

City of Columbia Council Meeting

Work Session:

Annexation-Sewer Policy
Growth Impact Study

Monday, June 17, 2018

Annexation Policy

PR 115-97A

A Policy Resolution establishing a policy for the extension of City sewer service in areas outside the city limits

Growth in...

3 inter-related measures

- People (residents, employees, visitors)
- Infrastructure (roadways, utilities, buildings and grounds)
- Territory (growth by **annexation**)

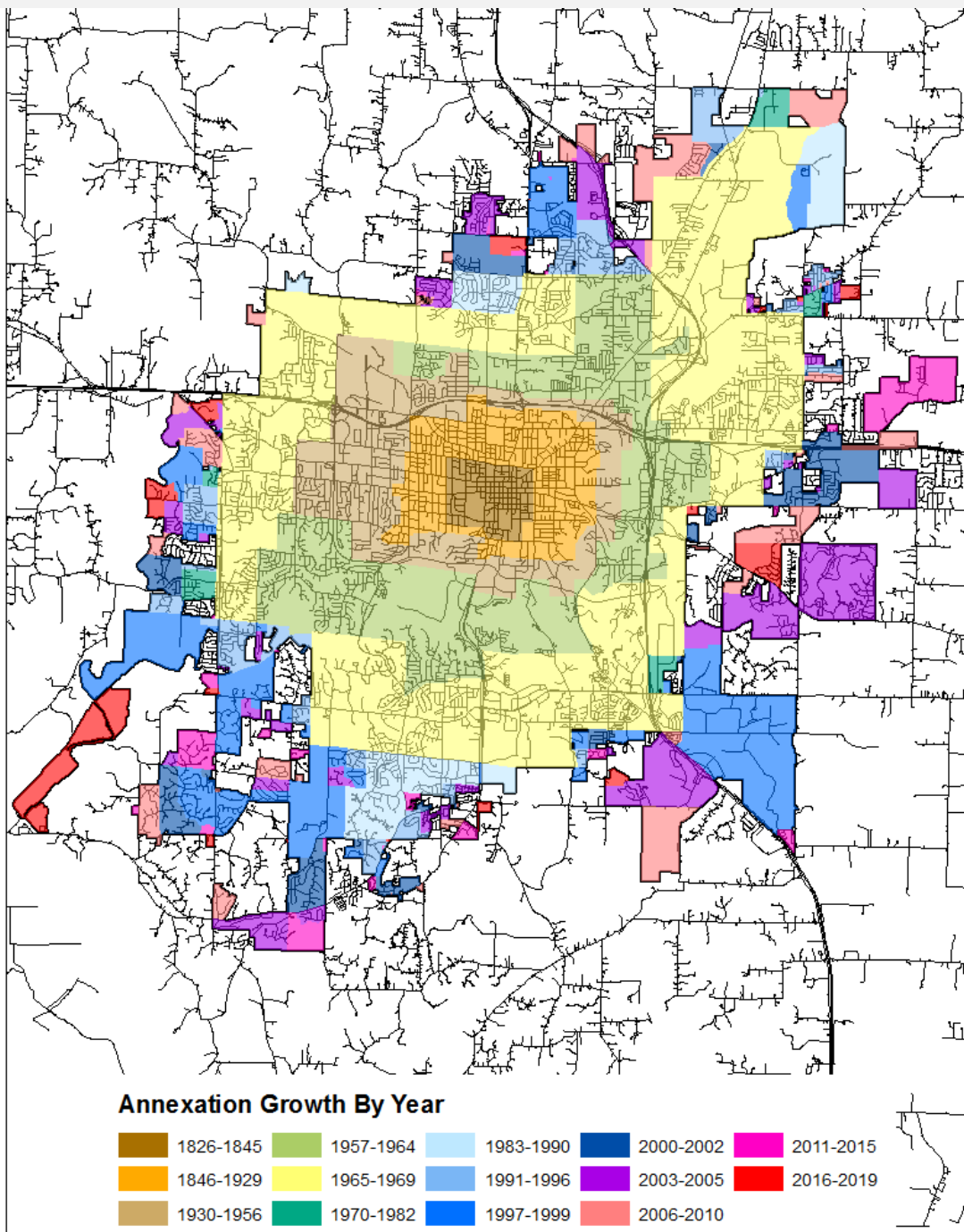
Purpose: Annexation Policy

- Review:
 - Annexation Policy in PR 115-97A (August 1997)
