

■QUESTIONS AND ANSWERS ABOUT VOLUNTARY ANNEXATION.

To be eligible for voluntary annexation into the City of Columbia, your property must be adjacent to the City limits (either presently or when combined with other properties). The process of voluntary annexation requires that you complete an application form and an annexation request form, have it notarized and return it to the City of Columbia Department of Planning and Development, along with an accurate legal description of the property. A copy of the recorded deed to the property may serve as the legal description. City staff will complete the processing of your annexation request. The process takes approximately three months from the time the application is submitted until final action by the City Council.

Q. What services will I receive by being annexed into the City of Columbia?

- A. The following is a brief summary of City services. For a more detailed explanation, please call the appropriate City department or the City Department of Planning and Development at (573) 874-7239.

Police: Land which is annexed into the City comes under the jurisdiction of the Columbia Police Department.

Fire Protection: Under the terms of an agreement between the City of Columbia and the Boone County Fire Protection District, newly-annexed areas will continue to be served by the Boone County Fire Protection District.

Refuse Collection: City residents receive weekly refuse, comingled recycling and yard waste pickup service. Vouchers for trash and recycling bags are provided three times per year. Yard waste bags are provided twice per year. The monthly charge for this service is \$14.42/month as of 6/21/2010. Please consult Section 22-159(a) of City Code for an up-to-date fee schedule.

Water Service: Generally, annexation has no effect on existing developments in terms of water service. Existing developments, which are served by a water district or private well are not affected by annexation. Subdivisions located outside the City limits which are now using City water, by prior agreement with the City, will no longer be assessed a surcharge fee once annexed. New subdivisions developed on annexed land are required to use City water unless there is a territorial agreement in place between the City and a water district. Extension of City waterlines is at the developer's expense.

Sanitary Sewers: Generally, annexation has no effect on existing developments in terms of sanitary sewer service. Existing developments, which are served by the Boone County Regional Sewer District or a private treatment system will not be affected by annexation. Subdivisions located outside the City limits which are now using a City sewer, by prior agreement with the City, will no longer be

assessed a surcharge fee once annexed. New subdivisions developed on annexed land are required to use City sewers unless there is a territorial agreement in place between the City and the Boone County Regional Sewer District. Extension of City sewer lines is at the developer's expense.

Street Maintenance: All public streets, other than State roadways, will be cleaned, will receive routine maintenance and will have snow removed, all at no cost once annexed. There is no immediate requirement to bring streets, lacking curb and gutter, up to City standards or to install sidewalks that would be triggered by annexation. However, the City has long had a practice of improving certain streets or installing needed sidewalks. These areas are identified through property owner petitions and by an inventory of street conditions throughout the City. The costs are shared with adjoining property owners through the tax billing process. The City will not maintain private streets.

Electrical Power: The City has a territorial agreement with Boone Electric Cooperative. The agreement is not affected by annexation. The geographic location of property determines whether the City Water and Light Department or Boone Electric Cooperative provides electrical service for future development. City electrical facilities are extended within the City's service area at no cost to a developer. Street lights are provided by both the City and Boone Electric for new developments and may be installed in existing subdivisions, depending on the circumstances.

Public Transportation: Most outlying areas of the City are not on a City bus line. Annexed areas qualify for City paratransit service, however.

Stormwater Management: The City operates a storm water utility which requires a monthly payment ranging from 65 cents to \$1.35, depending upon the main floor habitable area. The money collected is used to construct stormwater conveyance systems and repair existing stormwater facilities. Note: The above fees are for residential development. Please contact the City Public Works Department at 573-874-7474 for information on non-residential fees.

Q. Will property taxes change after annexation?

A. This will vary depending upon geographic area and other factors such as fire bonds. In some cases, annexation results in a slight decrease in real estate taxes. Lower real estate taxes are offset somewhat, however, by the higher sales tax paid by City residents, which would add to the cost of a large ticket item such as a new vehicle.

Q. Will homeowners' insurance rates change after annexation?

A. Individual homeowners' insurance rates may go down by as much as \$50 per

year due to City fire ratings.

Q. Will I have a street name or address change?

A. The City Public Works Department will review existing streets and addresses of property to be annexed. The City will require a street name or address change if the existing street name or address does not comply with the City's standards.

Q. What other obligations and regulations will result from annexation into the City?

A. Some City regulations which apply to new and existing developments are:

- Rental housing ordinance (requires that all rental units be registered and inspected for compliance once every three years). The cost is a \$35 application fee plus \$7/dwelling unit, all of which must be paid every three years.
- Weed control ordinance, which prohibits grass or weeds more than 12 inches in height (applied in residential areas only).
- Noise ordinance (prohibits excessive noise during early morning and late night hours).
- Zoning and Subdivision Regulations.
- Building code enforcement.
- Sign Regulations.
- Open (alcoholic beverage) container laws.
- Leash and dog waste laws.
- Smoking ordinances.