
Item (I)(1)(C) - Henderson Branch Sewer Extension Update

From Jesse Stephens <JStephens@bcrsd.com>

Date Fri 7/17/2026 1:54 PM

To Jesse Stephens <JStephens@bcrsd.com>

Dear Board of Trustees,

I recently attended a meeting with City of Columbia staff to discuss the status of the Henderson Branch Sewer extension. On May 19th of 2025, the City Council authorized staff to proceed with the final design for the proposed construction of sanitary sewers to serve Henderson Branch and establish a special connection fee to recover costs for the properties served by the sewer.

City staff presented an alternative funding strategy of 1/3 of the cost being born by the City, 1/3 of the cost to BCRSD, and 1/3 of the cost to the Midway Truck stop. This proposal did not consider any special connection fees. The proposal and map currently does not indicate any customer growth or regionalization options for the District, so this would cost over \$2,000,000 to the District without any monetary benefit to the ratepayer. This is a materially different funding strategy than what was presented during the 2025 public input meetings and the language that is in the attached council memo.

The special connection fee was discussed alongside of other funding strategies such as a Community Improvement District (CID), obtaining an SRF grant and loan for the project, and allowing BCRSD to retain the territory and pay for wholesale service back to the City. We are also revisiting the costs associated with connecting the Midway Truck stop to the Midway Crossings treatment plant. A future meeting will be scheduled to discuss this along with the Stantec report.

Please find the attached highlighted council memo and supporting documentation for reference.



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City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: City Utilities - Sewer/Stormwater

To: City Council

From: City Manager & Staff

Council Meeting Date: May 19, 2025

Re: Public Hearing: proposed design and construction of sanitary sewers to serve the Henderson Branch Sewer Watershed.

Executive Summary

This is the public hearing for the design and construction of sanitary sewers to serve the Henderson Branch Watershed. The project location is shown on the attached Location Map. An interested parties meeting was held on January 22, 2025. The resolution estimate for this project is \$5,400,000. Funding for the project would be provided from Sewer Utility enterprise funds with reimbursement of these costs through special connection fees charged to the properties as they connect to the sewer.

Discussion

At the July 1, 2024 City Council work session, the Henderson Branch sewer extension project was discussed. At that time, Council directed staff to proceed with the Public Improvement process.

The Henderson Branch sewer extension would serve approximately 1,415 acres of property around the intersection of Interstate 70 and Highway 40, commonly known as Midway. It would consist of approximately 10,000 linear feet of 15 to 21-inch sewer. See the attached Project Graphics for the proposed alignment. The project would allow removal of existing private treatment facilities that discharge approximately 17,500 gallons per day into the Henderson Branch, tributary to Perche Creek. Elimination of these facilities would improve the water quality of both Henderson Branch and Perche Creeks. The extension will also provide access to public sewer for future development in the area and allow for removal of smaller facilities serving homes and businesses in the area.

Black and Veatch completed a Sewer Master Plan for the City in 1973. The main objective was to identify an area for watershed protection. This would protect human health and the environment by creating a regional sewer collection and treatment system and reducing discharges into local water bodies. This plan was updated in 2007, continuing the concept of regionalized sewer treatment for protection of the watersheds. Since the City's treatment plant was constructed in the early 1980s, more than 100 smaller sewer treatment facilities have been removed from service. The Perche Creek Interceptor is the trunk sewer located in this watershed. The Henderson Sewer extension was included as a future project in the City's 2004 Sewer Master Plan. This project would extend sewer from the existing Perche Creek Interceptor sewer to a point west and north of the I-70 and US-40 interchange.

Staff conducted an Interested Parties Meeting (IP) on January 22, 2025. Twenty-one (21) people attended the IP meeting. Two people called in that could not attend. Seventy-four



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(74) visits to the BeHeard page had no comments, and one question was answered concerning annexation. No major opposition was received during the IP meeting. Some owners in the north portion of the watershed requested that the sewer be extended or easements be acquired to the north and east boundary of the Midway Truck Stop (Bechtold Properties LLC). The Project Graphic and cost estimate reflect this change and will be further evaluated during final design.

