



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, May 05, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

AGENDA

CALL TO ORDER

INTRODUCTION OF GUESTS/VISITORS

ADOPTION OF AGENDA

1. Motion adopting the Regular Meeting Agenda.

PRESENTATIONS

2. Mayor Dwain Hahs presents a Proclamation recognizing and honoring City Clerk Angela Birk in celebration of Professional Municipal Clerks Week.
3. Mayor Dwain Hahs presents a Proclamation declaring the week of May 4-10, 2025 as Local Government Week in the City of Jackson, Missouri.

APPROVAL OF MINUTES

4. Motion approving the Minutes of the Regular Meeting of April 21, 2025.

FINANCIAL AFFAIRS

5. Motion approving the list of bills paid for the previous month.

ACTION ITEMS

Power, Light, and Water Committee

6. Motion approving the appointments of Mayor Dwain Hahs and City Administrator Matt Winters to serve on the Board of Directors of the Southeast Metropolitan Planning Organization; and Director of Administrative Services Rodney Bollinger as an alternate, for a two-year term beginning July 1, 2025.

Street, Sewer, and Cemetery Committee

7. Motion approving an increase in expenditure, in the amount of \$9,546.00, under Task Order Authorization No. 22-15, to Lochmueller Group, of St. Louis, Missouri, relative to providing additional engineering services under the Roundabout Project at North High Street and Deerwood Drive.
8. Motion approving Change Order No. 2, in the amount of \$5,000.00, to Putz Construction, LLC, of Millersville, Missouri, relative to the Pavilion No. 2 Replacement Project.

- [9.](#) Motion accepting the bid of Putz Construction, LLC, of Millersville, Missouri, in the amount of \$407,051.40, relative to the Sunset Drive Bridge Replacement Project.
- [10.](#) Bill proposing an Ordinance authorizing a contractual agreement with Putz Construction, LLC, relative to the Sunset Drive Bridge Replacement Project.
- [11.](#) Bill proposing an Ordinance approving a Memorandum of Understanding with The Villas of West Park, LLC, relative to the Williams Creek Phase 3 / South Old Orchard Road Sewer Extension.
- [12.](#) Bill proposing an Ordinance approving the Final Plat of Williams Creek Estates, as submitted by SM Richards Properties, LLC.

NON-AGENDA CITIZEN INPUT

INFORMATION ITEMS

13. Report by Mayor
14. Reports by Board Members
15. Report by City Attorney
16. Report by City Administrator
17. Discussion of future agenda items

EXECUTIVE SESSION

Motion to have executive session. Authority is Section 610.021(12), Revised Statutes of Missouri, as amended, relative to contracts; Section 610.021(1), RSMo., relative to litigation; and Sections 610.021(3) and Section 610.021(13), relative to personnel.

ADJOURN

Posted on 5/2/2025 at 4:00 PM.



Office of the Mayor City of Jackson, Missouri

Proclamation

- WHEREAS:** The Office of the Municipal Clerk is a vital part of local government, providing professional and transparent services to the City of Jackson, Missouri, ensuring the efficient and effective functioning of municipal operations; and
- WHEREAS:** The Municipal Clerk serves as the link between the governing body and the citizens, facilitating communication, preserving public records, and ensuring compliance with statutory requirements; and
- WHEREAS:** Professional Municipal Clerks Week, established in 1969 by the International Institute of Municipal Clerks and endorsed by the Missouri City Clerks and Finance Officers Association, recognizes the dedication and contributions of municipal clerks to their communities; and
- WHEREAS:** Angela Birk, City Clerk of Jackson, Missouri, has demonstrated a steadfast commitment to excellence, accuracy, and professionalism in the performance of duties, including maintaining official records, overseeing elections, and ensuring open and accountable government; and
- WHEREAS:** The City of Jackson expresses its sincere appreciation for the hard work, dedication, and integrity exhibited by City Clerk Angela Birk in serving the residents and elected officials of the community.

