

CITY OF MARYVILLE, MISSOURI

COUNCIL ACTION REPORT



Title: An Ordinance to Acknowledge a Petition to Annex Certain Real Estate Located at 24770 Interlude Road Owned by Calvary Chapel Northwest, Inc. and Schedule a Public Hearing

Council Bill No.: 2026'74

Agenda Date: September 8, 2026

Presented by: Matt Smith, Public Works Director

BACKGROUND:

Missouri Revised Statutes Section 71.012 outlines annexation procedures for cities regarding unincorporated areas that are contiguous and compact to existing corporate limits. The section provides that upon presentation of a petition, the City Council shall hold a public hearing concerning the proposed annexation not less than fourteen (14), nor more than sixty (60) days after the petition for annexation is received. The hearing shall be held not less than seven (7) days after notice is provided in newspapers of the general circulation.

On September 1, 2026, staff received an application for voluntary annexation from Calvary Chapel Northwest, Inc. for property located at 24770 Interlude Road. The property borders the city limits on portions of its west side. The property desires connection to the city sanitary sewer. City sewer is accessible along the property's South border and will not require a main extension.

The petition has been reviewed and meets the requirements for voluntary annexation. The proposed ordinance accepts the petition and schedules a public hearing on said petition at the September 28, 2026 City Council meeting.

FINANCIAL CONSIDERATIONS:

Since this property is tax-exempt, annexation of the property will not lead to any increase in city property tax revenue. There will be no expenses incurred by the City for the extension of utilities to serve the property.

LEGAL CONSIDERATIONS:

The ordinance has been reviewed and approved by the City Attorney.

COMPREHENSIVE PLAN:

Section Three: Community Plan (Chapter 7, pg. 103)

- “Community Unification. While difficult to quantify, a split between people who live inside and outside corporate limits can be harmful to the town’s critical sense of community and identity. Establishing unified transportation and open space systems and maintaining a common commitment to the city’s future can be important factors when considering annexation.”
- “A Positive Cost Benefit Analysis. The economic benefits of annexation, including projected tax revenues, should compensate for the additional cost of extending services to newly annexed areas.”

RECOMMENDED ACTION:

Approve the proposed ordinance to acknowledge the presentation of a petition to annex certain real estate located at 24770 Interlude Road owned by Calvary Chapel Northwest, Inc., scheduling a public hearing on said petition, and directing that notice of said hearing be published in the Maryville Forum. The proposed voluntary annexation assists in creating a more uniform city limit boundary in this area of the community.

AN ORDINANCE TO ACKNOWLEDGE THE PRESENTATION OF A PETITION TO ANNEX CERTAIN REAL ESTATE LOCATED AT 24770 INTERLUDE ROAD, OWNED BY CALVARY CHAPEL NORTHWEST, INC., SCHEDULING A PUBLIC HEARING ON SAID PETITION AND DIRECTING THAT NOTICE OF SAID HEARING BE PUBLISHED IN THE MARYVILLE FORUM.

WHEREAS, there has been presented to the Council of the City of Maryville, Missouri, on the 8th day of September, 2026, a verified petition, requesting annexation and signed by the owners of all fee interests of record in all tracts of real property located with the area proposed to be annexed, said area being identified as follows and located in the County of Nodaway, State of Missouri, attached as "Exhibit A"; and,

WHEREAS: There has been presented to the City Council the Certificate of the Abstractor to the effect that the person(s) signing said petition constitute the owner(s) of all fee interest of record in the above-described real property; and,

WHEREAS: there has been presented to the City Council the Certificate of the Abstractor to the effect that the above-described real property is contiguous to the current City limits; and,

WHEREAS: Section 71.012 RSMo., provides that upon presentation of such a petition, the City Council shall hold a public hearing concerning the proposed annexation not less than fourteen (14), nor more than sixty (60) days after the petition is received, and the hearing shall be held not less than seven (7) days after notice thereof is published in newspapers of general circulation qualified to publish legal notices.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARYVILLE, MISSOURI, as follows:

SECTION 1: That there will be held a public hearing on the petition to annex property on Monday, the 28th day of September, 2026, at five thirty p.m. at Maryville Public Safety Conference Room, 101 N. Vine Street, Maryville, Missouri.

SECTION 2: That the City Clerk is hereby authorized and directed to cause a notice of said hearing in proper form to be published in the Maryville Forum, said notice to run in more than seven (7) days prior to the date of the hearing.

SECTION 3: Said Ordinance shall be in full force and affect from and after its passage and adoption.

PASSAGE AND ADOPTION this 8th day of September, 2026.

