



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, May 18, 2026 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

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**AGENDA**

**CALL TO ORDER**

**INTRODUCTION OF GUESTS/VISITORS**

**ADOPTION OF AGENDA**

1. Motion adopting the Regular Meeting Agenda.

**PUBLIC HEARINGS**

2. Hearing to consider the rezoning of approximately 10 acres of property on South Old Orchard Road, from I-1 (Light Industrial) District to R-4 (General Residential) District, as submitted by Villas of West Park LLC.
3. Hearing to consider a tax abatement for Trussworks Realty Missouri, LLC, located at 2860 Trussworks Boulevard, in the City Limits of Jackson, Missouri, and within the Cape Girardeau County Enhanced Enterprise Zone.

**APPROVAL OF MINUTES**

4. Motion approving the Minutes of the Regular Meeting of May 4, 2026.

**FINANCIAL AFFAIRS**

5. Motion approving the City Collector's Report.
6. Motion approving the City Clerk's and Treasurer's Reports.

**ACTION ITEMS**

**Power, Light, and Water Committee**

7. Motion approving an increase in expenditures, in the amount of \$3,300.00, under Amendment No. 11 to Task Order Authorization No. 19-04, to Horner & Shifrin, Inc., of St. Louis, Missouri, relative to providing additional engineering services under the Water System Facility Plan Implementation Program, Phase 2.
8. Motion approving Task Order Authorization No. 26-09, in the amount of \$7,500.00, to Strickland Engineering, LC, of Jackson, Missouri, relative to providing engineering services under the City Hall Structural Evaluation Project.
9. Resolution authorizing a tax abatement for Trussworks Realty Missouri, LLC, located at 2860 Trussworks Boulevard, in the City Limits of Jackson, Missouri, and within the Cape Girardeau County Enhanced Enterprise Zone.

- [10.](#) Bill proposing an Ordinance authorizing the Mayor to execute the Enhanced Enterprise Zone Agreement with Trussworks Realty Missouri, LLC and the Office of the Cape Girardeau County Assessor's Office, relative to an application for tax abatement.

### **Street, Sewer, and Cemetery Committee**

- [11.](#) Motion approving Change Order No. 3, in the amount of \$90,679.28, and extending the contract time by 56 days, to Penzel Construction Company, Inc., of Jackson, Missouri, relative to the Wastewater Treatment Plant Improvements Project.
- [12.](#) Bill proposing an Ordinance approving a Memorandum of Understanding with the Jackson Area Chamber of Commerce, relative to a Welcome to Jackson Sign on East Main Street Featuring the New City Logo.
- [13.](#) Bill proposing an Ordinance approving the voluntary annexation with zoning of 1.39 acres of property located at 2757 Bainbridge Road, as submitted by Craig A. Wilson and Kimberlie M. Wilson as Trustees of The Wilson Joint Revocable Trust.
- [14.](#) Bill proposing an Ordinance approving the rezoning of approximately 10 acres of property on South Old Orchard Road, from I-1 (Light Industrial) District to R-4 (General Residential) District, as submitted by Villas of West Park LLC.

### **NON-AGENDA CITIZEN INPUT**

#### **INFORMATION ITEMS**

15. Report by Mayor
16. Reports by Board Members
17. Report by City Attorney
18. Report by City Administrator

#### **EXECUTIVE SESSION**

*Motion to have executive session. Authority is Section 610.021(2), Revised Statutes of Missouri, as amended, relative to leasing, purchase, or sale of real estate.*

#### **ADJOURN**

Posted on 5/15/2026 at 4:00 PM.

# MEMO



**To:** Mayor Dwain Hahs and Members of the Board of Aldermen  
**From:** Larry Miller, Building and Planning Manager  
**Date:** May 18, 2026  
**Re:** Public Hearing – Rezoning Request – Parcel on South Old Orchard Road (Villas of West Park LLC)

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The Planning & Zoning Commission reviewed a request submitted by the Villas of West Park LLC to rezone approximately 10 acres located on South Old Orchard Road (Parcel 15-501-00-03-025.04-0000324) from I-1 Light Industrial District to R-4 General Residential District. The applicant is seeking rezoning to allow the development of a multi-family apartment complex. The tract is currently vacant and surrounded by a mix of industrial, commercial, and unincorporated land.

The public hearing will be held under this agenda item, with Board action and a vote to occur later in the meeting. Approval requires a simple majority of the Board (five affirmative votes).



# City of Jackson

**TO:** Mayor and Board of Aldermen

**FROM:** Matt Winters, City Administrator

**DATE:** May 15, 2026

**RE:** Tax Abatement within Enhanced Enterprise Zone Public Hearing

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In November 2023, Trussworks LLC prepared and submitted an application to receive property tax abatement through the Cape Girardeau County Enhanced Enterprise Zone (EEZ). Although this application was approved by the Cape Girardeau County Commissioners, it has been discovered that required steps following that vote were not taken, and Trussworks LLC has not received the tax abatement benefits requested and approved by the County Commissioners.

In March 2024, the Board of Aldermen voted to approve an annexation application submitted by Trussworks LLC. Since this project has not received the tax abatement benefits and has since been annexed, it now falls within the jurisdiction of the City and the Mayor and Board of Aldermen to review and vote on the application.

The potential benefits to be considered and discussed during this Public Hearing will be a 50% property tax abatement on the improvements for a period of 10 years. As an action item later in this meeting, a formal vote will be taken to consider authorization of the tax abatement within the Cape Girardeau County Enhanced Enterprise Zone.

The EEZ Board voted to recommend approval of the request.

CITY OF JACKSON



MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, May 04, 2026 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

The Board of Aldermen met in the Regular Session with Mayor Dwain L. Hahs in the chair and the following Board Members present: Steve Stroder, Mike Seabaugh, Eric Fraley, Mark Unger, David Reiminger, Shana Williams, Katy Liley, and Wanda Young. Present-8; Absent-0

The meeting is opened by Mayor Dwain L. Hahs with the Pledge of Allegiance and a Moment of Silent Prayer.

Mayor Dwain L. Hahs to Recognize )
Guests and Visitors )

Now comes forth Mayor Dwain L. Hahs to welcome guests and visitors.

Motion to Adopt the Agenda )

Motion made by Alderman Fraley, seconded by Alderwoman Liley, to adopt the agenda, as presented. Ayes-8; Nays-0; Absent-0.

Mayor Dwain L. Hahs to Present a )
Proclamation declaring the week of )
May 3-9, 2026 as Local Government )
Week in the City of Jackson, Missouri )

Now comes forth Mayor Dwain L. Hahs to present a proclamation, declaring the week of May May 3-9, 2026 as "Local Government Week" in the City of Jackson, Missouri.

Motion to Approve the Minutes of the )
April 20, 2026, Regular Board )
Meeting )

Motion made by Alderwoman Liley, seconded by Alderman Unger, to approve the minutes of the preceding Regular Board Meeting of Monday, April 20, 2026. Ayes-8; Nays-0; Absent-0.

Motion to Approve Bills of )
April, 2026 )

Now is presented the list of bills paid in the various funds for the month of April, 2026. Motion made by Alderman Unger, seconded by Alderwoman Young, to approve the list of bills paid in the various funds for April, 2026. Ayes-8; Nays-0; Absent-0.

Motion to Approve Task Order )
Authorization No. 26-08, to Koehler )
Engineering, a division of Klingner & )
Associates, P.C., relative to providing )
Engineering services under the Wanda )
Lee Way Sewer and Water Utilities )
Extension Project )

Motion made by Alderman Reiminger, seconded by Alderman Seabaugh, to approve Task Order Authorization No. 26-08, in the amount of \$63,704.00, to Koehler Engineering, a division of Klingner & Associates, P.C., relative to providing engineering services under the Wanda Lee Way Sewer and Water Utilities Extension Project. Ayes-8; Nays-0; Absent-0.

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MAYOR & BOARD OF ALDERMEN REGULAR MEETING
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Board Chambers, City Hall, 101 Court St.

MINUTES

Motion to Approve Change Order No. 3 )
to Nip Kelley Equipment Company, Inc., )
of Cape Girardeau, Missouri, relative to )
The Water System Facility Plan )
Implementation Project, Phase 2, )
Project 2E – Part 1 )

Motion made by Alderman Reiminger, seconded by Alderwoman Williams, to approve Change Order No. 3 to Nip Kelley Equipment Company, Inc., of Cape Girardeau, Missouri, to reduce the contract amount by \$2,178.23, relative to the Water System Facility Plan Implementation Project, Phase 2, Project 2E – Part 1. Ayes-8; Nays-0; Absent-0.

Motion to Approve a permit for the public)
Display of fireworks on Friday, July 3, )
2026, for a neighborhood block party at )
708 Rosamund Street, as requested by )
Aaron Floyd )

Motion made by Alderman Reiminger, seconded by Alderman Stroder, to approve a permit for the public display of fireworks on Friday, July 3, 2026, between the hours of 6:00 p.m. and 10:00 p.m., for a neighborhood block party at 708 Rosamund Street, as requested by Aaron Floyd. Ayes-8; Nays-0; Absent-0.

Ordinance No. 26-38 Re: To Amend the )
"Parking Prohibited On Certain Streets )
At Certain Times Schedule" – Schedule )
X, by adding designations on Alvin )
Street, Cecile Street, and Dorothy Drive )

The matter of amending the "Parking Prohibited On Certain Streets at Certain Times Schedule" – Schedule X, by adding designations on Alvin Street, Cecile Street, and Dorothy Drive, came on for consideration. Alderwoman Liley introduced Bill No. 26-38, being for an ordinance entitled as follows:

AN ORDINANCE AMENDING THE "PARKING PROHIBITED ON CERTAIN STREETS AT CERTAIN TIMES SCHEDULE, SCHEDULE X," PASSED AND APPROVED THE 18TH DAY OF NOVEMBER, 1985, BY ADDING NEW NO PARKING DESIGNATIONS.

On a motion made by Alderwoman Liley, seconded by Alderman Fraley, Bill No. 26-38 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderwoman Liley, seconded by Alderman Fraley, Bill No. 26-38 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 26-38 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Stroder-aye; Alderwoman Liley-aye; Alderman Unger-aye; Alderman Fraley-aye; Alderman Reiminger-aye; Alderman Seabaugh-aye; Alderwoman Young-aye; and Alderwoman Williams-aye.

BILL NO. 26-38

ORDINANCE NO. 26-38

AN ORDINANCE AMENDING THE "PARKING PROHIBITED ON CERTAIN STREETS AT CERTAIN TIMES SCHEDULE, SCHEDULE X," PASSED AND APPROVED THE 18TH DAY OF NOVEMBER, 1985, BY ADDING NEW NO PARKING DESIGNATIONS.



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
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**MINUTES**

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, AS FOLLOWS:

Section 1. The "Parking Prohibited On Certain Streets at Certain Times Schedule, Schedule X," passed and approved on the 18<sup>th</sup> day of November, 1985, is hereby amended by adding the following parking prohibited designations:

**ALVIN STREET:** No parking on the west side of Alvin Street from its intersection with Cecile Drive, extending 54 feet south, between 7:00 a.m. and 5:00 p.m., Monday through Friday.

**ALVIN STREET:** No parking on the west side of Alvin Street from its intersection with Dorothy Drive, extending 56 feet north, between 7:00 a.m. and 5:00 p.m., Monday through Friday.

**CECILE DRIVE:** No parking on the north side of Cecile Drive from its intersection with Alvin Street, extending 58 feet east, between 7:00 a.m. and 5:00 p.m., Monday through Friday.

**DOROTHY DRIVE:** No parking on the south side of Dorothy Drive from its intersection with Alvin Street, extending 58 feet east, between 7:00 a.m. and 5:00 p.m., Monday through Friday.

Section 2. It is the intent of the Mayor and Board of Aldermen of the City of Jackson, Missouri, that this ordinance become and be made a part of the "Parking Prohibited On Certain Streets at Certain Times Schedule, Schedule X," and the City Clerk of the City of Jackson, Missouri, is directed to amend the schedule in accordance herewith.

Section 3. The City Administrator of the City of Jackson, Missouri, is hereby directed to cause signs to be placed at the locations set forth above.

Section 4. This ordinance shall not be codified in the Code of Ordinances of the City of Jackson, Missouri, but kept on file in the office of the City Clerk.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 6. This ordinance shall take effect and be in force from and after its passage and approval.

Section 7. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

FIRST READING: May 4, 2026.

CITY OF JACKSON



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MINUTES

SECOND READING: May 4, 2026.

PASSED AND APPROVED this 4th day of May, 2026, by a vote of 8 ayes, 0 nays, 0 abstentions, and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
Mayor

ATTEST:

Angela Birk (signed)
City Clerk

Ordinance No. 26-39 Re: To Amend the )
"Stop Street Designation Schedule" - )
Schedule VI, by repealing designations )
On Deerwood Drive )

The matter of amending the "Stop Street Designation Schedule" - Schedule VI, by repealing designations on Deerwood Drive, came on for consideration. Alderwoman Liley introduced Bill No. 26-39, being for an ordinance entitled as follows:

AN ORDINANCE AMENDING THE "STOP STREET DESIGNATION SCHEDULE, SCHEDULE VI," PASSED AND APPROVED THE 18TH DAY OF NOVEMBER, 1985, BY REPEALING CERTAIN STOP STREET DESIGNATIONS.

On a motion made by Alderwoman Liley, seconded by Alderman Unger, Bill No. 26-39 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderwoman Liley, seconded by Alderman Unger, Bill No. 26-39 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 26-39 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Young-aye; Alderman Stroder-aye; Alderwoman Liley-aye; Alderman Unger-aye; Alderman Fraley-aye; Alderman Reiminger-aye; Alderman Seabaugh-aye; and Alderwoman Williams-aye.

BILL NO. 26-39

ORDINANCE NO. 26-39

AN ORDINANCE AMENDING THE "STOP STREET DESIGNATION SCHEDULE, SCHEDULE VI," PASSED AND APPROVED THE 18TH DAY OF NOVEMBER, 1985, BY REPEALING CERTAIN STOP STREET DESIGNATIONS.

WHEREAS, the Board of Aldermen of the City of Jackson, Missouri, has determined that certain control designations are either no longer needed or require amendment for the safe and efficient regulation of traffic; and

WHEREAS, the repeal of these designations will better serve the public interest and align with current traffic management needs.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, AS FOLLOWS:



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
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**MINUTES**

Section 1. The “Stop Street Designation Schedule, Schedule VI,” passed and approved on the 18<sup>th</sup> day of November, 1985, is hereby amended by repealing the following stop street designations:

DEERWOOD DRIVE (EAST): On East Deerwood Drive at its intersection with North High Street (Highway 61), traffic on East Deerwood Drive to stop.

DEERWOOD DRIVE (WEST): On West Deerwood Drive at its intersection with North High Street (Highway 61), traffic on West Deerwood Drive to stop.

Section 2. It is the intent of the Mayor and Board of Aldermen of the City of Jackson, Missouri, that this ordinance become and be made a part of the “Stop Street Designation Schedule, Schedule VI,” of the City of Jackson, Missouri, and the City Clerk is hereby directed to amend said schedule in accordance herewith.

Section 3. The City Administrator of the City of Jackson, Missouri, is hereby directed to cause stop signs to be removed at the above streets in accordance herewith.

Section 4. This ordinance shall not be codified in the Code of Ordinances of the City of Jackson, Missouri, but kept on file in the office of the City Clerk.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 7. All traffic control ordinances shall not be effective until such time as the project is completed and opened for traffic.

FIRST READING: May 4, 2026.

SECOND READING: May 4, 2026.

PASSED AND APPROVED this 4th day of May, 2026, by a vote of 8 ayes, 0 nays, 0 abstentions, and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

By: Dwain L. Hahs (signed)  
 Mayor

CITY OF JACKSON



MAYOR & BOARD OF ALDERMEN REGULAR MEETING
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Board Chambers, City Hall, 101 Court St.

MINUTES

Angela Birk (signed)
City Clerk

Ordinance No. 26-40 Re: To Amend the )
"Yield Right-Of-Way Streets Schedule" -)
Schedule VIII, by adding designations )
On Deerwood Drive and North High )
Street (Highway 61) )

The matter of amending the "Yield Right-Of-Way Streets Schedule" – Schedule VIII, by adding designations on Deerwood Drive and North High Street (Highway 61), came on for consideration. Alderwoman Liley introduced Bill No. 26-40, being for an ordinance entitled as follows:

AN ORDINANCE AMENDING THE "YIELD RIGHT-OF-WAY STREETS SCHEDULE, SCHEDULE VIII," PASSED AND APPROVED THE 18TH DAY OF NOVEMBER, 1985, BY ADDING THERETO CERTAIN YIELD RIGHT-OF-WAY DESIGNATIONS.

