



701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 2, 2026

Re: Lot 33, Gans Creek Subdivision, Block 3 – Contiguous Annexation Agreement (Case # 44-2026)

Impacted Ward: Ward 6

Executive Summary

Approval of this item will authorize the City Manager to execute an annexation agreement with the owners of Lot 33 of the Gans Creek Subdivision, Block 3 (Nabil & Dana Beaini, husband and wife), allowing the subject property to be connected to the city's sanitary sewer in advance of obtaining a building permit from Boone County to build a single-family detached dwelling on the vacant acreage. The subject property is adjacent to the city limits on the southeast side of South Gans Creek Road across from the Gans Creek Recreation Area.

The request to seek a "contiguous" annexation agreement in lieu of a "direct" annexation was precipitated following formal review of the parcel owner's applications for permanent zoning and annexation as required by Policy Resolution 115-97A. As part of that review, it was determined that provision of water service meeting City Code requirements and other practical difficulties in the delivery of municipal services (specifically public safety and trash collection) post-annexation needed to be explored. As such, staff sought and obtained authorization from Council, on January 5, 2026, to prepare the attached "contiguous" annexation agreement.

The agreement would "delay", **not waive**, formal annexation of the subject acreage into the city limits until a later date. The agreement is considered the most appropriate means of permitting the subject site to connect to adjacent public sewer thereby eliminating an environmental threat in a sensitive watershed while also creating a mechanism to expand the city limits in an efficient and cost-effective manner.

Discussion

A request by CBButch Surveying, LLC (agent), on behalf of Nabil & Dana Beaini (owners), seeking authorization to enter into a "contiguous" annexation agreement with the City of Columbia in lieu of a "direct" annexation such that construction of a single-family dwelling on a vacant 6.57-acre parcel located approximately 1,400 feet southwest of the intersection of East Gans Road and South Gans Creek Road may be facilitated. Approval would allow the property owners to connect a future single-family home to the existing city's sanitary sewer line located immediately to the west within South Gans Creek Road. The subject site is contiguous to the City's municipal limits to the northwest where it abuts the Gans Creek



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Recreation Area. Pursuing connection to the public sewer via a “contiguous” annexation agreement was authorized by the City Council on January 5, 2026.

The attached applicant correspondence outlines the rationale for seeking approval of a “contiguous” annexation agreement. As part of the formal review of the requested annexation of the subject acreage, as required by Policy Resolution #115-97A, it was determined that the subject site’s access to a waterline with city-code compliant fire flows and a fire hydrant was not financially feasible. To address the deficiency, the applicant would be required to extend a public watermain to the site from the northeast approximately 1,400 feet through property not owned by them.

Furthermore, given the remote location of the site, approximately 2,700-feet southwest of the intersection of Gans Road and South Gans Creek Road as well as being located west of four other developed properties, it was concluded that providing effective and cost-efficient municipal services, specifically public safety and trash collection, would become challenging post-annexation. The property is the only undeveloped acreage along South Gans Creek Road and is situated such that it and other surrounding properties are served by Consolidated Water and Boone Electric, with many having onsite sewer treatment systems and trash collection by private hauler. Current Boone County public safety assets are better equipped and positioned to serve the subject acreage and use of private trash services is more economical.

If the subject acreage were to be “directly” annexed into the City there would be minimal added municipal value given all major infrastructure services are provided by others. However, given the subject acreage is located adjacent to Gans Creek, a sensitive hydrological asset, it is not desirable to have an onsite sewer treatment facility permitted on the property. Connecting to the City’s sanitary sewer is advantageous for the property owners and is considered essential to ensure environmental quality in the watershed is maintained. A “Consent to Serve” letter from the Boone County Regional Sewer District (BCRSD) authorizing the City to serve this property has been provided and is attached.

The use of a “contiguous” annexation agreement as a means of allowing connection to the city’s public sewer in advance of “single-parcel” development/redevelopment has been previously employed to address situations similar to that presented by the subject request. If approved, the requested agreement would be the fourth “contiguous” agreement authorized. The purpose for requiring annexation is to ensure that the impacts to the city’s municipal services are managed and there is an orderly pattern of growth surrounding the city.

Following review of the submitted correspondence, evaluation of the existing utilities available to the property, Boone County permitting standards, and the public health benefits that would be compromised without a public sewer connection, staff believes the parcel has a unique set of conditions that supports the applicant’s request. The attached agreement was prepared following authorization to proceed from Council on January 5,



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2026. The attached and property owner executed agreement is consistent with that presented as part of Resolution 4-26 approved on January 5, 2026.

If approved, formal annexation of the subject site would be deferred, **not waived**, until such time as the City determines it appropriate to complete the annexation procedure. In the interim, the City will collect fees for the maintenance of its public sewer system in a manner commensurate with any other property that is non-contiguous, but served by city services.

Locator maps, applicant correspondence, Resolution R4-26, and the Boone County Regional Sewer District (BCRSD) "Consent to Serve" are attached.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with the extension or relocation of public utility infrastructure will be borne by the applicant.

Long-Term Impact: Long-term impacts following connection of the proposed dwelling to the public sewer would include infrastructure maintenance. 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: Inter-Governmental Cooperation, Tertiary Impact: Land Use & Growth Management

Legislative History

Date	Action
01/05/2026	Authorized to prepare "contiguous" annexation agreement. (R 4-26)

Suggested Council Action

Authorize the City Manager to execute a "contiguous" annexation agreement to permit the provision of sanitary sewer to property known as Lot 33, Gans Creek Subdivision, Block 3, as permitted under City Policy Resolution #115-97A.