NOW, THEREFORE, BE IT RESOLVED, that, I, Dwain L. Hahs, Mayor of the City of Jackson, Missouri, do hereby proclaim the week of May 4 – 10, 2025, as

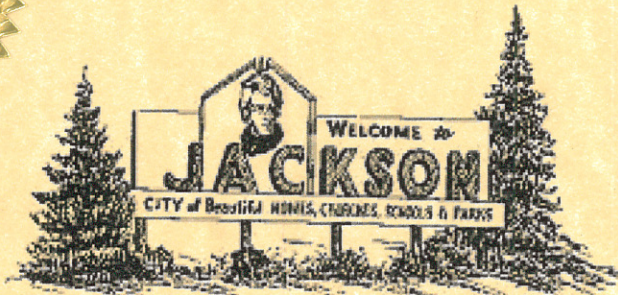
PROFESSIONAL MUNICIPAL CLERKS WEEK

in the City of Jackson, Missouri. The City of Jackson acknowledges and commends City Clerk Angela Birk for the invaluable service and commitment to maintaining the highest standard of professionalism and integrity.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Jackson, Missouri, this fifth day of May, 2025.



Mayor Dwain L. Hahs





Office of the Mayor

City of Jackson, Missouri

Proclamation

- WHEREAS:** Local governments are at the forefront of making vital decisions that affect the lives of all within their communities; and
- WHEREAS:** Local government is the government closest to citizens and the one with the most direct daily impact upon its residents; and
- WHEREAS:** Local governments consist of city councils, county commissions and school boards, among others; and
- WHEREAS:** Local governments work to improve the quality of life for their residents in communities across our great state; and
- WHEREAS:** Local governments play a vital role in providing essential services and programs, fostering strong communities people are proud to call home.

NOW, THEREFORE, I, Dwain L. Hahs, Mayor of the City of Jackson, do hereby proclaim, in the City of Jackson, May 4-10, 2025, to be:

LOCAL GOVERNMENT WEEK

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Jackson, Missouri, this fifth day of May, 2025.



Mayor Dwain L. Hahs





CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, April 21, 2025 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, Katy Liley, David Hitt, David Reiminger, Shana Williams, 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.

Motion to Approve the Minutes of the)
 April 7, 2025, Regular Board Meeting)

Motion made by Alderwoman Liley, seconded by Alderman Hitt, to approve the minutes of the preceding Regular Board Meeting of Monday, April 7, 2025. Ayes-8; Nays-0; Absent-0.

Motion to Approve the City Collector's)
 Electric, Water & Sewer, Taxes &)
 Licenses, and Refuse Report for)
 March, 2025)

Motion made by Alderman Hitt, seconded by Alderwoman Young, to approve the City Collector's Electric, Water & Sewer, Taxes & Licenses, and Refuse Report for March, 2025. Ayes-8; Nays-0; Absent-0.



CITY OF JACKSON

MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, April 21, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

MINUTES

CITY COLLECTOR'S REPORT FOR MARCH 2025

DESCRIPTION	ELECTRIC FUND	WATER FUND	WASTEWATER FUND	LANDFILL FUND	GEN. REV. FUND	TOTAL
Service Charges (includes internal transfers)	1,495,722.80	300,867.07	244,011.91	68,807.03	-	2,109,408.81
Penalties	11,866.06	2,434.78	2,026.82	437.50	-	16,765.16
Sales Tax	43,198.16	8,635.26	-	-	-	51,833.42
Disconnect Fees	2,500.00	-	-	-	-	2,500.00
Returned Transaction Fees	510.00	-	-	-	-	510.00
Customer Relocation Fees	-	-	-	-	100.00	100.00
Trash Stickers	-	-	-	1,736.00	-	1,736.00
UTILITY COLLECTIONS	1,553,797.02	311,937.11	246,038.73	70,980.53	100.00	2,182,853.39
Adjustments - Penalties	-	-	-	-	-	-
Adjustments - Taxes	-	-	-	-	-	-
Adjustments - Service Fees	-	-	-	-	-	-
NET UTILITY COLLECTIONS	1,553,797.02	311,937.11	246,038.73	70,980.53	100.00	2,182,853.39
Business/Contractor Licenses	-	-	-	-	1,135.00	1,135.00
Event Fees/Misc. Charges	-	-	-	-	-	-
NON-UTILITY COLLECTIONS	-	-	-	-	1,135.00	1,135.00
Misc. Adjustments	-	-	-	-	-	-
Interest on Collector's bank account	-	-	-	-	-	696.08
Cash in bank	-	-	-	-	-	2,184,684.47
Missouri Sales Tax payment	(43,198.16)	(8,635.26)	-	-	-	(51,833.42)
TO CITY TREASURER					\$	2,132,851.05

