



1314 North 7th Street
Columbia, MO 65201
p: 573-443-2774
f: 573-499-0489
www.bcrsd.com

**BOONE COUNTY REGIONAL SEWER DISTRICT
PROJECT UPDATE**

August 14 2026

Project Start Date	Recent Update	Projects Under Construction	Work-In-Progress	Active or Inactive Project	Number of New Units	Easements Needed
12/27/2022	7/14/2026	Clearview Heights Subdivision (Developer Built)	Under Construction.	Active	14 - Residential	Easements to be platted
4/3/2017	7/14/2026	Highfield Acres Sanitary Sewer Improvements (CIP)	Under Construction. Tree clearing.	Active	0 - Decommission	0
10/25/2024	8/14/2026	Rochepoint Trailside Pump Station (ARPA)	Under Construction. Final payment application.	Active	0 - Rehabilitation	0
8/21/2025	8/14/2026	5087 & 5095 New Haven Rd Private Sewer (Homeowner Built)	5087 New Haven Rd Complete. 5095 New Haven Rd Complete.	Active	2 - Residential	0
7/30/2024	8/14/2026	Bolli Road Sanitary Sewer Improvements (NID)	Notice of Lien's for Special Assessments Complete.	Active	10 - Residential	0

Project Start Date		Projects Awaiting Construction	Work-In-Progress	Active or Inactive Project	Number of New Units	Easements Needed
4/2/2025	7/15/2026	Mellies Sewer Extension (Homeowner Built)	Construction Plans Approved 10/3/25. Awaiting Construction	Active	1 - Residential	0
7/3/2025	7/3/2025	Bethel Baptist Church (Developer Built)	Construction Plans Approved 7/3/25. Awaiting Construction	Inactive	8 - Combination	0
10/29/2024	11/1/2024	Jon Gray Sewer Exentsion (Developer/ Homeowner Built)	Const. Plans Submitted for Review 3/22/24. Waiting on Easement	Inactive	1 - Residential	1
5/14/2024	7/29/2024	Kathryn Drive Sewer Extension (Developer/ Homeowner Built)	Construction Plans Approved 7/29/24. Awaiting Construction	Inactive	1 - Residential	0
3/15/2018	12/7/2022	Lake Chateau (Developer Built)	No Construction Schedule. Plan update 12/7/22.	Inactive	0 - Treatment Rehab	0



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Privately Funded / Developer Built Projects	Concept Review	Assignment of Easements, Warranty Deed, Bill of Sale	Plan Review & Legal Documents	MDNR Approval & Construction Permit	Construction Inspection	Acceptance Testing	Facility Start-Up	As-Builts	Acceptance of Bill of Sale
Bethel Baptist Church									
Clearview Heights Subdivision									
Lake Chateau									
5087 & 5095 New Haven Rd Private Sewer									
Mellies Sewer Extension									

Progress Notes	
Bethel Baptist Church	Awaiting construction. No update in schedule.
Clearview Heights Subdivision	Awaiting construction. No update in schedule.
Lake Chateau	Awaiting construction. No update in schedule.
5087 & 5095 New Haven Rd Private Sewer	Under construction. Sewer for 5095 New Haven Rd is complete. Sewer for 5087 New Haven Rd still under construction.
Mellies Sewer Extension - Clearview Rd	Awaiting construction.



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Capital Improvement Projects	Engineer Selection	Preliminary Design Concept Plans	Easement Acquisition	Final Plan Review	MDNR Approval & Construction Permit	Secure Financing	Preconstruction Meeting	Notice to Proceed	Construction Inspection	Substantial Completion	Final Completion	Facility Start-Up	Notice of Completion to MDNR
Highfield Acres													
Rocheport Trailside Pump Station													

Progress Notes	
Highfield Acres	Loan Closed. Pre-Construction Meeting Scheduled for 6/25/26.
Rocheport Trailside Pump Station	Under construction. Rocheport Trailside Lift Station Rehab is approximately 95% completed. ARPA Funding Certificate Complete.



