
Item H(1)(A) - Henderson Branch Sewer Extension Update

From Jesse Stephens <JStephens@bcrsd.com>

Date Mon 10/19/2026 7:27 AM

To Jesse Stephens <JStephens@bcrsd.com>

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Dear Board of Trustees,

The Midway CID process is continuing to progress. The boundary of the CID has been confirmed and there are meetings with the Surveyor in the next week to confirm the legal description for the CID. Once that is complete it will be routed to Chris for final packaging and presentation to the property owners, and subsequently the County Clerk for signature verification prior to presentation to the County Commission.

Also, I have sent out a letter to City of Columbia staff requesting a City Council work session to answer any questions they may have about the CID prior to it going before County Commission. The preferred plan is still route funding from the CID to the Henderson Branch Sewer project. However, there will be provisions in the plan to allow for a connection to Midway Crossings, should the Henderson project stall for any reason.



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October 19th, 2026

VIA EMAIL AND U.S. MAIL

Erin Keys, P.E.
Director of Utilities
City of Columbia
701 E. Broadway
P.O. Box 6015
Columbia, MO 65205

Re: Request for at City Council Work Session to Henderson Branch Sewer, Midway Area CID, and Wholesale rate structures

Dear Ms. Keys:

As you are aware, the District has been working with several of the property owners in the affected area of the Henderson Branch sewer extension project. The Midway Area Community Improvement District is a few weeks away from being presented to the County Clerk and the County Commission for review and public hearings on the matter. The proposed CID could significantly affect the funding mechanism for the Henderson Branch sewer extension. It is our preference to figure out how to route proceeds from the Midway CID to the benefit of the Henderson Branch sewer project to defray costs of the project for the affected property owners, the District, and the City of Columbia.

This funding mechanism is fundamentally different than what was approved by City Council in May of 2025, and we feel that the City Council should be briefed on the changes prior to the CID going before the County Commission. This would allow the City Council to ask us any questions they have and be briefed prior to the public nature of the Commission proceedings, and subsequent questions that may arise from it.

We are awaiting a response to our comments on the Stantec Report, which was presented to us in late June 2026 and to which we responded in mid-July. As of October 19th, we have received no response to our inquiries. Because we are finalizing our 2027 budget assumptions, we request, at a minimum, confirmation that the proposed rate changes will be deferred until FY 2028, after our inquiries have been fully reviewed. As a reminder, our July letter requested the following information:

- All workpapers, source data, and calculations underlying the cost allocation the 2026 Study;

- The 2021 Study workpapers to understand the basis for the 2021 percentages and how they changed by 2026;
- A time-accounting of City engineering and administrative staff hours, separating City-only work from shared work;
- A project-by-project accounting of how proceeds from the 2007B SRF, 2010A SRF DLP, and 2015–2020 Sewer Revenue Bonds were spent;
- An explanation of the “Transfers to Associated Fund” line item; and
- A review of the actual, calculated cost of providing three specific services — wastewater treatment, pumping, and major trunk and interceptor line maintenance — for FY 2021 through FY 2025.

As mentioned in our prior letter, we also believe it is time to have discussions regarding the cooperative agreements between the City of Columbia and the District. I believe there could be several mutually beneficial changes that could be made that would provide pathways for more efficient sewer service and potentially remove impediments to the construction of affordable housing in key areas.

We welcome the opportunity to meet and discuss these issues. Please contact me at your convenience to schedule a meeting.

Sincerely,

BOONE COUNTY REGIONAL SEWER DISTRICT

A handwritten signature in black ink, appearing to read "Jesse Stephens", with a stylized flourish at the end.

Jesse Stephens, P.E.
Executive Director

c: De'Carlton Seewood, City Manager
Becky Thompson, Interim City Counselor
Tom Ratermann, Assistant Director
Chris Pieper, BCRSD General Counsel