City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning
To: City Council
From: City Manager & Staff
Council Meeting Date: November 18, 2024
Re: Annexation Agreement Modification (Case # 36-2025)

Executive Summary

Approval of this item will amend an existing annexation agreement between the City of Columbia and the Boone County Fire Protection District (hereafter the District) approved in February 2022 (Ord. # 024934). The amendment is specifically focused on the removal of a requirement that a 5-foot public sidewalk be installed adjacent to S. Bethel Church Road in connection with the District's on-going construction of a new fire station northeast of the intersection of S. Bethel Church Road and Route K. The request was precipitated by changes to the site development plan for the new fire station and its elimination of a direct driveway connection to S. Bethel Church Road. Preparation of the attached "first amendment" was authorized by Council following discussion of this request during its September 16 meeting.

Discussion

The attached "first amendment" to the annexation agreement (Ord. # 024934) between the City of Columbia and Boone County Fire Protection District (hereafter the District) is sought to relieve the district of the immediate requirement to install a 5-foot sidewalk along S. Bethel Church Road in connection with their active construction of a new fire station at the intersection of S. Bethel Church Road and Route K. The requirement to install the 5-foot sidewalk is found within Paragraph # 5 of the existing agreement which is the standard paragraph that often addresses subdivision development requirements viewed as being necessary to ensure the seamless integration of parcels presently within the unincorporated Boone County that are anticipated to become part of the City's corporate limits in the near term.

The District is seeking the "first amendment" given site plan revisions associated with their on-going construction of the new fire station on the subject property. In the course of obtaining site plan approval from Boone County, the District modified its proposed plans by removing a direct driveway connection to S. Bethel Church Road. This change allowed the site to become more secure (eliminating an unsecured secondary access) and also assisted in reducing grading expenditure as well as land disturbance impacts.

Given these site plan changes, the District identified several impacts that installation of the required sidewalk along the parcel's S. Bethel Church Road frontage would have on their project from an environmental, fiscal, and practical prospective which they believed could be relieved if the existing requirement for sidewalk installation was modified. During the September 16, 2024 Council meeting, the District's request to have the existing annexation agreement modified was presented for consideration.

The District requested that the provisions of the existing agreement be changed such that immediate installation of the 5-foot sidewalk along the S. Bethel Church Road frontage be waived. In lieu of the immediate installation, the District proposed that they would participate, when asked by the City, in improvements to S. Bethel Church Road that would include a future sidewalk installation. This proposed modification was viewed favorably by Council and staff was directed to prepare the requested amendment.

The attached "first amendment" has been executed by the District and contains the commitment offered by the District during the Council's September 16 meeting. The "first amendment" deletes in its entirety existing Paragraph 5 of Ordinance 024934 and replaces it with a new Paragraph 5 that contains the previously discussed waiver language and new language memorializing the District's commitment to participate in installation of a sidewalk along their S. Bethel Church Road frontage when requested by the City.

Locator maps, the District's original correspondence and graphics (presented at Council's September 16, 2024 meeting), the approved annexation agreement (Ord. 024934 – Feb. 2022), and the executed "first amendment" to Ordinance 024934 are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated.
Long-Term Impact: None anticipated.

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: Mobility, Connectivity, and Accessibility, Secondary Impact: Environmental Management, Tertiary Impact: Inter-Governmental Cooperation

Legislative History

Date	Action
09/16/2024	Request seeking authorization to prepare legislation to amend Ordinance 024934. (RPT 60-24)
02/21/22	Approved annexation agreement between City and Boone County Fire Protection District. (Ord. 024934)

Suggested Council Action

Approve the attached "first amendment" to Ordinance 024934 and authorize the City Manager to execute the amendment.