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Neighborhood Improvement District Projects	Concept Evaluation Approval by Boone County	Petition Presented to Property Owners	Petition Returned by Property Owners	County Commission Forms NID	Public Hearings on NID	County Commission Order to Proceed with NID	Start Consulting Engineer on Design	Receive Design & Easement Legal Descriptions from Engineer	Complete Easement Acquisition	Advertise for Construction Bids	Close Financing	Award Construction Contract	Construction Inspection	Final Costs Certified by County Auditor	Order Special Assessments
Bolli Road NID															
Phenora North NID															

Progress Notes	
Bolli Road NID	Notice of Lien's for Special Assessments have been completed for the Bolli Rd NID project.
Phenora North NID	Recommendation of Award. Meetings held with the County Commission and the Neighbors inside the NID boundary. Powerpoint presentation attached.

The background of the slide is a light gray gradient. It is decorated with numerous realistic water droplets of various sizes. Some droplets are at the top, some at the bottom, and some are clustered together. They have highlights and shadows, giving them a three-dimensional appearance.

PHENORA NORTH NEIGHBORHOOD IMPROVEMENT DISTRICT

7-21-2026

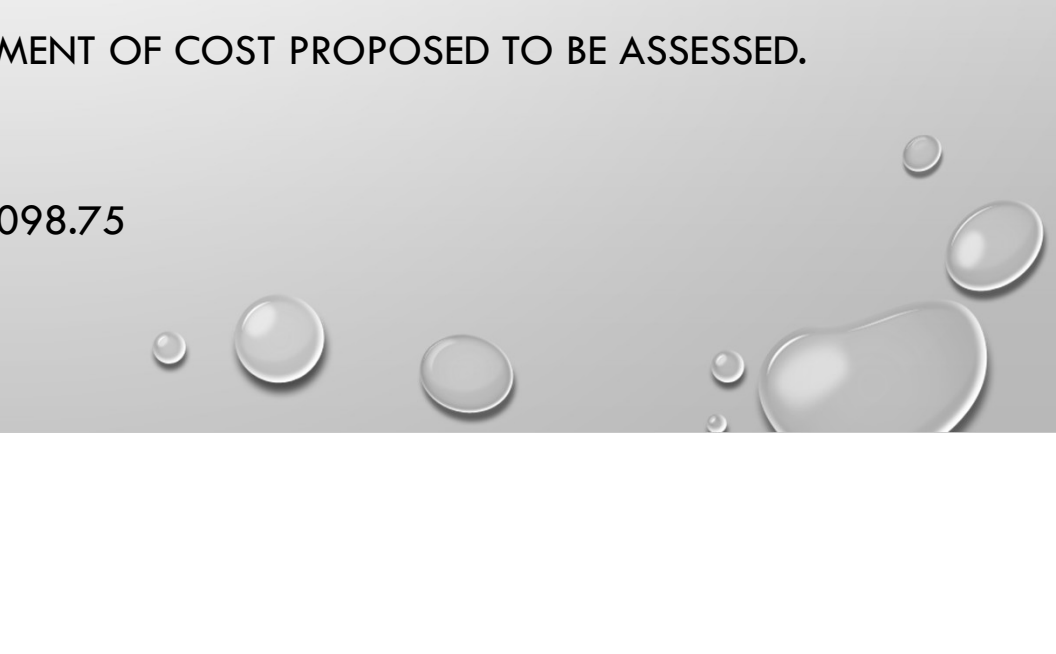
PHENORA NORTH LAGOON

- DANIEL CUNNINGHAM (DIRECTOR OF OPERATIONS/NID COORDINATOR)



PHENORA NORTH NID – HISTORY

NID FORMATION

- COMMISSION ORDER 348-2013
 - THE PETITION FOR THE CREATION OF THE PHENORA NORTH NID.
 - 3 OUT OF 4 OF THE ORIGINAL PROPERTY OWNERS SIGNED THE PETITION, REPRESENTING 88% OF THE PROPOSED NID. SIGNED JUNE 30, 2013.
 - COMMISSION ORDER 539-2013
 - THE NOTICES OF HEARING AND STATEMENT OF COST PROPOSED TO BE ASSESSED.
 - ESTIMATED COSTS = \$297,679.00
 - NID STATUTORY LIMIT (125%) = \$372,098.75
- 

PHENORA NORTH NID – HISTORY

PAST AND CURRENT PROPERTY OWNERS

- ALL 8 PROPERTIES HAVE CHANGED HANDS SINCE NID FORMATION
- 3 OUT OF 4 OF THE ORIGINAL OWNERS SIGNED THE PETITION (88%)
- ALL 4 PROPERTY OWNERS HAVE SINCE SOLD THEIR PROPERTIES
- 2 CURRENT OWNERS (NORTH BRIDGE PROPERTIES, LLC & CBSS PROPERTIES, LLC) ARE BOTH SUPPORTIVE OF THE NID