On a motion made by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 26-40 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 26-40 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 26-40 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Unger-aye; Alderwoman Young-aye; Alderman Stroder-aye; Alderwoman Liley-aye; Alderman Fraley-aye; Alderman Reiminger-aye; Alderman Seabaugh-aye; and Alderwoman Williams-aye.

BILL NO. 26-40

ORDINANCE NO. 26-40

AN ORDINANCE AMENDING THE "YIELD RIGHT-OF-WAY STREETS SCHEDULE, SCHEDULE VIII," PASSED AND APPROVED THE 18TH DAY OF NOVEMBER, 1985, BY ADDING THERETO CERTAIN YIELD RIGHT-OF-WAY DESIGNATIONS.

WHEREAS, the Board of Aldermen of the City of Jackson, Missouri, has determined that certain control designations are either no longer needed or require amendment for the safe and efficient regulation of traffic; and

WHEREAS, the adding of these designations will better serve the public interest and align with current traffic management needs.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, AS FOLLOWS:

Section 1. The "Yield Right-of-Way Streets Schedule, Schedule VIII," passed and approved on the 18th day of November, 1985, is hereby amended by adding thereto the following yield right-of-way street designations:

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MINUTES

**HIGH STREET (NORTH) (HWY. 61):** At the roundabout located at the intersection of North High Street and Deerwood Drive, all traffic on North High Street entering the roundabout to yield to traffic already circulating within the roundabout.

**DEERWOOD DRIVE:** At the roundabout located at the intersection of North High Street and Deerwood Drive, all traffic on Deerwood Drive entering the roundabout to yield to traffic already circulating within the roundabout.

Section 2. It is the intent of the Mayor and Board of Aldermen of the City of Jackson, Missouri, that this ordinance become and be made a part of the "Yield Right-of-Way Streets Schedule, Schedule VIII," and the City Clerk of the City of Jackson, Missouri, is directed to amend the schedule in accordance herewith.

Section 3. The City Administrator of the City of Jackson, Missouri, is hereby directed to cause signs to be placed at the locations set forth above.

Section 4. This ordinance shall not be codified in the Code of Ordinances of the City of Jackson, Missouri, but kept on file in the office of the City Clerk.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 7. All traffic control ordinances shall not be effective until such time as the project is completed and opened for traffic.

FIRST READING: May 4, 2026.

SECOND READING: May 4, 2026.

PASSED AND APPROVED this 4th day of May, 2026, by a vote of 8 ayes, 0 nays, 0 abstentions, and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)  
Mayor

ATTEST:

Angela Birk (signed)  
City Clerk

CITY OF JACKSON



MAYOR & BOARD OF ALDERMEN REGULAR MEETING
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MINUTES

Ordinance No. 26-41 Re: To Amend the )
"Crosswalks Designation Schedule" - )
Schedule XVI, by adding a designation )
On North High Street (Highway 61) )

The matter of amending the "Crosswalks Designation Schedule" - Schedule XVI, by adding a designation on North High Street (Highway 61), came on for consideration. Alderwoman Liley introduced Bill No. 26-41, being for an ordinance entitled as follows:

AN ORDINANCE AMENDING THE "CROSSWALKS DESIGNATED SCHEDULE, SCHEDULE XVI," PASSED AND APPROVED THE 18TH DAY OF NOVEMBER, 1985, BY ADDING TO CERTAIN CROSSWALK DESIGNATIONS.

On a motion made by Alderwoman Liley, seconded by Alderman Fraley, Bill No. 26-41 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderwoman Liley, seconded by Alderman Fraley, Bill No. 26-41 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 26-41 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Liley-aye; Alderwoman Young-aye; Alderman Stroder-aye; Alderman Unger-aye; Alderman Fraley-aye; Alderman Reiminger-aye; Alderman Seabaugh-aye; and Alderwoman Williams-aye.

BILL NO. 26-41

ORDINANCE NO. 26-41

AN ORDINANCE AMENDING THE "CROSSWALKS DESIGNATED SCHEDULE, SCHEDULE XVI," PASSED AND APPROVED THE 18TH DAY OF NOVEMBER, 1985, BY ADDING TO CERTAIN CROSSWALK DESIGNATIONS.

WHEREAS, the Board of Aldermen of the City of Jackson, Missouri, has determined that certain control designations are either no longer needed or require amendment for the safe and efficient regulation of traffic; and

WHEREAS, the adding of these designations will better serve the public interest and align with current traffic management needs.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, AS FOLLOWS:

Section 1. The "Crosswalks Designated Schedule, Schedule XVI," passed and approved on the 18th day of November, 1985, is hereby amended by adding the following crosswalks designations:

HIGH STREET (NORTH) (HWY. 61): At the roundabout located at the intersection of North High Street at Deerwood Drive, a crosswalk on the south side of the roundabout.

Section 2. It is the intent of the Mayor and Board of Aldermen of the City of Jackson, Missouri, that this ordinance become and be made a part of the "Crosswalks Designated Schedule,

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MINUTES

Schedule XVI," and the City Clerk of the City of Jackson, Missouri, is directed to amend the schedule in accordance herewith.

Section 3. The City Administrator of the City of Jackson, Missouri, is hereby directed to cause appropriate signs to be added at the locations set forth above.

Section 4. This ordinance shall not be codified in the Code of Ordinances of the City of Jackson, Missouri, but kept on file in the office of the City Clerk.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 7. All traffic control ordinances shall not be effective until such time as the project is completed and opened for traffic.

FIRST READING: May 4, 2026.

SECOND READING: May 4, 2026.

PASSED AND APPROVED this 4th day of May, 2026, by a vote of 8 ayes, 0 nays, 0 abstentions, and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
Mayor

ATTEST:

Angela Birk (signed)
City Clerk

Ordinance No. 26-42 Re: To Rename )
A portion of Odyssey Drive to Columbia )
Drive in Jackson Ridge Estates )
Subdivision )

The matter of renaming a portion of Odyssey Drive to Columbia Drive in Jackson Ridge Estates Subdivision, came on for consideration. Alderwoman Liley introduced Bill No. 26-42, being for an ordinance entitled as follows:

AN ORDINANCE RENAMING A PORTION OF ODYSSEY DRIVE TO COLUMBIA DRIVE IN JACKSON RIDGE ESTATES SUBDIVISION.



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**MINUTES**

On a motion made by Alderwoman Liley, seconded by Alderman Unger, Bill No. 26-42 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderwoman Liley, seconded by Alderman Unger, Bill No. 26-42 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 26-42 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Fraley-aye; Alderman Unger-aye; Alderwoman Young-aye; Alderman Stroder-aye; Alderwoman Liley-aye; Alderman Reiminger-aye; Alderman Seabaugh-aye; and Alderwoman Williams-aye.

**BILL NO. 26-42**

**ORDINANCE NO. 26-42**

**AN ORDINANCE RENAMING A PORTION OF ODYSSEY DRIVE TO COLUMBIA DRIVE IN JACKSON RIDGE ESTATES SUBDIVISION.**

**WHEREAS**, the Mayor and Board of Aldermen of the City of Jackson, Missouri, has the authority to regulate and name public streets within the city limits; and

**WHEREAS**, it has been determined that the current location of the street name change between Columbia Drive and Odyssey Drive within Jackson Ridge Estates Subdivision is not aligned with a logical or visible roadway feature; and

**WHEREAS**, the subdivision plats for Phase 1 and Phase 2 of Jackson Ridge Estates indicate that the existing name change occurs approximately at the rear lot line of the property addressed as 1614 Jackson Ridge Drive rather than at an intersection or roadway curve; and

**WHEREAS**, this misalignment may create confusion for residents, emergency services, postal delivery, and the general public; and

**WHEREAS**, it is in the best interest of the public health, safety, and welfare to provide a consistent and continuous street name;

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, AS FOLLOWS:**

Section 1. The street currently designated as Odyssey Drive within Jackson Ridge Estates Subdivision is hereby renamed Columbia Drive for its entire length within the City of Jackson.

Section 2. All references to Odyssey Drive in official City records, maps, signage, and documents shall be updated to reflect the name Columbia Drive.

Section 3. The City shall notify affected property owners, emergency service providers, the United States Postal Service, and other relevant agencies of the street name change. Property addresses throughout the affected segment shall be updated as necessary.

CITY OF JACKSON



MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, May 04, 2026 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Section 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 5. That this Ordinance shall take effect and be in force from and after its passage and approval.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

FIRST READING: May 4, 2026.

SECOND READING: May 4, 2026.

PASSED AND APPROVED this 4th day of May, 2026, by a vote of 8 ayes, 0 nays, 0 abstentions, and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
Mayor

ATTEST:

Angela Birk (signed)
City Clerk

Ordinance No. 26-43 Re: To Amend the )
"Stop Street Schedule" – Schedule VI, )
By repealing a designation on Odyssey )
Drive and adding a designation on )
Columbia Drive )

The matter of amending the "Stop Street Schedule" – Schedule VI, by repealing a designation on Odyssey Drive and adding a designation of Columbia Drive, came on for consideration. Alderwoman Liley introduced Bill No. 26-43, being for an ordinance entitled as follows:

AN ORDINANCE AMENDING THE "STOP STREET DESIGNATION SCHEDULE, SCHEDULE VI," PASSED AND APPROVED THE 18TH DAY OF NOVEMBER, 1985, BY REPEALING AND ADDING CERTAIN STOP STREET DESIGNATIONS.

On a motion made by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 26-43 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 26-43 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 26-43 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Reiminger-aye; Alderwoman Young-aye; Alderman Stroder-aye; Alderwoman Liley-aye; Alderman Unger-aye; Alderman Fraley-aye; Alderman Seabaugh-aye; and Alderwoman Williams-aye.



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
 Monday, May 04, 2026 at 6:00 PM  
 Board Chambers, City Hall, 101 Court St.

**MINUTES**

**BILL NO. 26-43**

**ORDINANCE NO. 26-43**

**AN ORDINANCE AMENDING THE "STOP STREET DESIGNATION SCHEDULE, SCHEDULE VI," PASSED AND APPROVED THE 18TH DAY OF NOVEMBER, 1985, BY REPEALING AND ADDING CERTAIN STOP STREET DESIGNATIONS.**

**WHEREAS**, the Board of Aldermen of the City of Jackson, Missouri, has determined that certain control designations are either no longer needed or require amendment for the safe and efficient regulation of traffic; and

**WHEREAS**, the repeal or amendment of these designations will better serve the public interest and align with current traffic management needs.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, AS FOLLOWS:

Section 1. The "Stop Street Designation Schedule, Schedule VI," passed and approved on the 18<sup>th</sup> day of November, 1985, is hereby amended by repealing the following stop street designations:

**ODYSSEY DRIVE**: On Odyssey Drive at its intersection with Jackson Ridge Drive, traffic from Odyssey Drive to stop.

Section 2. The "Stop Street Designation Schedule, Schedule VI," passed and approved on the 18<sup>th</sup> day of November, 1985, is hereby amended by adding the following stop street designations:

**COLUMBIA DRIVE**: On Columbia Drive at its intersection with Jackson Ridge Drive, traffic from Columbia Drive to stop.

Section 3. It is the intent of the Mayor and Board of Aldermen of the City of Jackson, Missouri, that this ordinance become and be made a part of the "Stop Street Designation Schedule, Schedule VI," of the City of Jackson, Missouri, and the City Clerk is directed to amend said schedule in accordance herewith.

Section 4. The City Administrator of the City of Jackson, Missouri, is hereby directed to cause stop signs to be removed or added at the above streets in accordance herewith.

Section 5. This ordinance shall not be codified in the Code of Ordinances of the City of Jackson, Missouri, but kept on file in the office of the City Clerk.

Section 6. If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such

CITY OF JACKSON



MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, May 04, 2026 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 7. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 8. This ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: May 4, 2026.

SECOND READING: May 4, 2026.

PASSED AND APPROVED this 4th day of May, 2026, by a vote of 8 ayes, 0 nays, 0 abstentions, and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

By: Dwain L. Hahs (signed)
Mayor

Angela Birk (signed)
City Clerk

City Administrator Matthew Winters )
requests Closed Session )

Now comes forth City Administrator Matthew Winters to request to proceed into closed session for one item, relative to leasing, purchase, or sale of real estate in accordance with Section 610.021(2), RSMo.

Motion to Recess the Meeting to Study )
Session )

Motion made by Alderman Fraley, seconded by Alderman Reiminger, to recess the meeting at 6:13 P.M., to convene to the Study Session. Ayes-8; Nays-0; Absent-0.

Returned to Open Session at 7:11 P.M., from Study Session.

Motion to Proceed into Closed Session )
and to Adjourn the Meeting )

Meeting concluded at 7:11 P.M. On a motion by Alderman Fraley, seconded by Alderwoman Liley, it is ordered that the Board now convene into closed session for one item, relative to leasing, purchase, or sale of real estate in accordance with Section 610.021(2), RSMo and that the meeting will stand adjourned upon the adjournment of the closed session. On roll call: Alderman Seabaugh-aye; Alderman Unger-aye; Alderwoman Young-aye; Alderman Reiminger-aye; Alderwoman Williams-aye; Alderman Stroder-aye; Alderwoman Liley-aye; and Alderman Fraley-aye. Ayes-8; Nays-0; Absent-0.



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
Monday, May 04, 2026 at 6:00 PM  
Board Chambers, City Hall, 101 Court St.

---

**MINUTES**

**ATTEST:**

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**City Clerk**

## CITY COLLECTOR'S REPORT FOR APRIL 2026

DESCRIPTION	ELECTRIC FUND	WATER FUND	WASTEWATER FUND	LANDFILL FUND	GEN. REV. FUND	TOTAL
Service Charges (includes internal transfers)	1,196,877.21	278,302.46	222,011.53	70,830.71	-	1,768,021.91
Penalties	7,508.48	2,394.83	1,600.69	439.57	-	11,943.57
Sales Tax	33,396.96	8,310.58	-	-	-	41,707.54
Disconnect Fees	4,679.67	-	-	-	-	4,679.67
Returned Transaction Fees	390.00	-	-	-	-	390.00
Customer Relocation Fees	-	-	-	-	200.00	200.00
Trash Stickers	-	-	-	1,807.00	-	1,807.00
<b>UTILITY COLLECTIONS</b>	<b>1,242,852.32</b>	<b>289,007.87</b>	<b>223,612.22</b>	<b>73,077.28</b>	<b>200.00</b>	<b>1,828,749.69</b>
Adjustments - Penalties	-	-	-	-	-	-
Adjustments - Taxes	-	-	-	-	-	-
Adjustments - Service Fees	-	-	-	-	-	-
<b>NET UTILITY COLLECTIONS</b>	<b>1,242,852.32</b>	<b>289,007.87</b>	<b>223,612.22</b>	<b>73,077.28</b>	<b>200.00</b>	<b>1,828,749.69</b>
Business/Contractor Licenses	-	-	-	-	1,520.00	1,520.00
Event Fees/Misc. Charges	350.00	-	-	-	-	350.00
<b>NON-UTILITY COLLECTIONS</b>	<b>350.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,520.00</b>	<b>1,870.00</b>
Misc. Adjustments	-	-	-	-	-	-
Interest on Collector's bank account	-	-	-	-	-	3,720.16
Cash in bank	-	-	-	-	-	1,834,339.85
Missouri Sales Tax payment	(33,396.96)	(8,310.58)	-	-	-	(41,707.54)
<b>TO CITY TREASURER</b>					<b>\$</b>	<b>1,792,632.31</b>

Respectfully Submitted,



City Collector



## CITY CLERK'S REPORT FOR THE MONTH OF APRIL, 2026

### ELECTRIC

Sale of Merchandise	0.00	
Pole Rental	0.00	
Electric Meters	600.00	
Electric Service Lines	1,200.00	
Returned Check Fees	0.00	
URD Services	0.00	
Sales Tax Commission	1,069.47	
Labor and Equipment Use	0.00	
Miscellaneous-Scrap Metal	<u>495.46</u>	
TOTAL		3,364.93

### WATER & SEWER

#### WATER

Water Taps & Water Meters	11,090.00	
Sale of Merchandise	0.00	
Miscellaneous-Scrap Metal	<u>0.00</u>	
TOTAL		11,090.00

#### WASTEWATER

Wastewater Miscellaneous	0.00	
Industrial Discharge Permit	<u>0.00</u>	
TOTAL		-

### GENERAL REVENUE

Building Permits	1,767.66	
Electric Permits	200.00	
Gas Permits	160.00	
Plumbing/Sewer Permits	260.00	
Sewer Tap Permits	360.00	
Public Hearing & Plat Recording	0.00	
Stormwater Review Fees	188.75	
Street Repair or Mowing	0.00	
Gas Franchise	26,924.06	
Sale of Merchandise	0.00	
Community Room	0.00	
Cable TV Franchise	1,471.76	
Copies	472.10	
Telephone Franchise Fees	6,704.44	
Fire Cost Recovery	326.25	
Interest Earned	0.00	