Respectfully Submitted,

City Collector



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 21, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Motion to Approve the March, 2025)
 City Clerk's and Treasurer's Reports)

Motion made by Alderwoman Young, seconded by Alderman Seabaugh, to approve the City Clerk's and Treasurer's Reports for March, 2025. Ayes-8; Nays-0; Absent-0.

CITY CLERK'S REPORT FOR THE MONTH OF MARCH, 2025

<u>ELECTRIC</u>	3,924.43
<u>WATER</u>	5,790.00
<u>WASTEWATER</u>	0.00
<u>GENERAL REVENUE</u>	44,948.39
<u>LANDFILL</u>	1,744.80
<u>CEMETERY</u>	13,725.00
<u>PARK</u>	3,243.56
<u>PARK FOUNDATION</u>	11,950.00
<u>RECREATIONAL DEVELOPMENT</u>	56,055.00
<u>STORMWATER MAINTENANCE FUND</u>	499.76
<u>TRUST & AGENCY</u>	0.00
<u>HEALTH INSURANCE FUND</u>	1,973.18
<u>INMATE SECURITY FUND</u>	0.00
<u>TRANSPORTATION SALES TAX</u>	1,282.50
<u>RECREATIONAL SALES TAX FUND</u>	16,326.88
<u>REPORT TOTAL</u>	<u>161,463.50</u>

Water & Light Deposit Accounts
MARCH, 2025

Beginning Balance March 1, 2025:	\$267,134.41
TOTAL DEPOSITS	\$10,481.51
TOTAL REFUNDS	\$11,726.39
Ending Balance March 31, 2025:	\$265,889.53

<i>Balance Consists of :</i>	
Checking Account for US Bank	\$55,889.53
Investments	\$210,000.00
	<u>\$265,889.53</u>

CITY TREASURER'S REPORT FOR MARCH 2025



CITY OF JACKSON

MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, April 21, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