PHENORA NORTH NID – HISTORY

ORIGINAL PROPERTY OWNERS

	Owner	Tax Parcel	Shares	Current Use
1	Brown	11-616-24-03-001.00	8	8-Plex
2	CABB Investments LLC	11-616-24-01-027.00	6	*
3	CABB Investments LLC	11-616-24-01-026.00	6	*
4	CABB Investments LLC	11-616-24-01-028.00	7	One Four-Plex & One Tri-plex
5	Hostetler Properties LLC	11-616-24-01-002.00	4	Four-Plex
6	Hostetler Properties LLC	11-616-24-01-003.00	4	Four-Plex
7	Hostetler Properties LLC	11-616-24-01-024.00	4	Four-Plex
8	Simms	11-616-24-01-001.00	4	Four-Plex
		Total Shares	43	

* Parcels 11-616-24-01-027.00 and 11-616-24-01-026.00, combined, have three – Four (4) plexes for 12 total living units under common ownership.

CURRENT PROPERTY OWNERS

	Owner	Tax Parcel	Shares	Current Use
2	North Bridge Properties LLC	11-616-24-03-001.00	8	8-Plex
3	North Bridge Properties LLC	11-616-24-01-027.00	6	*
4	North Bridge Properties LLC	11-616-24-01-026.00	6	*
5	North Bridge Properties LLC	11-616-24-01-028.00	7	One Four-Plex & One Tri-plex
6	CBSS Properties LLC	11-616-24-01-002.00	4	Four-Plex
7	CBSS Properties LLC	11-616-24-01-003.00	4	Four-Plex
8	CBSS Properties LLC	11-616-24-01-024.00	4	Four-Plex
9	North Bridge Properties LLC	11-616-24-01-001.00	4	Four-Plex
		Total Shares	43	