John J. McBride, Mayor

ATTEST:

Stacy Wood, City Clerk

“Exhibit A”

The Property is located in Nodaway County, Missouri and described as follows:

Commencing at the Center of Section 8, Township 64, Range 35; thence along Quarter Section Line, South 00 degrees 48 minutes 19 seconds West 450.07 feet to the point of beginning; thence continuing along said line, South 00 degrees 48 minutes 19 seconds West 1059.99 feet to the Northeast Corner of a tract of land surveyed by LS 1724 on January 24, 1995; thence along North and West Line of said survey the following courses and distances: South 76 degrees 49 minutes 37 seconds West 936.94 feet; thence South 02 degrees 08 minutes 14 seconds West 181.68 feet; thence departing said survey, South 89 degrees 50 minutes 40 seconds West 412.37 feet to Quarter Quarter Section Line and the Southwest Corner of a tract of land surveyed by LS 2004001336 on March 23, 2005; thence around perimeter of said survey the following courses and distances: North 55 degrees 00 minutes 28 seconds East 203.48 feet; thence North 00 degrees 49 minutes 29 seconds East 264.00 feet; thence North 88 degrees 51 minutes 14 seconds West 165.00 feet to Quarter Quarter Section Line; thence along said line, North 00 degrees 49 minutes 29 seconds East 50.00 feet to the Southwest Corner of a tract of land surveyed by LS 2004001336 on April 9, 2006; thence along South Line of said survey, North 89 degrees 50 minutes 11 seconds East 417.11 feet; thence departing said survey, North 01 degrees 08 minutes 50 seconds East 565.16 feet to the Southwest Corner of a tract of land surveyed by LS 2219 on April 22, 2004; thence along South Line of said survey and the projection thereof, South 88 degrees 55 minutes 11 seconds East 700.33 feet; thence departing said survey, North 01 degrees 03 minutes 14 seconds East 473.00 feet; thence South 88 degrees 55 minutes 10 seconds East 202.95 feet to the point of beginning.

CITY OF MARYVILLE, MISSOURI
APPLICATION FOR VOLUNTARY ANNEXATION

In order to voluntarily annex a tract of real property into the city limits of the City of Maryville, State law provides that certain specific steps must be undertaken. In addition to meeting the requirements of the State of Missouri and the annexation policy of the City of Maryville, the process is subject too a public hearing and requires the approval of the Maryville City Council.

While the **Petition must be filed and completed by the landowner**, City staff will seek to assist the applicant through the process. The attached forms are samples for your use, to be adapted by the applicant as necessary. The annexation process will proceed as follows:

1. The applicant will prepare an **Initial Annexation Information Form** and file two (2) copies with the Director, Public Works.
2. The applicant will also prepare a **Petition for Voluntary Annexation** which shall be signed by ALL owners with an ownership interest in the tract of land to be annexed.
3. The Petition shall be accompanied by the **Certificate of Abstractor**, establishing the names of the owners of all fee interests in the property and certifying that the property is contiguous to the City of Maryville.
4. The Application shall also include a **legal description** for the property to be annexed prepared by a licensed abstractor as to the area to be annexed into the City, as well as a **scale map depicting the location of the property** to be annexed and its relationship to the current city limits of the City of Maryville.
5. **IT IS THE RESPONSIBILITY OF THE APPLICANT TO FULLY COMPLETE THE REQUIREMENTS OF THE APPLICATION PROCESS AND TO SUBMIT TWO (2) COPIES TO DIRECTOR, PUBLIC WORKS.**
6. The fully completed Application must be submitted to the Director, Public works, **at least fourteen (14) days prior to the scheduled City Council meeting**. This will provide City staff two (2) weeks to prepare its review and report.
7. Then the fully completed Application is received, the matter will be reviewed by City staff and referred to City Council for its consideration when the Application is complete.
8. The City Clerk will schedule a public hearing and arrange for publication of notice.
9. Following the public hearing and time for the public to submit written comments, the City Council will vote either to approve or deny the Petition for Voluntary Annexation.
10. IF AN OWNER IS MARRIED, THEIR SPOUSE MUST SIGN ALL DOCUMENTS.

JD DIRKS
660 254 3341

Form 1

INITIAL ANNEXATION INFORMATION FORM

1. Please state the name, address and phone number of all current owners of the property sought to be annexed. If married, also include spouse's name. If owner is single, please so indicate.

CALVARY CHAPEL NORTHWEST INC.

660 254 3341

2. As to any owners who are not individuals, please state their status (i.e., partnership, corporation, etc.). Please also include all pertinent details, such as the full name of the partnership, LLC or corporation; names and addresses of all partners; whether a partnership agreement exists, the state of incorporation; and, the current president and secretary of any corporation.