MINUTES

FUND	FUND BALANCES 03-01-2025	RECEIPTS	TRANSFER OF FUNDS	DISBURSEMENTS	FUND BALANCES 03-31-2025	INVESTMENTS	CASH BALANCE 03-31-2025
ELECTRIC FUNDS							
Operation & Maintenance	-	1,595,979.87	(354,975.56)	1,241,004.31	-	-	-
Electric Surplus Fund	2,801,659.89	-	332,100.34	18,965.95	3,114,794.28	1,187,711.64	1,927,082.64
Electric Capital Projects Fund	4,711,580.80	-	-	-	4,711,580.80	3,405,000.00	1,306,580.80
WATER & SEWER FUNDS							
Water Operation & Maint.	-	311,177.28	(169,467.94)	141,709.34	-	-	-
Water & Sewer Revenue Bond Fund	698,284.75	-	305,375.25	-	1,003,660.00	-	1,003,660.00
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	12,015,707.61	25,545.89	(790,290.20)	11,787.50	11,239,175.80	9,467,000.00	1,772,175.80
Water Replacement Fund	809,192.46	-	-	-	809,192.46	725,000.00	84,192.46
Water Capital Projects	-	-	399,835.00	-	399,835.00	-	399,835.00
Wastewater Operation & Maint.	-	247,772.04	(171,499.39)	76,272.65	-	-	-
Wastewater Replacement Fund	1,062,497.23	-	3,510.08	1,578.19	1,064,429.12	907,873.82	156,555.30
Wastewater Capital Projects	-	-	400,000.00	-	400,000.00	-	400,000.00
W & S Construction Fund	3,030,258.49	-	165.00	9,232.50	3,021,190.99	2,250,000.00	771,190.99
General Revenue Fund	1,436,179.97	152,715.98	469,331.39	894,464.99	1,163,762.35	1,155,000.00	8,762.35
Landfill Fund	819,117.92	72,748.55	(7,502.13)	75,256.75	809,107.59	610,000.00	199,107.59
Cemetery Fund	1,046,707.54	26,977.97	(5,092.65)	20,790.56	1,047,802.30	870,000.00	177,802.30
City Park Fund	251,037.89	24,767.04	(6,984.36)	91,835.41	176,985.16	-	176,985.16
Public Park Foundation Fund	259,594.77	14,664.76	-	45,835.34	228,424.19	140,000.00	88,424.19
Recreational Development Fund	75,217.91	56,055.00	-	21,502.31	109,770.60	-	109,770.60
Band Fund	(15.86)	13,237.11	-	6,460.65	6,760.60	-	6,760.60
ARPA Fund	1,285,573.22	-	52.98	47,472.86	1,238,153.34	1,215,000.00	23,153.34
Road Use Tax Fund	1,098,680.46	66,923.97	-	-	1,165,604.43	754,000.00	411,604.43
Stormwater Maintenance Fund	313,025.27	499.76	-	-	313,525.03	268,000.00	45,525.03
Trust and Agency Fund	879,198.15	20,780.00	13,099.05	41,952.27	871,124.93	798,000.00	73,124.93
Health Insurance Fund	1,334,592.73	2,126.18	149,179.83	153,604.82	1,332,293.92	1,045,000.00	287,293.92
Inmate Security Fund	17,857.12	24.00	-	17,881.12	17,881.12	-	17,881.12
Equitable Sharing Fund	3,617.07	-	-	-	3,617.07	-	3,617.07
Transportation Sales Tax Fund	1,582,381.75	109,934.32	-	-	1,692,316.07	1,120,000.00	572,316.07
Transportation Capital Projects Fund	623,706.47	-	-	-	623,706.47	-	623,706.47
Sales Tax Fund	1,531,837.30	243,141.84	-	44,426.00	1,730,553.14	1,445,281.00	285,272.14
Recreation Sales Tax Fund	465,076.15	70,652.87	(807.07)	40,131.00	494,790.95	50,000.00	444,790.95
Public Safety Sales Tax Fund	269,598.90	108,649.03	(377,247.93)	-	1,000.00	-	1,000.00
Fire Protection Sales Tax Fund	137,788.71	54,325.98	(188,781.69)	-	3,333.00	-	3,333.00
Capital Projects Construction Fund	3,534,776.78	-	-	516,779.69	3,017,997.09	2,590,000.00	427,997.09
Economic Dev. Reserve Fund	931,369.03	-	-	-	931,369.03	850,000.00	81,369.03
CDBG Grant Fund	60,745.75	88,400.27	-	88,400.27	60,745.75	-	60,745.75
I-55 Corridor Special Alloc. Fund	3,372.59	15.86	-	-	3,388.45	-	3,388.45
TOTALS	43,200,218.82	3,307,115.57	-	3,589,463.36	42,917,871.03	30,962,866.45	11,955,004.58

Respectfully Submitted,

Angela Birk, City Clerk/Treasurer

Cash on Hand	1,475.00
General Account	9,817,061.46
Collectors Account	2,132,851.05
Equitable Sharing Fund	3,617.07

TOTAL	11,955,004.58
--------------	----------------------



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 21, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Motion to Accept the Certified Election)
 Results for the April 8, 2025 Municipal)
 Election, as Certified by Cape Girardeau)
 County Election Authority Kara Clark)
 Summers)

Motion made by Alderman Reiminger, seconded by Alderman Seabaugh, to accept the certified election results for the April 8, 2025 Municipal Election, as certified by Cape Girardeau County Election Authority Kara Clark Summers. Ayes-8; Nays-0; Absent-0.

Motion to accept the proposal of)
 Alliance Water Resources, of Columbia,)
 Missouri, relative to providing services)
 Under the Geographic Information)
 System (GIS) Program)

Motion made by Alderman Reiminger, seconded by Alderwoman Williams, to accept the proposal of Alliance Water Resources, of Columbia, Missouri, relative to providing services under the Geographic Information Services (GIS) Program for the remainder of the 2025 calendar year. Ayes-8; Nays-0; Absent-0.