PHENORA NORTH NID – HISTORY

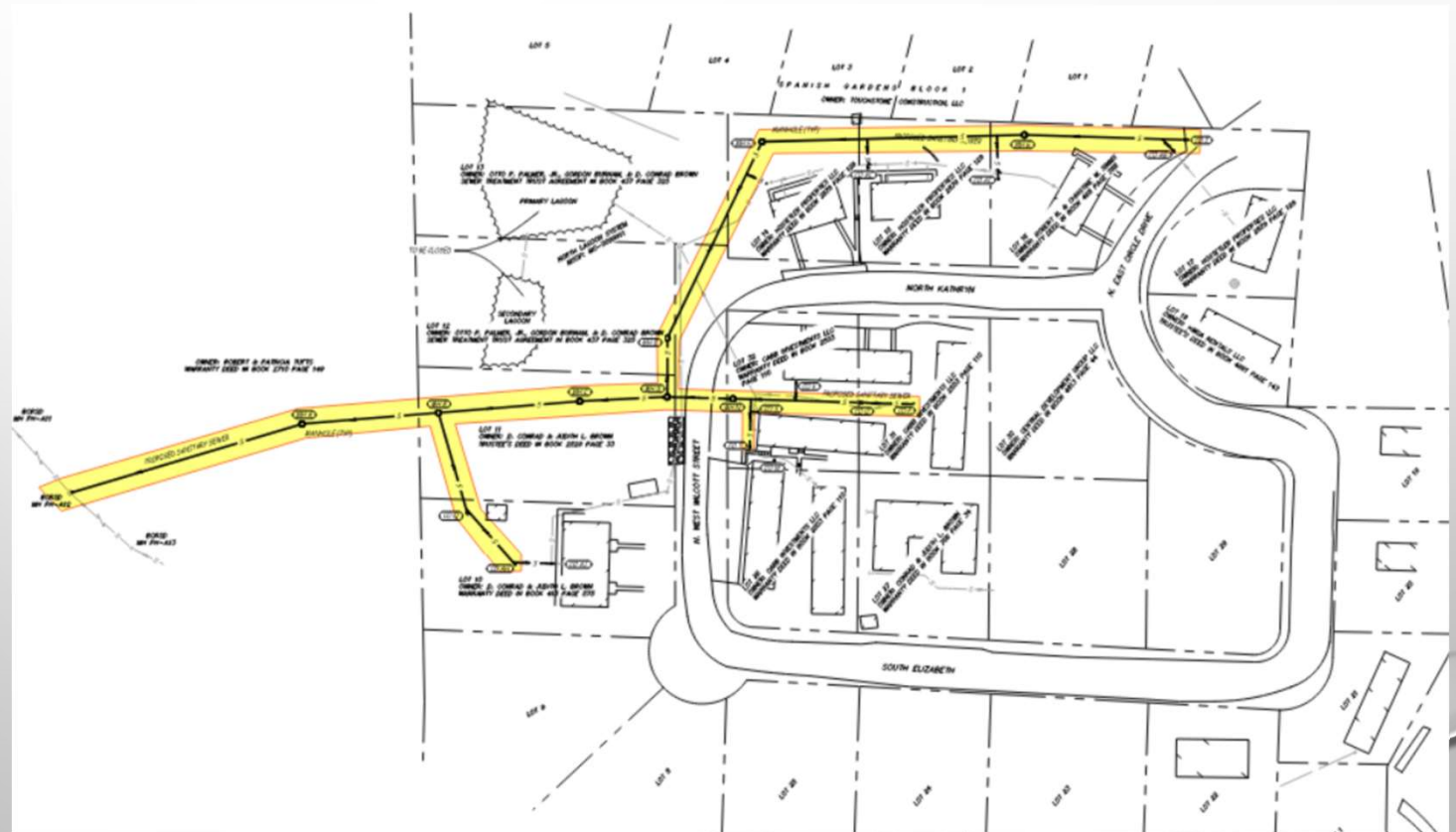
MDNR ABATEMENT ORDER

- BCRSD RECORDS INDICATE THAT THE MISSOURI DEPARTMENT OF NATURAL RESOURCES ISSUED AN ABATEMENT ORDER ON CONSENT, NUMBER 1100, DATED JULY 7, 2011.
 - THE LAGOONS WERE FOUND TO BE OUT OF COMPLIANCE.
 - MATTHEW RILEY IS THE CURRENT CASE MANAGER WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, CLEAN WATER COMPLIANCE AND ENFORCEMENT SECTION.
 - MDNR COORDINATION FOR THIS CASE IS ON-GOING.
- 

PHENORA NORTH NID – HISTORY

SEWER EASEMENTS

- PROPERTY OWNERS INSIDE THE NID BOUNDARY AND OUTSIDE THE NID BOUNDARY HAVE SIGNED PERMANENT SEWER EASEMENTS.





PHENORA NORTH NID – FINANCING

MISSOURI CLEAN WATER STATE REVOLVING FUND (CWSRF)

- THE BCRSD HAS APPLIED TO THE CWSRF PROGRAM ON BEHALF OF THE BOONE COUNTY COMMISSION AND HAS BEEN GRANTED A LOW INTEREST LOAN AND GRANT THROUGH THE CWSRF PROGRAM.
 - THE 2026 ESTIMATED TOTAL CONSTRUCTION COSTS FOR THE PHENORA NORTH NID LAGOON CLOSURE AND SANITARY SEWER IMPROVEMENTS WAS \$406,798.
 - THE 2026 CWSRF INTENDED USE PLAN (IUP) HAS PUBLISHED AN ESTIMATED LOAN OF \$162,720 AND AN ADDITIONAL \$244,078 GRANT FOR THE PROJECT.
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PHENORA NORTH NID – PROJECT BID INFORMATION

