



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 2, 2025

Re: 1101 S. Cedar Grove Boulevard – Annexation Agreement (Case # 99-2025)

Executive Summary

Approval of this item will authorize the City Manager to execute an annexation agreement with the owners of 1101 S. Cedar Grove Boulevard (Jacob M. and Anna M. Rose, husband and wife) allowing the subject property to be connected to the city's sanitary sewer. The subject property is currently improved with a single-family dwelling and a "fully" functional on-site sewage lagoon; however, the owners desire to eliminate the sewage lagoon and connect to public sewer such that a more "environmentally responsible" option for waste disposal is present on the property. The subject property is presently contiguous to the city's municipal boundary to its west and would typically require a "direct" annexation. However, on December 16, 2024, the Council approved Resolution 237-24 directing staff to prepared the attached annexation agreement allowing the property owners to connect to city sewer without "directly" annexing into the municipal limits.

Discussion

Jacob M. and Anna M. Rose (owners), seek Council approval to enter into an annexation agreement with the City of Columbia so property located at 1101 S. Cedar Grove Boulevard may be connected to the city's sanitary sewer system. Authorization for this annexation agreement is sought such that the owners may abandon their existing on-site sewage lagoon for a more "environmentally responsible" option to their waste disposal needs. Furthermore, the requested annexation agreement is sought to avoid unnecessary conflict with other property owners within the Cedar Grove Subdivision that prefer to remain unimpacted by being adjacent to land located inside the city's corporate limits.

The subject property is presently contiguous with the City's corporate boundary along its western property line and would typically be required to follow the "direct" annexation provisions of Policy Resolution 115-97A. However, during the December 16, 2024 Council meeting, Resolution 237-24 (attached) was approved permitting the owners to seek approval of the attached annexation agreement. This approval was based, in part, on the fact that the subject property is not within the City's service territories for electric or water and could not be feasibly served by other city services due to its location approximately 2,250-feet north of intersection of S. Cedar Grove Boulevard and Highway WW.

If the attached agreement is approved, the owners would bear the full responsibility and costs associated with the decommissioning the existing on-site lagoon and connection of the existing dwelling on the subject property to the city sewer line located within a public utility easement along the common lot line to the west between Lots 301, 302, 303, 328, and 329 of the Brooks Subdivision. The elimination of the on-site lagoon is viewed as a benefit to



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the public health and safety as well as a benefit to the owners by eliminating future maintenance costs related to the on-site lagoon.

It should be further noted that if the attached agreement is approved, the current owners and any future owner of the subject property will not be relieved of their obligation to annex into the city at a time of the City's choosing. Furthermore, per the City's adopted connection fees and service charges, the owners or future owner will be subject higher monthly recurring sanitary sewer charges than a comparable property located inside the city's municipal boundary. The higher monthly recurring fees would remain in effect until the property's annexation into the municipal limits is completed.

Approval of the attached annexation agreement will eliminate a potential hazard to the public health and safety, permit a more responsible option for managing sanitary sewage, and eliminate future maintenance costs associated with the on-site lagoon borne by the owners. Furthermore, approval of the attached agreement and authorization of its execution by the City Manager is consistent with the will of the Council majority as expressed on December 16, 2024.

Locator maps, Resolution 237-24, Boone County Regional Sewer District (BCRSD) consent to serve, and property owner executed annexation agreement are attached.

Fiscal Impact

Short-Term Impact: None. Decommissioning of the on-site system and future infrastructure extension expenses will be borne by the owners.

Long-Term Impact: Long-term impacts following connection of the existing dwelling to the public sewer would include infrastructure maintenance (public sewer main). Following annexation there would be additional long-term impacts associated with provision of public services (i.e. fire, police, and trash collection). Immediate long-term impacts would be off-set by higher sanitary sewer user-fees. Post-annexation impacts may be offset by increased property taxes and user fees.

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: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable



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Legislative History

Date	Action
12/16/2024	Authorized staff to prepare annexation agreement for provision of sewer service to 1101 S. Cedar Grove Boulevard. (Res. 237-24)

Suggested Council Action

Authorize the City Manager to execute an annexation agreement between the City of Columbia and Jacob M. and Anna M. Rose permitting property addressed as 1101 S. Cedar Grove Boulevard to connect to the City's sanitary sewer system.