Returned Check - Clerk	0.00	
Jail Expense Reimbursement	0.00	
Cell Tower Rental	1,216.70	
Health Insurance Reimbursement	17.48	
Street Repair or Scrap Metal	<u>0.00</u>	
TOTAL		40,069.20

**LANDFILL**

Refuse Collections	330.00	
Recyclables	748.41	
E-Cycle TV/Monitor Fees	0.00	
Royalties	<u>0.00</u>	
TOTAL		1,078.41

**CEMETERY**

Sale of Lots	3,500.00	
Sale of Niches	0.00	
Grave Openings	7,175.00	
Niche Openings	0.00	
Weekend/Holiday Grave Openings/Inurnm	0.00	
Disinterments/Disinurnments	<u>0.00</u>	
TOTAL		10,675.00

**PARK**

Misc. Park Rentals	0.00	
Rent - Howard St. House	1,237.50	
Ballfield Rentals	625.00	
Pavilion Rentals	<u>1,200.00</u>	
TOTAL		3,062.50

**PARK FOUNDATION**

Donations	31,406.27	
Civic Center Donations	<u>0.00</u>	
TOTAL		31,406.27

**RECREATIONAL DEVELOPMENT**

Pool Concession Receipts	0.00	
Pool Gate	0.00	
Pool Daycare	0.00	
Pool Lessons	0.00	
Pool Noon	0.00	
Pool Pass	0.00	
Pool Special	0.00	
Basketball Entry Fees	0.00	
Basketball Sponsor Fees	0.00	
Softball Entry Fees	745.00	
Softball Sponsor Fees	0.00	
Softball Tournament Fees	0.00	

Volleyball Entry Fees	0.00	
Reimb./Donations/Special Events	0.00	
Baseball Concessions	0.00	
Baseball Entry Fees	3,490.00	
Baseball Sponsor Fees	0.00	
Soccer Fee	15.00	
Soccer Allstar	10,725.00	
Soccer Sponsor	<u>0.00</u>	
TOTAL		14,975.00

**STORMWATER MAINTENANCE FUND**

Stormwater Credit	0.00	
Stormwater Maintenance	<u>482.54</u>	
TOTAL		482.54

**TRUST & AGENCY**

July 4th Receipts	225.00	
Golf Tournament	0.00	
Farmers Market Fees	<u>0.00</u>	
TOTAL		225.00

**HEALTH INSURANCE FUND**

Health Insurance Reimbursement	<u>1,019.76</u>	
TOTAL		1,019.76

**INMATE SECURITY FUND**

Inmate Security Court Costs	<u>0.00</u>	
TOTAL		-

**TRANSPORTATION SALES TAX**

Rent - Donna Drive Extension	<u>1,187.50</u>	
TOTAL		1,187.50

**RECREATIONAL SALES TAX FUND**

Civic Center Rentals	16,136.25	
Civic Center Programs	3,515.00	
Civic Center Membership Fees	0.00	
Civic Center Entry Fees	717.00	
Civic Center Concessions	<u>92.25</u>	
TOTAL		20,460.50

**CDBG**

CDBG - CDBG Rev	<u>0.00</u>	
TOTAL		-

REPORT TOTAL 139,096.61

## Water & Light Deposit Accounts

APRIL, 2026

<b>Beginning Balance April 1, 2026:</b>	\$294,919.90
<b>TOTAL DEPOSITS</b>	\$11,114.09
<b>TOTAL REFUNDS</b>	\$13,840.58
<b>Ending Balance April 30, 2026:</b>	\$292,193.41

*Balance Consists of :*

Checking Account for FSCB	\$82,193.41
Investments	\$210,000.00
	<hr/>
	<b>\$292,193.41</b>

CITY TREASURER'S REPORT FOR APRIL 2026

FUND	FUND BALANCES 04-01-2026	RECEIPTS	TRANSFER OF FUNDS	DISBURSEMENTS	FUND BALANCES 04-30-2026	INVESTMENTS	CASH BALANCE 04-30-2026
<b>ELECTRIC FUNDS</b>							
Operation & Maintenance	-	1,268,296.40	(161,488.50)	1,106,807.90	-	-	-
Electric Surplus Fund	2,757,645.44	-	(1,363,759.18)	105,793.67	1,288,092.59	6,000.00	1,282,092.59
Electric Capital Projects Fund	4,698,414.85	-	-	-	4,698,414.85	3,905,000.00	793,414.85
<b>WATER &amp; SEWER FUNDS</b>							
Water Operation & Maint.	-	325,040.10	(225,913.67)	99,126.43	-	-	-
Water Revenue Bond Fund	535,141.91	-	211,686.99	-	746,828.90	-	746,828.90
Water & Sewer Deprec. Res. Fund	30,000.00	-	-	-	30,000.00	30,000.00	-
Water & Sewer Bond Reserve Fund	50,000.00	-	-	-	50,000.00	50,000.00	-
Water & Sewer Contingent Fund	30,000.00	-	-	-	30,000.00	30,000.00	-
Water & Sewer Surplus Fund	14,224,671.41	152,642.76	(1,501,257.77)	26,273.59	12,849,782.81	11,928,000.00	921,782.81
Water Replacement Fund	882,903.50	-	-	-	882,903.50	765,000.00	117,903.50
Water Capital Projects	281,018.00	-	-	330.00	280,688.00	-	280,688.00
Wastewater Operation & Maint.	-	224,725.50	(171,525.38)	53,200.12	-	-	-
Wastewater Replacement Fund	1,072,308.62	-	-	-	1,072,308.62	797,924.45	274,384.17
Wastewater Capital Projects	105,268.81	-	-	-	105,268.81	-	105,268.81
Wastewater Revenue Bond Fund	289,352.00	206,727.00	-	5,962.92	490,116.08	-	490,116.08
W & S Construction Fund	2,012,904.92	4,894.12	1,664,000.00	217,773.62	3,464,025.42	1,800,000.00	1,664,025.42
<b>General Revenue Fund</b>	437,715.71	76,356.34	2,396,964.33	748,801.57	2,162,234.81	337,765.95	1,824,468.86
<b>Landfill Fund</b>	824,418.47	77,633.97	(7,020.77)	65,738.22	829,293.45	610,000.00	219,293.45
<b>Cemetery Fund</b>	1,136,465.93	13,404.20	(5,346.53)	21,403.33	1,123,120.27	652,000.00	471,120.27
<b>City Park Fund</b>	51,600.34	7,226.19	192,269.66	62,772.07	188,324.12	-	188,324.12
<b>Public Park Foundation Fund</b>	138,712.01	31,614.13	-	3,855.00	166,471.14	95,000.00	71,471.14
<b>Recreational Development Fund</b>	387,171.75	14,975.00	-	23,411.74	378,735.01	-	378,735.01
<b>Band Fund</b>	-	2,610.60	-	-	2,610.60	-	2,610.60
<b>ARPA Fund</b>	38,795.25	-	-	19,187.05	19,608.20	-	19,608.20
<b>Road Use Tax Fund</b>	975,876.78	76,122.11	-	-	1,051,998.89	832,038.18	219,960.71
<b>Stormwater Maintenance Fund</b>	332,794.55	482.54	-	-	333,277.09	209,000.00	124,277.09
<b>Trust and Agency Fund</b>	1,013,564.40	9,317.09	36,068.55	92,037.60	966,912.44	782,740.60	184,171.84
<b>Health Insurance Fund</b>	630,115.48	47,811.71	151,193.93	112,098.33	717,022.79	545,000.00	172,022.79
<b>Inmate Security Fund</b>	18,735.12	76.00	-	-	18,811.12	-	18,811.12
<b>Equitable Sharing Fund</b>	16,024.92	-	-	-	16,024.92	-	16,024.92
<b>Transportation Sales Tax Fund</b>	1,295,930.88	118,635.07	-	3,040.00	1,411,525.95	725,455.27	686,070.68
<b>Transportation Capital Projects Fund</b>	1,778,670.73	-	-	269,770.19	1,508,900.54	-	1,508,900.54
<b>Sales Tax Fund</b>	2,512,395.73	288,795.11	(1,015,000.00)	196,593.31	1,589,597.53	524,371.11	1,065,226.42
<b>Recreation Sales Tax Fund</b>	258,495.12	81,262.60	(200,871.66)	28,616.63	110,269.43	50,000.00	60,269.43
<b>Public Safety Sales Tax Fund</b>	1,000.00	117,534.44	-	-	118,534.44	-	118,534.44
<b>Fire Protection Sales Tax Fund</b>	3,333.00	58,723.51	-	-	62,056.51	-	62,056.51
<b>Capital Projects Construction Fund</b>	771,619.76	728.93	-	4,630.56	767,718.13	540,000.00	227,718.13
<b>Economic Dev. Reserve Fund</b>	984,884.55	-	-	1,814.16	983,070.39	850,000.00	133,070.39
<b>CDBG Grant Fund</b>	0.00	-	-	-	0.00	-	0.00
<b>I-55 Corridor Special Alloc. Fund</b>	4,753.71	5.02	-	-	4,758.73	-	4,758.73
<b>TOTALS</b>	<b>40,582,703.65</b>	<b>3,205,640.44</b>	<b>0.00</b>	<b>3,269,038.01</b>	<b>40,519,306.08</b>	<b>26,065,295.56</b>	<b>14,454,010.52</b>

Respectfully Submitted,

*Angela Birk*

Angela Birk, City Clerk/Treasurer

Cash on Hand	1,475.00
General Account	12,571,588.45
Collectors Account	1,792,614.65
Escrow Account	72,307.50
Equitable Sharing Fund	16,024.92
<b>TOTAL</b>	<b>14,454,010.52</b>

# MEMO



**To:** Mayor Dwain Hahs and Members of the Board of Aldermen  
**From:** Janet Sanders, Director of Public Works  
**Date:** May 18, 2026  
**Re:** Task Order 19-04 Amendment #11 - Water Facility Plan  
Implementation Project Phase 2

---

Attached is Amendment #11 to Task Order 19-04 for the Water Facility Plan Implementation Projects Phase 2 that was discussed at the previous study meeting. This includes two relatively minor adjustments related to the engineering for easement relocations for the project.

# HORNER SHIFRIN

THE POWER HOUSE AT UNION STATION • 401 S. 18<sup>th</sup> ST., STE. 400 • SAINT LOUIS, MISSOURI 63103-2296  
314-531-4321 • FAX 314-531-6966 • www.HomerShifrin.com

April 28, 2026

Mrs. Janet Sanders  
Public Works Director  
City of Jackson  
101 Court Street  
Jackson, MO 63755

**Re: Task Order Authorization No. 19-04 Increase in Expenditures  
to Provide Professional Engineering Services for The Water System Facility Plan  
Implementation Program – Phase 2 for the City of Jackson, MO  
Amendment No. 11**

Dear Mrs. Sanders:

The Amendment No. 11 to the above Task Order Contract is requested to provide additional engineering services for the following additional task:

1. Locate the newly installed water main, and edge of pavement and major features along the new water main on the Aldi property. Prepare an exhibit of the survey, water main easement exhibit and easement description for the city.
2. Abandonment of existing utility easement at 2460 E. Jackson Blvd.
  - a. Preparation of abandonment plat and legal description.

Based on the additional scope of work above the requested Amendment 11 fee is listed below and detailed on Exhibit A1 and Exhibit A2 attached.

Additional Design Phase Services:

Item #1 above:	\$500.00
Item #2 above:	<u>\$2,800.00</u>
Total =	\$3,300.00

The below summarizes the H&S design fee to date for the entire Water System Facility Plan Improvements project from inception in January 2016 to today:

Original Contract	\$346,800
Contract Amendment 1	\$ 60,100
Contract Amendment 2	\$233,173
Contract Amendment 3	\$ 9,540
Contract Amendment 4	\$ 29,300
Contract Amendment 4A	\$ 50,300



Mrs. Janet Sanders  
April 28, 2026  
Page 2

Contract Amendment 5	\$ 31,900
Contract Amendment 6	\$ 85,900
Contract Amendment 7	\$ 7,800
Contract Amendment 8	\$ 30,600
Contract Amendment 9	Not Used
Contract Amendment 10	\$219,804
<b>Contract Amendment 11</b>	<b>\$ 3,300</b>
Total Contract to Date	\$1,108,517

We appreciate the opportunity to continue to serve the City of Jackson under our existing task order agreement for engineering services. Please call me to discuss any questions regarding our proposed scope or fee proposal.

Respectfully Submitted,

James E. McCleish, P.E.  
Vice President  
Practice Leader, Water

Lisa Fennewald, P.E.  
Project Manager

Enclosures

**EXHIBIT A1**  
**CITY OF JACKSON, MO**  
**WATER SYSTEM IMPREMENTATION PROJECT**  
**ALDI PROPERTY ENGINEERING FEE ESTIMATE**

Prepared By: LEFENNEWALD

LABOR:					Labor Classification	
					Fennewald, Lisa	Mills, Michael
<u>Cost Center</u>	<u>Task No.</u>	<u>Task Description</u>	<u>Task M.H.</u>	<u>Task Cost</u>	WP04	WP10
<b>ALDI SURVEY AND EASEMENT PREPARATION</b>						
Water	1	Coordinate survey and easement preparation	1	\$190	1	
Water	2	Review survey drawing and prepare drawing showing survey data and proposed new easement	5	\$690	1	4
Water	3	Submit to City for easement location verification	1	\$190	1	
Water	4	Review easement prepared by Strickland for accuracy	1	\$190	1	
Water	5	Submit final plat and description to City	1	\$190	1	
Subtotal			9	\$1,450	5	4
TOTAL ESTIMATE MANHOURS			9		5	4
TOTAL ESTIMATED LABOR COSTS				\$1,450		

**DESIGN EXPENSES:**

<u>Item</u>	<u>Unit</u>	<u>Total Cost</u>
Mileage:	0 miles	\$0
Survey and Easement Subconsultant (Strickland) :	SAY	\$1,325
Reproduction & Photocopy:	-- SAY	\$0
Field Equipment Rental Reimbursement:	-- SAY	\$0
Misc. Reimbursable Expenses:	-- SAY	\$0
<b>ESTIMATED TOTAL REIMBURSIBLE EXPENSES:</b>		<b>\$1,325</b>
<b>MARK UP PERCENTAGE:</b>		<b>0%</b>
<b>ESTIMATED TOTAL EXPENSES:</b>		<b>\$1,325</b>
<b>TOTAL ESTIMATED NOT-TO EXCEED COST:</b>		<b>\$2,800</b>

## EXHIBIT A2

CITY OF JACKSON, MO  
 WATER SYSTEM IMPREMENTATION PROJECT  
 2640 E. JACKSON EASEMENT ABANDONMENT  
 ENGINEERING FEE ESTIMATE

Prepared By: LEFENNEWALD

LABOR:					Labor Classification	
<u>Cost Center</u>	<u>Task No.</u>	<u>Task Description</u>	<u>Task M.H.</u>	<u>Task Cost</u>	Fennewald, Lisa	Mills, Michael
		<b>EASEMENT ABANDONMENT</b>				
Water	1	Coordinate easement plat and description prep with subconsultant	1	\$220	1	
		Subtotal	1	\$220	1	0
TOTAL ESTIMATE MANHOURS			1		1	0
<b>TOTAL ESTIMATED LABOR COSTS</b>				<b>\$220</b>		

**DESIGN EXPENSES:**

<u>Item</u>	<u>Unit</u>	<u>Total Cost</u>
Mileage:	0 miles	\$0
Subconsultant: Strickland	SAY	\$250
Reproduction & Photocopy:	-- SAY	\$0
Field Equipment Rental Reimbursement:	-- SAY	\$0
Misc. Reimbursable Expenses:	-- SAY	\$0
<b>ESTIMATED TOTAL REIMBURSIBLE EXPENSES:</b>		<b>\$250</b>
<b>MARK UP PERCENTAGE:</b>		<b>0%</b>
<b>ESTIMATED TOTAL EXPENSES:</b>		<b>\$250</b>
<b>TOTAL ESTIMATED NOT-TO EXCEED COST:</b>		<b>\$500</b>

# MEMO



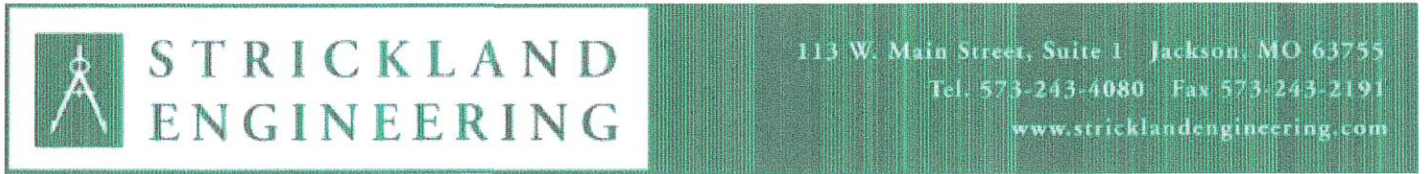
**To:** Mayor Dwain Hahs and Members of the Board of Aldermen  
**From:** Jeff Winders – City Engineer  
**Date:** May 15, 2026  
**Re:** City Hall Structural Evaluation Investigation

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There have been cracks forming on the west side of the City Hall building. I have been monitoring them for movement. They are growing and showing signs of movement. This could be a simple settlement, stress relief, or something major. Typically, these are monitored for a time and a structural evaluation performed.