CONTRACTOR				SUBLETT TRUCKING & EXCAVATION		SSCC INC		MMLC	
ITEM #	DESCRIPTION	UNIT	QTY	UNIT PRICE	Bid	UNIT PRICE	Bid	UNIT PRICE	Bid Eligible
1	MOBILIZATION AND BONDS	Lump Sum	1	\$ 32,000.00	\$ 32,000.00	\$ 40,000.00	\$ 40,000.00	\$ 28,000.00	\$ 28,000.00
2	CLEARING AND GRUBBING	Acre	1.2	\$ 22,000.00	\$ 26,400.00	\$ 30,000.00	\$ 36,000.00	\$ 9,500.00	\$ 11,400.00
3	DEMOLITION OF EXISTING IMPROVEMENTS	Lump Sum	1	\$ 6,750.00	\$ 6,750.00	\$ 4,000.00	\$ 4,000.00	\$ 17,500.00	\$ 17,500.00
4	8 INCH SDR 35 PVC W/ TRACER WIRE	Linear Feet	1,225	\$ 52.00	\$ 63,700.00	\$ 150.00	\$ 183,750.00	\$ 112.00	\$ 137,200.00
5	6 INCH SDR 35 PVC	Linear Feet	270	\$ 55.00	\$ 14,850.00	\$ 140.00	\$ 37,800.00	\$ 108.50	\$ 29,295.00
6	TRACER WIRE TEST STATIONS (RHINO TRI-VIEW OR APPROVED EQUAL)	Each	5	\$ 300.00	\$ 1,500.00	\$ 300.00	\$ 1,500.00	\$ 680.00	\$ 3,300.00
7	STANDARD MANHOLES	Each	6	\$ 4,893.54	\$ 29,361.24	\$ 15,000.00	\$ 90,000.00	\$ 5,250.00	\$ 31,500.00
8	OUTSIDE DROP MANHOLES (6' DEEP OR LESS)	Each	2	\$ 6,791.00	\$ 13,582.00	\$ 18,000.00	\$ 36,000.00	\$ 9,366.00	\$ 18,732.00
9	OUTSIDE DROP MANHOLES (ADDITIONAL DEPTH >6' DEEP)	Vertical Feet	1.5	\$ 5,917.00	\$ 8,875.50	\$ 1,000.00	\$ 1,500.00	\$ 775.00	\$ 1,162.50
10	TIE INTO EXISTING MANHOLE	Each	1	\$ 3,500.00	\$ 3,500.00	\$ 10,000.00	\$ 10,000.00	\$ 4,500.00	\$ 4,500.00
11	SANITARY CLEANOUTS	Each	13	\$ 500.00	\$ 6,500.00	\$ 500.00	\$ 6,500.00	\$ 900.00	\$ 11,700.00
12	TRENCH PATCH - N. WEST WILCOTT	Square Yards	45	\$ 85.00	\$ 3,825.00	\$ 300.00	\$ 13,500.00	\$ 190.00	\$ 8,550.00
13	FULL DEPTH GRANULAR BACKFILL (COMPACTED)	Cubic Yards	30	\$ 83.00	\$ 2,490.00	\$ 200.00	\$ 6,000.00	\$ 100.00	\$ 3,000.00
14	SILT FENCE (INCL. MAINTENANCE & REMOVAL)	Linear Feet	950	\$ 6.75	\$ 6,412.50	\$ 10.00	\$ 9,500.00	\$ 12.00	\$ 11,400.00
15	DIVERSION DIKE (INCL. MAINTENANCE & REMOVAL)	Linear Feet	160	\$ 35.00	\$ 5,600.00	\$ 10.00	\$ 1,600.00	\$ 35.00	\$ 5,600.00
16	9 INCH DIAMETER SEDIMENT LOG (INCL. MAINTENANCE & REMOVAL)	Linear Feet	130	\$ 20.00	\$ 2,600.00	\$ 10.00	\$ 1,300.00	\$ 20.00	\$ 2,600.00
17	ROCK DITCH CHECK (INCL. MAINTENANCE & REMOVAL)	Each	2	\$ 950.00	\$ 1,900.00	\$ 400.00	\$ 800.00	\$ 650.00	\$ 1,300.00
18	SWPPP SIGN (INCL. MAINTENANCE AND REMOVAL)	Lump Sum	1	\$ 2,850.00	\$ 2,850.00	\$ 5,000.00	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00
19	CONCRETE CLEANOUT (INCL. MAINTENANCE & REMOVAL)	Lump Sum	1	\$ 6,250.00	\$ 6,250.00	\$ 2,000.00	\$ 2,000.00	\$ 900.00	\$ 900.00
20	CONSTRUCTION ENTRANCE (INCL. MAINTENANCE)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,500.00	\$ 5,500.00
21	LAGOON CLOSURE (SEE PLAN FOR DETAILS)	Lump Sum	1	\$ 74,335.00	\$ 74,335.00	\$ 225,000.00	\$ 225,000.00	\$ 274,500.00	\$ 274,500.00
22	TEMPORARY TRAFFIC CONTROL PER MUTCD	Lump Sum	1	\$ 2,500.00	\$ 2,500.00	\$ 10,000.00	\$ 10,000.00	\$ 5,500.00	\$ 5,500.00
23	SEEDING AND MULCHING (PERMANENT STABILIZATION)	Lump Sum	1.5	\$ 4,000.00	\$ 6,000.00	\$ 20,000.00	\$ 30,000.00	\$ 25,000.00	\$ 37,500.00
24	PROJECT WARRENTY (1-YEAR)	Lump Sum	1	\$ 4,500.00	\$ 4,500.00	\$ 30,000.00	\$ 30,000.00	\$ 5,000.00	\$ 5,000.00
25	CONSTRUCTION STAKING	Lump Sum	1	\$ 2,500.00	\$ 2,500.00	\$ 10,000.00	\$ 10,000.00	\$ 7,200.00	\$ 7,200.00
TOTAL (COSTS)					\$ 331,781.24		\$ 796,750.00		\$ 665,339.50