 - More than 50 ordinances approving annexation agreements
 - History and pattern of annexations
- Discuss follow-up on annexation agreements
 - When, how to proceed
- City-initiated annexations
 - Plan of intent
 - Dual election

ANNEXATION HISTORY

Columbia 1826-2019

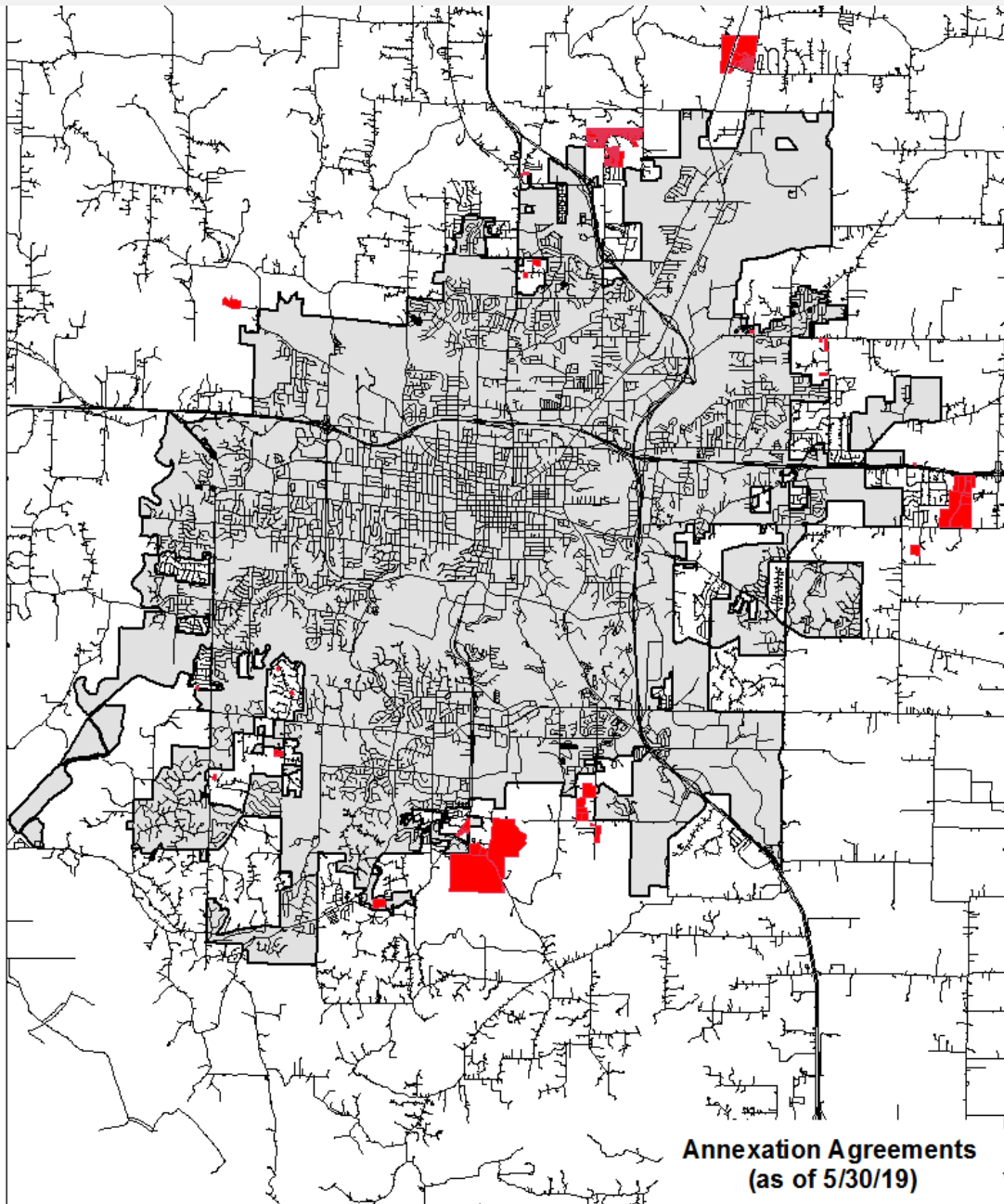
- Pattern of city limits regular, rectilinear until 1969
- Fragmented after 1969
- Some notable large tract annexations after 1969:
 - MU South Farm
 - Thornbrook
 - Vanderveen
 - Highlands, Cedar Lake
 - Philips Farm
 - Old Hawthorn, Vineyards



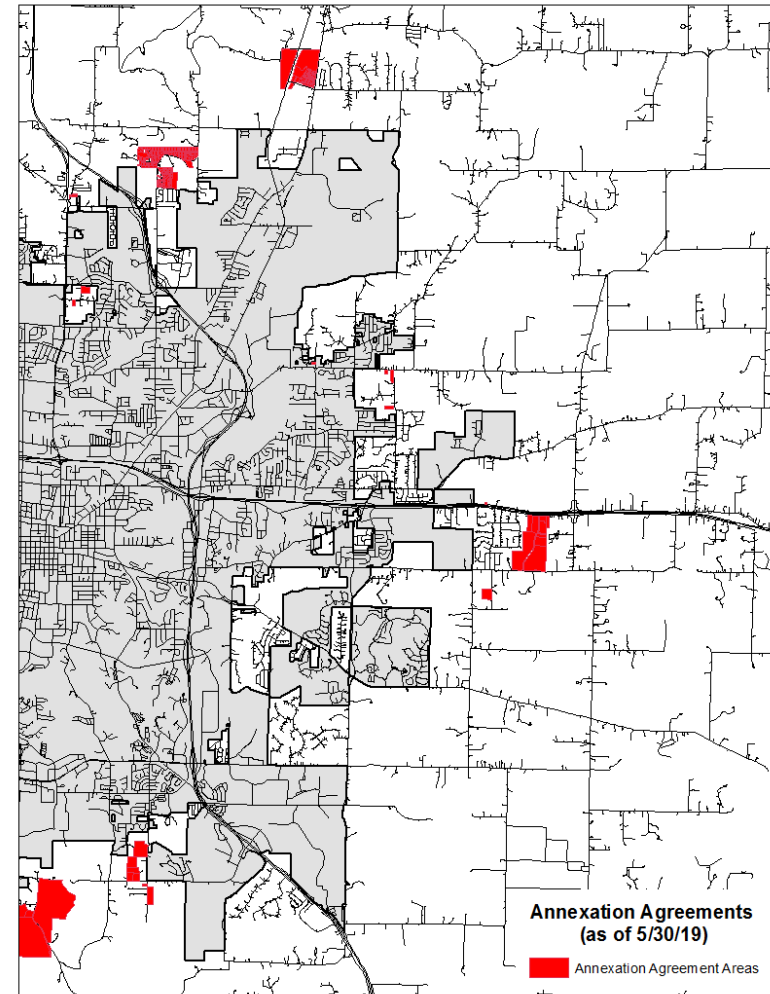
