



701 East Broadway, Columbia, Missouri 65201

Council Memo

Department Source: Law

To: City Council

From: City Manager & Staff

Council Meeting Date: May 18, 2026

Re: Public Hearing to Consider Removal of Real Property from the North 763 Community Improvement District Boundary

Impacted Ward: Ward 2

Executive Summary

This is a public hearing to consider a request to remove three tracts owned by Burrell from the North 763 Community Improvement District (the "District"). The request includes a Burrell project titled in the name of Edenton Ridge Apartments, LP.

Discussion

On December 15, 2008, the City Council approved the North 763 Community Improvement District (the "District") through adoption of Ordinance No. 020153. The District is located generally at the northeast intersection of Brown School Road and Hwy North 763/Range Line Street and consists of approximately 40 acres.

In order for property to be removed from the boundary of a community improvement district, state law requires the City Council to hold a public hearing where all members of the public may be heard on the request. Notice of the public hearing is required to be provided to the public by publication at least two weeks in advance of the date of the hearing and by certified mail to all property owners within the District. Following the public hearing, the Council may determine whether it is in the best interest of the community improvement district to remove the requested property from the boundary. Removal requires the Council to make a finding that the District can meet its obligations without the revenues from the property to be removed.

A request to remove the Burrell entities property was considered by the District Board of Directors and on November 16, 2022 it passed Resolution No. 2022-19 by which the District consented to the removal of the Burrell entities property from the CID boundary. The District also found that removal of the property will not impair any District obligations and that the Burrell entities tracts do not generate any revenues to contribute to the District. Since that time, the District has reaffirmed its desire to have the Burrell entities property removed from the boundary of the District. If approved, this action would remove tracts B, C and G on the informational map from the District boundaries.

The City Council adopted a resolution setting this public hearing at its meeting on April 6, 2026. The City Clerk sent the notice of the hearing via certified mail to the property owners and requested publication of the notice as required by state law.

Following conclusion of the public hearing, Council will have the opportunity to consider an ordinance approving removal of the Burrell entities property from the boundary of the District.

Fiscal Impact

Short-Term Impact: None
Long-Term Impact: None

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Inter-Governmental Cooperation, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
04/20/2026	R70-26: Setting a public hearing to consider removal of tracts owned by Burrell, Inc. and Edenton Ridge Apartments, LP from the boundary of the North 763 Improvement District.
12/15/2008	Ordinance No. 020153 (B 369-08A): Approving a petition requesting the formation of the North 763 Community Improvement District.

Suggested Council Action

Conduct public hearing.