Looking at old photos and building drawings, City Hall is comprised of multiple buildings that have been connected over time. The area where the majority of the cracks have formed appears to have been an alley between two of the buildings. The cracks are continuing into the north portion of the building.

Strickland Engineering has a structural engineer on staff, and I asked them to look at this and give us a task order proposal to observe the cracking, evaluate the building, and make a recommendation. The proposal is for \$7,500 to perform this work. Staff is recommending the Board approve this task order.



4/28/2026

Jeff Winders  
City of Jackson  
101 Court St  
Jackson, MO 63755  
jwinders@jacksonmo.org

Dear Mr. Winders :

Thank you for the opportunity to provide engineering services. Based on the discussion and the information provided, the project will consist of the visual structural building evaluation of 101 Court St, Jackson, MO 63755 (PROJECT) per the following Scope of Work:

1. Visual structural building evaluation.
2. Written report of the findings of the evaluation.

Based upon the above project scope, I would like to submit the following proposal to City of Jackson, a municipal corporation organized under the laws of the State of Missouri (CLIENT):

**Scope of Services:**

1. PROFESSIONAL OPINION: A visual structural building evaluation and provide a written report of the findings.

**Compensation:**

Strickland Engineering will provide the above services for a lump sum fee of \$7,500 as outlined above.

The services for the above project can be completed in a mutually agreed upon schedule once approval has been received. Strickland Engineering looks forward to working with you on this project. I hope this proposal meets with your approval. Please call with questions or if you require any additional information.

Sincerely,

*Mark D. Strickland*

Mark D. Strickland, P.E.

Strickland Engineering, LC

**RESOLUTION NO. 2026-\_\_****RESOLUTION****A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, AUTHORIZING TAX ABATEMENT FOR A PROJECT LOCATED IN THE CAPE GIRARDEAU COUNTY ENHANCED ENTERPRISE ZONE**

**WHEREAS**, Cape Girardeau County, Missouri (the “County”), created the Cape Girardeau County Enhanced Enterprise Zone (the “Zone”) pursuant to Sections 135.950 to 135.973, inclusive, of the Revised Statutes of Missouri (the “EEZ Act”); and

**WHEREAS**, in 2023, Trussworks Jackson, LLC, a Delaware limited liability company (the “Company”), submitted an application to Southeast Missouri Regional Economic Development Inc. for partial real property tax abatement in connection with the Company’s proposal to construct a manufacturing facility (the “Project”) within a portion of the Zone located within the City of Jackson; and

**WHEREAS**, the Company’s affiliate, Trussworks Realty Missouri, LLC, a Texas limited liability company (“TRM”), constructed the Project based on its understanding that it would receive partial real property tax abatement; and

**WHEREAS**, on May 18, 2026, the Board of Aldermen held a duly-noticed public hearing regarding the proposed real property tax abatement described herein; and

**WHEREAS**, Section 135.963 of the EEZ Act requires the Board of Aldermen to pass a resolution or ordinance specifying the percentage of tax abatement, the duration of the tax abatement, the political subdivisions to which such tax abatement will apply and such other terms, conditions and stipulations as may be otherwise required;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, AS FOLLOWS:**

**Section 1. Enhanced Enterprise Zone Tax Abatement.**

(a) Subject to the provisions of this Resolution and the requirements of the EEZ Act, the Project shall receive the partial abatement from general ad valorem real property taxes imposed by the City, the State of Missouri and any political subdivision thereof as described in the Enhanced Enterprise Zone Agreement (the “Agreement”) among the City, TRM and the Office of the Cape Girardeau County Assessor, attached as **Exhibit A** hereto and incorporated by reference herein.

(b) The tax abatement provided in the Agreement shall only apply to general ad valorem taxes (including commercial surcharges) levied against the Project and shall not be deemed or construed to exempt TRM or any successor in title, in whole or in part, from special

assessments, fees, charges or other taxes that may be imposed by the City or another governmental unit.

(c) In accordance with Section 135.963.2 of the EEZ Act, the City Clerk is hereby authorized and directed to provide a copy of this Resolution and the Agreement to the Director of the Missouri Department of Economic Development within 30 days of the approval thereof.

**Section 2. Execution of Agreement.** The Mayor is hereby authorized to execute the Agreement and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, for and on behalf of and as the act and deed of the City. The City Clerk is hereby authorized to attest to and affix the seal of the City to the Agreement and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

**Section 3. Further Authority.** The officers of the City, including the Mayor and City Clerk, are hereby authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Resolution.

**Section 4. Effective Date.** This Resolution shall take effect and be in full force immediately after its passage by the Board of Aldermen and approval by the Mayor.

**PASSED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Jackson, Missouri, this 18<sup>th</sup> day of May, 2026, by a vote of \_\_ ayes, \_\_ nays, \_\_ abstentions and \_\_ absent.

(SEAL)

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**EXHIBIT A**

**ENHANCED ENTERPRISE ZONE AGREEMENT**

[On file in the Office of the City Clerk]

BILL NO. 26-\_\_

ORDINANCE NO. 26-\_\_

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE AN ENHANCED ENTERPRISE ZONE AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND TRUSSWORKS REALTY MISSOURI, LLC AND THE OFFICE OF THE CAPE GIRARDEAU COUNTY ASSESSOR’S OFFICE, RELATIVE TO AN APPLICATION FOR TAX ABATEMENT; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.**

WHEREAS, the Mayor and Board of Aldermen have been presented an agreement attached hereto and incorporated herein as if fully set forth; and

WHEREAS, the Mayor and Board of Aldermen of the City of Jackson, Missouri, deem it advisable to enter into said agreement.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, AS FOLLOW:

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, approve the agreement attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **Trussworks Realty Missouri, LLC and the Cape Girardeau County Assessor’s Office**. It is the belief of the Mayor and Board of Aldermen, that it is in the best interest of the citizens of the City of Jackson, Missouri, that the City enters into said agreement.

Section 2. That the Mayor is hereby authorized and directed to execute said agreement for and on behalf of the City of Jackson, Missouri.

Section 3. That the City Clerk of the City of Jackson is hereby authorized and directed to attest to the signature of the Mayor on the attached agreement.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion

shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 5. That this Ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: May 18, 2026.

SECOND READING: May 18, 2026.

PASSED AND APPROVED this 18th day of May, 2026, by a vote of \_\_\_ ayes, \_\_\_ nays, \_\_\_ abstentions and \_\_\_ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

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(The above space is reserved for Recorder's Certification.)

TITLE OF DOCUMENT: ENHANCED ENTERPRISE ZONE AGREEMENT  
DATE OF DOCUMENT: May 18, 2026  
GRANTOR: CITY OF JACKSON, MISSOURI  
GRANTOR'S MAILING ADDRESS: 101 Court Street  
Jackson, Missouri 63755  
GRANTEES: TRUSSWORKS REALTY MISSOURI, LLC  
GRANTEES' MAILING ADDRESS: 2860 Trussworks Blvd.  
Jackson, Missouri 63755  
RETURN DOCUMENTS TO: Gilmore & Bell, P.C.  
211 North Broadway, Suite 2000  
St. Louis, Missouri 63102  
Attention: Mark D. Grimm, Esq.  
LEGAL DESCRIPTION: See **Exhibit A**

**ENHANCED ENTERPRISE ZONE AGREEMENT**

**THIS AGREEMENT** is entered into this 18th day of May, 2026 (this “*Agreement*”), by and among the **CITY OF JACKSON, MISSOURI**, a fourth-class city and political subdivision of the State of Missouri (the “*City*”), **TRUSSWORKS REALTY MISSOURI, LLC**, a Texas limited liability company (including any affiliates, the “*Company*”), and the **OFFICE OF THE CAPE GIRARDEAU COUNTY ASSESSOR** (the “*Assessor*”).

**RECITALS:**

1. The Company has constructed a new manufacturing facility (the “*Project*”) on an approximately 38.18-acre site in Cape Girardeau County (the “*Project Site*”), which is legally described on **Exhibit A** hereto.

2. The Project Site is located in the Cape Girardeau Enhanced Enterprise Zone (the “*EEZ*”) created pursuant to Sections 135.950 to 135.973, inclusive, of the Revised Statutes of Missouri (the “*Act*”) and Resolution No. 10-R-7 passed by the County Commission of Cape Girardeau County, Missouri on December 23, 2010 (the “*County Resolution*”).

3. The Company expects to create 50 new full-time jobs at the Project Site.

4. In accordance with the Act, the Board of Aldermen of the City adopted Resolution No. \_\_\_\_\_ on May 18, 2026, authorizing the execution of this Agreement and the tax abatement contemplated herein (the “*City Resolution*”).

**NOW, THEREFORE**, in consideration of the premises and the mutual obligations of the parties hereto, the parties covenant and agree as follows:

**Section 1. Approval of Application for Tax Abatement.** The City hereby ratifies and approves the application for tax abatement relating to the Project, submitted by the Company on November 15, 2023.

**Section 2. Real Property Abatement.**

(a) The Project shall receive 50% abatement from ad valorem real property taxation for a period of 10 years, beginning on January 1, 2026; provided, the Company shall maintain at least two full-time Jobs (as defined below) at the Project Site.

(b) The Company shall file with the City and the Assessor annually, commencing on October 15, 2026 and continuing on each October 15 thereafter while this Agreement remains in effect, an EEZ Annual Compliance Report in the form attached hereto as **Exhibit B**. The Company agrees to provide the City and the Assessor with reasonable access to the payroll and other corporate records as may be requested to verify the information shown in the EEZ Annual Compliance Report. If any EEZ Annual Compliance Report and/or other corporate records show that the Company has failed to create and maintain at least two Jobs (as defined below), this Agreement shall terminate.

(c) For purposes of this Section, the EEZ Annual Compliance Report and the City Resolution, “*Job*” means a full-time equivalent position with the Company or an affiliate of not less than 37.5 hours per week at the Project, which shall include normal full-time employee benefits offered by the employer.

Positions filled by workers who are not directly employed by the Company or an affiliate do not qualify as “Jobs” for purposes of this definition.

(d) The tax abatement described in this Section shall not apply to special assessments and shall not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the Project so long as such special assessments, licenses or fees are applied in a non-discriminatory manner.

(e) **Notwithstanding any provision hereof to the contrary, the Company may not sell, lease or dispose of any portion of the Project Site (other than to an affiliate or wholly-owned subsidiary) unless this Agreement is amended in such manner as the City deems appropriate to ensure that the property disposed of does not receive partial real property tax abatement. If the Company sells disposes the Project Site in violation of this provision, the tax abatement shall immediately end and the City may terminate this Agreement.**

**Section 3. No Other Property Tax Incentives.** The Company agrees that it will receive no property tax incentives for real or personal property associated with the Project, except as described in this Agreement.

**Section 4. Compliance with Laws.** The Company agrees to obtain any and all permits, licenses and other governmental approvals required by the applicable rules, regulations, codes and ordinances of the City and to otherwise comply with such rules, regulations, codes and ordinances in connection with the construction and maintenance of the Project. None of the provisions of this Agreement shall be construed as relieving the Company of its obligations to comply with any ordinances of the City or laws and regulations of the State of Missouri and the United States of America.

**Section 5. Inspection.** The City may conduct such periodic inspections of the Project in accordance with Missouri law and as may be generally provided in the City’s code. The Assessor may conduct such periodic inspections of the Project in accordance with Missouri law and generally recognized assessment practices.

**Section 6. Defaults and Remedies.** If the Company breaches any covenant or fails to perform any obligation hereunder for a period of 30 days following written notice to the Company of such failure, the City may, in its sole discretion, terminate this Agreement. Upon such termination, the Project will be subject to full taxes as provided by Missouri law.

**Section 7. Indemnification.** The Company agrees to indemnify and defend the City, the County, the Assessor and their respective governing body members, officials, agents and employees (the “*Indemnified Parties*”) and to insure that the Indemnified Parties are held harmless from and against all claims, demands, costs, liabilities, damages or expenses, including reasonable attorneys’ fees, by or on behalf of any person, firm or corporation arising from the conduct or management of, or from any work or thing done in, on or about, the Project during the term of this Agreement or otherwise arising out of the approval or administration of this Agreement; provided, however, that these indemnification obligations shall not apply to any claims, demands, costs, liabilities, damages or expenses caused by or resulting from the gross negligence or willful misconduct of any of the Indemnified Parties. This obligation to indemnify the Indemnified Parties shall survive the termination of this Agreement for any reason.

**Section 8. Limitations on Liability.** No member, official, employee or agent of the City or the County shall be personally liable to the Company. None of the City, the Assessor, County nor any other person shall have pecuniary liability to the Company for failure of the Company to receive the abatement

contemplated by this Agreement. The Company’s sole remedy against the City and the Assessor shall be an action for specific performance.

**Section 9. Federal Work Authorization.** Simultaneously with the execution of this Agreement and in conjunction with every submitted EEZ Annual Compliance Report, the Company shall, pursuant to the provisions of Sections 285.525 through 285.555 of the Revised Statutes of Missouri, by sworn affidavit in substantially the form attached hereto as **Exhibit C** and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to its employees and state that it does not knowingly employ any person who is an unauthorized alien.

**Section 10. Payment to City Costs.** The Company agrees to pay all costs of the City in connection with the preparation of this Agreement. The Company also agrees to pay all costs of the City in connection with the City’s enforcement of this Agreement, including reasonable attorneys’ fees.

**Section 11. Notices.** A notice, demand or other communication under this Agreement by either party to the other shall be sufficiently given or delivered if it is dispatched by facsimile transmission, or by registered or certified mail, postage prepaid, return receipt requested, or delivered personally,

(a) If to the City:

City of Jackson, Missouri  
101 Court Street  
Jackson, Missouri 63755  
Attention: City Administrator

(b) If to the Company:

Trussworks Realty Missouri, LLC  
2860 Trussworks Blvd  
Jackson, Missouri 63755  
Attention: Michael Bellows

or at such other address with respect to either such party as that party may, from time to time, designate in writing and forward to the other as provided in this Section. Copies of all notices shall be sent to the Assessor at 1 Barton Square, Suite 201, Jackson, Missouri 63755.

**Section 12. Governing Law.** This Agreement shall be construed in accordance with and governed by the laws of the State of Missouri. Any action arising out of, or concerning, this Agreement shall be brought only in the Circuit Court of Cape Girardeau County, Missouri. All parties to this Agreement consent to the jurisdiction and venue of that court.

**Section 13. Execution in Counterparts.** This Performance Agreement may be executed simultaneously in several counterparts, each of which shall be deemed to be an original and all of which shall constitute but one and the same instrument.

[Remainder of page intentionally left blank.]



**TRUSSWORKS REALTY MISSOURI, LLC**

By: \_\_\_\_\_  
Michael Bellow, President

**ACKNOWLEDGMENT**

STATE OF MISSOURI                    )  
  ) SS.  
COUNTY OF CAPE GIRARDEAU    )

On this \_\_\_\_ day of May, 2026, before me appeared **STEVEN STRODER**, to me personally known, who, being by me duly sworn, did say that he is a member of **TRUSSWORKS REALTY MISSOURI, LLC**, a Texas limited liability company, and that he is authorized to sign the foregoing instrument on behalf of said company, and acknowledged that he executed said instrument as said company's free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year last above written.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public - State of Missouri  
Commissioned in Cape Girardeau County

My Commission Expires: \_\_\_\_\_



## EXHIBIT A

### LEGAL DESCRIPTION OF PROJECT SITE

ALL OF THAT PART OF FRACTIONAL SECTION 1, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING IN PART WITHIN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, AND PART WITHIN THE COUNTY OF CAPE GIRARDEAU, AND ALL OF THAT PART OF FRACTIONAL SECTION 36, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WITHIN THE COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at the most westerly corner of Lot 1 of the Jackson North Industrial Park Subdivision, Phase 1, said plat being recorded in Document 2014-02837, thence with the west line of said Lot 1, North 08°43'56" East, 409.22 feet; thence North 76°08'59" West, 918.53 feet to a point on the East line of United States Private Survey Number 807, said point being also on the east line of Cold Creek Subdivision, said Cold Creek Subdivision being recorded in Document 2009-00785; thence with the east line of said Survey Number 807 and the east line of said Cold Creek Subdivision, South 06°13'56" West, 1047.66 feet to the Southeast corner of said Cold Creek Subdivision, said point being also on the North line of Terrace Park Estates, a subdivision recorded in Plat Book 23, at Page 37; thence with the north line of said Terrace Park Estates, South 64°20'21" East, 271.61 feet, thence continue with the north line of said Terrace Park Estates, South 48°46'04" East, 990.34 feet to the most easterly corner of said Terrace Park Estates, said point being also on the west right of way line of North High Street / US Highway '61', thence with said west right of way line of said US Highway '61', North 44°22'23" East, 525.25 feet; thence continuing along said west right of way, along the arc of a curve to the left having a radius of 3075.22 feet, a distance of 217.46 feet; thence along an offset in said west right of way, South 49°40'43" East, 10.00 feet; thence continuing along said west right of way line of US Highway '61', along the arc of a non-tangent curve concave to the northwest having a radius of 3085.22 feet, a distance of 360.84 feet (the chord across said arc bears North 36°58'15" East, 360.64 feet), to a point at the most southerly corner of a tract now or formerly held in title by Liberty Energy (Midstates) Corp., as conveyed in Document 2013-01838; thence with the South line of said tract, North 64°46'04" West, 476.81 feet to the most westerly corner of said Liberty Energy (Midstates) Corp tract and the most southerly corner of said Lot 1 of said Jackson North Industrial Park Subdivision; thence with the south line of said Lot 1, North 64°46'04" West, 390.40 feet to the place of beginning and containing 38.18 acres, more or less

Description taken from Survey dated October 27, 2023 by Christopher L. Koehler, LS-2470, Koehler Engineering and Land Surveying, Inc.

**EXHIBIT B**

**EEZ ANNUAL COMPLIANCE REPORT**

To be filed on or before October 15 of each year during the term of the Agreement

<i>Business Name and Address</i>  <b>TRUSSWORKS REALTY MISSOURI, LLC</b>	<i>MO. Tax I.D. Number</i>
<i>Name, Title, and Contact Information for Certifier</i>	<i>Federal Employer I.D. Number (FEIN)</i>

The highest actual number of “Jobs” at the Project during each of the immediately preceding 12 months ending on September 30, 20\_\_ (the September 30<sup>th</sup> prior to this Report) is set forth below in the column labeled “Total Jobs.”

The highest average annual wage of the “Jobs” for the immediately preceding 12 months ending on September 30, 20\_\_ (i.e. the sum of the annual wage of each “Job” at the Project divided by the number of “Jobs”) is set forth below in the row labeled “Average Wage.”

The 12-month average of the highest actual number of “Jobs” at the Project during each month for the immediately preceding 12 months ending on October 31, 20\_\_ is set forth below under the row labeled “12-Month Average.”

	Total Jobs	Average Wage
October		
November		
December		
January		
February		
March		
April		
May		
June		
July		
August		
September		
<b>12-Month Average</b>		

*Attached hereto is a schedule listing the employees at the Project and the average annual wage (excluding benefits) of those employees.*

**The undersigned, duly authorized representative of Trussworks Realty Missouri, LLC, hereby states and certifies that the information set forth in this report is true and correct.**

Authorized Signature	Date
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Please send form to:

City of Jackson, Missouri  
101 Court Street  
Jackson, Missouri 63755  
Attention: City Administrator

Cape Girardeau County Assessor  
1 Barton Square, Suite 201  
Jackson, Missouri 63755



# MEMO



**To:** Mayor Dwain Hahs and Members of the Board of Aldermen  
**From:** Jeff Winders – City Engineer  
**Date:** May 14, 2026  
**Re:** Change Order No. 3 to Penzel Construction for the WWTP Improvements project.

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This change order is for three (3) separate items and a time extension. First is the re-routing of four (4) electrical lines near the digester building which were not accurately shown on the as-built drawings. Field investigations revealed these lines will conflict with the proposed WAS screen.

Second is the digester blower piping adjustments. Operationally, the two (2) wall hydrants used for wash down will need to remain in service after the removal of the influent water line. To allow for this, new short ¾ inch service lines will need to be installed connected to the proposed 2-inch water line.

The third item is the relocation of a 6-inch sludge line and removal of a 1.5-inch water line that are in the way of the installation of the aggregate piers. Like the first item they were not accurately shown on previous drawings.

In addition to the added cost, this change order allows time to be added to the project delivery for delays caused by the water leaks and sorting out the solutions to the above issues.

Therefore, this change order is for Ninety Thousand Six Hundred Seventy-Nine dollars and Twenty-Eight cents (\$90,679.28) and for 56 additional days. Staff recommends acceptance of this change order.

**CHANGE ORDER NO.: 3**

Owner: City of Jackson, MO  
 Engineer: Horner & Shifrin, Inc.  
 Contractor: Penzel Construction Co., Inc.  
 Project: Jackson WWTP Improvements  
 Contract Name:  
 Date Issued: May 13, 2026

Owner's Project No.: N/A  
 Engineer's Project No.: 1907700  
 Contractor's Project No.: N/A

Effective Date of Change Order:

The Contract is modified as follows upon execution of this Change Order:

**Description:**

Existing underground Electric, Water, & Septic lines below the new WAS Screen & Digester Building addition interfere with the aggregate pier layout. All utilities to be rerouted around the exterior of the pier layout to allow for safe installation.

170' of Septic line is to be flushed out and then capped. Once the piers are installed then Raider will reroute as specified on reroute plans. Water lines are to be capped. Once the piers are installed then Raider will reroute as specified on reroute plans.

**Attachments:**

**Description of Change order No. 3**

**Drawing C8**

**Drawing PL4**

**Scope of supply for Change order 3 (Koch electric, Raider Mechanical, Delta Companies inc.)**

Change in Contract Price	Change in Contract Times [State Contract Times as either a specific date or a number of days]
Original Contract Price: \$ 11,764,000.00	Original Contract Times: Substantial Completion: 600 days Ready for final payment: 630 days
[Increase] from previously approved Change Orders No. 1 to No. 2 \$ 50,923.95	[Increase] [Decrease] from previously approved Change Orders No.1 to No. 2 Substantial Completion: 0 days Ready for final payment: 0 days
Contract Price prior to this Change Order: \$ 11,818,123.91	Contract Times prior to this Change Order: Substantial Completion: 600 days Ready for final payment: 630 days
[Increase] this Change Order: \$ 90,679.28	[Increase] this Change Order: Substantial Completion: 56 days Ready for final payment: 56 days
Contract Price incorporating this Change Order: \$ 11,908,803.19	Contract Times with all approved Change Orders: Substantial Completion: 656 days Ready for final payment: 686 days

EJCDC® C-941, Change Order.

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**Table No. 1 - Description of Change Order No. 3**

**City of Jackson, Missouri  
Jackson WWTP Improvements Project**

<b>Item No.</b>	<b>Description</b>	<b>Attached Reference Exhibit</b>	<b>Lump Sum Price</b>	<b>Increase (Decrease) in Contract Price</b>	<b>Increase (Decrease) in Contract Time</b>	<b>Explanation/Comments</b>
1	Underground Utility Reroutes	Raider Mechanical, Koch Electric, Delta Companies Proposal/Change Order Cost Summary & RFP No. 3	\$90,679.28	\$90,679.28	56 days	See attached document for further engineering explanation.
	<b>TOTAL INCREASE (DECREASE)</b>			<b>\$90,679.28</b>	<b>56 Days</b>	

BILL NO. 26-\_\_

ORDINANCE NO. 26-\_\_

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND JACKSON AREA CHAMBER OF COMMERCE RELATIVE TO A WELCOME TO JACKSON SIGN ON EAST MAIN STREET FEATURING THE NEW CITY LOGO; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.**

WHEREAS, the Mayor and Board of Aldermen have been presented a memorandum of understanding attached hereto and incorporated herein as if fully set forth; and

WHEREAS, the Mayor and Board of Aldermen of the City of Jackson, Missouri, deem it advisable to enter into said memorandum of understanding.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, AS FOLLOW:

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, approve the memorandum of understanding attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **Jackson Area Chamber of Commerce**. It is the belief of the Mayor and Board of Aldermen, that it is in the best interest of the citizens of the City of Jackson, Missouri, that the City enters into said memorandum of understanding.

Section 2. That the Mayor is hereby authorized and directed to execute said memorandum of understanding for and on behalf of the City of Jackson, Missouri.

Section 3. That the City Clerk of the City of Jackson is hereby authorized and directed to attest to the signature of the Mayor on the attached memorandum of understanding.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion

shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 5. That this Ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: May 18, 2026.

SECOND READING: May 18, 2026.

PASSED AND APPROVED this 18th day of May, 2026, by a vote of \_\_\_ ayes, \_\_\_ nays, \_\_\_ abstentions and \_\_\_ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

## Memorandum of Understanding

This **Memorandum of Understanding** is made and entered into this 12th day of May, 2026, by and between the **City of Jackson, Missouri**, a municipal corporation, (“City”), and the **Jackson Area Chamber of Commerce**, a Missouri Non-profit Corporation, (“Chamber”),  
**WITNESSETH:**

**WHEREAS**, the Chamber was awarded a grant from the Missouri Department of Tourism to “enhance community navigation and first impressions”; and

**WHEREAS**, Thirty thousand dollars (\$30,000) of the grant project is proposed to be used to install a new “Welcome to Jackson” sign using the City’s new logo; and

**WHEREAS**, the estimated cost for the Welcome to Jackson sign is approximately Thirty thousand dollars (\$30,000), and the project must be completed by June 30, 2026; and

**WHEREAS**, the parties have agreed upon the design specifications for the sign attached hereto as **Exhibit A** and the location for the sign attached hereto as **Exhibit B**, both of which are incorporated herein by reference; and

**WHEREAS**, the City and the Chamber desire to enter into this Memorandum of Understanding to formalize their cost-share arrangement and cooperation for the installation of the new welcome sign on East Main Street;

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the adequacy and sufficiency of which are hereby acknowledged, it is mutually covenanted and agreed as follows:

1. The Chamber agrees to use the Missouri Department of Tourism grant funds, in the amount of Thirty Thousand Dollars (\$30,000.00), for the purchase, fabrication, and installation of the new “Welcome to Jackson” sign in accordance with the design specifications set forth in Exhibit A, resulting in no cost to the City.
2. The Chamber shall make application for permits. The City agrees to provide the necessary property access, permits, approvals, inspections, at no cost to the Chamber, and any other municipal cooperation required for the installation and placement of the sign at the proposed location on East Main Street set forth in Exhibit B.
3. The parties agree to work collaboratively to complete the project by June 30, 2026, in accordance with grant requirements.
4. The Chamber agrees to comply with all applicable federal, state, and local laws, rules and regulations in the receipt and use of the grant funds, and to supply such information to the City upon the City’s request.

5. All final plans, designs, specifications, contractor selections, and installation methods for the Welcome sign shall be subject to the review and written approval of the City Administrator prior to the commencement of fabrication or installation. The contractor selected by the Chamber shall be licensed and insured.
6. The City shall be responsible for the ongoing maintenance, repair, and upkeep of the Welcome sign following its installation and acceptance by the City.
7. The City shall be responsible for the cost of electric service to the Welcome sign.
8. This Memorandum of Understanding shall become effective upon execution by both parties and shall remain in effect until the Welcome sign is fully installed and accepted by the City. Thereafter, the Memorandum of Understanding shall continue in effect solely for the purpose of the City's maintenance obligations set forth in Paragraph 6 above. This Memorandum of Understanding may be terminated by mutual written agreement of the parties or by either party upon thirty (30) days' written notice. The City's obligation to maintain the sign shall survive any termination of this Memorandum of Understanding for as long as the sign remains in place.
9. This Memorandum of Understanding contains the entire agreement of the parties and can be altered, amended, or modified only by a written instrument executed by both parties. This Memorandum of Understanding shall be governed by and construed in accordance with the laws of the State of Missouri. Venue for any dispute between the parties shall be in the Circuit Court of Cape Girardeau County, Missouri. In case any one or more of the provisions contained herein shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Memorandum of Understanding shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein. The rights and remedies provided by this Memorandum of Understanding are cumulative and are in addition to any other rights the parties may have by law, statute, ordinance, or otherwise.

**IN WITNESS WHEREOF**, the parties have executed this Memorandum of Understanding as of the date first above written.

[Signature Page to follow]

CITY:

CITY OF JACKSON, MISSOURI

\_\_\_\_\_  
Dwain Hahs, Mayor

ATTEST:

\_\_\_\_\_  
Angela Birk, City Clerk

JACKSON AREA CHAMBER OF COMMERCE:

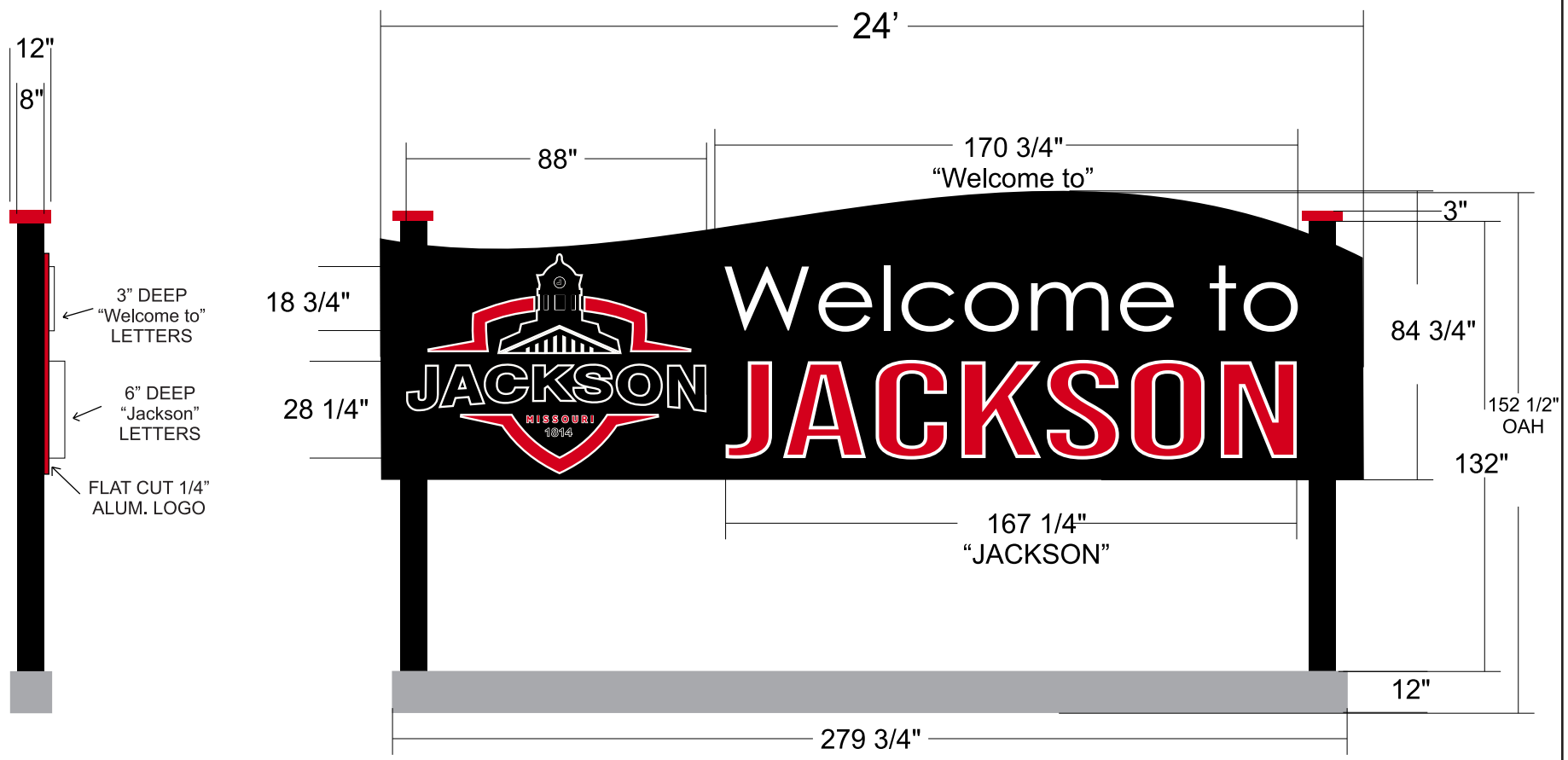
Brian Gerrell  
\_\_\_\_\_  
, President

ATTEST:

\_\_\_\_\_  
, Secretary

OPTION H

SIDE VIEW



NOTE: This drawing has been prepared for viewing by the customer for the express purpose of acquiring the sale of the represented product. Any use other than said viewing including reproduction, scanning, photocopying or other use without the written permission of Coast to Coast Signs is prohibited. Value of the drawing is assessed at \$250.00 and ownership of drawing passes to customer upon the sale of the product.

