



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 7, 2022

Re: Boone County Fire Protection District Annexation Agreement (NE corner Bethel Church Road and South Route K) (Case #49-2022)

Executive Summary

Approval will authorize the City Manager execute an annexation agreement with the Boone County Fire Protection District permitting an approximately 5-acre tract of land to connect to the City's sanitary sewer system. The subject site is currently vacant and is located directly to the south of the District's existing Station 8 (addressed 5801 S Route K). The agreement establishes provisions for the future annexation of the acreage once contiguous with the City's corporate limits.

Discussion

Ford, Parshall & Baker, L.L.C. (agent), on behalf of the Boone County Fire Protection District (owner), seeks approval of an annexation agreement for approximately 5 acres of property located at the northeast corner of Bethel Church Road and South Route K. The site is presently vacant and zoned Boone County R-S (single-family residential). Upon annexation, the applicant requests R-1 (one-family dwelling district) zoning which would be considered equivalent to the site's current R-S designation.

The District seeks to build a new Station 8 on the property to replace existing Station 8 located immediately to the north. Per Policy Resolution 115-97A an annexation agreement is required given the parcel is not contiguous with the City's corporate boundary prior to permitting the new construction connect to the City's sewer system. The subject property is located within the Urban Services Area boundary as depicted within Columbia Imagined.

A two-lot subdivision plat is under review by Boone County and its approval is contingent upon the City's authorization of the attached agreement. The subject site is not located within a connection agreement and the property would be directly served by the City sanitary sewer system via an extension of an existing sanitary line located north of the site's northwest corner along Bethel Church Road. It should be noted that the District's existing Station 8 property is located within a connection agreement area with the Boone County Regional Sewer District.

Included with the applicant's request for approval of the attached annexation agreement was a request (attached) for a "waiver of all fees associated with this project including but not limited to construction fees, the one and half times connection fee, processing fees, plan review fees, etc." The request further stated "we feel this [fee waiver] is appropriate based on our history of cooperation whether it be free use of our training center by the Columbia Police Department, the numerous mutual aid calls for drone use on searches, and the huge



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task of active shooter training which occurred several years ago for every police officer and firefighter that worked for the City of Columbia.”

The approximate total impact of the requested fee waiver, if approved, would be \$4,222.90. This total includes a sewer connection fee (\$3600), a sewer construction plan review fee (\$300), a plumbing permit “tap” fee (\$72.90), and an annexation agreement processing fee (\$250).

There is presently no policy guidance on fee waivers for non-city service providers/districts/ jurisdictions, etc. The applicant's request for such a waiver of fees is at the discretion of the City Council. It should be noted that in recent years, organizations such as Boone Electric and Columbia Public Schools have paid standard processing, inspection and utility connection fees. It should be further noted that the attached standard annexation agreement requires the Owner to pay all fees required to connect to the City's sewer system and all monthly fees and charges as set forth in City code.

If the City Council is inclined to grant the applicant's fee waiver request, the annexation agreement would need to be amended accordingly and re-executed prior to final approval. Council may also desire to direct staff to prepare a policy resolution/regulatory guidance for fee waivers, how such policy may be administered, and the organizations eligible for such a policy.

Pursuant to the Columbia Imagined Future Land Use Map the subject property is identified as being located within a Neighborhood District. Neighborhood Districts are intended for residential uses, including public service providers. The desired use of the property as a fire station, and its future R-1 zoning, are consistent with this designation.

In addition to having access to public sewer, the site receives electric service from Boone Electric and is served by Consolidated Public Water District #1. Public safety services are presently provided by Boone County and will remain until annexed. Upon annexation utility services would not change; however, police and fire protection as well as trash collection would become the responsibility of the City.

Locator maps, fee waiver request, and the executed annexation agreement are attached for review.



Fiscal Impact

Short-Term Impact: An approximate loss of \$4,222.90 if waiver of fees is approved. All public infrastructure expansion or extension will be at the cost of the applicant.

Long-Term Impact: Long-term impacts may include sanitary sewer connection point maintenance. Additional long-term impacts may include increased public safety, and trash collection; however, such impacts would only be realized upon formal annexation of the property.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
NA	NA

Suggested Council Action

Authorize the City Manager to sign the annexation agreement and permit the applicant to connect to the public sewer.