The estimate for this project is \$5,400,000 to be paid through Sewer Utility enterprise revenue funds with reimbursement by imposing an additional connection fee to properties as they connect to the sewer. This cost recovery method would allow the project costs to be recovered through the end user instead of rate payers bearing the entire cost of the project. The additional connection fee would be the area of the platted property or parcel that connects to this sewer in proportion to the total watershed area served by this sewer extension and its final total cost.

It will be necessary to coordinate the sewer project with the MoDOT Interstate 70 project. While the design of the highway improvement is not available at this time, ensuring the sewer will not have to be reconstructed when the interstate improvements are constructed is essential. Coordination with the Boone County Regional Sewer District (BCRSD) has already started. This sewer extension will provide sewer service outside the corporate limits of the City and therefore will require an agreement with the BCRSD per state law. If directed to move forward with design and construction, staff will also negotiate an agreement with the BCRSD for Council approval.

Fiscal Impact

Short-Term Impact: The resolution estimate for this project is \$5,400,000 and will be paid from Sewer Utility enterprise revenue funds with provision for a special connection fee to property owners to recover costs.

Long-Term Impact: The annual maintenance cost for the sanitary sewer collection system is approximately \$1.00 per foot. This corresponds to an annual cost of approximately \$10,000.00

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Organizational Excellence, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Environmental Management, Tertiary Impact: Economic Development



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Legislative History

Date	Action
04/21/2025	R43-25 Setting a public hearing: proposed design and construction of sanitary sewers to serve the Henderson Branch Watershed.
02/25/2024	B9-24 Authorizing Amendment 9 to the general cooperative agreement with the Boone County Regional Sewer District to remove assignment of sewer service to properties in the Midway area and financial participation for construction of the Henderson Branch sewer extension project.
09/04/2018	B206-18 Authorizing the acquisition of easements for construction of sanitary sewers to serve the Henderson Branch Watershed. <i>Withdrawn</i>
09/04/2018	B205-18 Authorizing construction of sanitary sewers to serve the Henderson Branch Watershed; calling for bids through the Purchasing Division. <i>Defeated</i>
09/04/2018	PH33-18 Proposed design and construction of sanitary sewers to serve the Henderson Branch Watershed.
08/20/2018	R120-18 Setting a public hearing: proposed design and construction of sanitary sewers to serve the Henderson Branch Watershed.
05/21/2018	B100-18 Authorizing construction of sanitary sewers to serve the Henderson Branch Watershed; calling for bids through the Purchasing Division. <i>Defeated</i>
05/21/2018	B101-18 Authorizing the acquisition of easements for construction of sanitary sewer to serve the Henderson Branch Watershed. <i>Withdrawn</i>
05/15/2017	PH15-17 Proposed design and construction of sanitary sewers to serve the Henderson Branch Watershed.
04/17/2017	R52-17 Setting a public hearing: proposed design and construction of sanitary sewers to serve the Henderson Branch Watershed.
11/07/2016	PH20-16 Construction of the Henderson Branch sewer extension project.
10/03/2016	PH20-16 Construction of the Henderson Branch sewer extension project. <i>Tabled</i>
07/05/2016	PH20-16 Construction of the Henderson Branch sewer extension project. <i>Tabled</i>
06/06/2016	R60-16 Setting a public hearing: construction of the Henderson Branch sewer extension project.
08/17/2015	B232-15 Amending the General Cooperative Agreement with Boone County Regional Sewer District
08/03/2015	R125-15 Engineering Services Agreement with HDR Engineering for the Henderson Branch Sewer Extension Project