CALVARY CHAPEL NORTHWEST

DBA CALVARY CHAPEL MARYVILLE

PRESIDENT - JD DIRKS 32374 STATE HWY 246 HOPKINS MO 64461

TREASURER - MICK MILLER 21732 MO-48 MARYVILLE MO 64468

SECRETARY - JOHN McBRIDE 509 PRAIRIE AVE MARYVILLE MO 64468

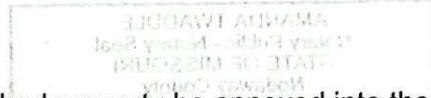
Please include the following:

- ☒ Petition for Annexation (Form 2)
- ☒ Certificate of Abstractor of contiguous territory (Form 3)
- ☒ Legal description of property to be annexed
- ☒ A scale map depicting location of the property in relationship to the current City limits

Form 2

PETITION FOR VOLUNTARY ANNEXATION OF CONTIGUOUS TERRITORY

TO: HONORABLE MAYOR AND CITY COUNCIL
OF THE CITY OF MARYVILLE, MISSOURI



1. The undersigned requests that the following described property be annexed into the City limits of the City of Maryville (either type the legal description of the property below or include an attachment on which the legal description is printed):

24770 INTERLUDE RD.

MARYVILLE, MO 64468

* See Attached for legal

2. Said property is contiguous to the existing corporate limits of the City of Maryville, Missouri, as depicted on the scale map attached hereto and made part of this Petition by reference. (attach scale map)
3. The following constitute the owners of all the fee interests of record in all tracts of real property described within the territory requested to be annexed:

CALVARY CHAPEL NORTH WEST INC.

WHEREFORE, Petitioners pray that said territory be annexed in to the City limits of Maryville, Missouri, in accordance with law.

STATE OF MISSOURI)
)ss.
COUNTY OF NODAWAY)

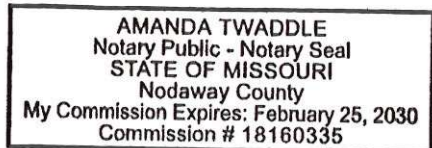
John D. Dirks
Merrill R. Miller

[Signature]
x *[Signature]*
x *[Signature]*

John J. McBride being of lawful age and first being duly sworn, states that he/she is the owner and is authorized to make this Petition and Affidavit; that he/she has read the statements set forth in the Petition and that the same are true according to

his/her best information knowledge and belief; that he/she executes this document as his/her free act and deed.

Subscribed and sworn before me this 27TH day of Aug, 2020.



Amanda Twaddle
Notary Public

My Commission Expires: 2-25-2030

Form 3

**CERTIFICATE OF ABTRACTOR AS TO OWNERS
AND CONTIGUOUS TERRITORY**

The undersigned hereby certifies that he/she has examined the title record to the following real estate being located in Nodaway County, Missouri, to wit:

(Insert or attach description of entire tract to be annexed).

Additionally, the undersigned certifies examination of the City limits of Maryville, as they exist on the date hereof; determination of the actual location of the current City limits in relation to the boundaries of the above-described real estate; consideration of the Owners statement that there is no easement by prescription existing on any part of the boundary between the current City limits and the above-described real estate all completed in order to determine that the property is contiguous and that no easements exist at that point.

Based upon all of the foregoing, the undersigned certifies the following:

1. The following is a list of all of the owners of record of the real estate described above:

CALVORN CALAPOL NORTHWEST INC.

2. The above premises are contiguous to the City limits of the City of Maryville, Missouri, as those limits exist on the date hereof, the term contiguous being used herein as that term is defined and used in **Section 71.012, RSMo.**, limited only by the following, to wit:

(if none, please so state).

3. The undersigned certifies that he/she is a registered land surveyor of the Stat of Missouri, and has examined the legal description of the City limits of Maryville, Missouri, as they

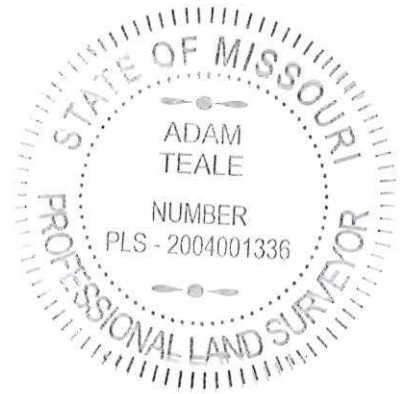
exist on the date hereof, and has examined the boundaries of the above-describe real estate, and that he has furnished information as to the relative locations of the said City limits and boundaries of the above-described real estate, and that the foregoing information is correct according to the best of his/her professional judgment.

