenient Care at 2630 Hwy K offers urgent treatment for non-acute medical issues. Convenient Care is located two (2) miles south of I-70 and four (4) miles north of I-64. They provide board-certified physicians, nurse practitioners, nurses, and radiology technicians that are ready to give immediate, same-day attention. They are open daily, no appointment necessary.

St. Charles County Ambulance District

The Saint Charles County Ambulance District provides 24 hour a day emergency medical care and non-emergency transportation to all 370,000 residents of the county. This includes residents of all cities and unincorporated areas located within the 585 square miles that comprise our community. The district has 153 full-time employees (137 paramedics). There are 14 stations located throughout the county. Two (2) volunteer stations are located in Portage Des Sioux and Augusta. Five (5) of these bases provide emergency medical service to residents of O'Fallon – Base 5 (on West Terra), Base 14 (on Highway K, North of O'Fallon Road), Base 15 (at the intersection of Feise and Stump Road), Base 9 (on Lake St. Louis Boulevard), Base 4 (at Mid Rivers Mall Drive at McMenemy Road).



St. Charles County Ambulance District Ambulance Base 14

UTILITIES



A Rendering of the Ameren Solar Project

Electrical Service

Ameren Missouri holds the franchise agreement with the City of O'Fallon and provides electric service to most of the City. Ameren Missouri is an investor-owned utility provider serving 1.2 million electric and 127,000 natural gas customers in Central and Eastern Missouri including the St. Louis area. Ameren Corporation serves 2.4 million electric customers and more than 900,000 natural gas customers throughout its 64,000 square mile area of Illinois and Missouri.

In April of 2014, Ameren Missouri began construction on the first of several large-scale solar projects they plan to build in the coming years. The project is located here in O'Fallon and is expected to be completed in December, 2014. It will be the largest investor-owned utility-scale solar project in Missouri history, expected to generate 5.7 megawatts, or enough to power 650 homes in the St. Louis area. Ameren Missouri is excited to be investing in cleaner renewable energy in O'Fallon.

The Cuivre River Electric Cooperative provides electrical service to portions of the City of O'Fallon and areas throughout St. Charles, Lincoln, Warren and Pike counties. As a cooperative, its service areas are restricted by a state statute that excludes cities in many cases, except where utility and cooperative territorial agreements are in place. With offices in Troy and Lake Saint Louis, Cuivre River is the largest consumer-owned electric cooperative in Missouri and provides electricity to more than 60,000 families and businesses.

Natural Gas Service

Laclede Gas Company provides natural gas service to the City of O'Fallon. The Laclede Gas Company is the largest natural gas distribution utility in Missouri, serving approximately 625,000 residential, commercial and industrial customers in the City of St. Louis and ten other counties in Eastern Missouri. As an adjunct to its gas distribution business, the Company operates an underground natural gas storage field, a propane storage cavern and propane vaporization facilities

Telephone, Internet, and Cable Television Services

CenturyLink offers local telephone, long distance, wireless (Verizon), internet access, and high speed data services for the City. CenturyLink is the nation's 3rd largest communications company, offering speeds of up to 100 mbps in O'Fallon, as well as a full range of cloud services and is in an agency agreement with DirectTV. CenturyLink offers services to approximately 12.9 million access lines, 6.1 million high-speed internet customers and more than 1.9 million video subscribers in 37 states. Furthermore, the company operates an extensive 240,000 route-mile fiber network that spans the U.S. from coast to coast, as well as more than 280,000 International Route Transport Miles, owned and leased. CenturyLink is headquartered in Monroe, Louisiana – and has its Central Region Headquarters in Denver, Colorado.

AT&T Inc. also offers local telephone, long distance, wireless, internet access, and high-speed data services for the City. AT&T, headquartered in San Antonio, Texas, is the largest communications company in the world. AT&T is also one of the nation's largest broadband providers, Wi-Fi providers, one of the leading providers of local and long distance voice services, and is the nation's premier wireless carrier. AT&T also offers U-verse video services to some areas of O'Fallon.

Charter Communications, Inc. is the sole franchise cable service provider for the City. Charter's cable system serves 5.7 million customers in 29 states. Charter Communications also provides telephone and high-speed fiber optic/coaxial cable internet service in O'Fallon. Charter is the nation's fourth-largest cable operator in the U.S. and is headquartered out of Stamford, Connecticut.

Wisper ISP currently provides wireless internet to a small portion of City residents. Wisper is able to offer 20 mbps download speed and four (4) mbps upload speed to small businesses, residents and City buildings. Founded in 2003, Wisper's headquarters are located in Belleville, Illinois.

O'Fallon TV is the City's government access station operated by the City's Communications Department. O'Fallon TV which is available on Charter Communications Channel 991, AT&T U-verse Channel 99, and live and on-deman on the web. O'Fallon TV operates with the goal to inform and educate their viewers about the City's operations, programs, services and events that make O'Fallon a great place to live. Operating 24 hours a day, O'Fallon TV features locally-oriented programming produced by staff of the City's Communication Department as well as announcements of municipal job openings, public meetings, special events, and information regarding municipal programs and services. The channel airs workshops and meetings of the O'Fallon City Council, Planning and Zoning Commission, Board of Adjustment, Mayor's Youth Advisory Council, O'Fallon Convention & Visitors Bureau, O'Fallon Veterans Commission, Senior Advisory Committee, Advisory Green Council, Parks Board, Public Works Commission and O'Fallon Historic Preservation Commission. It also airs new shows produced by the branches of the U.S. military, nature shows produced by the Missouri Department of Conservation, and shows which provide information on the activities of the Missouri Senate, Missouri House of Representatives, and the State Attorney General.

Water Service

City of O'Fallon Water System

Potable water is supplied by four (4) separate water districts throughout the City, one of which covers a few parcels on the easternmost edge of the City (**See Map 8**). The City of O'Fallon Water System serves approximately 12,000 residents and 850 businesses. The water system is owned and operated by the City.



O'Fallon Water Treatment Plant

The City's current system is supplied water from a six 6 million gallons per day (mgd) reverse osmosis water treatment plant which is supplemented by six (6) deep-rock wells. Treatment of raw water includes reverse osmosis (R.O.), aeration, disinfection, and Zeolite softening. The existing distribution system consists of three (3) service pressure districts based on differences in topography designated as the High, Main, and Low service district. Water is stored at seven (7) storage tanks (five (5) elevated towers and two (2) ground tanks) with a total capacity of 3.525 mgd throughout the service area. Construction of a 2 million gallon storage tank began in early 2014. This tank will be in service by early 2015, increasing the system's storage capacity to 5.325 million gallons. The majority of the tanks are located adjacent to the well supply sites. Several are located in areas of high elevation or adjacent to industrial parks. The system also has three inter-connections with Public Water Supply District No. 2 in the High Service Area that can be utilized during periods of low water pressure.

The High Water Service District includes the western portion of the City and the area south of I-70 which is served by the City's system. Water from this area is provided by the Water Treatment Plant (WTP) along with Wells 4, 6, 7 and is stored in Towers 4 and 6. The Main Service Area covers the north central portion of the City located north of I-70, including downtown. Water is provided by the WTP along with Well 3. Water is stored in School Street Tower and Tower No. 3. The Low Service District generally covers the eastern third of the City located north of I-70. Water for this area flows by gravity through automatic pressure valves and transmission lines from the Main Service Area and is stored in Hitchiner Tower on Cannonball Lane. The WTP, Wells 3, 4, 5, and 6 have treatment facilities for softening the water. The water is treated and then blended with the untreated water. The blend of water is then disinfected and distributed throughout the system. The water currently produced has an annual average hardness of 140 milligrams per liter (mg/L).

Over the last decade, the system's maximum-day demand has increased at a rate of about 6% per year, and demand is anticipated to continue as the City continues to grow and develop. In 1999, there was an extreme shortage of water and the system's water pumps could not keep up with demand. In addition, due to low water pressure in the High Service District, the inter-connections to Public Water Service District No. 2 (PWSD #2) have been necessary on several occasions. For these reasons, coupled with the relative "hardness" of the water produced from the systems deep wells, the City asked an engineering firm in 1999 to conduct a study to investigate methods to increase production and improve water quality. Four (4) options were explored: 1. construction of new deep wells, 2. surface water processing, 3. purchasing water on a wholesale basis from one of the larger suppliers in the area, and 4. construction of a new water treatment plant. The engineering firm's study concluded that the construction of a new treatment plant would be most practical. A six (6) mgd Reverse Osmosis Water Treatment Plant and five (5) Alluvial Wells were constructed and went on-line in October of 2009. The R.O. Treatment Plant produces high quality drinking water with an average hardness of 130 mg/L. Water from the R.O. Treatment Plant is pumped to elevated tower sites 3 and 4 where it is then sent to the distribution system for use. The water system can meet a system demand of 8.5 mgd.

Public Water Supply District No. 2

Public Water Supply District No. 2 of St. Charles County serves the southwest portion of the City south of Mexico Road and west of Knaust Road. PWSD #2, a tax-exempt political subdivision of the State of Missouri, is the state's largest public water supply district with over 75,000 water customer accounts. PWSD #2 is supplied water from both underground wells and the Missouri River. The water that it supplies to O'Fallon is from underground wells and stored in a two-million gallon elevated tank at the southeast corner of Laura Hill Road and Highway K; in a one million gallon tank near the intersection of Feise Road and Bryan Road; and in a three million gallon tank at the Highway N corridor west of I-64. PWSD #2 is operated and maintained by Alliance Water Resources.

Missouri-American Water Company

The Missouri-American Water Company provides potable water for the southeast portion of the City. Missouri-American serves more than 366,000 people in St. Louis County, St. Charles County. The water it supplies to O'Fallon is from underground wells and treated at the Weldon Springs Treatment Plant.



O'Fallon Wastewater Treatment Plant

Wastewater Service

The City of O'Fallon is located on a ridge that divides the City into three watersheds (**See Map 9**). The north and northwest portions of the City drain to the north and west into Perouque Creek. The area south of Downtown to Feise/Laura Hill Road drains to the east into Belleau Creek. Wastewater from these two areas is serviced at the City of O'Fallon Wastewater Treatment System. The southernmost portion of the City drains into the Dardenne Creek watershed and wastewater treatment service is provided by the Duckett Creek Sanitary District (**See Map 10**).

City of O'Fallon Wastewater Treatment System

The City of O'Fallon Wastewater Treatment Plant is a regional wastewater plant that services both Perouque Creek and Belleau Creek Drainage Basins. In addition to the portions of the City listed above, the plant collects and treats wastewater from portions of the City of Lake St. Louis, City of Wentzville, and unincorporated St. Charles County. The treatment plant was originally constructed in 1983 with a hydraulic capacity of five (5) mgd. The plant was expanded in 1993 to a capacity of 7.5 mgd, then again in 2003 to 10.0 million gallons per day, and yet again to 11.25 million gallons a day in 2008. The plant has upgraded to using UV light disinfection instead of chlorine. The plant has recently upgraded the aeration basins by removing two centrifugal blowers and the jet-aeration system and installed a high speed turbo blower and fine membrane panel diffusers. This improvement alone has saved the City more than \$40,000 in utility costs on an annual basis. The treatment plant is owned and operated by the City.

The City's treatment plant provides secondary treatment of wastewater using the activated bio-filter process - a combination suspended growth and attached growth biological treatment process. The media was upgraded from redwood to a crossflow plastic media. Originally, the plant's aerobically-digested sludge was pumped to on-site lagoons for permanent disposal. In 2001, the plant was upgraded to produce Class "A" bio-solids, one of the first of its kind in the nation. This facility converts 34,000 pounds per day of bio-solids into a fertilizer supplement that can be used on parks, golf courses, and home gardens. Over the past six (6) years there have been expansions and updates made to the existing sewer treatment plant to make it more efficient and to increase its capacity.

Duckett Creek Sanitary District

The Duckett Creek Sanitary District was formed in 1981 to provide wastewater collection and treatment for the southeast portion of St. Charles County (and the southern portion of O'Fallon) that drains into the Dardenne Creek watershed. The district currently processes up to 8 million gallons of wastewater per day at its six (6) treatment plants that serve nearly 30,000 customers. The district does not use chemicals in its treatment of wastewater, and operates one of the nation's best bio-solid programs.

Wyndgate Membrane BioReactor

Duckett Creek also operates one of the first Membrane BioReactor (MBR) treatment plants in the Midwest, located in the Wyndgate subdivision. The plant operates within an 8,000 square foot building constructed to appear as a single-family home, which blends in with the other houses in the subdivision. The plant will be able to serve the 800 homes planned for the subdivision and support future developments as well.

An MBR is an innovative type of wastewater treatment that forces wastewater through a membrane instead of using the conventional treatment methods to separate the clean water from waste. The membrane leaves the water five (5) to 10 times cleaner by filtering out virtually all sediment and solids plus viruses and bacteria.



Wyndgate Membrane BioReactor Treatment Plant, Exterior



Wyndgate Membrane BioReactor Treatment Plant, Interior

City of O'Fallon Residential Refuse Collection and Recycling Program



Single Stream Recycling Container

In late 2002, along with a new City-operated Environmental Services Department, “two sort” recycling was introduced to City residents. In the first two (2) weeks of operation, 119 tons of recyclables were collected. Within two (2) months, 80% of residents had signed up to participate in the program.

In 2005, the City upgraded its recycling program to a “Single Stream” method – residents no longer had to separate their recyclable items, but simply place them all in the same container. Since then, an average of 577 tons is recycled each month in O’Fallon. Since January 2006, with “Single Stream” recycling now in place, O’Fallon residents have recycled more than 110,926,000 pounds of recyclables.

To help continue the excitement of recycling, the Recycling Committee discussed ideas for further marketing the recycling programs. The committee’s first Earth Day was held in April 2007. A recycling mascot, named through a community-wide contest, was created, and the O’Fallon recycling brand – “Roscoe” the Raccoon – was born. Roscoe’s image and slogan, “Recycling Our Supplies Conserves Our Earth” has been used in marketing materials including stickers, fliers, fans, posters, etc. Roscoe makes appearances at schools, civic organizations and community events, all with the intent of continuing to educate the public about the importance of recycling. The Environmental Services Department also hosts multiple electronics recycling events each year to recover even more recyclables that aren’t part of the curbside collection process.



Roscoe the Raccoon and an O'Fallon Recycling Truck

The Environmental Services Department provides trash, recycling, yard waste collection, and appliance pickup for just over 25,000 homes in the City. Trash and recycling are serviced by automated and semi-automated trucks that allow the driver to do most of the work without getting out of the vehicle.

TRANSPORTATION AND CIRCULATION

Transportation

As a city grows, it is important to have an effective design and implementation process for a multi-modal transportation system (motor vehicles, bicycles, walking) in order to enhance economic and community development. The City of O'Fallon has had unprecedented growth for the past 30 years, and developing infrastructure that accommodates this growth has been one of O'Fallon's biggest challenges as a city. Improvements in the transportation system over the last several years that have been completed or are currently under construction are shown on the 5-Year Road Plan (**See Map 11**). The Thoroughfare Plan (**See Map 12**) shows the major roadways in and around O'Fallon and the planned improvements by the different governmental agencies in St. Charles County. The City will continue to work with the County to implement these plans.

As a result of a fast-growing demand for mobility, many vehicles are competing for space within the public right-of-way. The consequences of this include greater traffic congestion, longer travel times between destinations, traffic accidents, and lower driver satisfaction. The competition for vehicle space affects residential neighborhoods as well. To avoid the congested arterials, an increasing number of cars travel on local neighborhood streets. The increased traffic on neighborhood streets is hard on infrastructure and compromises resident's safety and livability.

In an effort to address the challenges that come with growth, the City has implemented several projects to support O'Fallon's infrastructure, encourage traffic flow and reduce resident frustration. Intergovernmental cooperation between local municipalities, St. Charles County, and MoDOT are key to improving transportation issues in O'Fallon.

I-70 Outer Roads

The City began working with St. Charles County and MoDOT in 2008 to improve the I-70 & Highway K Interchange. During the review process it was determined that a one-way outer road road system would provide a larger benefit through the O'Fallon area. The limits of this project are from TR Hughes/Belleau Creek to Bryan Road. The goals for this project include eliminating congestion at the K/Main Street intersection, as well as the Bryan Road intersection, and better utilization of existing infrastructure.

Gateway Green Light

The Gateway Green Light project demonstrates the power of cooperation between the St. Charles County and the various municipalities within the County. The purpose of the project is to develop and deploy an advanced traffic management system. This includes a communication network that monitors traffic and coordinates the operation of traffic signals and other transportation devices in St. Charles County. In 2013, the County's contractor installed fiber optic cable along Bryan Road and upgraded components across the various traffic signals. This led to the City being able to log into traffic controllers with specialized software and view intersections with a camera, as well as making adjustments to those signals from remote locations.

Hawks Ridge/Route N Intersection Improvements

The Hawks Ridge/Route N intersection improvements project will be necessary to improve overall traffic flow and to ease congestion. The project includes turn lane improvements, signal upgrades and pedestrian enhancements at the intersection. The project also involves the construction of a roundabout at Old Highway N and Hawks Ridge Trail. The County Road Board and MoDOT Cost Share were sought in order to fund this project. Additionally, the City of O'Fallon worked with the City of Lake St. Louis on an intergovernmental agreement as a result of the receipt of external funding.

Route 364/Page Extension Phase Three

In 2014, construction crews completed Phase Three of the Page extension, connecting Interstate 64 to Mid Rivers Mall Drive with nine miles of new freeway. The City of O'Fallon falls in the middle of this new expansion, which provides drivers with another opportunity for entering the City on Bryan Road or Highway K. The project costs totaled \$118.2 million and included land purchases, utility relocation, design and construction,

Additional Intersection Improvements

The City recently completed intersection improvements at several locations along Main Street. They also completed improvements at these following intersections:

- Veterans Memorial Parkway & Woodlawn
- Highway N & Bryan Road
- Feise Road & Bryan Road
- Mexico Road & Bryan Road
- Mexico Road & Knaust Road
- Mexico Road & Sonderen Road

The City will soon be completing intersection improvements at Waterford Crossing & Highway K and at Sommers Road & Highway N.

Alternative Transportation

Walking and cycling are the most affordable and accessible of all transportation modes. They are also clean, easy on infrastructure, versatile, healthy and free of energy dependency. The City of O'Fallon is committed to providing the benefits of walking and cycling to all residents by supporting alternative travel forms as a safe, efficient, desirable and accessible option. O'Fallon can make the greatest contribution to encouraging pedestrian and bicycle travel by providing facilities (such as sidewalks, curb ramps, crossings, enhanced signage, striping and bicycle lanes) where they are most needed. These facilities improve the attractiveness and quality of O'Fallon. The following is a series of projects that are in the works, or have already been completed, which enhance alternative forms of transportation as a viable option in O'Fallon.



Bike lane on West Terra Lane

The City is making great strides to improve intersections for its pedestrians. All of the intersection projects listed include pedestrian and ADA improvements. Additionally, the City has completed numerous other pedestrian upgrades at intersections and will soon be completing pedestrian and ADA improvements at Bryan Road and Veterans Memorial Parkway.

Bikeable-Walkable Plan for Route K

The City is currently working on a bikeable-walkable plan for the Route K corridor. Additionally, a conceptual alignment study is being performed through Great Rivers Greenway (GRG) to connect a trail from Cottleville to Route K to Dardenne Prairie.

Sidewalk Projects

The Feise Road Sidewalk Project included the addition of an asphalt path on Feise Road from Bryan Road to Highway K. An additional project included a concrete sidewalk along Knaust Road from Chance Drive to Lunenburg Drive. It also extended the concrete sidewalk on Belleau Creek Road, north of Mexico Road.

Americans with Disabilities (ADA) Transportation Plan

The City has also developed an Americans with Disabilities Act (ADA) Transition Plan to include all people in the City's quest to provide safe and easy access to all City streets and roadways, parks, amenities and facilities for all citizens and visitors. This is being accomplished through improvements to pedestrian facilities within the public right of way, and providing pedestrian access to all parks and amenities.

