



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: City Utilities - Sewer/Stormwater

To: City Council

From: City Manager & Staff

Council Meeting Date: August 20, 2018

Re: Bechtold Properties LLC – Annexation Agreement

Executive Summary

Approval of this request will result in the adoption of an annexation agreement permitting the six parcels owned by Bechtold Properties LLC as described in the attached agreement and located on West Highway 40, as shown on Exhibit B of the agreement, to connect to the City's Henderson Branch Sewer Extension project.

Discussion

This annexation agreement, on behalf of Bechtold Properties LLC (owner), requests approval for six parcels totaling 203.63 acres located on West Highway 40 and north of Interstate 70. The property is separated from the current city boundary to the south and east by multiple tracts of property with multiple owners. The parcels requesting annexation are currently zoned Boone County A-R (Agriculture – Residential), C-GP (Planned General Commercial), C-G (General Commercial), M-L (Light Industrial) and A-2 (Urban Agriculture).

The applicant is in compliance with the current Boone County zoning and currently has the Midway Truck Stop and associated businesses located on the M-L, C-G and C-GP properties. Per Policy Resolution (PR) 115-97A, Section 2(A), a non-contiguous parcel must enter into an annexation agreement in order to connect to the city sewer system.

The required annexation agreement is attached. The agreement allows the owner to connect their properties to the City's sewer, pay all required fees and obligates the applicants 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 annexation agreement indicates that the applicant desires City MC, R-1 and RMF zoning, as shown by Exhibit B of the agreement, which is generally consistent with the current County zoning.

Associated with this request is a concurrent easement acquisition ordinance and bid call ordinance for the Henderson Branch Sewer extension.

Fiscal Impact

Short-Term Impact: N/A

Long-Term Impact: Upon annexation impacts may include increased public safety and infrastructure maintenance costs may be off-set by additional tax revenue and user fees.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Inter-Governmental Cooperation, Secondary Impact: Infrastructure, Tertiary Impact: Environmental Management

Legislative History

Date	Action
05/21/2018	B102-18 Authorizing an annexation agreement with Bechtold Properties LLC for properties located on West Highway 40. <i>Withdrawn</i>

Suggested Council Action

Approve the requested annexation agreement pursuant to approval of the Henderson Branch Sewer Extension easement acquisition ordinance and bid call ordinance.