**Coast to Coast Signs**

3180 East Outer Road North • Scott City, MO 63780  
573-335-3939 • 1-888-335-3939 • Fax: 573-335-6070

**ISA**  
INTERNATIONAL SIGN ASSOCIATION

**MSSA**  
MID-SOUTH SIGN ASSOCIATION INC

CUSTOMER APPROVAL	DATE	SALES: MARTY PLATZ mplat@coasttocoastsigns.com	DATE: 3/30/26
	REVISIONS & REMARKS	DRAWN BY: HANNAH LIZENBEE	DESIGNED FOR: JACKSON - CHAMBER OF COMMERCE
			PROJECT LOCATION: JACKSON, MO
			CONTACT: JANNA CLIFTON
			SCALE: 1/4"=1'
			FILE NAME: 24745-WELCOME TO JACKSON SIGN
Terms: 50% down with balance due upon completion.			



Location Map

# MEMO



**To:** Mayor Dwain Hahs and Members of the Board of Aldermen  
**From:** Rodney Bollinger, Director of Administrative Services  
**Date:** May 12, 2026  
**Re:** Voluntary Annexation and Zoning Request - 2757 Bainbridge Road

---

As you are aware, Craig and Kimberlie Wilson, on behalf of The Wilson Joint Revocable Trust, applied for the voluntary annexation and zoning of approximately 1.39 acres located at 2757 Bainbridge Road. The applicants are constructing a new single-family residence on the property and intend to connect the residence to available public utilities. The proposed zoning designation is R-2 (Single-Family Residential) District.

A public hearing regarding this matter was held on April 20. No written objections to the proposed annexation and zoning were filed with the City Clerk within fourteen (14) days following the public hearing.

Accordingly, the Mayor and Board of Aldermen will consider final action on this request at the Regular Meeting scheduled for Monday, May 18.

Attached for your review are the proposed ordinance, exhibits, and time schedule.

Please feel free to contact me if you have any questions or require additional information.

**BILL NO. 26-\_\_**

**ORDINANCE NO. 26-\_\_**

**AN ORDINANCE ANNEXING CERTAIN ADJACENT TERRITORY INTO THE CITY LIMITS OF THE CITY OF JACKSON, MISSOURI, AND AMENDING THE “OFFICIAL ZONING DISTRICT MAP” OF THE CITY OF JACKSON, MISSOURI; ALL IN ACCORANDANCE WITH THE AUTHORITY GRANTED TO THE BOARD OF ALDERMEN UNDER THE PROVISIONS OF SECTION 58-12 OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI.**

WHEREAS, on the 26<sup>th</sup> day of April, 2026, a verified petition signed by all owners of the real estate hereinafter described, was submitted by Craig A. Wilson and Kimberlie M. Wilson as Trustees of The Wilson Joint Revocable Trust, requesting voluntary annexation with zoning of said territory being described as 2757 Bainbridge Road as set out in Exhibit A, attached hereto and made a part hereof, was filed with the City Clerk and the Board of Aldermen; and,

WHEREAS, said real estate as hereinafter described is adjacent and contiguous to the present corporate limits of the City of Jackson, Missouri; and,

WHEREAS, the City of Jackson, Missouri provided written notice, on March 25, 2026, to all property owners within one hundred and eighty-five (185) feet of the proposed voluntary annexation with zoning of the date, time and location for the public hearing; and

WHEREAS, notice of the public hearing was given by publication of notice on March 25, 2026, in the Cash Book Journal, a weekly newspaper of general circulation in the County of Cape Girardeau, State of Missouri; and,

WHEREAS, a public hearing concerning said matter was held at the City Hall in the City of Jackson, Missouri, at 6:00 p.m. on April 20, 2026; and,

WHEREAS, at said public hearing, all interested persons, corporations or political subdivisions were afforded the opportunity to present evidence regarding the proposed voluntary annexation with zoning; and,

WHEREAS, no written objection to the proposed annexation was filed with the Board of Aldermen of the City of Jackson, Missouri, within 14 days after the date of the public hearing; and,

WHEREAS, the Board of Aldermen of the City of Jackson, Missouri, does find and determine that said voluntary annexation with zoning is reasonable and necessary to the proper development of the City and is in the best interest of the citizens of the City of Jackson, Missouri; and

WHEREAS, the City of Jackson, Missouri, is able to furnish normal municipal services to said area within a reasonable time after annexation.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, AS FOLLOWS:

Section 1. Pursuant to the provisions of Section 58-12 of the Code of Ordinances of the City of Jackson, Missouri, the following described real estate is hereby annexed into the City of Jackson, Missouri:

That part of the Southwest corner of United States Private Survey 324, Township 31 North, Range 13 East In the County of Cape Girardeau, State of Missouri, described as follows: Commence at a found 1/2 inch iron rod on the East side of Lot 20 of East Ridge Place Subdivision, a subdivision on file In the land records of Cape Girardeau County in Plat Book 24 Page 38, said point bears North 02 degrees 32 minutes 26 seconds East, 65.48 feet from the Southeast corner of said Lot 20; thence along the East line of said subdivision, North 34 degrees 00 minutes 05 seconds East, 187.51 feet; thence North 22 degrees 30 minutes 18 seconds West, 73.23 feet; thence North 57 degrees 09 minutes 09 seconds West, 30.50 feet; thence North 07 degrees 27 minutes 25 seconds East, 56.16 feet; thence North 11 degrees 07 minutes 28 seconds West, 82.33 feet; North 48 degrees 40 minutes 04 seconds West, 26.88 feet; thence North 09 degrees 58 minutes 45 seconds West, 75.47 feet; thence North 15 degrees 49 minutes 01 seconds West, 135.81 feet; thence North 23 degrees 56 minutes 10 seconds West, 95.90 feet to the South right of way line of Shadow Trail; thence leaving said East line and with said right of way line North 66 degrees 03 minutes 50 seconds East

90.10 feet; thence leaving said right of way line, North 23 degrees 56 minutes 10 seconds West, 25.00 feet to a point on the centerline of an access easement; thence with said centerline, North 66 degrees 03 minutes 50 seconds East, 10.96 feet; thence along the arc of a curve to the Northeast being concave to the Northwest having a radius of 300.00 feet, a distance of 78.52 feet {the chord of said arc bears North 58 degrees 33 minutes 57 seconds East, 78.30 feet); thence North 50 degrees 45 minutes 35 *seconds* East, 375.32 feet; thence North 50 degrees 45 minutes 35 seconds East, 84.92 feet; thence along the arc of a curve to the Northeast being concave to the Northwest having a radius of 200.00 feet, a distance of 217.25 feet (the chord of said arc bears North 19 degrees 38 minutes 28 seconds East, 206.73 feet); thence North 11 degrees 28 minutes 40 seconds West, 129.60 feet; thence along the arc of a curve to the Northwest being concave to the Northeast having a radius of 300.00 feet, a distance of 65.43 feet (the chord of *said* arc bears North 05 degrees 13 minutes 47 seconds West, 65.30 feet); thence North 01 degrees 01 minutes 07 seconds East, 123.31 feet; thence along the arc of a curve to the Northeast being concave to the Southeast having a radius of 500.00 feet, a distance of 60.36 feet {the chord of said arc bears North 04 degrees 28 minutes 38 seconds East, 60.33 feet); thence North 07 degrees 56 minutes 09 seconds East, 163.37 feet; thence along the arc of a curve to the Northwest being concave to the Southwest having a radius of 200.00 feet, a distance of 109.01 feet (the chord of said arc bears North 07 degrees 40 minutes 46 seconds West, 107.67 feet); thence North 23 degrees 17 minutes 40 seconds West, 109.92 feet; thence along the arc of a curve to the Northwest being concave to the Northeast having a radius of 200.00 feet, a distance of 65.25 being (the chord of said arc bears North 13 degrees 56 minutes 53 seconds West, 64.96 feet) to the point of beginning; thence continuing with said centerline along the arc of a curve to the Northwest being concave to the Northeast having a radius of 200.00 feet, a distance of 5.26 feet (the chord of said arc bears North 03 degrees 50 minutes 54 seconds West, 5.26 feet); thence North 03 degrees 05 minutes 41 seconds West, 362.84 feet to the South right of way line of Bainbridge Road; thence leaving said centerline and along said right of way line South 86 degrees 54 minutes 19 seconds West, 29.21 feet; thence South 75 degrees 19 minutes 19 seconds West, 99.87 feet; thence South 69 degrees 55 minutes 34 seconds West, 23.64 feet; thence leaving said right of way line, South 06 degrees 50 minutes 18 seconds West, 313.52 feet; thence South 84 degrees 04 minutes 59 seconds East, 206.35 feet to the point of beginning.

Together with all Improvements thereon known and numbered as 2757 Bainbridge Road, Jackson, MO 63755

Subject to Existing building lines, easements, conditions, restrictions, zoning regulations, etc., now of record, If any.

Locator No: 15-104-08-00-01404-0000

Grantor represents and warrants:

- a) The Trustee(s) is/are the duly acting and qualified Trustee(s), under said trust;

- b) The Trust has not been amended, revoked, or canceled, and is in full force and effect; and
- c) The Trustee(s) have the full and complete powers and authority to sell the subject property.

Section 2. The boundaries of the City of Jackson, Missouri, are hereby altered so as to encompass the above-described tract of land lying adjacent and contiguous to the present corporate limits of said City of Jackson, Missouri.

Section 3. That the Zoning Ordinance and the accompanying “Official Zoning District Map” of the City of Jackson, Missouri, are hereby amended insofar as they relate to the property described on Exhibit A that said property is hereby zoned R-2 (Single-Family Residential) District.

Section 4. That the City Clerk of the City of Jackson, Missouri, shall and is hereby directed to amend the “Official Zoning District Map” of the City of Jackson, Missouri, and to certify same and to keep said map on file in the office of the City Clerk and an updated copy shall be placed at City Hall, City of Jackson, Missouri.

Section 5. The City Clerk of the City of Jackson, Missouri, is hereby ordered to cause three certified copies of this ordinance to be filed with the County Clerk of Cape Girardeau County, Missouri.

Section 6. If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid, or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 7. That this ordinance shall be in full force and effect from and after its passage and approval.

FIRST READING: May 18, 2026.

SECOND READING: May 18, 2026.

PASSED AND APPROVED this 18<sup>th</sup> day of May, 2026, by a vote of \_\_\_\_\_ ayes, \_\_\_\_\_ nays, \_\_\_\_\_ abstentions and \_\_\_\_\_ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



CITY OF JACKSON, MISSOURI
VOLUNTARY ANNEXATION WITH
ZONING APPLICATION

EXHIBIT Item 13.
A

DATE OF APPLICATION: February 26, 2026

PROPERTY LOCATION (address):

Other description of location if not addressed:

PROPERTY OWNERS (all legal property owners listed on deed)

Names & Mailing Addresses: CRAIG A. WILSON AND KIMBERLIE M. WILSON TRUSTEES OF WILSON JOINT REVOCABLE TRUST
2569 RIDGEWAY DR.
JACKSON, MO. 63755

CONTACT PERSON HANDLING APPLICATION

Contact's Name: CRAIG WILSON
Contact's Mailing Address: 2569 RIDGEWAY DR. JACKSON, MO. 63755
Contact's Phone: 573-579-3852 Email: TCRAIGH@GMAIL.COM

CURRENT USE OF PROPERTY: VACANT

PROPOSED ZONING: (circle)

- R-1 (Single-Family Residential)
R-2 (Single-Family Residential)
R-3 (One- And Two-Family Residential)
R-4 (General Residential)
MH-1 (Mobile Home Park)
O-1 (Professional Office)
CO-1 (Enhanced Commercial Overlay)
C-1 (Local Commercial)
C-2 (General Commercial)
C-3 (Central Business)
C-4 (Planned Commercial)
I-1 (Light Industrial)
I-2 (Heavy Industrial)
I-3 (Planned Industrial Park)

IS A SPECIAL USE PERMIT APPLICATION TO BE FILED? YES [ ] NO [X]

LEGAL DESCRIPTION OF TRACT: (attach legal description if metes & bounds description)
SEE ATTACHED

Attach to this page a scaled plat of the tract(s) showing the following information:

- a. All boundary dimensions.
b. All adjoining streets, alleys and easements.
c. All present improvements.
d. All proposed improvements.
e. All adjoining property lines and references to all owners listed in Section C.
f. Zoning classification of all adjoining properties.

PETITION

TO: THE CITY OF JACKSON, MISSOURI, A MUNICIPAL CORPORATION

We, the undersigned, state that we are the fee simple owners of the property described in Book 24 at Page 38, and we do hereby request and petition the City of Jackson, Missouri to annex the land described in the above referenced book and page so that the same is contained within the corporate limits of said City.

We, the undersigned, do further state and declare that no person, firm, or corporation other than the undersigned own any fee simple interest in the land described in the above referenced book and page.

We, the undersigned, do further state and declare that this request and petition is voluntarily made and is submitted under the provisions of Section 71.012 RSMo. 1986, as amended (Voluntary Annexation).

Craig A. Wilson

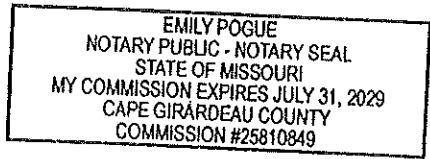
Kimberlee M. Wilson

STATE OF MISSOURI )  
 )ss.  
COUNTY OF Cape Girardeau )

On this 26<sup>th</sup> day of February, 2026, before me personally appeared Craig and Kimberlee Wilson, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he/she executed the same as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year first above written.

Emily Pogue  
Emily Pogue, Notary Public  
State Of Missouri  
County of Cape Girardeau  
My term expires: 07/31/2029



STATE OF MISSOURI )  
 )ss.  
COUNTY OF Cape Girardeau )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he/she executed the same as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year first above written.

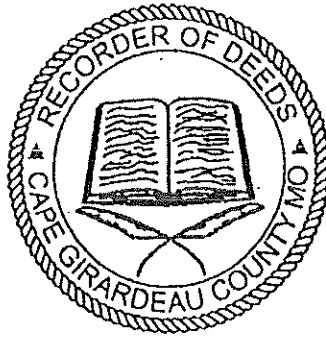
\_\_\_\_\_  
\_\_\_\_\_, Notary Public

State Of Missouri

County of \_\_\_\_\_

My term expires: \_\_\_\_\_

eRecorded  
DOCUMENT #  
2025-08656



ANDREW DAVID BLATTNER  
RECORDER OF DEEDS  
CAPE GIRARDEAU COUNTY, MO  
eRECORDED ON  
10/17/2025 01:51:39 PM  
REC FEE: 30.00  
PAGES: 3

**Special Warranty Deed  
(Trust)**

Prime Title, LLC

This Deed, Made and entered into as of this 17 day of October, 2025, by and between  
Kenneth A. Kiefer and Karen L. Kiefer, Trustees of The Kiefer Revocable Living Trust dated April 30, 2009

whose address is: 2121 Silver Campine Ln, Cape Girardeau, MO 63701  
party or parties of the first part as Grantor(s), and

Craig A. Wilson and Kimberlie M. Wilson, Trustees of The Wilson Joint Revocable Trust

Grantee's Mailing Address: 2569 Ridgeway Dr, Jackson, MO 63755  
party or parties of the second part as Grantee(s)

Witnesseth, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable consideration ----- (\$1.00) paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, do by these presents Bargain and Sell, Convey and Confirm unto the said party or parties of the second part, the following described Real Estate, situated in the County of Cape Girardeau, and State of Missouri, to-wit:

That part of the Southwest corner of United States Private Survey 324, Township 31 North, Range 13 East in the County of Cape Girardeau, State of Missouri, described as follows: Commence at a found 1/2 inch iron rod on the East side of Lot 20 of East Ridge Place Subdivision, a subdivision on file in the land records of Cape Girardeau County in Plat Book 24 Page 38, said point bears North 02 degrees 32 minutes 26 seconds East, 65.48 feet from the Southeast corner of said Lot 20; thence along the East line of said subdivision, North 34 degrees 00 minutes 05 seconds East, 187.51 feet; thence North 22 degrees 30 minutes 18 seconds West, 73.23 feet; thence North 57 degrees 09 minutes 09 seconds West, 30.50 feet; thence North 07 degrees 27 minutes 25 seconds East, 56.16 feet; thence North 11 degrees 07 minutes 28 seconds West, 82.33 feet; North 48 degrees 40 minutes 04 seconds West, 26.88 feet; thence North 09 degrees 58 minutes 45 seconds West, 75.47 feet; thence North 15 degrees 49 minutes 01 seconds West, 135.81 feet; thence North 23 degrees 56 minutes 10 seconds West, 95.90 feet to the South right



