



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 20, 2021

Re: 8378 I-70 Drive SE - Equipmentsshare Annexation Agreement (Case # 167-2021)

Executive Summary

Approval of this request will authorize the City Manager to enter into an annexation agreement with Equipmentsshare.com, Inc, to permit a 3.00-acre tract of land to connect to the City's sanitary sewer system. The property is currently improved with a construction contractor office served by an existing septic system. Approval of the annexation agreement is required per Ordinance #020454 which amended the Connection Agreement to the Sunrise Estates Pump Station. The agreement establishes provisions for the future annexation of the acreage once it becomes contiguous with the City's corporate limits.

Discussion

Simon and Struempf Engineering (applicant), on behalf of Equipmentsshare.com, Inc (owner), seeks approval of an annexation agreement for 3.00 acres of property located at 8378 I-70 Drive Southeast, approximately 630-feet to the east of the intersection of Tradewinds Parkway and I-70 Drive Southeast. The subject site is presently improved with a construction contracting office and a paved area containing heavy equipment storage. The site is zoned Boone County M-L (Light Industrial). Upon annexation, the applicant requests IG (Industrial) zoning which would be considered equivalent. (City zoning still requires a public hearing process through the Planning & Zoning Commission when the property becomes contiguous).

The purpose of the annexation agreement is to permit the owner the ability to connect to the City's sanitary sewer network, subject to the Connection Agreement approved by Ordinance #020454 (see attached). Pursuant to Policy Resolution 115-97A and due to the property not being contiguous to the city limits, the proposed annexation agreement is necessary. The subject property is located within the Urban Services Area boundary as depicted within Columbia Imagined.

The applicant correspondence states (attached) that the owner's intent is to install a new dry storage building with a restroom. The site is presently served by an onsite septic system. This septic system will be removed and replaced with a new private lift station allowing the existing structure and proposed construction to be tied to the public gravity sewer located on the adjacent parcel to the east, which is an existing BCRSD customer.

As the site is served under the South Fork Trunk Line Extension Phase 3 detailed in the attached Grindstone Watershed Agreement (include within attached executed annexation agreement), no standard "out of City" tap or monthly recurring connection or service fees are imposed to future District customers connecting to this line. Pursuant to the agreement,



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the City will be compensated by BCRSD a monthly basis 0.80 times what the customer would pay if they were connected to City sewer service and located within the City limits. The applicant nor the proposed annexation agreement propose any variation to the current fee structure.

Pursuant to the Columbia Imagined Future Land Use Map the subject property is identified as being located within an Employment District. Employment Districts are intended for basic employment uses, including offices, corporate headquarters, manufacturing, warehouses, and research parks. The current use of the property as a mechanical and construction contractor and its future IG zoning are consistent with this designation.

In addition to having access to public sewer, the site receives electric service from Boone Electric and is served by Public Water Service District #9. Public safety services are presently provided by Boone County and will remain until annexed. Upon annexation utility services would not change; however, police and fire protection as well as trash collection would become the responsibility of the City. Fire protection may, as needed, be augmented by Boone County Fire Protection District.

Locator maps, amended Connection Agreement (Ord. #020454), application cover letter, and the executed annexation agreement with exhibits are attached for review.

Fiscal Impact

Short-Term Impact: None. All public infrastructure expansion or extension will be at the cost of the applicant.

Long-Term Impact: Long-term impacts may include sanitary sewer connection point maintenance. Additional long-term impacts may include increased public safety, and trash collection; however, such impacts would only be realized upon formal annexation of the property.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Tertiary



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Legislative History

Date	Action
10/19/09	Approved amendment to Sunrise Estates Pump Station Connection Agreement. (Ord. 020454)
3/7/05	Authorized City Manager to execute Grindstone Creek Watershed Cooperative Agreement. (Ord. 018430)

Suggested Council Action

Authorize the City Manager to sign the annexation agreement and permit the applicant to connect to the public sewer.