City of Columbia

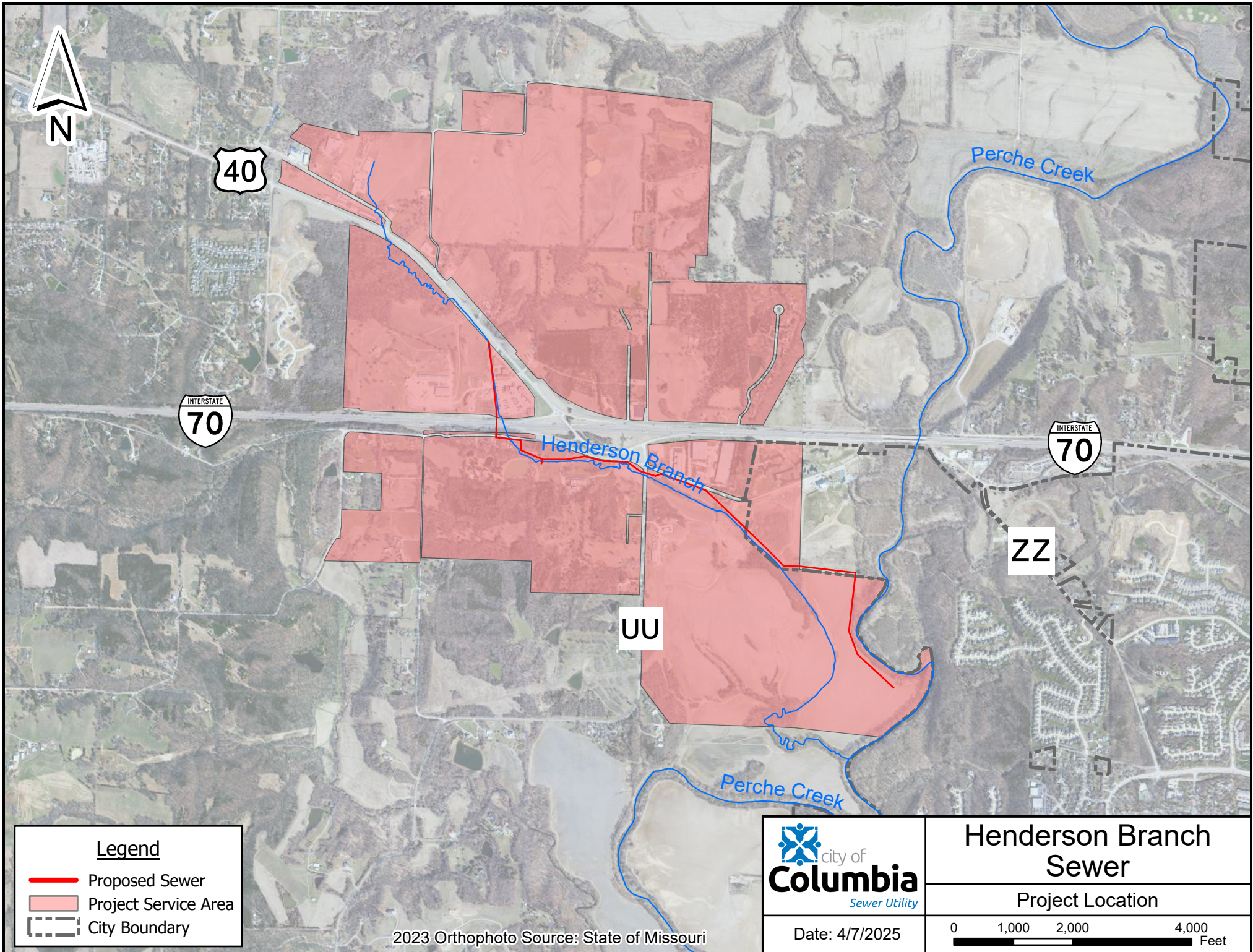
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