The Bikeable-Walkable Community Plan for the Cities of O’Fallon, Wentzville, and Lake St. Louis

Developed in 2008 by Trailnet, in Association with James Pona and Associates and Southwestern Illinois RC&D, The Bikeable-Walkable Community Plan for the Cities of O’Fallon, Wentzville, and Lake St. Louis (also known as the *OWL Plan*) was developed with the intended purpose of functioning as a guide for the development of a system of interconnected trails and on-street bicycle facilities across the three-city area – for recreation, transportation and other purposes. The OWL Plan’s two broad goals are to develop bike/pedestrian ways as a functional element in O’Fallon, Wentzville and Lake St. Louis’s transportation and recreation system, and to establish programs to effectively and safely use the bike-pedestrian system. When first published, the plan’s anticipated implementation horizon was eight-to-ten years.

Infrastructure and Alternative Transportation Issues

The City has in the past year has made great strides to provide for on-street and off-street bike and pedestrian paths. As part of the plan review process, staff requires sidewalks and multi-purpose paths to be installed by the developer. In addition, a number of years ago, the City started to require that all new commercial developments provide bicycle racks.

In 2012, the City completed a 10 mile on-street bicycle loop around the southern portion of the City. Also provided were on-street bicycle facilities on a portion of West Terra Lane and the City continues to look for opportunities to complete these facilities along the rest of West & East Terra Lane. Additionally, the City has repaired and resurfaced or extended trails along existing arterial roadways including Mexico, Feise & Bryan Roads.

The Public Trail Map (**See Map 13**) shows the location of all public paths, distinguished by type, throughout O’Fallon. Currently, a number of off-street multi-purpose trails exist in O’Fallon for public use. However, the City is always looking for ways to complete these trails in their entirety through future development and partnerships.



LAND USE

The City of O'Fallon has experienced tremendous growth in recent years. At the same time, the City has become one of the region's most attractive communities with quality neighborhoods, great schools, and a wide range of recreational and cultural facilities.

This Land Use Section provides a general framework for the continued growth and redevelopment of the City, and is intended to help City officials, the development community, and residents to understand the desired future land use patterns for the community. The Land Use Section provides an overview of past growth, present land use and zoning, and provides goals and action recommendations to assist in planning the future of the community.

Historically, the City of O'Fallon has seen rapid growth by annexation. In 1966, the City was just over two (2) square miles in size and located almost entirely north of Interstate 70. By 1974, the City had doubled in size through voluntary annexations, but was still located almost entirely north of Interstate 70. In the early 1980's, the City annexed Highway K in its entirety and portions of I-64 northwest of Highway K. The City now encompasses nearly 29.3 square miles stretching from Highway Y in the north to Hopewell Road south of I-64.

Today 64.5% of the City is currently zoned Residential (55% single family and 9.5% multifamily). 12.2% is zoned for Commercial use, 10.5% Industrial, and 5% High-Tech. Mixed Use properties make up 1.9% of the City. 5.9% of total land area is zoned for Agricultural and Parks.

The amount of land in the City which is undeveloped or partially developed is small and dwindling. The Land Use Plan provides direction on future land use for these areas and offers guidance for redevelopment in the City of O'Fallon.

Future Land Use Definitions

While the City's current land use map classifies all of the land use districts throughout O'Fallon, the purpose of the Future Land Use map is to define the vision of how the City should continue to develop. These specific land use categories will help shape the City as it continues to grow, and any future development projects will be measured against this vision. The Future Land Use Map can be found in Section 5 of this document (**See Map 14**). The individual land use classifications are listed below:

Low density residential (4 units/acre)- The majority of O'Fallon's housing stock falls under this category of land use. This category will most often come in the form of neighborhoods of detached single family housing. Typically, this land use corresponds to the R-1 and R-1A zoning districts. The Future Land Use plan also accounts for land that may not currently be zoned residential but is deemed suitable for such a use.

Medium density residential (5-12 units/acre)- A smaller portion of the O'Fallon housing stock could be considered medium density. These areas can be detached single family homes with historically denser development pattern. Typically, however, this category corresponds closely with the R-2 Two (2) Family Residential zoning code and areas that could support that use in the future.

High density residential (12+ units/acre)- This category is made up of the densest housing developments. This matches closely with the R-4 zoning for apartment housing. Other areas that are considered suitable for this level of density are also included.

Retail/office- This category encompasses several different zoning districts and is located primarily along major roadways. The zoning districts C-0, C-1, C-2, and C-3 are all a part of this land use. As such, it can be characterized by retail strips, office buildings, and larger retail operations along the highway. Land that may be suitable for this use in the future is also included in this category.

Industrial- This category applies to areas used for the full range of industrial purposes, including manufacturing, warehousing, and storage. The zoning classifications present in this land use are I-1 and I-2. These areas are mostly located adjacent to Interstate 70.

High Tech- This category is made up of the High Tech Corridor along Interstate 64. The majority of this area is zoned accordingly as HTCD. A small portion is zoned C-0. The purpose of this area is to accommodate and promote suitable high tech uses, such as green technology, research and development, education facilities, engineering laboratories, and more.

Mixed Use- This category can include a wide variety of uses in the same area. It corresponds with the MUTD zoning district and the downtown area. In combining multiple uses into one area, this land use type permits closer proximity than if the individual uses were in their own respective areas. By doing this, the different uses may be designed in a more compatible way and foster a neighborhood identity. In the Downtown area, the mixed use category does not correspond with the MUTD zoning district, but rather indicates a greater mixture of uses among individually zoned parcels.

Park/open space/golf course- This category includes City parks and recreational areas such as golf courses, and open spaces. These areas encompass a few different types of land uses with their own characteristics. The parks are intended to be preserved in a primarily natural state for the recreation and enjoyment of citizens. They are managed by the City and may also be set aside to mitigate flooding impacts on surrounding uses. While golf courses are also natural areas, they can be privately owned and managed as the owner sees fit. Many of these areas fall within the P-R zoning code.

Government/education/religious- The various institutions throughout O'Fallon make up this category. Due to the diverse range of uses in this category, these parcels tend to be comprised of a variety of different zoning districts. The identified parcels are considered suitable for the range of institutions that exists within O'Fallon.

Low density residential/park area- The areas under this category would be suitable for either low density residential or as a park area as previously described.

Medium/high density residential- These areas would be suitable as either medium density residential or high density residential as previously described.

Flood zone- This category represents the area that falls within the 100-year floodplain. Any future development would need to comply with City requirements.

FIGURE 14
ZONING TYPES BY PARCELS, ACRES, AND PERCENTAGE
(YEAR END 2014)

Zoning	Parcels	Acres	Percentage
AG	28	533.03	3.0%
P-R	32	524.40	2.9%
<i>Total Agriculture/Park Land</i>	<i>60</i>	<i>1,057.43</i>	<i>5.9%</i>
C-0	38	115.65	0.6%
C-1	72	71.78	0.4%
C-2	697	1,639.12	9.1%
C-3	69	363.84	2.0%
<i>Total Commercial</i>	<i>876</i>	<i>2,190.40</i>	<i>12.2%</i>
I-1	231	947.71	5.3%
I-2	120	934.87	5.2%
<i>Total Industrial</i>	<i>351</i>	<i>1,882.58</i>	<i>10.5%</i>
R1	22,687	9,486.64	52.9%
R1A	64	85.62	0.5%
R2	873	288.80	1.6%
R3	2,687	691.90	3.9%
R4	2,633	716.98	4.0%
R5	93	287.62	1.6%
<i>Total Residential</i>	<i>29,037</i>	<i>11,557.56</i>	<i>64.5%</i>
MUTD	701	344.32	1.9%
HTCD	116	893.50	5.0%
TOTALS	31,141	17,925.79	100.0%

Source: O'Fallon Planning & Development

Annexation

The City of O'Fallon has consistently worked closely with existing property owners and developers to discuss the benefits of annexing into the City. This has resulted in the limits of the City expanding dramatically since the mid-1960s. Currently, annexations occur in a more incremental fashion. Annexations allow for the addition of new land to the City while maintaining the desired development density and quality of life that residents expect. According to City estimates, the population in O'Fallon has the potential to reach over 120,000 people. This represents a significant increase from the current Census estimate of 83,000. A number of different factors would need to fall into place to reach this number, but the mere possibility means that the City should be prepared to accommodate such growth. To allow for an orderly land area growth, the City has two policies regarding annexation: 1. A voluntary petition to the City from an individual, corporation, or limited liability company; and 2. an involuntary annexation requiring voter approval.

1. In this option, a property-owning individual, corporation or LLC, whose property is contiguous with the existing City limits, would submit a verified petition for annexation. Such a request is submitted to the City Council for consideration. The petition includes information such as the proposed zoning and use of the site in question. More details on this process can be found on the City of O'Fallon website.
2. When it is deemed necessary, the City will identify parcels for involuntary annexation. These parcels must be adjacent

to the current City boundaries. The proposed annexation will be placed on a ballot where O'Fallon citizens will vote to decide its passage by a simple majority. If the proposed land is home to registered voters, they will vote as well. In that case, both the current City citizens and the registered voters on the selected property must vote in favor of passage for the annexation to take place.

Challenges

There are several factors impacting land use in O'Fallon that may limit the way in which the land can be developed in the future. These factors may affect the growth outlook of the City or simply contribute to the way in which land within its current boundaries will develop. Regardless, these items require consideration with regards to future land uses.

In the northwestern area of the City of O'Fallon, the St. Paul Transitional Growth District has been applied to land where development has occurred or may occur in the future. These development standards affect any O'Fallon parcels that abut the border of the City of St. Paul. Should the City annex additional parcels adjacent to that border, those parcels would also be subject to the rules in that district. Parcels that fall within 750 feet of the border are subject to this district, which provides a transition from the more rural setting of St. Paul to the relatively denser suburban development of O'Fallon. Within this area, the residential lot size shall gradually decrease as the distance from St. Paul increases. Other requirements (lot coverage, yard size, etc.) shall transition in a similar fashion, from rural in nature to suburban.

While the transition area only exists along a small portion of the City boundary, O'Fallon is surrounded, to a great extent, by neighboring municipalities on all sides. The types of development immediately across the City line may have a direct or indirect impact on the types of development that occur within O'Fallon. This also limits the potential for future annexations and growth in these areas. The City directly borders eight municipalities in addition to the unincorporated St. Charles County parcels.