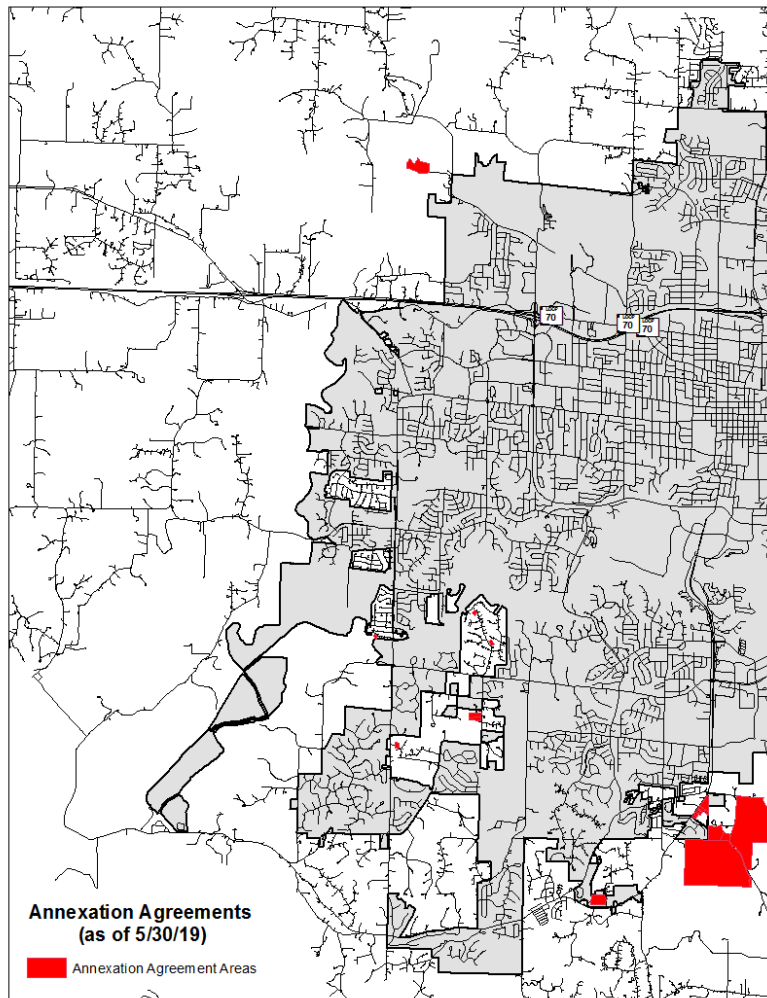
ANNEXATION AGREEMENTS