Ordinance No. 25-39 Re: To Authorize a)
 Contractual agreement with Alliance)
 Water Resources, relative to providing)
 Services under the Geographic)
 Information System (GIS) Program)

The matter of authorizing a contractual agreement with Alliance Water Resources, relative to providing services under the Geographic Information System (GIS) Program for the remainder of the 2025 calendar year, came on for consideration. Alderman Reiminger introduced Bill No. 25-39, being for an ordinance entitled as follows:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND ALLIANCE WATER RESOURCES, OF COLUMBIA, MISSOURI, RELATIVE TO PROVIDING SERVICES UNDER THE GEOGRAPHIC INFORMATION SYSTEM (GIS) PROGRAM; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

On a motion by Alderman Reiminger, seconded by Alderman Stroder, Bill No. 25-39 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderman Reiminger, seconded by Alderman Stroder, Bill No. 25-39 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. 25-39 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Seabaugh-aye; Alderwoman Young-aye; Alderman Hitt-aye; Alderman Fraley-aye; Alderwoman Williams-aye; Alderwoman Liley-aye; Alderman Stroder-aye; and Alderman Reiminger-aye.

BILL NO. 25-39

ORDINANCE NO. 25-39

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND ALLIANCE WATER RESOURCES, OF COLUMBIA, MISSOURI, RELATIVE TO PROVIDING SERVICES UNDER THE GEOGRAPHIC



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 21, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

INFORMATION SYSTEM (GIS) PROGRAM; 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 contract 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 contract.

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 contract attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **Alliance Water Resources, of Columbia, Missouri**. 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 contract.

Section 2. That the Mayor is hereby authorized and directed to execute said contract 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 contract.

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: April 21, 2025.

SECOND READING: April 21, 2025.

PASSED AND APPROVED this 21st day of April, 2025, by a vote of 8 ayes, 0 nays, 0 abstentions and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 21, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

ATTEST:

By: Dwain L. Hahs (signed)
 Mayor

Angela Birk (signed)
 City Clerk

Motion to accept the proposal of Retail)
 Strategies, LLC, of Birmingham,)
 Alabama, relative to providing services)
 Under the Retail Development Services)
 Program)

Motion made by Alderman Reiminger, seconded by Alderman Seabaugh, to accept the proposal of Retail Strategies, LLC, of Birmingham, Alabama, relative to providing services under the Retail Development Services Program. Ayes-8; Nays-0; Absent-0.

Ordinance No. 25-40 Re: To Authorize a)
 Contractual agreement with Retail)
 Strategies, LLC, relative to providing)
 Services under the Retail Development)
 Services Program)

The matter of authorizing a contractual agreement with Retail Strategies, LLC, relative to providing services under the Retail Development Services Program, came on for consideration. Alderman Reiminger introduced Bill No. 25-40, being for an ordinance entitled as follows:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND *RETAIL STRATEGIES, LLC, OF BIRMINGHAM, ALABAMA*, RELATIVE TO *PROVIDING SERVICES UNDER THE RETAIL DEVELOPMENT SERVICES PROGRAM*; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

On a motion by Alderman Reiminger, seconded by Alderwoman Williams, Bill No. 25-40 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderman Reiminger, seconded by Alderwoman Williams, Bill No. 25-40 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. 25-40 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Williams-aye; Alderman Hitt-aye; Alderwoman Young-aye; Alderman Fraley-aye; Alderman Seabaugh-aye; Alderwoman Liley-aye; Alderman Stroder-aye; and Alderman Reiminger-aye.

BILL NO. 25-40

ORDINANCE NO. 25-40

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND *RETAIL STRATEGIES, LLC, OF BIRMINGHAM, ALABAMA*, RELATIVE TO *PROVIDING SERVICES UNDER THE RETAIL DEVELOPMENT SERVICES PROGRAM*; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 21, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

WHEREAS, the Mayor and Board of Aldermen have been presented a contract 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 contract.

