

**CROCKETT**  
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October 30, 2023

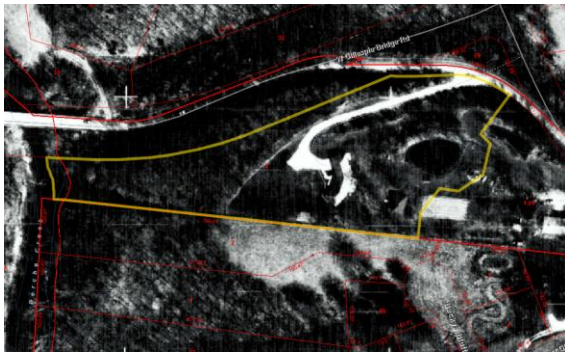
City of Columbia  
Community Development Department  
Attn: Kiian Ahmed & Pat Zenner  
701 E. Broadway  
Columbia, MO 65205

RE: 5550 W. Gillespie Bridge Road – Pre-Annexation Limited Services Agreement

Columbia Community Development:

On behalf of my client, Faye Nowell, we are requesting that the Columbia City Council consider our request for a limited services pre-annexation agreement that would allow our property to connect to city sewer.

This property is currently a peninsula of un-annexed property just east of Perche Creek. There is one other property due east of this tract that may have similar issues in the future. See the pictures below for the assessor's image of what this property looked like in 1992 vs. 2019.



This property has an existing home and shop building. The home and shop were built during the 1980's. This was long before the Longview subdivision south of this property was developed in the late 1990's. The city simply grew north and now abuts this property. City sewer and water infrastructure were built very near to this property, but never crossed onto the property. As such, city services are close but not currently accessible without your authorization.

Faye is trying to sell her home and move, but as part of the real estate transaction, a home inspection indicated that upgrades were required on her existing septic system. She tried to work with Boone County to get a permit to fix her on-site sewer system, but they would not allow such a permit due to the close proximity of city sewer. The county requires that a cost-benefit analysis be performed to show that connecting to sewer is not reasonable or practical in order to allow an on-site sewer modification to be permitted. In this case, connecting to city sewer is the most cost-effective sewer option, and makes the most sense due to close proximity. It is also the most environmentally responsible option. Whether or not it is practical, remains to be determined.

While the county can force the homeowner to pursue city sewer, they do not control City Council's ability to say yes or no to such a request. If City Council were to say no to our request, we do not know what other options we have. It is not clear whether or not Boone County would allow an on-site permit at that point, and the entire property would be in limbo. This is not a particularly unique situation. There are hundreds, if not thousands, of similar properties that are all affected in a similar way. It will continue to be a recurring issue for similar properties where Columbia simply grew closer. Many real-estate transactions are getting held up over similar issues.

Part of the uniqueness of this request is that the prospective home buyers are not looking to redevelop this property into anything different than the current single-family home that exists now. While it may be theoretically possible to subdivide this property into more lots, it is not likely to happen any time in the near future. Also, the shape, geometry, steep topography, and boundaries such as Perche Creek and Gillespie Bridge Road, limit the redevelopment potential of this property.

The standard process for contiguous properties to gain City services is to request annexation and zoning and come into the city. Faye has also explored this option. We have filed a request to rezone the property as R-1, and were intending to submit an annexation petition. We conducted a concept review meeting, and it seemed at the time that fire flows and distances from the house to the nearest fire hydrant were well within the 600' limit prescribed by the fire code. The stars seemed to align for this to work. Upon further review by the Columbia Fire Department, we were surprised to learn that they had issues with the accessibility to the front of the home from the nearest fire hydrant. It was explained to us, that the typical procedure involves the fire department driving directly from the nearest fire hydrant to the home in order to allow the hose to unreel on the way to the fire. In this case, the drivable route is not direct and would require laying more fire hose by hand than is typically done by the CFD. The configuration of the property is such that without major and costly modifications

to the neighbor's driveway, a costly water main extension, or some combination thereof, there would be no way to satisfy the CFD concerns.

In order for any of this to work, easements are required to be obtained from the neighbor to the south at 2201 Becky's Bluff Court. The neighbor at this location has been supportive of Faye's effort to improve the sewer, as it would benefit them by eliminating a non-conforming sewer system in close proximity to their house. They have indicated to her of their willingness to grant an easement for sanitary sewer purposes. However, they are not willing to further encumber their property with additional fire access roads or waterline easements and other utilities that don't directly benefit their property. As such, the only feasible route to extend a water main is along Gillespie Bridge Road. It would require a 700 lineal foot water main extension and fire hydrant with an approximate cost of \$75 per lineal foot of main and \$7,500 for the fire hydrant. The cost would be in the magnitude of \$60,000, which is exorbitant for Faye.

We have consulted with Gale Blomenkamp at the Boone County Fire Protection District. He has indicated that BCFPD currently provides fire service to this property and will continue to do so safely until the point at which this property is actually annexed into the city. Please find the attached e-mail correspondence indicating the BCFPD's ability to fight fires on more "rural" properties such as this by the use of tanker trucks and other equipment that they possess for rural fire fighting. In simplistic terms, we understand that CFD is set up to handle urban fires, and BCFPD is generally set up to handle rural fires. This property lies somewhere in-between.

Our understanding is that contiguous pre-annexation agreements are quite rare and have only happened on a limited basis. This property is a suitable candidate for such an agreement because the property owner is only seeking sewer service. None of the other city services are necessary. The city can simply collect the required sewer connection fees, charge a monthly sewer bill, and hold off on annexing this property until it becomes advantageous to the city to have this annexed at the discretion of a future City Council. We appreciate your consideration of our request, and look forward to discussing this further.

Sincerely,  
Crockett Engineering Consultants, LLC

A handwritten signature in black ink, appearing to read "Jesse Stephens". The signature is fluid and cursive, with the first name "Jesse" and last name "Stephens" clearly distinguishable.

Jesse R. Stephens, PE

## Jesse Stephens

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**From:** Blomenkamp, Gale <gblomenkamp@bcfdmo.com>  
**Sent:** Friday, October 27, 2023 4:01 PM  
**To:** Jesse Stephens  
**Subject:** Re: 5550 Gillespie Bridge Road

Jesse,

That location is currently in our jurisdiction and we will continue to provide fire protection to that location without issue.

The fire district and Columbia Fire are very similar in many areas, however your statement about rural firefighting is spot on. We currently deploy with tanker trucks to every fire that we respond to. This property is no different.

Please let me know if you need anything further.

On Fri, Oct 27, 2023 at 1:43 PM Jesse Stephens <[JStephens@crockettengineering.com](mailto:JStephens@crockettengineering.com)> wrote:

Gale,

Would you be able to verify that the Boone County Fire Protection District is currently providing fire protection service to 5550 W. Gillespie Bridge Road, and is able to provide continued fire protection to this property. We are still trying to figure out if this property can be annexed into the city. Columbia Fire Department has expressed concerns about their ability to provide fire service to this property due to accessible distances from city fire hydrants to the house location. We understand that they are generally more set up for urban firefighting capabilities, while BCFPD is more generally set up to provide rural fire protection. We would consider this property to be somewhere between urban and rural. We just want to verify that the BCFPD has the equipment and ability to fight a fire on this property in its existing configuration. Thanks for your consideration.



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Gale Blomenkamp, Assistant Chief/MPIO  
Support Services Bureau  
Boone County Fire Protection District  
Phone 573-447-5000  
Cell 573-219-0677

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