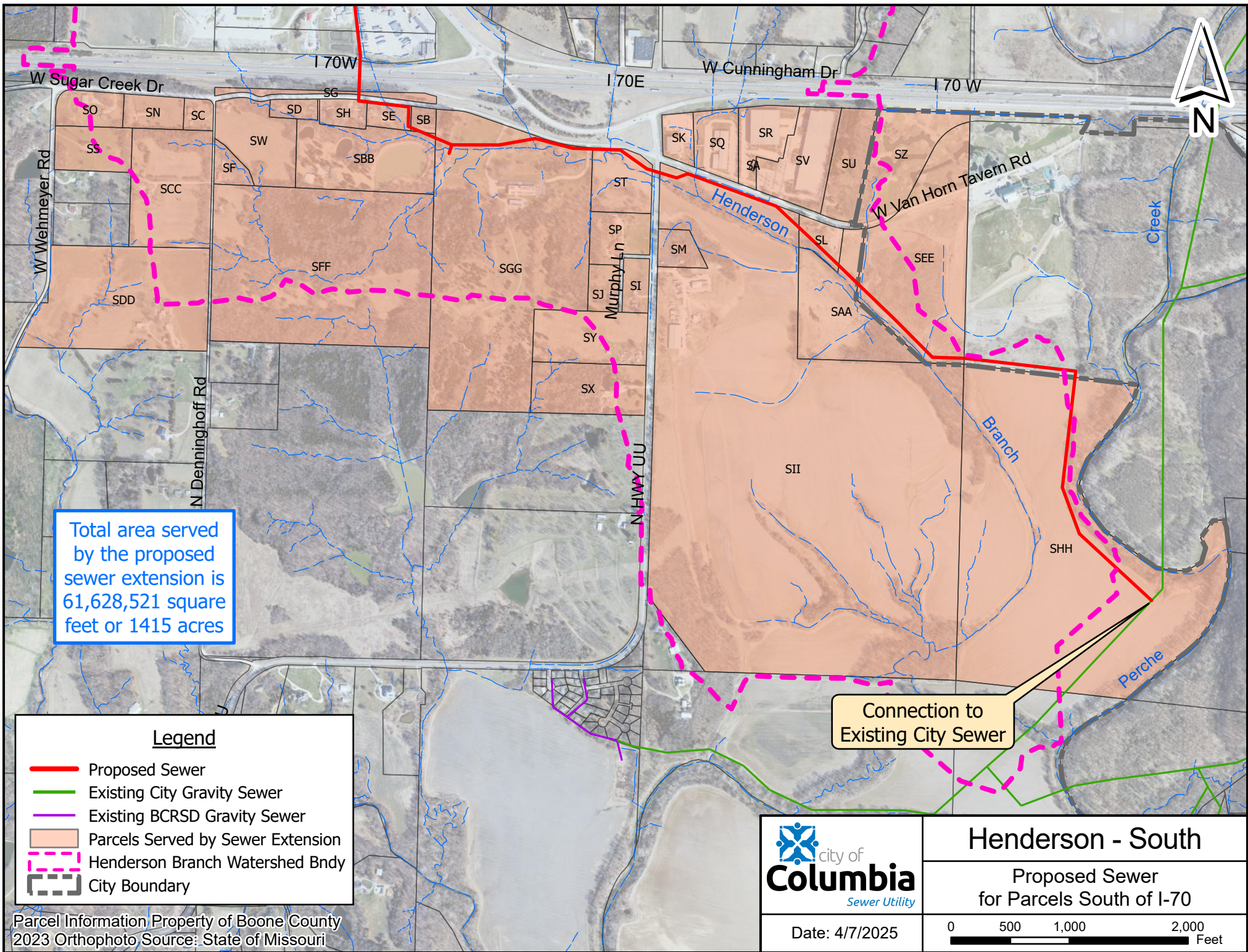
Suggested Council Action