Overview

- Several developed or developing subdivisions
- One developing industrial park (Trade Winds)
- Rockbridge Memorial State Park
- Scattered single-family homes



Annexation Agreements



West side & East side views

Annexation Policy

Policy resolution 115-97A dates from August 1997

- Requires annexation as a condition of connection to the City wastewater collection and treatment system
 - Section 1 Contiguous property
 - Section 2 Non-contiguous property
 - A, B, C: Undeveloped, developed with one owner, and partially or fully developed with multiple owners, respectively
- More than 50+ annexation agreements since the policy
- Some *ad hoc* agreements prior to the PR 115-97A
- Some agreements involve Boone County Regional Sewer District facilities

Annexation in Perspective

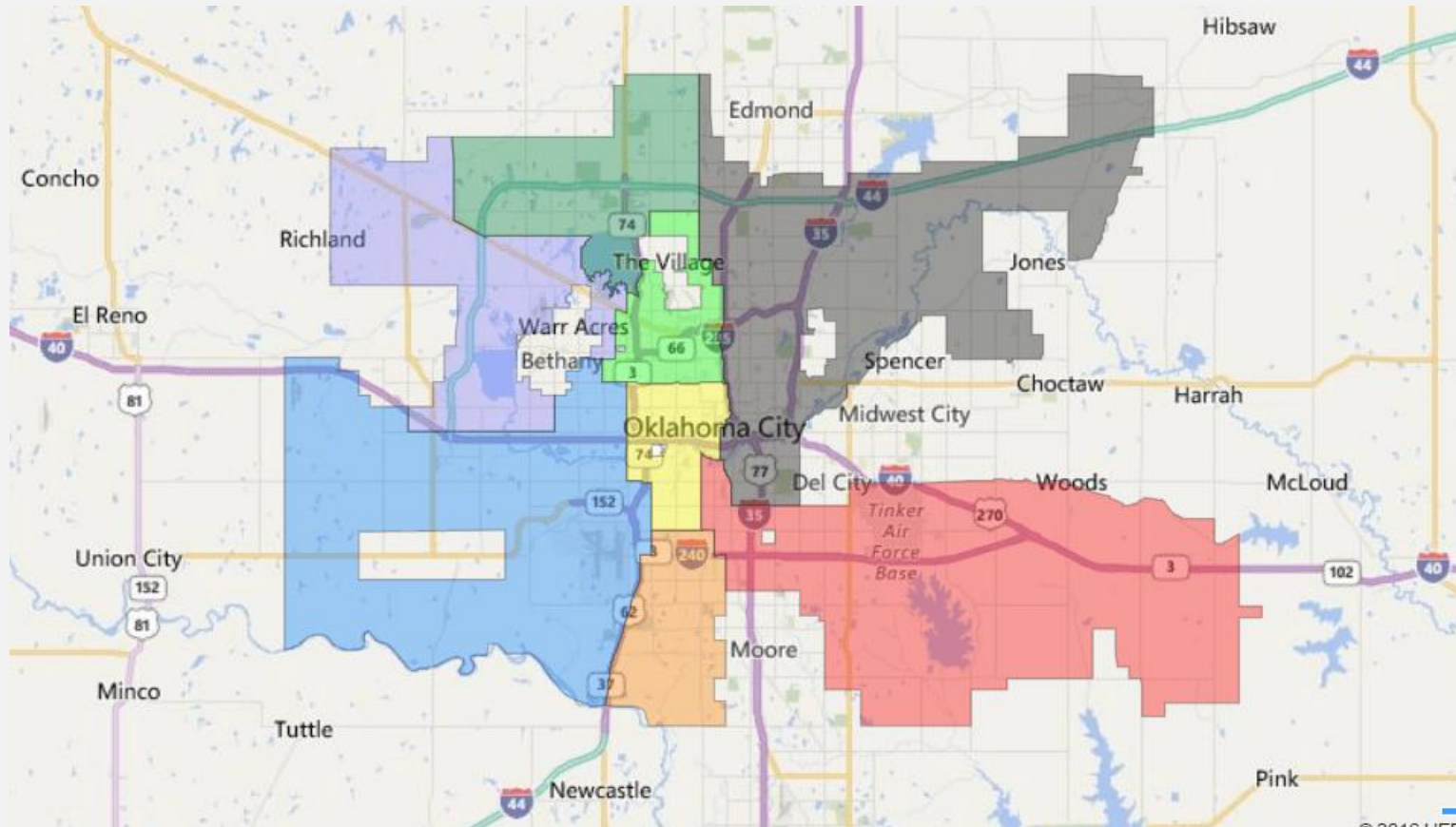
- Why annex territory?
 - City has a say over property and territory
 - City neighbors become full partners and pay a greater share of the costs of running a city (property taxes and gross receipts; fees for services)
 - Land supply for future growth
- Resident/property owner perspective: Why petition for annexation?
 - Access to wastewater collection and treatment
 - City living
 - Participation in city government
 - Access to other city services