302605-1142-0

of way line of Shadow Trail; thence leaving said East line and with said right of way line North 66 degrees 03 minutes 50 seconds East 90.10 feet; thence leaving said right of way line, North 23 degrees 56 minutes 10 seconds West, 25.00 feet to a point on the centerline of an access easement; thence with said centerline, North 66 degrees 03 minutes 50 seconds East, 10.96 feet; thence along the arc of a curve to the Northeast being concave to the Northwest having a radius of 300.00 feet, a distance of 78.52 feet (the chord of said arc bears North 58 degrees 33 minutes 57 seconds East, 78.30 feet); thence North 50 degrees 45 minutes 35 seconds East, 375.32 feet; thence North 50 degrees 45 minutes 35 seconds East, 84.92 feet; thence along the arc of a curve to the Northeast being concave to the Northwest having a radius of 200.00 feet, a distance of 217.25 feet (the chord of said arc bears North 19 degrees 38 minutes 28 seconds East, 206.73 feet); thence North 11 degrees 28 minutes 40 seconds West, 129.60 feet; thence along the arc of a curve to the Northwest being concave to the Northeast having a radius of 300.00 feet, a distance of 65.43 feet (the chord of said arc bears North 05 degrees 13 minutes 47 seconds West, 65.30 feet); thence North 01 degrees 01 minutes 07 seconds East, 123.31 feet; thence along the arc of a curve to the Northeast being concave to the Southeast having a radius of 500.00 feet, a distance of 60.36 feet (the chord of said arc bears North 04 degrees 28 minutes 38 seconds East, 60.33 feet); thence North 07 degrees 56 minutes 09 seconds East, 163.37 feet; thence along the arc of a curve to the Northwest being concave to the Southwest having a radius of 200.00 feet, a distance of 109.01 feet (the chord of said arc bears North 07 degrees 40 minutes 46 seconds West, 107.67 feet); thence North 23 degrees 17 minutes 40 seconds West, 109.92 feet; thence along the arc of a curve to the Northwest being concave to the Northeast having a radius of 200.00 feet, a distance of 65.25 feet (the chord of said arc bears North 13 degrees 56 minutes 53 seconds West, 64.96 feet) to the point of beginning; thence continuing with said centerline along the arc of a curve to the Northwest being concave to the Northeast having a radius of 200.00 feet, a distance of 5.26 feet (the chord of said arc bears North 03 degrees 50 minutes 54 seconds West, 5.26 feet); thence North 03 degrees 05 minutes 41 seconds West, 362.84 feet to the South right of way line of Bainbridge Road; thence leaving said centerline and along said right of way line South 86 degrees 54 minutes 19 seconds West, 29.21 feet; thence South 75 degrees 19 minutes 19 seconds West, 99.87 feet; thence South 69 degrees 55 minutes 34 seconds West, 23.64 feet; thence leaving said right of way line, South 06 degrees 50 minutes 18 seconds West, 313.52 feet; thence South 84 degrees 04 minutes 59 seconds East, 206.35 feet to the point of beginning.

Together with all improvements thereon known and numbered as 0 Bainbridge Road, Jackson, MO 63755

Subject to Existing building lines, easements, conditions, restrictions, zoning regulations, etc., now of record, if any.

Locator No: 15-104-08-00-01404-0000

Grantor represents and warrants:

- a) The Trustee(s) is/are the duly acting and qualified Trustee(s), under said trust;
- b) The Trust has not been amended, revoked, or canceled, and is in full force and effect; and
- c) The Trustee(s) have the full and complete powers and authority to sell the subject property.

*To Have and to Hold* the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever.

The said party or parties of the first part hereby covenanting that such party or parties and the heirs, executors and administrators shall and will *Warrant and Defend* the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against

the lawful claims of all persons claiming by, through or under party or parties of the first part but none other, excepting, however, the general taxes for the calendar year 2025 and thereafter, and the special taxes becoming a lien after the date of this deed.

In Witness Whereof, the said party or parties of the first part have executed these presents the day and year first above written.

The Kiefer Revocable Living Trust dated April 30, 2009

*Kenneth A. Kiefer, Trustee*  
Kenneth A. Kiefer, Trustee

*Karen L. Kiefer, Trustee*  
Karen L. Kiefer, Trustee

State of Missouri

) ss.

County of Cape Girardeau

On this 17 day of October, 2025, before me personally appeared Kenneth A. Kiefer and Karen L. Kiefer to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed as Trustees for Kenneth A. Kiefer and Karen L. Kiefer, Trustees of The Kiefer Revocable Living Trust dated April 30, 2009.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

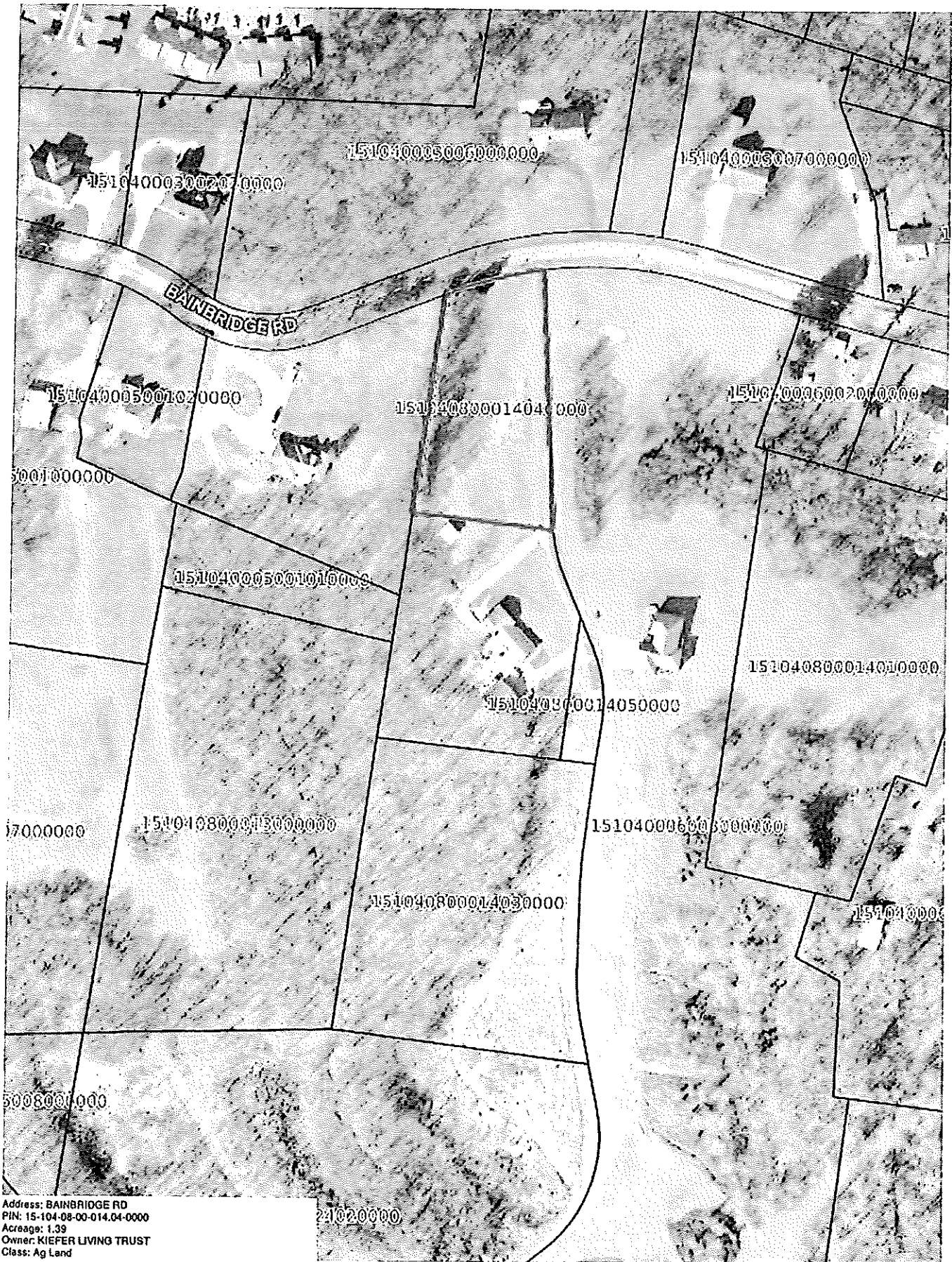
*Gail Cassout*  
Notary Public

*Gail Cassout*  
Print Notary Name

THE BELOW BOX IS USED FOR NOTARY EXPIRATION AND NOTARY SEAL OR STAMP ONLY

My commission expires:

GAIL CASSOUT  
 NOTARY PUBLIC - NOTARY SEAL  
 STATE OF MISSOURI  
 MY COMMISSION EXPIRES NOVEMBER 22, 2027  
 SCOTT COUNTY  
 COMMISSION #11416994

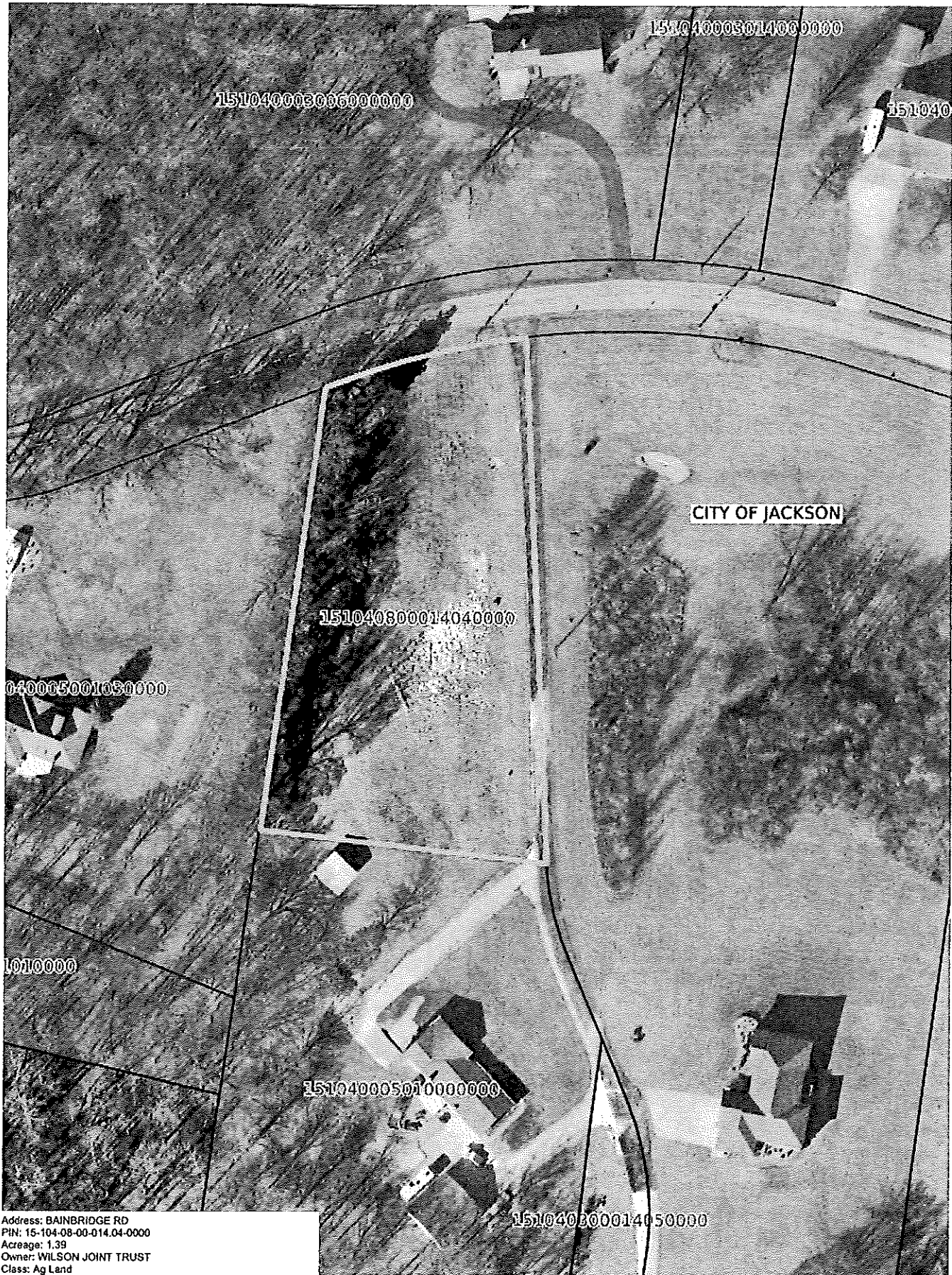


Address: BAINBRIDGE RD  
PIN: 15-104-08-00-014.04-0000  
Acreage: 1.39  
Owner: KIEFER LIVING TRUST  
Class: Ag Land

1.39  
ACRE



Address: BAINBRIDGE RD  
PIN: 15-104-08-00-014.04-0000  
Acreage: 1.39  
Owner: WILSON JOINT TRUST  
Class: Ag Land



151040003006000000

151040003014000000

151040

CITY OF JACKSON

151040800014040000

040065001650000

1010000

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151040300014050000

Address: BAINBRIDGE RD  
PIN: 15-104-08-00-014.04-0000  
Acreage: 1.39  
Owner: WILSON JOINT TRUST  
Class: Ag Land

**SCHEDULE OF DATES**

**THE WILSON JOINT REVOCABLE TRUST,  
CRAIG A. WILSON AND KIMBERLIE M. WILSON, TRUSTEES  
2757 BAINBRIDGE ROAD  
VOLUNTARY ANNEXATION WITH ZONING**

- 3/16/2026 Resolution to the Mayor and Board of Aldermen
- 3/25/2026 Publish Notice of Public Hearing in Cash Book Journal
- 3/25/2026 Mail Notification Letters to Adjacent Property Owners Within 185 Feet
- 4/20/2026 Public Hearing for Voluntary Annexation with Zoning
- 5/18/2026 Passage of Ordinance for Voluntary Annexation with Zoning

**BILL NO. 26-\_\_**

**ORDINANCE NO. 26-\_\_**

**AN ORDINANCE AMENDING THE "OFFICIAL ZONING DISTRICT MAP" OF THE CITY OF JACKSON, MISSOURI, AS ADOPTED BY THE BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI; SAID AMENDMENT IS IN ORDER TO RECLASSIFY A CERTAIN DESCRIBED AREA OF THE CITY OF JACKSON, MISSOURI, FROM I-1 TO R-4, ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED TO THE BOARD OF ALDERMEN BY VIRTUE OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI.**

WHEREAS, the Villas of West Park, LLC, owners of a certain tract of land herein referred to, has heretofore submitted to the City Planning and Zoning Commission for its consideration the rezoning of certain territories located in the City of Jackson, Missouri, said property being described as parcel number 15-501-00-03-025.04-0000324, within the city limits as set out in Exhibit A which is attached hereto and incorporated herein as if fully set forth; and,

WHEREAS, the City Planning and Zoning Commission has heretofore reported to the Board of Aldermen that it approved the requested zoning change; and,

WHEREAS, the City Planning and Zoning Commission and the Board of Aldermen have heretofore complied with all of the provisions of Chapter 65 of the Code of Ordinances of the City of Jackson, Missouri; and,

WHEREAS, the Board of Aldermen believes it is in the best interest of the citizens of the City of Jackson, Missouri, to rezone the aforesaid area as requested by the applicant.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, AS FOLLOWS:

Section 1. That the Zoning Ordinance and the accompanying "Official Zoning District Map" of the City of Jackson, Missouri, are hereby amended insofar as they relate to the property described on Exhibit A which is attached hereto and incorporated herein as if fully set forth; that said property is hereby rezoned from I-1 Light Industrial District to R-4 General Residential District.

Section 2. That the application for rezoning as submitted by the owner is attached hereto, marked Exhibit A and incorporated herein as if fully set forth.

Section 3. That the City Clerk of the City of Jackson, Missouri, shall and is hereby directed to amend the "Official Zoning District Map" of the City of Jackson, Missouri, and to certify same and to keep said map on file in the office of the City Clerk and an updated copy shall be placed at City Hall, City of Jackson, Missouri.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 5. That this ordinance shall take effect and be in force from and after its passage and approval.

Section 6. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

FIRST READING: May 18, 2026.

SECOND READING: May 18, 2026.