With its convenient interstate access, the City of O'Fallon supports industrial uses very well. Boundary limitations would make additional industrial development difficult within the City. Much of the industrial activity in O'Fallon and its neighboring municipalities is located along I-70. There is little to no room to expand along this interstate corridor. With that space fully developed, additional industrial development may be challenging.

ECONOMIC DEVELOPMENT

The goal of economic development is to improve the well-being of the community by retaining and attracting a diverse mix of high-quality jobs, improving the living standards for all residents, and increasing revenue for essential services. To achieve this goal, a collaborative effort occurred to develop and adopt the plan entitled, *Grow In the O: A Strategic Plan for Economic Development*. This plan creates a strategic vision for promoting future economic growth and additional investment within the community. Economic growth refers to keeping existing businesses, filling our vacancies, constructing new development, revitalizing areas in need, and increasing the City's tax base. Four (4) goals were developed with 38 objectives to guide the strategic plan. These goals included:

- Business Retention – Review and strengthen existing outreach efforts to retain businesses in our community.
- Business Attraction – Utilize O'Fallon's location and other strengths to attract businesses and workforce that grow the City's economic base.
- Marketing – Promote O'Fallon through existing efforts as well as avenues and materials that will help to support and grow business.
- Regulations – Improve government/regulatory climate to foster growth and expansion as well as positive interactions with businesses and residents.

Economic Recession

The Economic Recession of 2008 impacted the construction industry as lenders and equity investors were more reluctant to provide loans or invest in residential and commercial projects. Increased vacancy rates and unemployment also impacted the construction industry. The change in customer spending habits, construction slowdown, and decreased real estate valuations reduced the revenues for many communities throughout the nation. Although affected by the recession, O'Fallon's local economy fared well compared to other communities. This is reflected by the City's labor force statistics and vacancy rates.

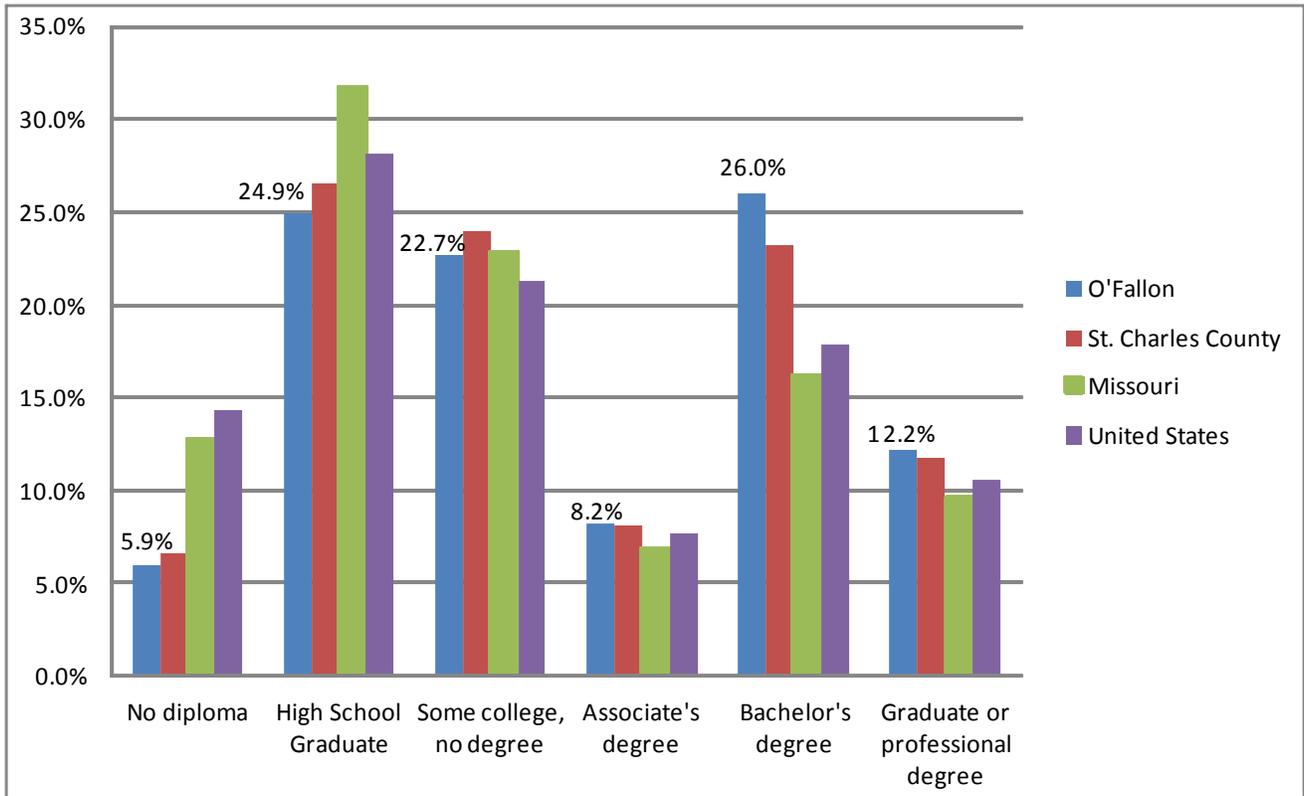
There are signs the economic situation is improving in O'Fallon as the number of residential permits and commercial permit valuations have increased over the last several years. Real estate property tax revenues have risen for commercial and residential properties as the market valuations continue to increase. Workforce unemployment has decreased from 7.5% to 5.0% from 2009 to July 2014, while the labor force participation remains steady. All these factors indicate the local economy is recovering and O'Fallon is well-positioned for today's knowledge-based economy.

Educational Attainment

Education is one of the essential components for a community's economic success, especially in today's globalized economy. Access to a strong educational system is a major attraction for homebuyers and companies seeking to relocate or expand within a community or region. Communities with a highly educated workforce hold a comparative advantage for future job growth in emerging industries.

According to the 2008-2012 American Community Survey 5-Year Estimates, 46.4% of O'Fallon residents 25 years of age and older earned a college degree. Of those graduates 8.2% have associate degrees, 26% have bachelor's degrees, and 12.2% have graduate or professional degrees. In comparison, 32.7% of Missouri and 36.2% of U.S. residents hold a college degree. The 2000 Census indicated 35.4% of O'Fallon residents 25 years of age or older held a college degree. The educational statistics imply O'Fallon is well-positioned to attract companies with the need for a talented workforce.

FIGURE 15
HIGHEST LEVELS OF EDUCATIONAL ACHIEVEMENT
(POPULATION OVER 25 YEARS OF AGE)



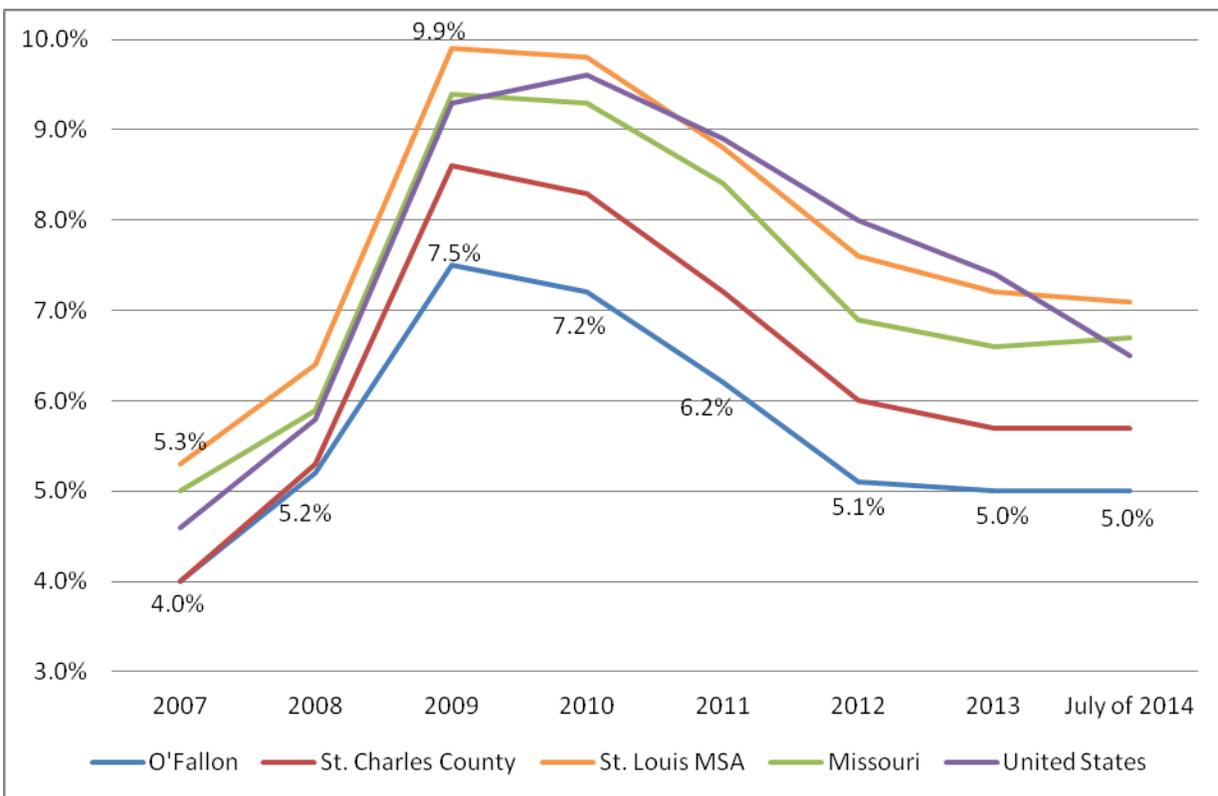
Source: 2008-2012 American Community Survey 5-Year Estimates

Labor Force

The Economic Recession of 2008 impacted the economy by increasing unemployment among workers and decreasing the labor force. The labor statistics provided by the Missouri Economic Research and Information Center (MERIC) indicated O'Fallon and St. Charles County fared better in terms of lower unemployment rates. Before the recession O'Fallon had an annual 4.0% unemployment rate that peaked at 7.5% in 2009. This annual rate has gradually decreased each year to its 2014 rate in July of 5.0%. In comparison, the St. Louis MSA experienced a 5.3% rate in 2007 which peaked to 9.9% in 2009. The Metro Area has also seen the labor force and employment increase steadily since the recession. O'Fallon's employment annually increased during the recession to its current number of 40,386. With the exception of 2012 and 2013, the labor force for O'Fallon has increased annually over the last ten years. The State of Missouri and U.S. had similar unemployment rates to one another which exceeded the rates of St. Charles County and O'Fallon.