Future of annexation

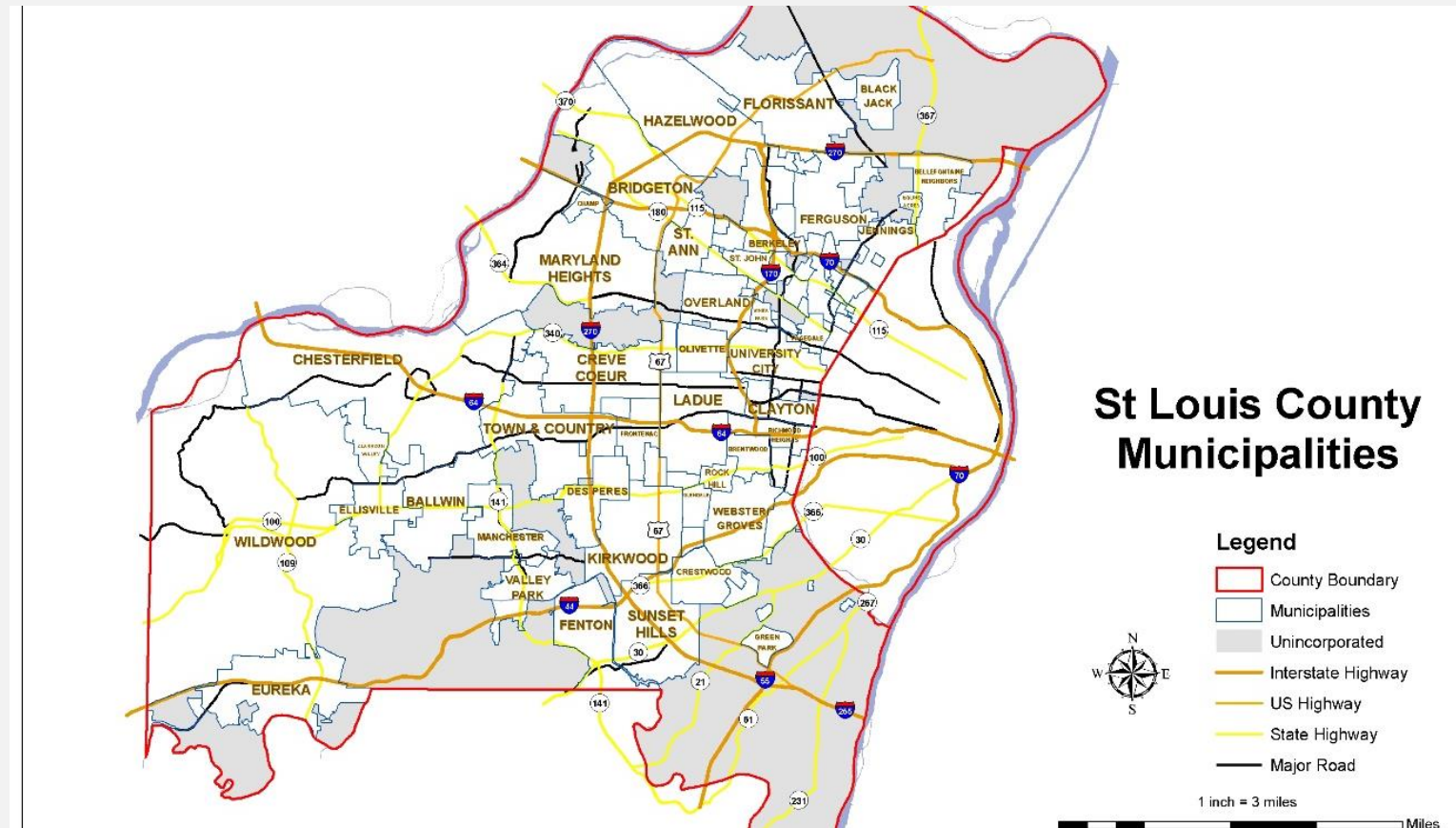
- Review and revise policy resolution?
- Proceed with annexation of contiguous (and near-contiguous) lands under annexation agreements?
 - Threshold condition(s) for proceeding?
 - Notification
 - Public information meetings
 - Organize annexation drives by area?
- Future City-initiated annexation(s)?
 - Dual majority election
 - Plan of intent

City-initiated Annexation Procedure

- Dual majority election, both must pass:
 - A majority of registered voters in the delineated area
 - A majority of votes cast in a city-wide election
 - A plan of intent (annexation study) must be prepared
 - If either election fails, the annexation shall not be proposed again for two years
- Considerations:
 - More orderly than scattered voluntary annexations
 - Time and cost of preparation; risk of failure



“Overbounded” city example



“Underbounded” city example