PHENORA NORTH NID – ESTIMATED OTHER PROJECT COSTS

Project Cost Table	SRF Loan Costs:	SRF Grant Costs:	Other Sources Costs:	Ineligible Costs:	Total:
Engineering	\$ 60,698.00	\$ -	\$ -	\$ -	\$ 60,698.00
Construction Contract - 1	\$ 132,712.50	* \$ 199,068.74	\$ -	\$ -	\$ 331,781.24
Construction Contract - 2	\$ -	\$ -	\$ -	\$ -	\$ -
*Contingency - (10% of Construction & Eng)	\$ 15,699.17	* \$ 23,548.75	\$ -	\$ -	\$ 39,247.92
City/District Attorney Fees	\$ -	\$ -	\$ -	\$ -	\$ -
Other (Refinancing Outstanding Debt)	\$ -	\$ -	\$ -	\$ -	\$ -
Other (add description)	\$ -	\$ -	\$ -	\$ -	\$ -
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -
Local Financial Advisor	\$ -	\$ -	\$ -	\$ -	\$ -
*Local Bond Counsel (% of Loan)	\$ 4,000.00	\$ -	\$ -	\$ -	\$ 4,000.00
*Program Bond Counsel	\$ 8,500.00	\$ -	\$ -	\$ -	\$ 8,500.00
*Paying Agent Fee	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00
*Master Trust Bonds Expense (0.6% of Loan)	\$ 1,335.66	\$ -	\$ -	\$ -	\$ 1,335.66
Total	\$ 223,945.33	\$ 222,617.49	\$ -	\$ -	\$ 446,562.82

* SRF Grant Max of **\$244,078**. 60/40 Split Between Grant/Loan. The Max Cap is Based Off SRF Application.

* Contingency = 10% of Total Construction & Engineering Costs.

* Local Bond Counsel = Calculated based on principal loan amount.

* Program Bond Counsel = Set to \$8,500 for all Loans by DNR (2026 Costs)

* Paying Agent Fee = Set to \$1,000 for all Loans by DNR (2026 Costs)

* Master Trust Bonds Expense = 0.6% of Loan Closing Costs.

PHENORA NORTH NID – ESTIMATED OTHER PROJECT COSTS

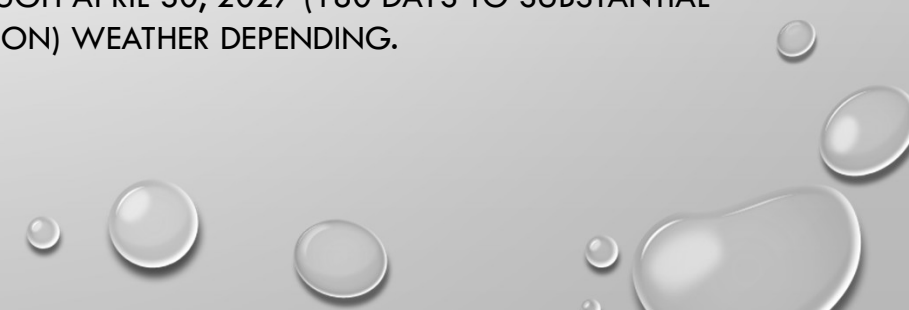
- CONSTRUCTION COSTS = \$331,781.24
- CONSTRUCTION CONTINGENCY = \$39,247.92 (10% OF CONSTRUCTION)
- ENGINEERING = \$60,698
- LOAN CLOSING COSTS = \$14,835.66
- NID ADMINISTRATIVE COSTS = \$4,465.63 (INCLUDES 1% COUNTY COLLECTOR FEE)
- TOTAL ESTIMATED COSTS TO BE CERTIFIED BY THE COUNTY AUDITOR = \$451,028.45
- MINUS THE ESTIMATED (\$222,617.49) GRANT = \$228,410.96
- NID STATUTORY LIMIT (125%) = \$372,098.75

