



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 17, 2018

Re: North Lake of the Woods Sewer – Annexation Agreement (Case #18-149)

Executive Summary

Approval of this request will result in the adoption of annexation agreements permitting property located at 3401, 3451, and 3501 N. Lake of the Woods Road and 5700 and 5980 E. Mexico Gravel Road to connect to the City's sewer system.

Discussion

Crockett Engineering Consultants (agent), on behalf of Dale and Joyce Rice (3401 N. Lake of the Woods Road), the Joel E. Haden Trust (3451 N. Lake of the Woods Road), the Estelle Jean Taylor Living Trust (3501 N. Lake of the Woods Road), the James W. Gerau Trust (5700 E. Mexico Gravel Road), and the Gerald and Mary Ann Tveitnes Family Trust (5980 E. Mexico Gravel Road), is requesting approval of annexation agreements with the above referenced property owners for parcels, which collectively, contain approximately five acres. The purpose of the annexation agreements is to permit the parcels the ability to connect to public city sewer.

The five parcels are each zoned Boone County R-S (single-family), are approximately one acre in size, and are presently improved with a single-family home. The parcels are within approximately 650-feet to 1,280-feet of being contiguous with the municipal limits, which is to the north and west across E. Mexico Gravel Road. Given the non-contiguous nature of the parcels and pursuant to Policy Resolution 115-97A, Section 2(A), the execution of annexation agreements are necessary in order for the parcels to connect to city sewer.

The subject parcels are presently located outside the Urban Service Area (USA) boundary as depicted within Columbia Imagined. Such designation was the result of the parcels being served by on-site systems at the time Columbia Imagined was adopted. The parcels, however, have access to an existing 6-inch force main sewer (with adequate capacity) on the south side of E. Mexico Gravel Road. Connection to this force main will require the applicants to construction and dedication (to the City) a new gravity sewer line as well as private lateral services.

Pursuant to the provisions contained within the annexation agreements, the applicants, their successors, assigns, or heirs are obligated to complete the annexation process (become part of the City) once their property is contiguous with the city boundary. Upon becoming contiguous, a separate public hearing would be held to establish permanent City zoning on the property. The submitted annexation agreements indicate that the applicants desire City R-1 (One-family Dwelling) zoning in the future. This desired zoning is consistent with the current County zoning.



The subject parcels are currently served by City water and Boone Electric Cooperative electric services and Boone County Public Safety services (police and fire). During the period of the annexation agreement, the parcels would remain subject to Boone County's regulations.

Upon annexation, the parcels would become subject to City regulations and served by City trash collection and police services. All other municipal services would remain unchanged with the exception that fire protection services would be provided by both the City of Columbia Fire Department and the Boone County Fire Protection District. New State legislation provides that property annexed into the City is not removed from the Fire Protection District's service territory.

Locator maps and annexation agreements are attached for reference.

Fiscal Impact

Short-Term Impact: None. Costs of sewer extension (main and laterals) will be borne by the applicant.

Long-Term Impact: Upon annexation, impacts may include increased public safety and infrastructure maintenance costs which may or may not be off-set by additional tax collections and user-fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Inter-Governmental Cooperation, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested annexation agreements.