PASSED AND APPROVED this 18th day of May, 2026 by a vote of \_\_\_\_\_ ayes, \_\_\_\_\_ nays, \_\_\_\_\_ abstentions and \_\_\_\_\_ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



# City of Jackson

## CITY OF JACKSON, MISSOURI PLANNING & ZONING COMMISSION REZONING: FINDINGS AND CONCLUSIONS

The Planning & Zoning Commission of Jackson, Missouri, hereby notifies the Board of Aldermen, the applicant, and the public of its action taken on April 8, 2026, at a regular meeting in consideration of the following:

**Request for rezoning of a piece of parcel (15-501-00-03-025.04-0000324) on South Old Orchard Rd from I-1 Light Industrial District to R-4 General Residential District submitted by the Villas of West Park LLC.**

Applicant: Villas of West Park, LLC  
Filing Date of Application/Fee: March 13, 2026  
Submission Date of Application to Commission: April 8, 2026  
Public Hearing Date: Waived

In examining this consideration, the following factors were considered and found as noted:

<u>Administrative Staff Findings:</u>	<u>Yes/</u>	<u>No</u>
1. Application provided all necessary information:	<u>X</u>	<u>      </u>
2. Generally conforms with City Comprehensive Plan:	<u>X</u>	<u>      </u>
3. Generally conforms with Major Street Plan:	<u>X</u>	<u>      </u>

<u>Planning &amp; Zoning Commission Findings:</u>	<u>Yes</u>	<u>/No</u>
1. Creates adverse effects on adjacent property:	<u>      </u>	<u>X</u>
2. Creates adverse effects on traffic movement or safety:	<u>      </u>	<u>X</u>
3. Creates adverse effects on fire safety:	<u>      </u>	<u>X</u>
4. Creates adverse effects on public utilities:	<u>      </u>	<u>X</u>
5. Creates adverse effects on general health and welfare:	<u>      </u>	<u>X</u>

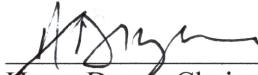
Following consideration of testimony, comments, exhibits, and file contents, the Planning & Zoning Commission duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:

**THE ABOVE APPLICATION IS:**

- Approved**
- Disapproved**
- Approved with conditions specified below**

By a roll call of 9 ayes, — nays, — abstentions, and — absent this 8<sup>th</sup> day of  
April 2026.

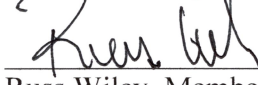
**CITY OF JACKSON, MISSOURI**

  
\_\_\_\_\_  
Harry Dryer, Chairman

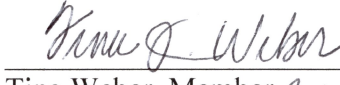
  
\_\_\_\_\_  
Tony Koeller, Secretary

  
\_\_\_\_\_  
Bill Fadler, Member

  
\_\_\_\_\_  
Travis Niswonger, Member

  
\_\_\_\_\_  
Russ Wiley, Member

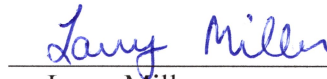
  
\_\_\_\_\_  
Heather Harrison, Member

  
\_\_\_\_\_  
Tina Weber, Member

  
\_\_\_\_\_  
Angelia Thomas, Member

  
\_\_\_\_\_  
Michelle Weber, Member

ATTEST:

  
\_\_\_\_\_  
Larry Miller,  
Building & Planning Manager



# REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE: 3/13/26

TYPE OF APPLICATION:   /   Rezoning        Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):  
Old Orchard Road, Jackson, MO 63755

CURRENT PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Villas of West Park LLC  
Mailing Address: 2985 Boutin Drive  
City, State ZIP: Cape Girardeau, MO 63755

PROPOSED PROPERTY OWNERS (if property is to be transferred, name(s) in which property will be deeded):

Proposed Property Owner(s): Forefront Enterprises, LLC  
Mailing Address: County Road 620  
City, State, ZIP: Cape Girardeau, MO 63701

**CONTACT PERSON HANDLING APPLICATION:**

Contact Name: Cade Elliott  
Mailing Address: 194 Coker Ln  
City, State ZIP: Cape Girardeau, MO 63701  
Contact's Phone: (573) 335-3026  
Email Address (if used): celliot@klingner.com

**CURRENT ZONING:** (check all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> R-1 (Single-Family Residential)       | <input type="checkbox"/> C-1 (Local Commercial)            |
| <input type="checkbox"/> R-2 (Single-Family Residential)       | <input type="checkbox"/> C-2 (General Commercial)          |
| <input type="checkbox"/> R-3 (One- And Two-Family Residential) | <input type="checkbox"/> C-3 (Central Business)            |
| <input type="checkbox"/> R-4 (General Residential)             | <input type="checkbox"/> C-3 (Central Business)            |
| <input type="checkbox"/> MH-1 (Mobile Home Park)               | <input type="checkbox"/> C-4 (Planned Commercial)          |
| <input type="checkbox"/> O-1 (Professional Office)             | <input checked="" type="checkbox"/> I-1 (Light Industrial) |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay)    | <input type="checkbox"/> I-2 (Heavy Industrial)            |
|  | <input type="checkbox"/> I-3 (Planned Industrial Park)     |

**CURRENT USE OF PROPERTY:** Undeveloped land.

**PROPOSED ZONING:** (check all that apply)

- |       |                                   |     |                           |
|-------|-----------------------------------|-----|---------------------------|
| R-1   | (Single-Family Residential)       | C-1 | (Local Commercial)        |
| R-2   | (Single-Family Residential)       | C-2 | (General Commercial)      |
| R-3   | (One- And Two-Family Residential) | C-3 | (Central Business)        |
| ✓ R-4 | (General Residential)             | C-3 | (Central Business)        |
| MH-1  | (Mobile Home Park)                | C-4 | (Planned Commercial)      |
| O-1   | (Professional Office)             | I-1 | (Light Industrial)        |
| CO-1  | (Enhanced Commercial Overlay)     | I-2 | (Heavy Industrial)        |
|       |                                   | I-3 | (Planned Industrial Park) |

**PROPOSED USE OF PROPERTY:** Apartment complex

**LEGAL DESCRIPTION OF TRACT** (attach a copy of the deed or other legal description):  
Appendix A

**REASON FOR REQUEST:** State the reason(s) why you believe the requested use will be beneficial to the neighborhood and the City of Jackson. Attach additional page(s) as needed.

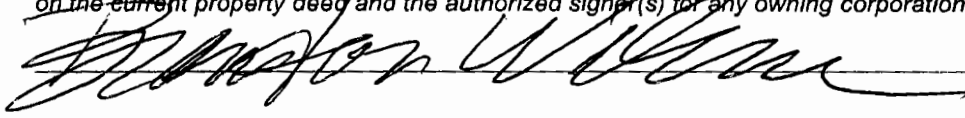
The proposed rezoning from Light Industrial to General Residential directly supports the goals of the City of Jackson's 2024 Comprehensive Plan by facilitating orderly future development and addressing the city's documented need for expanded residential options. By replacing an industrial use with a modern apartment complex, this project enhances the character and safety of the surrounding neighborhood. Furthermore, this development utilizes existing city infrastructure and provides the residential density that supports local commerce, contributing to a more vibrant Jackson.

**DRAWINGS (FOR SPECIAL USE PERMITS ONLY):** If one or more buildings or other structures are to be added to the property for a special use permit, attach a scaled plat of the tract(s) showing the location of all buildings. If any buildings are to be less than the standard minimum setbacks, include these distances on the drawing. Any approved special use permit will be based on this building layout. Changes to the layout will require a new special use permit.

**SURROUNDING PROPERTY OWNERS:** A map of the property location and a map and list of all owners of property within 185' of the property in question will be incorporated by the City as part of this application. The 185' distance is exclusive of right-of-ways. The City will prepare this map based on the most current tax information published by the Cape Girardeau County Assessor.

**OWNER SIGNATURES:**

I state upon my oath that all of the information contained in this application is true. *(Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)*

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

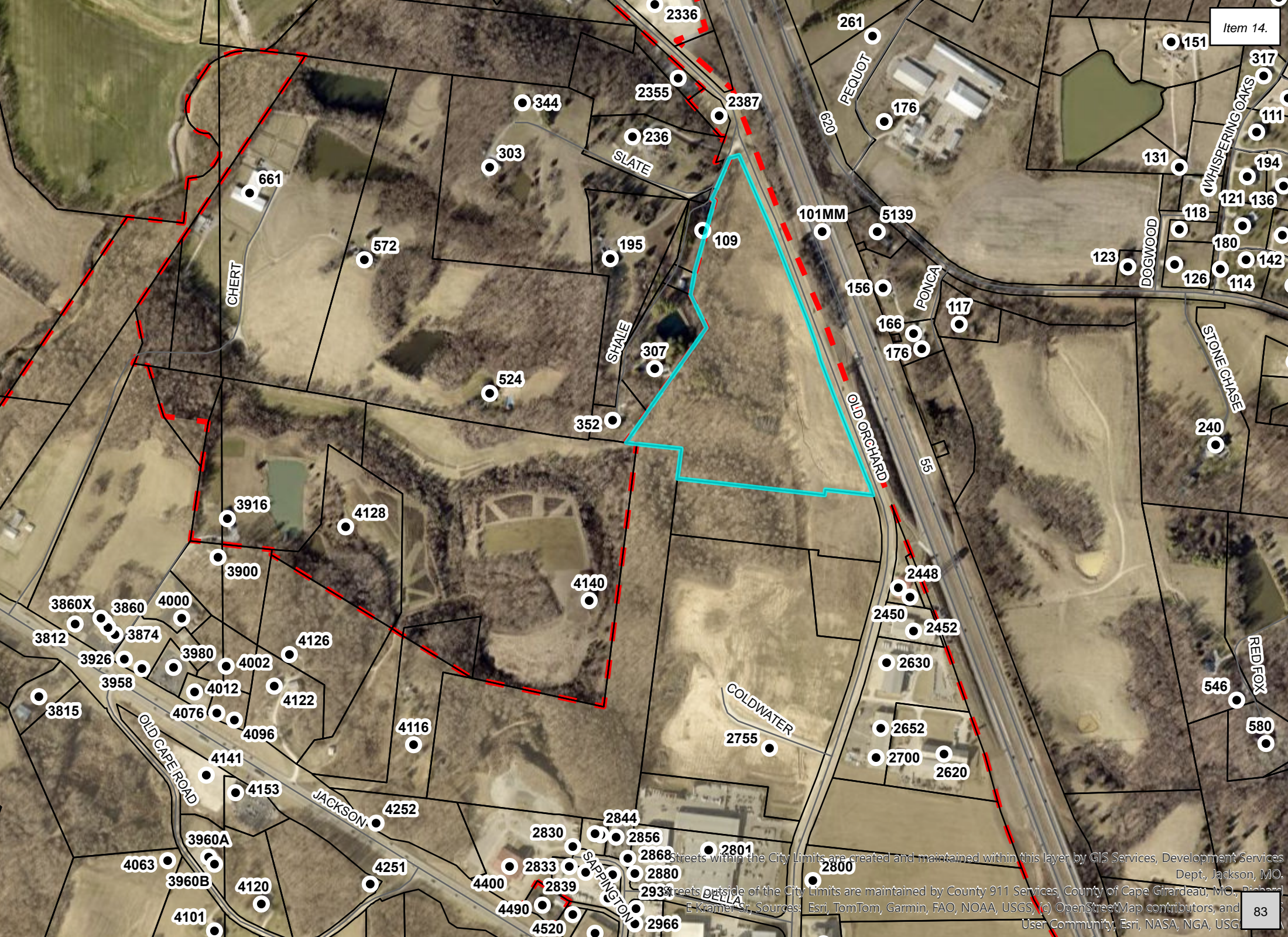
Please submit this application along with the appropriate non-refundable application fee to:

Building & Planning Manager  
City of Jackson  
101 Court Street  
Jackson, MO 63755

573-243-2300 ext.29 (ph)  
573-243-3322 (fax)  
[permits@jacksonmo.org](mailto:permits@jacksonmo.org)

**APPLICATION FEE: \$200.00**

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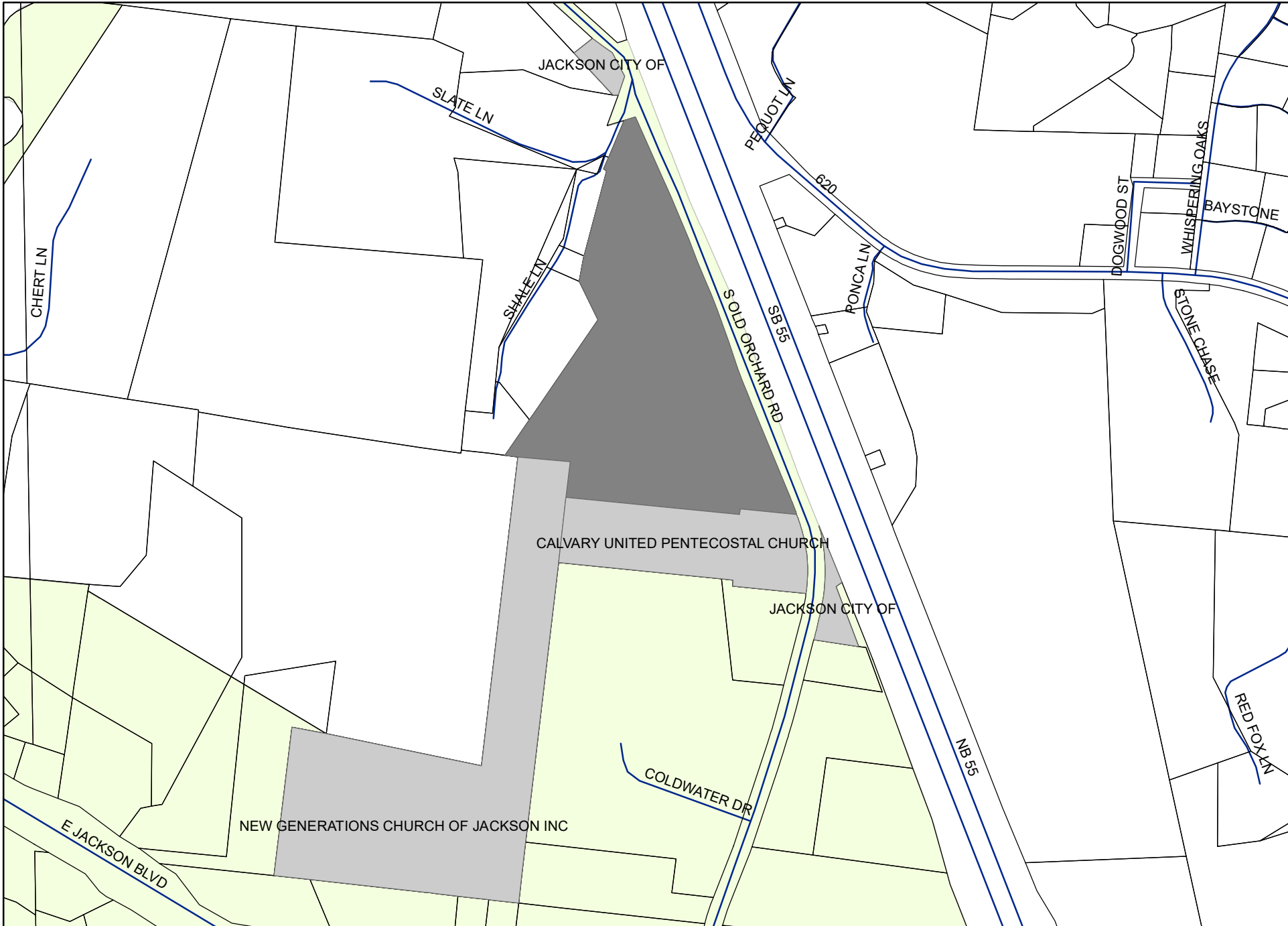


Item 14.

Streets within the City Limits are created and maintained within this layer by GIS Services, Development Services Dept., Jackson, MO.  
Streets outside of the City Limits are maintained by County 911 Services, County of Cape Girardeau, MO., Richard E. Kramer Sr. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and User Community, Esri, NASA, NGA, USG



Location Map



185' Property Owner Map

APPENDIX A

THAT PART OF U.S.P.S. NO. 788, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 6 OF SAPPINGTON COURT SUBDIVISION, AS RECORDED IN PLAT BOOK 18 AT PAGE 54 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, ALSO BEING A POINT ON THE SOUTH LINE OF SAID U.S.P.S. NO. 788; THENCE SOUTH  $83^{\circ}09'32''$  EAST ALONG THE NORTH LINE OF SAID LOT 6, ALSO BEING SAID SOUTH LINE OF SAID U.S.P.S. NO. 788, 28.37 FEET; THENCE LEAVING SAID LINE, NORTH  $06^{\circ}02'57''$  EAST 1845.19 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING NORTH  $06^{\circ}02'57''$  EAST, 173.60 FEET; THENCE NORTH  $84^{\circ}31'27''$  WEST, 295.23 FEET; THENCE NORTH  $36^{\circ}01'13''$  EAST, 267.73 FEET; THENCE NORTH  $83^{\circ}57'03''$  WEST, 1027.19 FEET; THENCE SOUTH  $21^{\circ}19'32''$  EAST, 423.26 FEET; THENCE NORTH  $83^{\circ}57'03''$  WEST, 270.00 FEET; THENCE SOUTH  $06^{\circ}02'57''$  WEST, 26.72 FEET; THENCE NORTH  $83^{\circ}57'03''$  WEST, 790.34 FEET TO THE POINT OF BEGINNING.