PHENORA NORTH NID – CLOSEOUT PROCESS & FUNDING OPTIONS FOR NEIGHBORS

- ONCE CONSTRUCTION IS COMPLETE, THEN THE FINAL CONSTRUCTION COSTS ARE CERTIFIED BY THE COUNTY AUDITOR. CERTIFIED COSTS ARE PRESENTED TO THE COUNTY COMMISSIONERS FOR APPROVAL. UPON ORDER OF THE COUNTY COMMISSION, SPECIAL ASSESSMENTS ARE ISSUED. THE SPECIAL ASSESSMENTS WILL BE ASSESSED IN SUBSTANTIALLY EQUAL ANNUAL INSTALLMENTS OVER A PERIOD OF TWENTY (20) YEARS. THE SPECIAL ASSESSMENTS SHALL BE A LIEN ON THE PROPERTY AGAINST WHICH THEY ARE ASSESSED AND SHALL BE COLLECTED IN THE SAME MANNER AS PROPERTY TAXES.
- THE PROPERTY OWNERS ALSO HAVE THE OPTION TO PAY OFF THEIR PRO-RATED SHARE OF THE FINAL CERTIFIED COSTS WITHIN A LIMITED AMOUNT OF TIME AFTER NOTICES ARE ISSUED. IF PAYMENTS ARE NOT MADE WITHIN THE ALLOTTED TIME, THEN LIENS ARE PLACED ON THE PROPERTY AND THE PROPERTY OWNER ELECTS TO PAY THE FULL 20-YEAR PRINCIPAL AND INTEREST OF THEIR PRO-RATED SHARE, EVEN IF PAID OFF EARLY.
- \$228,410.96 / 43 SHARES = \$5,311.88 PER SHARE **(STATUTORY LIMIT (SL)= \$372,098.75 / 43 SHARES = \$8,653.46)**
- NORTH BRIDGE PROPERTIES LLC = 31 SHARES OR \$164,668.37 PLUS INTEREST (IF FINANCED) **(UP TO SL OF \$268,257.24)**
- CBSS PROPERTIES LLC = 12 SHARES OR \$63,742.59 PLUS INTEREST (IF FINANCED) **(UP TO SL OF \$103,841.51)**
- THE COUNTY OF BOONE WILL ASK THE PROPERTY OWNERS TO SIGN AN ACKNOWLEDGEMENT AGREEING TO PAY UP TO THE MAXIMUM STATUTORY LIMIT THAT WAS AGREED TO UNDER THE ORIGINAL PETITION/COUNTY COMMISSION ORDER. ESSENTIALLY THE PROPERTY OWNERS ARE ASKING THE COUNTY COMMISSION TO FINALLY APPROVE THIS CONTRACT.



PHENORA NORTH NID – NEXT STEPS

- BIDDING DOCUMENTS ARE BEING SUBMITTED TO MDNR IN ORDER TO CLOSE THE FINANCING. DOCUMENTS BEING SUBMITTED BY BCRSD, THE CONTRACTOR, AND THE COUNTY OF BOONE.
 - SUPPLEMENTAL AGREEMENT – OUTLYING SPECIFIC CONDITIONS UNDER THE PHENORA NORTH NID PROJECT.
 - CERTIFICATIONS TO MDNR FOR LOAN CLOSING, INCLUDING: ASSURANCES OF FUNDING, UEI NUMBER, CERTIFICATE AS TO TITLE PROJECT SITE, CERTIFICATION REGARDING DEBARMENT, CERTIFICATION REGARDING LOBBYING, WORK AUTHORIZATION/ E-VERIFY, ETC.
 - BOND ISSUANCE DOCUMENTS TO MDNR, INCLUDING AUTHORIZATIONS FOR G.O. BONDS, ESCROW TRUST AGREEMENT, PURCHASE AGREEMENT BETWEEN MDNR/BOONE COUNTY/BCRSD.
 - CONSTRUCTION IS EXPECTED TO START NOVEMBER 1, 2026 THROUGH APRIL 30, 2027 (180 DAYS TO SUBSTANTIAL COMPLETION) AND JUNE 29, 2027 (240 DAYS TO FINAL COMPLETION) WEATHER DEPENDING.
 - C290220-01 PROJECT NUMBER
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QUESTIONS