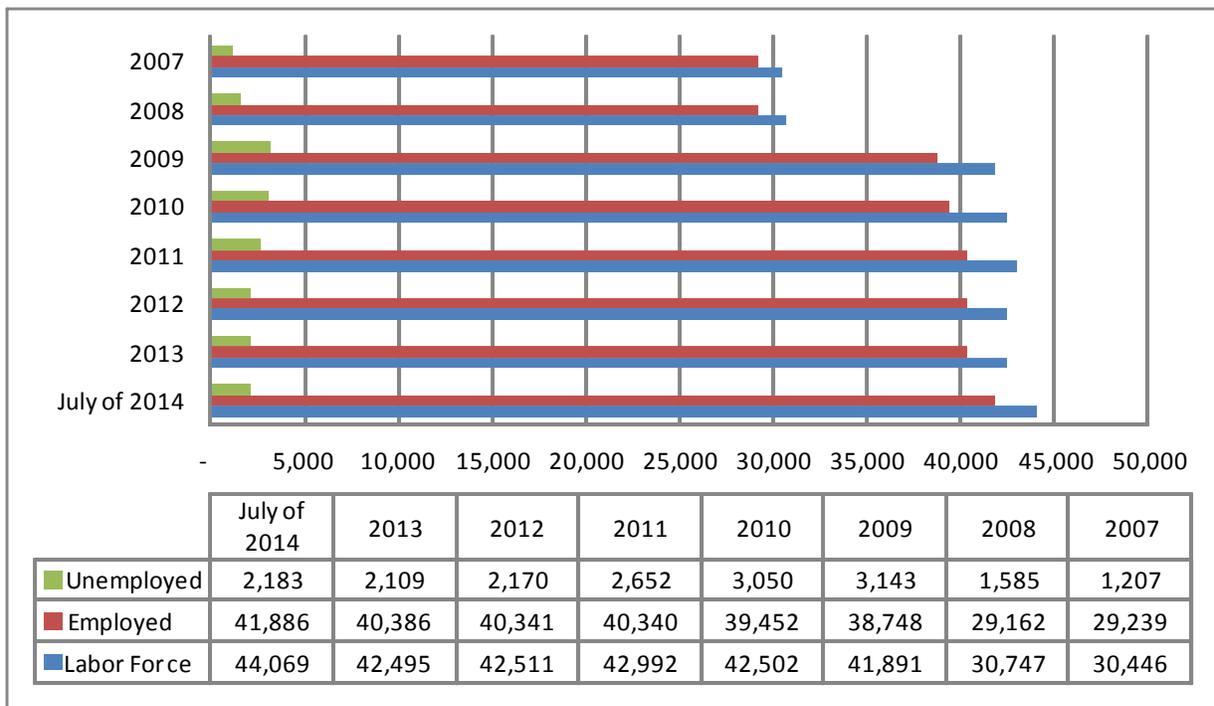
Higher educational attainment levels and a highly talented workforce may explain why O'Fallon and St. Charles County were better positioned during and after the recession.

FIGURE 16
UNEMPLOYMENT RATE



Source: Missouri Economic Research and Information Center, 2007-2014

FIGURE 17
O'FALLON LABOR FORCE



Source: Missouri Economic Research and Information Center, 2007-2014

Commercial Construction

The valuation of commercial projects fluctuated from 2007-2013 with a significant increase in value after 2011. This increased construction activity is consistent with the improvements to the housing market. The number of single-family residential permits issued also increased after 2011.

All multi-family and commercial construction projects, both renovation and new construction, are included in the total permits issued and construction valuation, shown below.

FIGURE 18

COMMERCIAL CONSTRUCTION PERMITS

Year	Permits Issued	Evaluation
2007	223	\$74,815,357
2008	198	\$68,587,708
2009	147	\$77,719,608
2010	227	\$63,519,617
2011	159	\$25,615,088
2012	143	\$53,600,048
2013	215	\$65,419,868
2014	229	\$46,297,665

Source: City of O'Fallon Building Division Records, 2007-2014

Incentives

The City of O'Fallon is dedicated to achieving the highest quality of development, infrastructure, and quality of life for its citizens. These goals are accomplished through the enhancement and expansion of the local economy. The City recognizes incentives are sometimes necessary to allow a community to reach its full economic potential, especially when considering the inter-governmental competition for new businesses and jobs.

The City of O'Fallon has utilized incentives when it could be shown that such action would promote and grow the local economy through job creation, wage and compensation growth, or tax base expansion. Historically, the City has been supportive of special assessment taxing districts and Chapter 100 Tax Abatement. The special assessment taxing districts commonly used in O'Fallon consist of Community Improvement Districts and Transportation Development Districts. Listed below are the various active taxing districts:

FIGURE 19

SPECIAL TAXING DISTRICTS IN O'FALLON

<i>Chapter 100 Tax Abatement</i>	<i>Community Development Districts</i>	<i>Transportation Development Districts</i>
Centene 100	Belleau	Hutchings Farm
CitiMortgage	Caledonia	Kingsmill
Fireman's Fund Insurance	Highland Terrance	Mastercard International
Mastercard International	O'Fallon Station	Megan Shoppes
SAK Construction	Persimmon Pointe Center	Mexico Road
	Waterbury Storm Water	WingHaven

Source: City of O'Fallon Economic Development Department, 2014

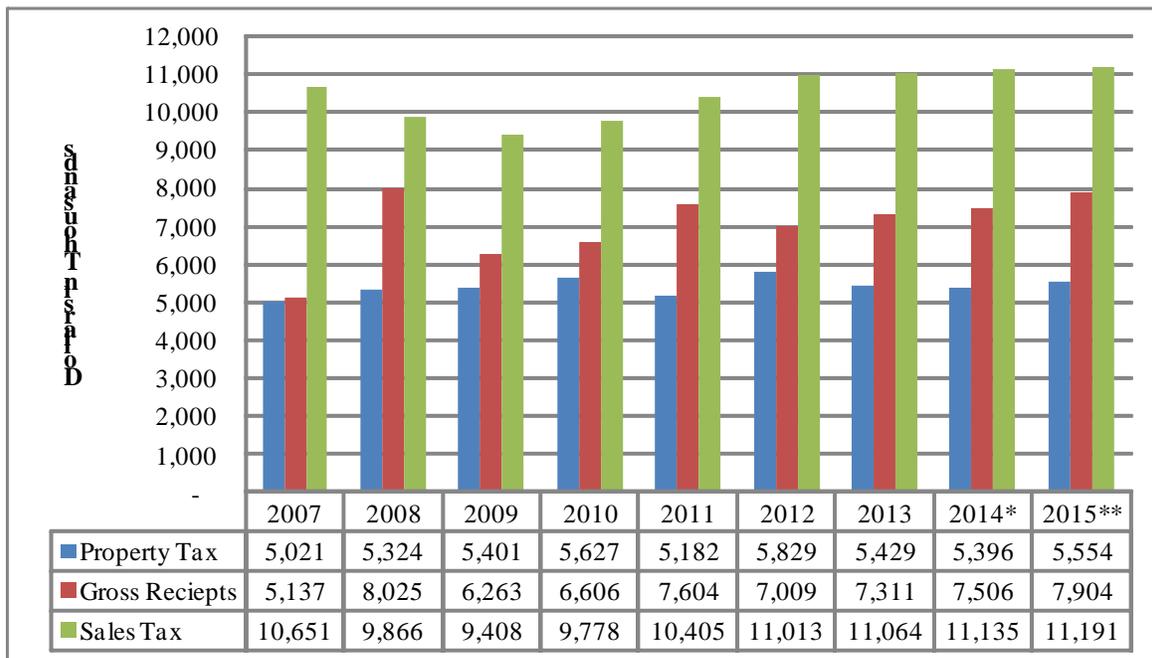
The City Council adopted the *Economic Development Incentives Policy* in May of 2014. Within this document, policy guidelines and city review/approval processes are outlined for each type of incentive considered by the City of O'Fallon. Decisions to grant incentives are based on a "case by case" review of each incentive application and offered only upon a clear demonstration of substantial and significant public benefit. The City of O'Fallon will measure the benefits of projects receiving economic development incentives against the cost of the public expenditure, plus additional revenues or other benefits to the community. The return and other benefits must be clearly identified. Responsible use of public funding requires that targeted projects provide a suitable return for the City of O'Fallon, are consistent with overall community goals and priorities, and require that investments are made in a transparent manner with full understanding of all short- and long-term costs and benefits.

Revenue

The focus on economic development efforts as a means of generating City revenue has become increasingly important as the City and the nation face uncertain economic times. One of the lessons learned from the recent national turbulence is that due to shifting spending patterns cities must not only increase economic development efforts to compete for sales tax dollars, but seek new sources of revenue as well. Expanding our existing businesses and attracting companies that pay high wages within the technology, industrial, and healthcare sectors will be vital for continuing to provide the infrastructure and services needed for the City's residents and business community.

O'Fallon derives the majority of its revenue from sales taxes, property taxes, and utility gross receipts taxes. Sales tax collections are the largest source of revenue for the City and continue to increase since 2009. The housing market recovery has resulted in more revenue as residential valuations increase. With the exception of 2011, property tax revenues have increased after the recession. The property tax revenue fell in 2011, compared to 2010, when the City's tax rate decreased from \$0.7433 (per \$100 of valuation) to its current rate of \$0.5512 (per \$100 of valuation). The valuation of property increased from 2010 to 2011. Gross receipts from utilities have fluctuated over the past recent years. The chart below shows the collected revenues from these taxes.

FIGURE 20
REVENUE FROM TAXES



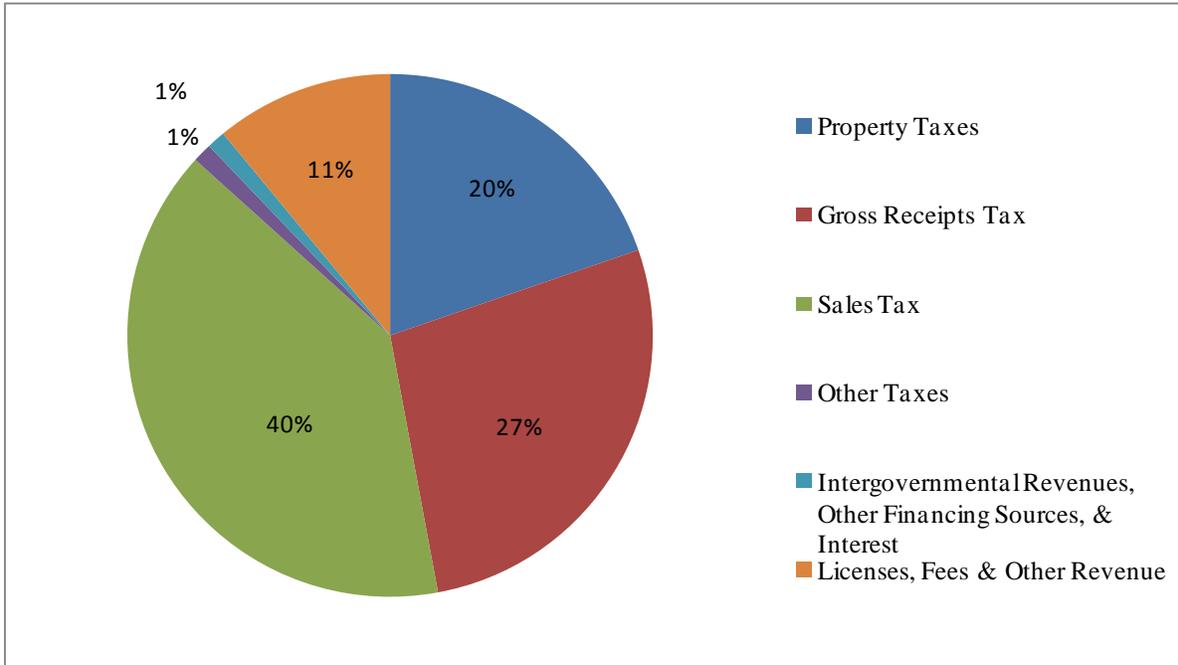
Source: City of O'Fallon Finance Department Reports

* Project Budget for 2014

** Budget for 2015

Other significant sources of revenue are licenses, fees, fines, interest and surtax on commercial real property. It is anticipated that these revenue sources will contribute to approximately 13% of the overall budget in 2015. Figure 21 indicates the percentage of the City's revenue stream.

FIGURE 21
PROJECTED REVENUE 2015



Source: City of O'Fallon Finance Department Reports

Largest Employer

FIGURE 22

LARGEST EMPLOYERS IN O'FALLON

Business	Product or Service	Employees
Citi	Financial Services	4900
MasterCard International, LLC	Global Technology Headquarters	2800
Fort Zumwalt School District	Education	2777
True Manufacturing Company Inc	Freezers & Commercial Coolers Manufacturer	N/A
SunEdison, Inc. (Formally MEMC)	Silicon Wafer Manufacturer	716
City of O'Fallon	Municipal Services	660
Fireman's Fund Insurance Company	Insurance/Regional Office	620
Wal-Mart Supercenter #2616	Discount Retail Department Store	432
Delmar Gardens/Garden Villas of O'Fallon	Skilled Nursing Care and Retirement Community	371
Progress West Hospital	Medical Services	369
Synergetics, USA, Inc.	Surgical Instruments & Supplies	350
McDonalds	Fast Food Restaurant	277
O'Fallon Family YMCA	Recreational Facility	276
SAK Construction, LLC	Pipe rehabilitation and tunneling contractor	266
twtelecom, Inc.	Managing voice, internet & data networking solutions for businesses	258
Air Evac Lifeteam	Corporate Headquarters for Medical Air Transportation	240
Schnucks Markets/Kitchen	Grocery Store/Manufacturing & Food Preparation Center	225
Nordyne, LLC	Heating & Cooling Components	194
Shop 'N Save	Grocery Store	181
Walgreens	Retail Drug Store	164
O'Fallon Casting, LLC	Non-ferrous Metal Alloys	157
Target Store T-1241	Discount Retail Department Store	151
McKesson Corporation	Pharmaceutical wholesalers	150
Dierbergs	Grocery Store	140
Schneider Electric by APC	Engineering Design Co. for Computer Software & Hardware	125

Source: City of O'Fallon Economic Development Department, 2014

Housing

The housing industry is a key contributor to the City's local economy as it provides workforce housing directly, indirectly employs O'Fallon residents, and contributes to the quality of life for the community. Affordable housing prices and low mortgage interest rates led to a boom in residential home sales and residential construction in O'Fallon during the 1990s and 2000s. This housing boom helped drive commercial development along the major thoroughfares.

Housing trends are described more thoroughly in the Housing Section.

Market Trends & Land Use

Evaluating the amount of vacancy can help determine the strength of the local market and whether additional development is needed to accommodate specific employment areas. It can also help assess whether more land should be dedicated for industrial, office, or retail trade uses.

Detailed below are future trends for each business sector. These trends are analyzed using the commercial CoStar database, data from the Missouri Department of Economic Development, and the City of O'Fallon. The existing conditions for each land use are also described for informational purposes. National trends are identified to determine the appropriate mix of land uses needed for O'Fallon to stay competitive in the future economic environment and maintain and improve the quality of life for all residents.

The Industrial Environment

Economic Globalization transformed both the national and local economies of the United States. The once strong manufacturing-based economy transitioned to a service-based economy. According to the Brookings Institute Study in 2012, the United States lost 41% of its manufacturing jobs between 1979-2009. Traditional manufacturing companies off-shored their operations overseas to take advantage of cheaper production costs. Recent trends indicate that manufacturing will be re-shoring back to the United States as foreign labor and transportation costs increase. The U.S. currency has lost its value, and technology improvements are increasing productivity. Manufacturing industries are pursuing areas with strong labor markets. The strong labor market in St. Charles County and good transportation access will continue to give O'Fallon a competitive edge when retaining and attracting manufacturing companies.

Warehousing and distribution plays an important role in the City of O'Fallon given its central geographic location, access to major interstates, and proximity to industry hubs (aviation and automotive). The rapid growth of the construction industry in St. Charles County also requires industrial space to be dedicated for construction related businesses that require indoor and outdoor storage.

Assessing need for Industrial Area

There are numerous industrial parks concentrated along the I-70 corridor which support a variety of different manufacturing, wholesaler, and warehousing operations. Some of the largest employers in O'Fallon, like SunEdison Incorporated, True Manufacturing, and SAK Construction, are located within these industrial parks.

There is a need for industrial space in O'Fallon and St. Charles County which is reflected by the current occupancy rate. Co-Star indicated the occupancy rate during the third quarter of 2014 was 98.7%. The majority of the parks have been completely developed. West 70 Commerce Center, Grant Industrial Park, Cool Springs Industrial Park, and Crossings Industrial Park are the only remaining parks zoned industrial with undeveloped tracts.

FIGURE 23

INDUSTRIAL/FLEX VACANCY RATES

Year	Total Space	Vacancy	Occupancy
2006	6,570,405	6.00%	94.00%
2007	6,590,405	6.20%	93.80%
2008	6,600,111	7.20%	92.80%
2009	6,600,111	7.70%	92.30%
2010	6,640,111	5.10%	94.90%
2011	6,640,111	2.40%	97.60%
2012	6,640,111	1.70%	98.30%
2013	6,632,611	2.30%	97.70%
2014	6,639,101	2.10%	97.90%
2015 Q4	6,639,101	0.80%	99.20%
2016 Q3	6,639,101	0.00%	100.00%

Data Source: Co-Star Realty Information, 2014

The Office Environment

Statistical analysis from the Missouri Economic Research and Information Center (MERIC) indicate a high demand in several employment sectors that typically locate in office centers. MERIC published a report in June 2014 entitled *Missouri Labor Supply & Demand Analysis*. Comparing employer job ads with job seeker information, the report found a high demand in the *Science and Technology* and *Healthcare Fields* in the St. Louis Metropolitan Regions. The educated workforce, growing population, and the cluster of data centers and medical offices along the I-64 high tech corridor creates a unique opportunity for O’Fallon to fulfill this future demand. The metro area has also experienced a momentum in the biotechnology sector with the development of the CORTEX and Danforth Center research facilities. O’Fallon should actively pursue companies within this sector.

Accessing the Need for Office Space

Over 2.5 million square feet of office space is located within the city limits of O’Fallon. Many of the office buildings are scattered along O’Fallon’s major corridors or are within business parks. The highest concentration of office space is located along the I-64 High Tech Corridor within the WingHaven planned community and Progress Pointe Business Park. Four of the larger employers in O’Fallon (Citi, MasterCard International, Fireman’s Fund Insurance Company, & Progress West Healthcare Center) are located within this area.

The office market continues to improve in O’Fallon as vacancy rates steadily decrease after peaking in 2009. The average vacancy rate for 2014 is 6.2%, which is lower than the pre-recession rates. The projected occupancy rate for offices in 2016 is 97.9% indicating a need for additional space. To meet the office space demand, the City should continue to support office development along the I-64 corridor. The City should build on existing branding efforts to attract high tech manufacturing, research and development (R&D), data centers and other large corporate job producers. Strategies will need to be developed to recruit emerging industries and R&D companies. Highlighting the strength of our existing R&D facilities and data center clusters will be essential in attracting future companies.



An office building on Technology Drive that houses both Allianz and Fireman’s Fund Insurance Companies

FIGURE 24
OFFICE VACANCY RATES

Year	Total Space	Vacancy	Occupancy
2006	2,194,818	7.70%	92.30%
2007	2,276,032	10.60%	89.40%
2008	2,340,070	10.20%	89.80%
2009	2,468,849	13.80%	86.20%
2010	2,515,281	8.70%	91.30%
2011	2,528,701	8.00%	92.00%
2012	2,528,701	7.90%	92.10%
2013	2,528,701	6.90%	93.10%
2014	2,528,701	6.20%	93.80%
2015 Q4	2,528,701	3.80%	96.20%
2016 Q3	2,528,701	2.10%	97.90%

Source: Co-Star Realty Information, 2014

The Retail Environment

For many years the strong retail base in O’Fallon afforded the City with a dominant retail position in St. Charles County. The consumer needs of O’Fallon residents and nearby neighborhoods were adequately met by the retail base within the community. This dominant position has been challenged due to the expansion of retail in nearby areas, oversaturation of the retail market, and the recent economic downturn. Spending habits have changed at a national level as more and more consumers purchase goods online. At the same time the retail industry has seen a shift from traditional strip centers and malls to lifestyle centers and retail being incorporated into mixed use development. O’Fallon’s existing retail base consists of traditional suburban development, with big box stores, supermarket anchored centers, and smaller strip shopping centers. With these challenges O’Fallon has experienced higher vacancy rates and a declining performance from some shopping centers. This decline in the retail market has been felt by many communities in our region and throughout the United States.



Thoele Plaza, a commercial shopping center located on Hwy K, between Veteran’s Memorial Parkway and Hwy N, under construction in 2014

The retail outlook is beginning to change for O’Fallon and St. Charles County as the housing industry is making a strong recovery. Vacancy rates are starting to decline and new commercial projects are being constructed. Most of this commercial development has occurred along the central portion of Highway K between Veterans Memorial Parkway and Highway N (Route 364). Sales tax revenues have increased on an annual basis over the last four years without raising taxes, and the vacancy rate continues to decrease on an annual basis. The completion of Missouri Route 364, as an additional east-west highway, will strengthen the retail market through the central/south-central portion of O’Fallon. A number of vacant and undeveloped parcels exist in the South K corridor (between Route 364 and I-64), and the South 64 area (west of I-64 and south of Highway N). This presents opportunities for additional retail development. In addition, the possible revitalization of Downtown O’Fallon offers the development of an alternative retail destination in the form of a mixed-use and pedestrian-friendly project.

Accessing the Need for Retail Space

More than 1,500 businesses and over 70 retail centers are located in O’Fallon, ranging from family-owned stores and services to national brand operation. Currently, there is approximately 4.5 million square feet of retail space within the city limits with the largest concentration along the Highway K corridor. Almost 80% of this retail space was built after 1995 as a result of the strong residential growth in the 1990’s and 2000’s. Unfortunately, the retail development growth in O’Fallon and nearby communities outpaced the residential growth creating an oversupply of retail space. This led to the vacancies described above.

Two (2) recent planning efforts and analysis, the *2010 Retail Study* prepared by Development Strategies and *Grow In The O: A Strategic Plan for Economic Development* in 2014, both offer a multitude of different strategies set at strengthening the retail sector. The common theme of these strategies aims toward improving the appearance of shopping areas and corridors serving retail centers, and supporting a diverse mix of use to avoid future retail cannibalization. Enhancing the appearance of existing and new shopping centers with a diversity of uses and pedestrian features will improve the shopping experience in O'Fallon and could help draw from a larger market. To achieve these goals, a strong private-public relationship must take place.

The demand for retail space is increasing as annual vacancy rates continue to decrease. The vacancy rate decreased to a healthier rate of 9.2% in 2014. Future trends on CoStar predict the retail vacancy rate to decrease to 8.2% in the third quarter of 2016. Moving forward the key for improving the retail sector is supporting a diverse mix of uses that avoids retail cannibalization. This can be achieved through a joint effort between the City and real estate professionals. The other goal is focused on improving the functionality, walkability, and aesthetics of commercial corridors and Downtown O'Fallon in order to strengthen the retail sector.



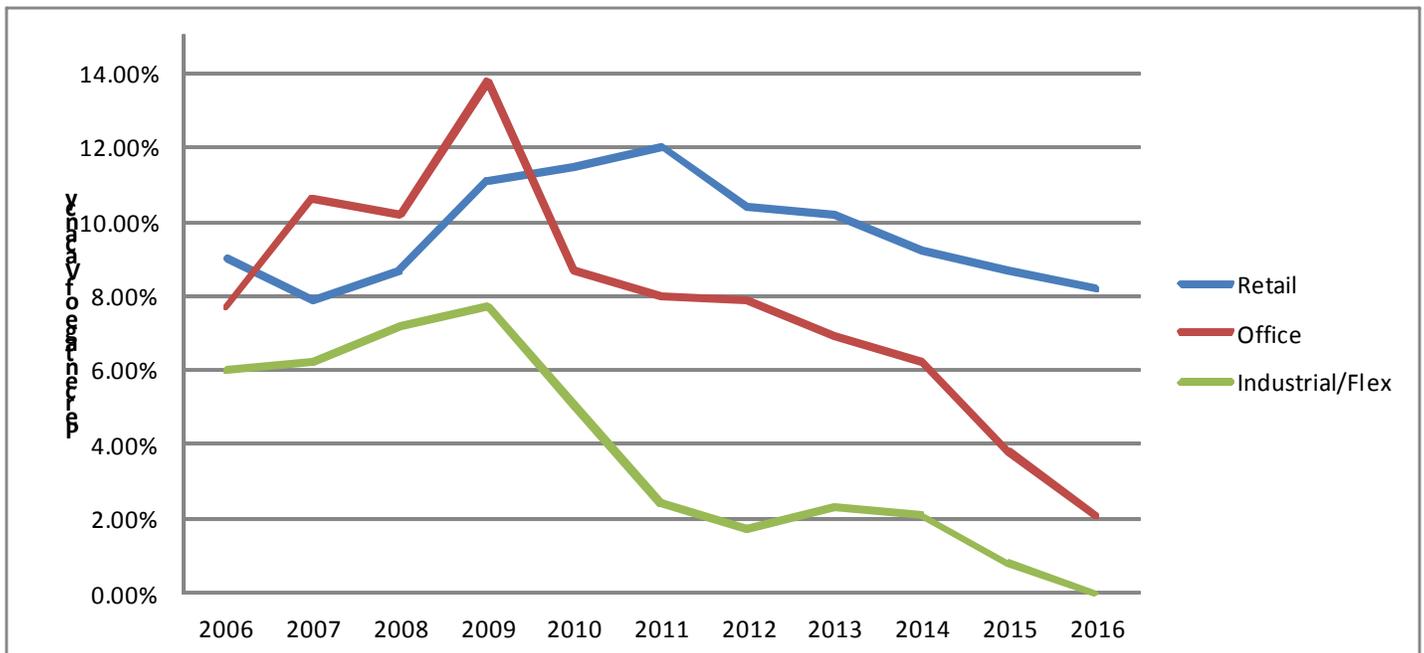
Vacant retail on Highway K

FIGURE 25
RETAIL VACANCY RATES

Year	Total Space	Vacancy	Occupancy
2006	4,223,214	9.00%	91.00%
2007	4,327,011	7.90%	92.10%
2008	4,428,202	8.70%	91.30%
2009	4,486,209	11.10%	88.90%
2010	4,486,209	11.50%	88.50%
2011	4,486,209	12.00%	88.00%
2012	4,486,209	10.40%	89.60%
2013	4,486,209	10.20%	89.80%
2014	4,494,209	9.20%	90.80%
2015 Q4	4,494,209	8.70%	91.30%
2016 Q3	4,494,209	8.20%	91.80%

Source: CoStar Realty Information, 2014

FIGURE 26
VACANCY RATES COMPARISON



Source: CoStar Realty Information, 2014

GREEN

The Green Movement is still establishing itself, and “the right thing to do” awareness of the need to protect our environment and reduce greenhouse gas emissions is universal. The Urban Green Partnership’s (UGP) definition of “Green” is the design, commercialization, and use of processes & products that are feasible & economical while reducing the generation of pollution at the source and minimizing the risk to human health and the environment. O’Fallon has an interest in pushing for Green development because it will lead to a healthier future and could create less dependence on expensive fuel sources, saving O’Fallon’s residences more money in the future. With the majority of O’Fallon’s building stock being relatively new and the City’s economy being diverse, O’Fallon has the opportunity to become the first Green city in St. Charles County.



MasterCard Global Technology and Operations, one of six LEED Certified buildings in the City

Energy Efficiency and Conservation Block Grant (EECBG)

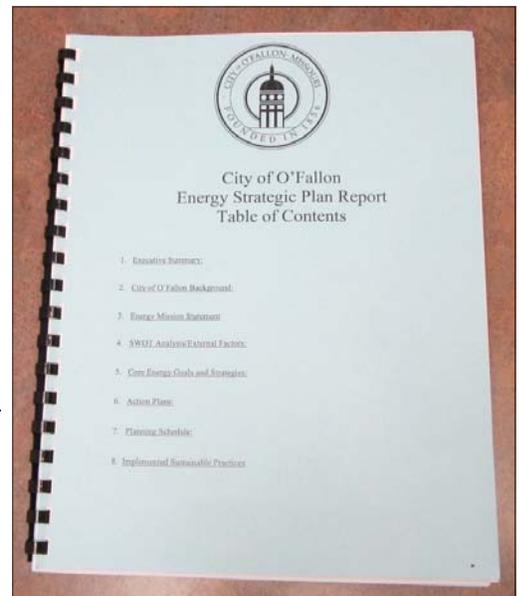
Under the terms of the American Recovery and Reinvestment Act of 2009, the City of O’Fallon was awarded a grant from the Department of Energy. With the EECBG the City was able to conduct residential and City facility energy audits, strengthen the city-wide recycling efforts, implement transportation plans, install solar panels on the roof of the Public Works Complex retrofit City Hall, Renaud Spirit Center and the Public Works Complex, and produce the Energy Strategic Plan. All uses of the EECBG followed the City’s main energy goals, as well as followed strict guidelines set forth by the Department of Energy.

City of O’Fallon Energy Strategic Plan

With the help of the Energy Efficiency and Conservation Block Grant, the City of O’Fallon completed the Energy Strategic Plan on October 4, 2010. The document describes the City intentions regarding energy efficiency and recycling. The Executive Summary states the City’s two (2) major energy goals as being Green education and carbon footprint reduction. Some important highlights from the Energy Strategic Plan are:

- City of O’Fallon’s goal by 2020 is a city-wide 2% reduction in electricity, natural gas, and water.
- The City anticipates to be recycling 30% of their solid waste by 2020
- 80% of O’Fallon has been built after 1990, therefore making its building stock more energy efficient and in most cases more adaptable to future Green retrofits.

To see a copy of the entire document visit <http://www.ofallon.mo.us/ofallon-green-initiative>



The Energy Strategic Plan, developed with funds through the EECBG

Solar Energy in O'Fallon

In 2012, the City adopted the Renewable Energy Ordinance and began issuing permits for the construction of solar panels. This was in conjunction with the Federal government and Ameren Missouri providing rebates with the sale and construction of solar panels, making such projects more financially feasible. Figure 27 shows the number of permits issued for the construction of solar panels. With solar rebates no longer being provided, the City anticipates the number of permits issued for the construction of solar panels to drop substantially in the coming years unless another program is instated making solar projects financially feasible again. With so many businesses and residences, as well as the large-scale Ameren Solar project (mentioned on page 26), O'Fallon is proud to be a leader in ushering in a cleaner future with solar energy.



Solar panels can be found throughout the City.

FIGURE 27

SOLAR PERMITS ISSUED IN O'FALLON

	Residential	Commercial
2014	13	16
2013	41	14
2012	23	2
Total	77	32

Source: O'Fallon Planning & Development

PARKS, TRAILS, AND RECREATION FACILITIES

One of the biggest challenges for a community experiencing rapid growth is to provide the additional parks and recreational facilities and programs needed to keep pace with this growth. The City's Parks and Recreation Department is responsible for the operation and maintenance of the City's park system, the Renaud Spirit Center, and public landscaping. In addition, they sponsor a wide range of recreational, educational, and cultural programs for both residents and non-residents. They also coordinate the City's numerous festivals and special events including Heritage and Freedom Fest and Celebration of Lights. The department has consistently sought input from the community to determine what improvements and additional programs are needed. Since 1992, the City has added over 350 acres of additional park land and now provides extensive recreational and cultural programs that draw participants and spectators from the entire metropolitan area. Currently, the City has approximately 448.5 acres of public park land, 368.5 acres of which has been developed, offering residents and visitors a wide range of both active and passive recreational and cultural opportunities. In 2008, the City completed a Trails Master Plan that identified areas where walkable/bikable trails should be installed. More information regarding the City's trails can be found in the *Transportation and Circulation* section (pages 30-32). Furthermore, in 2008, the City completed a Parks and Recreation Master Plan. For additional information on any of the City's parks, or information of future plans regarding City parks, visit <http://www.ofallon.mo.us/parks&rec/master-plan/>

On April 8, 2008 residents voted to pass Proposition P. Proposition P eliminated the portion of O'Fallon's local property tax that went to parks and implemented a sales tax formula that added 0.5% to sales. The money raised by the new tax is for both parks and recreation and for storm-water management and control measures. Thus far, Proposition P has funded 26 major projects. Among these are the Parks and Recreation Master Plan; a new pavilion in Fort Zumwalt Park; Brendan's playground; the City's skateboard park; and many more. Prop P also helps with ongoing maintenance throughout all of the Parks and to purchase capital items such as vehicles, mowers, gators, etc. This fractional sales tax allows everyone, including visitors, to invest in O'Fallon's parks and storm-water control. Proposition P revenue could possibly fund a City-wide system of walking/biking trails, the acquisition of new land for parks, or add new indoor and outdoor recreation facilities. Proposition P does not expire.

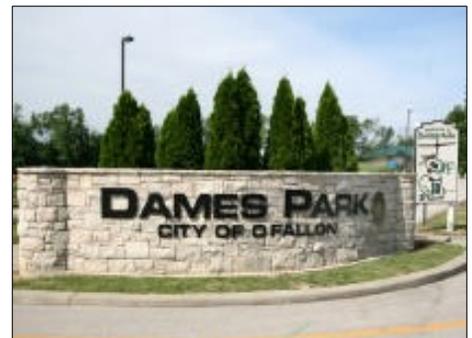


Civic Park

This 20 acre park has been in existence for over 100 years. The park features walking trails, two (2) play structures, horseshoe courts, a concession stand, and a picnic area. Civic Park is also home to *Alligator's Creek Aquatic Center*. It contains a competition pool, leisure pool with a zero-depth beachfront entrance, two (2) 20' water slides, a lazy river, a one-meter spring diving board, vortex whirl pool, interactive play structures, a drop slide, and a deck-side water area for infants and toddlers. The park also contains an 1870's log cabin operated by the O'Fallon Historical Society. The park is also the site of the annual Summer Day Camp, the Fall Festival and Craft Bazaar, Halloween Fest, and the weekly O'Fallon Jammin' Outdoor Concerts showcasing popular local bands from June through August each year.

Dames Park

This 59 acre park is located on Highway P. The park, which was named in honor of the family which farmed the site, currently features three (3) lighted football fields, a half-sized practice football field, two (2) playgrounds, three (3) picnic pavilions, a concession stand, and an outdoor fitness course. The roadway is lined with a walking trail. A unique feature of this park is that it was purposely designed to be flooded when the water level of the Peruque Creek reaches a critical level, thus alleviating potential flood damage downstream.



Fort Zumwalt Park

This 48 acre park, located off Veterans Memorial Parkway, was the site of the first battle of the War of 1812 fought in the State of Missouri. The fort and park were named after Jacob Zumwalt, a contemporary of Daniel Boone, whose log cabin became the centerpiece of the fort. Acquired from the State of Missouri for \$1 in 1978, this park features Lake Whetsel, a four (4) acre lake stocked with crappie and bass open for fishing from February through October; the Fort Zumwalt Shelter House, home of the St. Charles County Train Club and their model train display; the Fort Zumwalt Pavilion; walking trails; restrooms; a disc golf course; and a children's playground (constructed with a log cabin theme). The park is also home to the Darius Heald Home, whose family bought the fort from Jacob Zumwalt in 1817. This two-story "German-Italianate-Victorian" brick home was built in 1884 and was restored by the City in 2001 to much of its original grandeur. The Heald Home is open to the public on Sundays mid April through September. The City, in conjunction with the O'Fallon Community Foundation, reconstructed a replica of Zumwalt's Fort around it's original stone chimney in 2014. The first phase of the project was completed in 2012 with the second and third phases following in subsequent years. The Celebration of Lights provides thousands of guests each year with the opportunity to enjoy a mile-long drive through a fantasyland of magical holiday displays featuring over a million lights.



Lake Whetsel in Fort Zumwalt Park

O'Day Park

In 2001, a 55 acre wooded parcel was donated to the City on the North-side of Highway DD, a half-mile West of I-64, to become O'Day Park. A "conceptual plan" for this park has been prepared by the City. The park will likely provide primarily "passive recreation" in order to preserve the natural state of the site.

Knaust Park

This small six (6) acre park is located on Sea Side Court in the Hutchings Farm Subdivision. The park features playground equipment, picnic tables, and a walking trail.



O'Fallon Senior Center

O'Fallon Senior Center

The O'Fallon Senior Center is conveniently located on the campus of the O'Fallon Municipal Centre. The center is operated by the Mid East Area Agency on Aging and is available for senior citizens 60 and up. The center offers meals, health information, social activities, a library, computer room, exercise room, and guest speakers. The Parks and Recreation Department sponsors special trips and weekend activities.

O'Fallon Sports Park

This 95 acre park, located on Highway K, consists of a 12-field soccer complex, a children's garden, two (2) pavilions, two (2) concession stands, one (1) playground, and is adjacent to the Renaud Spirit Center. Completed in phases this park provides a recreational soccer league for over 2,600 kids each spring and fall in addition to hosting tournaments and camps year round.

Ozzie Smith Sports Complex

The Ozzie Smith Sports Complex occupies 76 acres and contains seven lighted baseball/softball fields. This park features a playground and concessions and is the center of many tournaments throughout the season. The Ozzie Smith Sports Complex is also home of the City's annual O'Fallon Heritage and Freedom Fest, which has become one of the region's biggest and most entertaining Fourth of July celebrations. The annual two-day celebration features carnival rides, specialty exhibits, a parade, national entertainment acts, firework displays on both nights, and free admission.



The Ozzie Smith Sports Complex is also the home of the T.R. Hughes Ballpark and Stadium, home to the River City Rascals minor-league baseball team. Completed in time for the River City Rascal's inaugural season in 1999, the stadium was designed in the style of old-time baseball stadiums by the renowned stadium architects of HOK (designer of major-league baseball stadiums such as Baltimore's Camden Yards, Cleveland's Jacobs Field, and Colorado's Coors Field). The ballpark has 3,491 permanent seats, an open-air party box area, corporate tent suite area, picnic area, and grass berm capable of holding up to 1,700 more fans. The team plays 50 home games each season from May through September. When not being used by the River City Rascals, the ballpark also hosts collegiate and local high school games. The St. Charles County Amateur Sports Hall of Fame Museum is located within the stadium.

Paul A. Westhoff Memorial Park

The 65 acre park was named in honor of the City's longest serving Mayor, who served for a total of 19 years between 1939 and 1961. This park was first developed in the 1960's and features seven baseball/softball fields, four (4) of which are lighted. There is also one (1) sand volleyball court, eight (8) lighted horseshoe pits, three (3) tennis courts, a basketball court, a football field, two (2) playgrounds, restrooms, and a picnic pavilion. Westhoff Park is the home of Brendan's Playground and Splash Pad, an all inclusive playground that services all abilities; the City's skateboard park, Westhoff Plaza; as well as many youth and adult softball/baseball events throughout the season.



Renaud Spirit Center

The Renaud Spirit Center opened to the public in October 2004. This 66,000 square foot indoor recreation complex is fully equipped for all ages and abilities and offers a superb fitness center, a natatorium, a state of the art gymnasium, an art gallery with rotating exhibits, classrooms, locker rooms, the Kids Korner child care facility, RSC Preschool and more. The Center is located just south of Hwy N on Tri Sports Circle.

Miscellaneous Recreational Facilities

In addition to the recreation facilities listed above, many of the public schools located throughout the City have baseball fields, football and soccer fields, tennis courts, playgrounds, multi-purpose courts, and tracks available for public use. Many of the newer residential subdivisions located throughout the City also provide playgrounds, multi-purpose trails, pools, and multi-purpose courts for use by their residents and guests. The City is also home to a YMCA, four (4) golf courses and two (2) golf driving ranges.

