



701 East Broadway, Columbia, Missouri 65201

Council Memo

Department Source: Community Development

To: City Council

From: City Manager & Staff

Council Meeting Date: June 1, 2026

Re: 1404 S. Cedar Grove Boulevard – Contiguous Annexation Agreement (Case # 165-2026)

Impacted Ward: Ward 6

Executive Summary

Approval of the attached resolution would provide staff authorization to prepare a "contiguous" annexation agreement in lieu of requiring a direct annexation of property address 1404 S. Cedar Grove Boulevard and contiguous to the City's corporate limits immediately to the east. The request to seek a "contiguous" annexation agreement in lieu of a "direct" annexation was precipitated by the owner's desire to replace a failing onsite sewer system on the subject property.

Policy Resolution 115-97A requires that properties contiguous to the City's corporate limits must annex in order to receive City sanitary sewer service. However, in similar circumstances, City Council has approved the use a "contagious annexation agreement" when provision of City services is considered to not be in the best interest of the city due to either a site's isolation or lack of other provided municipal services.

The subject parcel is located approximately 650-feet north of Highway WW in the Cedar Grove Subdivision (a 1968 Boone County development) that until 2024 had none of its 32-lots served with public sewer. In 2024, 1101 S. Cedar Grove Boulevard was authorized to connect to public sewer through a "contiguous" annexation agreement to remove an on-site lagoon. All remaining lots with the subdivision are served by private on-site lagoon or subsurface septic systems.

Discussion

A request by Seth Paul Excavating, Inc. (agent), on behalf of The Boyles Family Revocable Trust (owner), for approval of a "contiguous" annexation agreement with the City of Columbia to allow for connection to city sewer. The 3-acre property is currently zoned Boone County A-R (Agriculture Residential) and is located at 1404 S. Cedar Grove Boulevard.

The circumstances associated with the applicant's request are similar to those arising in 2024 when the Council permitted the City Manager to execute a "contiguous annexation agreement" (R237-24 and Ord. 026001) with the owners of 1101 S. Cedar Grove Boulevard, approximately 1,600-feet north of the subject site adjacent to the Brooks Subdivision. Not unlike this prior situation, the current one presents issues with efficient and cost-effective delivery city-services to an existing County subdivision where the city has no existing infrastructure footprint. Furthermore, the prior situation was sought to mitigate concerns of Cedar Grove Subdivision residents over the impacts that a direct annexation may have upon their properties.



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The current request is believed to be similar to that of 1101 S. Cedar Grove Boulevard, as each pose concerns with providing efficient and cost-effective city public safety and solid waste services. The subject site is situated such that it and the surrounding properties are served by PWS #9 and Boone Electric, with many having onsite sewer treatment systems. Trash collection is also by private contractor.

Connecting to the City's sanitary sewer is advantageous for the property owners and is considered essential to ensure that environmental quality in the watershed is maintained. A "Consent to Serve" letter from the Boone County Regional Sewer District is required to authorize the City to serve this property, and it has been attached to this memo.

Policy Resolution 115-97A requires that any property seeking to connect to the City's sanitary system must annex when it is directly contiguous to the city's municipal limits. The purpose for requiring annexation is to ensure an orderly pattern of growth and manage impacts to the City's municipal services. However, since 2020 the City Council has recognized the unique factors surrounding similar requests, and have authorized a number of contiguous properties to utilize the "contiguous" annexation agreement process in these circumstances.

Following evaluation of the existing utilities available to the property, Boone County permitting standards that would govern the subject site until formally annexed into the corporate limits, the public health benefits that would be compromised without a public sewer connection, and the similarities to the other approved "contiguous" annexation agreement along S. Cedar Grove Boulevard, staff believes the parcel has a unique set of conditions associated with it that supports the applicant's request.

If authorized to enter into the requested "contiguous" annexation agreement, the annexation of the subject site would be deferred until such time as the City determines it is appropriate to complete the annexation procedure. In the interim, the City will collect fees for the maintenance of its public sewer system in a manner commensurate with any other property that is not within the City, but served by city services.

Locator maps and the Boone County Regional Sewer District "Consent to Serve" letter are attached.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with the extension or relocation of public utility infrastructure will be borne by the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. sewer) costs. Given the parcel would remain in Boone County jurisdiction, public safety costs will not be incurred by the City until final annexation of the property occurs. Potential long-term impacts may or may not be off-set by increased property tax collections or user-fees.



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Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Inter-Governmental Cooperation, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Infrastructure

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Authorize City staff to prepare a “contiguous” annexation agreement to permit the provision of sanitary sewer to property located at 1404 S. Cedar Grove Boulevard, as permitted under City Policy Resolution #115-97A.