



701 East Broadway, Columbia, Missouri 65201

Council Memo

Department Source: Community Development

To: City Council

From: City Manager & Staff

Council Meeting Date: July 20, 2026

Re: 1404 S. Cedar Grove Boulevard – Contiguous Annexation Agreement (Case #165-2026)

Impacted Ward: Ward 6

Executive Summary

Approval of this item will authorize the City Manager to execute a “contiguous” annexation agreement with the owners of the property located at 1404 S. Cedar Grove Boulevard (Andrew & Sara Boyles, Trustees of the Boyles Family Revocable Trust) allowing the subject property to be connected to the city's sanitary sewer in order to replace their failing onsite sewer system. The subject property is adjacent to the city limits on the west side of Rolling Hills Road, just north of Highway WW.

The request to seek a “contiguous” annexation agreement in lieu of a “direct” annexation was precipitated following formal review of the property owners' inquiry regarding the potential annexation and permanent zoning as required by Policy Resolution 115-97A. As part of that review, a number of practical difficulties were identified with regards to the delivery of municipal services upon the parcel's annexation. As such, staff sought and obtained authorization from Council, on June 1, 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 nearby 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

Andrew and Sara Boyles, Trustees of the Boyles Family Revocable Trust (owners), are requesting approval of a “contiguous” annexation agreement with the City of Columbia to allow for connection of their property to city sewer. The 3-acre property is currently zoned Boone County A-R (Agriculture Residential) and is located at 1404 S. Cedar Grove Boulevard.

The circumstances associated with the applicant's request are similar to those arising in 2024 when the Council permitted the City Manager to execute a “contiguous annexation agreement” (R237-24 and Ord. 026001) with the owners of 1101 S. Cedar Grove Boulevard, approximately 1,600-feet north of the subject site adjacent to the Brooks Subdivision. Not unlike this prior situation, the current one presents issues with efficient and cost-effective delivery city-services to an existing County subdivision where the city has no existing infrastructure footprint. Furthermore, the prior situation was sought to mitigate concerns of

Cedar Grove Subdivision residents over the impacts that a direct annexation may have upon their properties.

The current request is believed to be similar to that of 1101 S. Cedar Grove Boulevard, as each pose concerns with providing efficient and cost-effective city public safety and solid waste services. The subject site is situated such that it and the surrounding properties are served by PWSD #9 and Boone Electric, with many having onsite sewer treatment systems. Trash collection is also by private contractor.

Connecting to the City's sanitary sewer is advantageous for the property owners and is considered essential to ensure that environmental quality in the watershed is maintained. A "Consent to Serve" letter from the Boone County Regional Sewer District is attached, authorizing the City to serve the subject property.

Policy Resolution 115-97A requires that any property seeking to connect to the City's sanitary system must annex when it is directly contiguous to the city's municipal limits. The purpose for requiring annexation is to ensure an orderly pattern of growth and manage impacts to the City's municipal services. However, since 2020 the City Council has recognized the unique factors surrounding similar requests, and have authorized a number of contiguous properties to utilize the "contiguous" annexation agreement process in these circumstances.

Following evaluation of the existing utilities available to the property, Boone County permitting standards that would govern the subject site until formally annexed into the corporate limits, the public health benefits that would be compromised without a public sewer connection, and the similarities to the other approved "contiguous" annexation agreement along S. Cedar Grove Boulevard, staff believes the parcel has a unique set of conditions associated with it that supports the applicant's request.

If the requested "contiguous" annexation agreement is approved, the annexation of the subject site would be deferred until such time as the City determines it is 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 not within the City, but served by city services.

Locator maps and the Boone County Regional Sewer District "Consent to Serve" letter are attached.

Fiscal Impact

Short-Term Impact: Limited. No short-term costs are expected for the city. All necessary improvements are to be installed at the developer's expense.

Long-Term Impact: Any potential impact may or may not be offset by increased user fees and/or property tax collection.

Strategic & Comprehensive Plan ImpactStrategic 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: Environmental Management

Legislative History

Date	Action
06/01/2026	Authorizing The Boyles Family Revocable Trust to pursue access to sanitary sewer services through a "contiguous" annexation agreement for property addressed as 1404 S. Cedar Grove Boulevard (Res. R 111-26).

Suggested Council Action

Approve the proposed "contiguous" annexation agreement for the property located at 1404 S. Cedar Grove Boulevard.