Direct staff to proceed with the final design for the proposed construction of sanitary sewers to serve Henderson Branch and establish a special connection fee to recover costs from the properties served by the sewer.

HENDERSON SEWER IMPROVEMENT PROJECT CONTACT LOG AS OF MAY 7, 2025							
Property Owner	Parcel Address	Mailing Address	Comments	Invited to IP Meeting	Attended IP Meeting	Sent PH Letter 05/07/2025	Expressed Interest in Connection
Como West Storage LLC	W Hwy 40	1210 Sunset Columbia, MO 65202	Bob Kilgore; Trevor Kilgore	Yes	Yes	yes	No
Cochran Judy	1010 N Denninghoff Rd	1575 E Oaklad Church Rd Columbia, MO 65203		Yes		yes	
Boone County Regional Sewer District	Van Horn Tavern Rd	1314 N 7th St Columbia, MO 65203	Daniel Cunningham; Bill Watkins; Chris Piper; Jesse Stephens;	Yes	Yes	yes	Yes
Zagonenko Petr & Valeriya Vladimirovna	931 Hwy UU	931 N Hwy Uu Columbia, MO 65203		Yes		yes	
Algya Edward N & Margaret M	801 N Hwy UU	801 N Highway Uu Columbia, MO 75001		Yes		yes	
Fenton Dale-Wanda Trust	1001 N Hwy UU	1001 N Highway Uu Columbia, MO 65256		Yes		yes	
Ambica Investments LLC	6751 W Hwy 40	1250 S Hwy Uu Columbia, MO 65203	Utsuv Patel	Yes	Yes	yes	Yes
Rust Wendy K Trust	Cunningham Dr	Po Box 699 Cape Girardeau, MO 65047		Yes		yes	
McWilliams William B Revocable Living Trust	W Henderson Rd	7105 W Henderson Rd Columbia, MO 89121		Yes		yes	
Great Rivers Council Inc Boy Scouts Of America	6081 W Van Horn Tavern	1203 Fay St Columbia, MO 65202		Yes		yes	
Midway Usa Foundation Inc	6001 Van Horn Tavern	6001 W Van Horn Tavern Rd Columbia, MO 32034		Yes		yes	
X Count Properties Missouri LLC	5885 Van Horn Tavern	5855 W Van Horn Tavern Rd Columbia, MO 65202		Yes		yes	
NRA Foundation Inc	5875 Van Horn Tavern	11250 Waples Mill Rd Fairfax, VA 65202	Jason Kemna	Yes	Yes	yes	Unknown
Cochran David W & Debra S	2800 N Ivy Ln	2800 Ivy Ln Columbia, MO 65202		Yes		yes	
Kuhler Farms Inc	2020 N Ivy Ln	2020 N Ivy Ln Columbia, MO 65202		Yes		yes	
Greenwing Development LLC	W Cunningham Dr	Po Box 756 Columbia, MO 65202		Yes		yes	
D & D Investments Of Columbia LLC	6215 W Cunningham Dr	602 Geld St Jefferson City, MO 65202		Yes		yes	
Missouri Pork Producers Association	6235 W Cunningham Dr	922 4th St Boonville, MO 65203		Yes		yes	
Centurytel Of Missouri LLC	1570 N Taliesin Way	P O Box 4065 Monroe, LA 65251		Yes		yes	
Thompson Gordon L & Darlene L Trust	N Taliesin Way	1900 N Taliesin Way Columbia, MO 65202		Yes		yes	
Hinshaw Fred N & Janet M Family Trust	1420 N Countryside Dr	1420 N Countryside Dr Columbia, MO 65202		Yes		yes	
Hutchinson R Kenneth Trust	1419 N Countryside Dr	1419 N Countryside Dr Columbia, MO 65202	Ken Hutchison	Yes	No	yes	Yes
Colwill Jack M & Winifred S Trust	1417 N Countryside Dr	1417 N Countryside Dr Columbia, MO 65205		Yes		yes	
Grabicy Claudio & Kimberly	1415 N Countryside Dr	1415 N Countryside Dr Columbia, MO 65109		Yes		yes	
Bernhardt David C & Jessica	1413 N Countryside Dr	1413 N Contryside Dr Columbia, MO 63702		Yes		yes	
Hughley Zoe & Jacob L Beasley	1411 N Countryside Dr	1411 N Countryside Dr Columbia, MO 65233		Yes		yes	
Lewis Betty Sanders	1400 N Countryside Dr	1400 N Countryside Dr Columbia, MO 71211		Yes		yes	
Greenlee Gary M & Annette Kolling-Buckley	1402 N Countryside Dr	1402 N Countryside Dr Columbia, MO 65202		Yes		yes	
Lamantia Family Revocable Living Trust	1406 N Countryside Dr	1406 N Countryside Dr Columbia, MO 65202		Yes		yes	
Oestreich Elsa & Keaton	1410 N Countryside Dr	1410 N Countryside Dr Columbia, MO 65202		Yes		yes	
Shive Andrew & Stephanie Fuchs	1412 N Countryside Dr	1412 W Countryside Dr Columbia, MO 65202		Yes		yes	
Brown Brian K & Jacqueline M	1414 N Countryside Dr	1414 N Countryside Dr Columbia, MO 65203		Yes		yes	
Stokes Dan & Shannon J D Stokes	1416 N Countryside Dr	1416 N Countryside Dr Columbia, MO 65202		Yes		yes	
Pease Geoffrey & Diane Caprice Pease	1418 N Countryside Dr	1418 N Countryside Dr Columbia, MO 65202		Yes		yes	
Mfi Golf LLC	W Van Horn Tavern Rd	7900 N Rte J Rochepport, MO 65202		Yes		yes	
Merideth George W & Marjorie J Revocable Trust	2000 N Schotte Ln	2125 County Road 230 Fulton, MO 65202		Yes		yes	
Akin David & Julia Family Trust	2101 N Schotte Ln	2101 N Schotte Ln Columbia, MO 65202		Yes		yes	
Wiswall Greg & Gina	701 N Denninghoff Rd	7409 W Country Hill Rd Columbia, MO 65202		Yes		yes	
Thornhill Linda K	1301 N Denninghoff Rd	1301 N Denninghoff Rd Columbia, MO 65202	Linda Thornhill	Yes	Yes	yes	Unknown
Grant Robert Lee & Iola Katherine Revocable Trust	6950 W Sugar Creek Dr	6950 W Sugar Creek Dr Columbia, MO 65202		Yes		yes	
Cockrum Ray S	7000 W Sugar Creek Dr	7000 W Sugar Creek Dr Columbia, MO 65202		Yes		yes	
United States Cellular Operating Co Of Columbia	7080 W Wehmeyer Rd	Po Box 2629 Addison, TX 65202		Yes		yes	
McWilliams William B Revocable Living Trust	N Ivy Ln	17530 Rte F Harrisburg, MO 65202		Yes		yes	
Md & B LLC	W Henderson Rd	7655 W Sugar Creek Dr Columbia, MO 65203		Yes		yes	
Midway Henderson Holding LLC	7205 W Hwy 40	3225 Mcleod Dr Ste 100 Las Vegas, NV 65279		Yes		yes	
Mccarson Tim	6801 W Hwy 40	6801 Hwy 40 Columbia, MO 65202		Yes		yes	
James & Gaynor Dunlop Real Estates LLC	2033 N Ivy Ln	95136 Golden Glow Dr Fernandina Beach, FL 65202		Yes		yes	
Cook Sue A	2151 N Ivy Ln	2151 N Ivy Ln Columbia, MO 65203	Sue Cook	Yes	No	yes	
Amato Anthony L & Donna S	2201 N Ivy Ln	2201 N Ivy Ln Columbia, MO 65203		Yes		yes	
Mcgaiffic Brenda	2211 N Ivy Ln	2211 N Ivy Ln Columbia, MO 65274		Yes		yes	
Easton Randy L	2221 N Ivy Ln	2221 N Ivy Ln Columbia, MO 65203		Yes		yes	
Boone County Fire Protection District	6951 W Hwy 40	2201 I-70 Dr Nw Columbia, MO 30022		Yes		yes	
Cunningham Joe S & Leeta Dell Cunningham Family	N Schotte Ln	6001 W Cunningham Dr Columbia, MO 65203		Yes		yes	
G.S. Properties LLC	W Henderson Rd	425 Kaiser Industrial Park Kaiser, MO 65202		Yes		yes	
Bechtold Properties LLC	6401 W Hwy 40	6401 W Hwy 40 Columbia, MO 65203	Joe Bechtold; Christina	Yes	Yes	yes	Yes
Blaska James E	5901 W Cunningham Dr	5901 W Cunningham Dr Columbia, MO 65203		Yes		yes	
Owens Courtney	W Sugar Creek Dr	6600 W Sugar Creek Dr Columbia, MO 65203		Yes		yes	
Knutson Living Family Trust	1300 N Denninghoff Rd	1001 N Denninghoff Rd Columbia, MO 65202	Barbar Knutson	Yes	Yes	yes	No
Harris Darren & Jane	6550 W Sugar Creek Dr	3715 Hwy 5 New Franklin, MO 65203		Yes		yes	
Sturtevant Amanda M	6500 W Sugar Creek Dr	6500 W Sugar Creek Dr Columbia, MO 65201		Yes		yes	
Ravindran Maheswari	6440 W Sugar Creek Dr	4270 Falls Ridge Dr Alpharetta, GA 65203		Yes		yes	
Sugar Creek Tjl Properties LLC	6620 W Sugar Creek Dr	6620 W Sugar Creek Dr Columbia, MO 65202		Yes		yes	
Jira Charles J & Sheila K Revocable Trusts	1000 N Denninghoff Rd	7171 W Henderson Rd Ste A Columbia, MO 65203		Yes		yes	
Anr Campus LLC	6300 W Sugar Creek Dr	6300 W Sugar Creek Dr Columbia, MO 65203	Ross Griffin/Ray Brown	Yes	Yes	yes	Yes
Meyer Dennis H	701 N Hwy UU	701 N Highway Uu Columbia, MO 65203		Yes		yes	
Schmidt Frederick E	601 N Hwy UU	601 N Highway Uu Columbia, MO 65202		Yes		yes	
Vh Properties LLC	5830 W Van Horn Tavern	2101 W Broadway Ste 103 Columbia, MO 65201		Yes		yes	
Dougherty Rita K	5821 W Van Horn Tavern	5821 W Van Horn Tavern Rd Columbia, MO 65203		Yes		yes	
Fritz Family Gift Trust	696 N Hwy UU	1312 Creasy Springs Rd Columbia, MO 65203	Scott & Dana Fritz	Yes	Yes	yes	Yes
Boone County-University Of Mo Extension Council	1012 N Hwy UU	1408 I-70 Dr Sw Columbia, MO 22030		Yes		yes	
Boone County Resource Management			Thaddeus Yonks/Planning	Yes	Yes	No	Yes

Henderson Acreage								
Parcel	Acreage	Square Feet	Parcel	Acreage	Square Feet	Parcel	Acreage	Square Feet
NA	0.47	20,653	NJJ	4.81	209,312	SA	0.08	3,655
NB	1.01	43,798	NKK	5.03	219,069	SB	1.01	43,832
NC	1.17	50,891	NLL	5.10	222,091	SC	1.50	65,175
ND	1.25	54,391	NMM	6.76	294,386	SD	1.52	66,008
NE	1.25	54,363	NNN	6.89	300,089	SE	1.81	78,953
NF	1.29	56,137	NOO	8.18	356,402	SF	1.88	81,707
NG	1.33	58,118	NPP	8.46	368,595	SG	1.95	84,859
NH	1.38	60,299	NQQ	9.56	416,323	SH	2.11	91,946
NI	1.50	65,380	NRR	11.47	499,595	SI	2.31	100,518
NJ	1.54	66,941	NSS	11.84	515,946	SJ	2.35	102,561
NK	1.58	68,846	NTT	13.79	600,678	SK	2.43	106,024
NL	1.60	69,689	NUU	15.10	657,922	SL	2.50	108,901
NM	1.82	79,140	NVV	16.14	703,193	SM	2.51	109,154
NN	1.84	80,072	NWW	35.51	1,546,728	SN	3.26	141,894
NO	2.09	90,870	NXX	43.12	1,878,330	SO	3.81	166,160
NP	2.10	91,516	NYY	48.48	2,111,989	SP	4.65	202,696
NQ	2.15	93,777	NZZ	56.09	2,443,293	SQ	4.76	207,520
NR	2.33	101,556	NAAA	71.80	3,127,648	SR	5.32	231,700
NS	2.33	101,346	NBBB	74.72	3,254,878	SS	5.57	242,538
NT	2.36	102,846	NCCC	126.67	5,517,776	ST	6.02	262,113
NU	2.50	108,698	NDDD	131.88	5,744,659	SU	6.65	289,673
NV	2.51	109,276				SV	8.81	383,666
NW	2.53	110,352				SW	8.83	384,623
NX	2.61	113,562				SX	9.44	411,019
NY	2.62	113,948				SY	9.75	424,717
NZ	2.74	119,208				SZ	11.14	485,132
NAA	3.01	130,991				SAA	14.40	627,279
NBB	3.02	131,404				SBB	14.61	636,284
NCC	3.38	147,183				SCC	15.62	680,618
NDD	3.57	155,719				SDD	28.37	1,236,005
NEE	3.66	159,288				SEE	28.59	1,245,357
NFF	3.67	160,029				SFF	55.86	2,433,459
NGG	3.72	161,920				SGG	63.91	2,783,858
NHH	4.11	178,938				SHH	96.86	4,219,010
NII	4.33	188,665				SII	192.86	8,401,195





Total area served by the proposed sewer extension is 61,628,521 square feet or 1415 acres

Legend

- Proposed Sewer
- Existing City Gravity Sewer
- Existing BCRSD Gravity Sewer
- Parcels Served by Sewer Extension
- Henderson Branch Watershed Bndy
- City Boundary

Connection to Existing City Sewer



city of

Columbia

Sewer Utility

Henderson - South

Proposed Sewer for Parcels South of I-70

Date: 4/7/2025