Date:

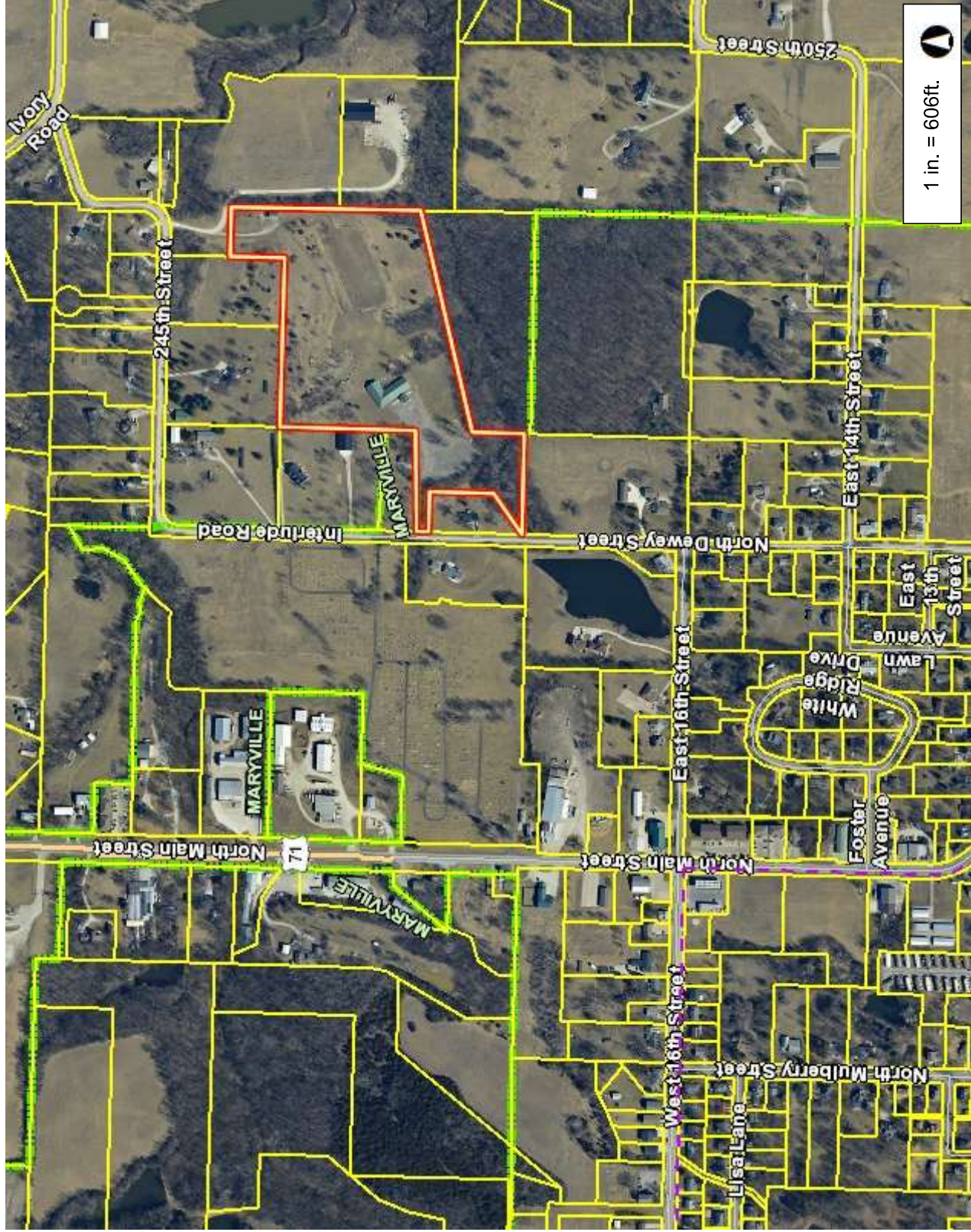
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REGISTERED LAND SURVEYOR

(Print name of land surveyor and execute with seal)



Maryville, MO



1 in. = 606ft.



Legend

- City Trail
- Mozingo Trail
- Equestrian Trail
- Electric Pad Feature
- Pad Mount Switch
- Other
- Electric Underground Structure
- Handhole
- Other
- Fire Hydrant Label
- Road
- County Roads/City Streets
- US Highway
- Numbered State Highway
- Lettered State Highway
- Railroad
- Parcel
- Corporate Limit Line
- Land Hook
- County Boundary

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION