



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 21, 2023

Re: Ron and Beth Chapman Trust U/T/A Annexation Agreement (Case # 154-2023)

Executive Summary

Approval of this request will authorize the City Manager to execute an annexation agreement with the Ron and Beth Chapman Trust U/T/A, dated July 11, 2002 allowing the applicant to connect three (3) existing structures located on property addressed 4441 I-70 Drive Northwest to the City's sanitary sewer system.

The subject property is not considered contiguous to the City's municipal boundary and is required to obtain agreement approval per Policy Resolution 115-97A. Additionally, the subject site is subject to the terms and conditions of the March 2011 General Cooperative Agreement between the City and the Boone County Regional Sewer District as it relates to the provision of public sanitary sewer service.

Discussion

Brush and Associates (agent), on behalf of the Ronald L. Chapman and Beth A. Chapman, Trustees (and their successors) of the Ron and Beth Chapman Trust U/T/A dated July 11, 2002 (owners), are seeking approval of an annexation agreement with the City of Columbia. The agreement would authorize 3 existing structures, previously occupied by Chapman Heating and Air, to be connected to the City's sanitary sewer system such that a new user has sufficient sewer capacity to meet Health Department requirements to operate a new business within the structures. The subject 6.77-acre property is currently zoned County M-L (Light Industrial) and is located on the west side of Chapman Lane north of I-70 Drive Northwest and includes the address 4441 I-70 Drive Northwest.

The attached annexation agreement is required given the subject property is not contiguous to the City's corporate limits, as defined by State Statute, and in compliance with Policy Resolution 115-97A as well as the terms of the March 2011 General Cooperative Agreement approved by Ordinance #020898, Exhibit 2. If approved, the owner would be authorized to connect the existing three (3) structures on the subject acreage to the City's sanitary sewer system. Such connection would be required to comply with all City requirements as if the property were within the City's corporate limits; however, upon completion would be owned and maintained by the Boone County Regional Sewer District (BCRSD). The owner would be required to complete the annexation process once the subject property become contiguous to the City's corporate limits.

The subject property will be connected to facilities that are owned and maintained by the BCRSD and will become a customer of the BCSRSD. Pursuant to the general cooperative agreement, sanitary sewer fees charged to the new customer will be 0.80 times what the



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customer would pay if the customer were connected to City sewer service within the corporate limits of the City. Standard plan review and permit charges for the proposed connection would be assessed to the subject property as though it were within the City's corporate limits.

The subject property is located northwest of the present Urban Services Area boundary as depicted within Columbia Imagined. The site; however, has access to the City's sanitary system to the southeast generally in the location of Sorrell's Overpass. Extension of a public main to serve the property would facilitate access to the city's service. While located outside the Urban Service Area, it should be noted that approximately 1,500 feet west of the subject site a similar annexation agreement with the Abilene Acres Subdivision was approved in May 2014 as Amendment 2 to Ordinance # 020898.

The subject site receives electric service from Boone Electric and water from the City of Columbia. Public safety services (fire, police, and EMS) are provided by Boone County and would remain as such until the property is annexed into the City's corporate limits. Trash collection is via private hauler. It should be further noted that all building permits and zoning matters will be addressed by Boone County until the property is annexed into the City.

Locator maps and Policy Resolution 115-97A (annexation policy) are attached for review. Ordinance # 020898 is shown as Exhibit C of the Annexation Agreement.

Fiscal Impact

Short-Term Impact: None anticipated within the next 2 years.

Long-Term Impact: Future impacts, upon annexation, may include increased costs for the provision of public safety and trash collection services as well as roadway infrastructure maintenance. Such increased costs may or may not be off-set by additional user fees or increased taxes.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Economic Development, Tertiary Impact: Not Applicable



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Legislative History

Date	Action
3/7/11	Approved General Cooperative Agreement for sanitary sewer services between City of Columbia and Boone County Regional Sewer District. (Ord. # 020898)

Suggested Council Action

Approve the annexation agreement and authorize the City Manager to execute it between the City and applicant such that the subject property can connect to the City's sanitary sewer system.