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 contract attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **Retail Strategies, LLC, of Birmingham, Alabama**. 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 contract.

Section 2. That the Mayor is hereby authorized and directed to execute said contract 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 contract.

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: April 21, 2025.

SECOND READING: April 21, 2025.

PASSED AND APPROVED this 21st day of April, 2025, 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 OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, April 21, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

MINUTES

City Clerk

Motion to Bring from the Table a Bill)
 Proposing an Ordinance approving the)
 Rezoning of a 6.36-acre lot on Ridge)
 Road, from R-2 District to R-4 District, as)
 Submitted by Robert W. and Belinda)
 Phillips)

Motion made by Alderwoman Liley, seconded by Alderman Fraley, to bring from the table a bill proposing an ordinance approving the rezoning of a 6.36-acre lot on Ridge Road, from R-2 (Single-Family) District to R-4 (General Residential) District, as submitted by Robert W. and Belinda Phillips. Ayes-8; Nays-0; Absent-0.

Bill No. 25-41/Ordinance Failed Re: To)
 Approve the Rezoning of a 6.36-acre lot)
 On Ridge Road, from R-2 District to R-4)
 District, as Submitted by Robert W. and)
 Belinda Phillips)

The matter of approving the rezoning of a 6.36-acre lot on Ridge Road, from R-2 (Single-Family) District to R-4 (General Residential) District, came on for consideration. A supermajority vote is required to pass the ordinance since it was disapproved at the Planning and Zoning Commission. Alderwoman Liley introduced Bill No. 25-41, being for an ordinance entitled as follows:

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 R-2 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.

On a motion by Alderwoman Liley, seconded by Alderman Hitt, Bill No. 25-41 was placed on its first reading and was read by title, considered and discussed and was duly failed. On a motion by Alderwoman Liley, seconded by Alderman Hitt, Bill No. 25-41 was placed on its second reading and final passage and was read by title, considered discussed, and was duly failed. The Mayor thereupon declared said Bill duly failed and the Bill was then duly signed by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Stroder-aye; Alderwoman Liley-nay; Alderwoman Young-nay; Alderman Hitt-aye; Alderman Fraley-aye; Alderman Seabaugh-aye; Alderwoman Williams-nay; and Alderman Reiminger-aye.

BILL NO. 25-41

ORDINANCE NO. FAILED

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 R-2 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, Robert W. Phillips and Belinda Phillips, owners of a certain tract of land herein referred to, has heretofore submitted to the City Planning and Zoning Commission for its



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 21, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

consideration the rezoning of certain territories located in the City of Jackson, Missouri, said property being described as parcel number 15-101-00-02-004.01-0000, consisting of a 6.36 acre lot, 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 disapproved 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 R-2 Single Family Residential 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.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 21, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

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

FIRST READING: April 21, 2025.

SECOND READING: April 21, 2025.

FAILED AND DENIED this 21st day of April, 2025, by a vote of 5 ayes, 3 nays, 0 abstentions and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
Mayor

ATTEST:

Angela Birk (signed)
City Clerk

Motion to Bring from the Table a Bill)
 Proposing an Ordinance approving a)
 Special use permit to allow multiple)
 Buildings on a 6.36-acre lot on Ridge)
 Road, in an R-4 District, as submitted by)
 Robert W. and Belinda Phillips and Wren)
 Capital Investments)

Motion made by Alderwoman Liley, seconded by Alderwoman Young, to bring from the table a bill proposing an ordinance approving a special use permit to allow multiple buildings on a 6.36-acre lot on Ridge Road, in an R-4 (General Residential) District, as submitted by Robert W. and Belinda Phillips and Wren Capital Investments. On roll call: Alderwoman Young-aye; Alderman Stroder-aye; Alderwoman Liley-aye; Alderman Hitt-aye; Alderman Fraley-aye; Alderman Seabaugh-aye; Alderwoman Williams-aye; and Alderman Reiminger-aye.

Bill No. 25-42/Ordinance Failed Re: To)
 Approve a special use permit to allow)
 Multiple buildings on a 6.36-acre lot on)
 Ridge Road, in an R-4 District, as)
 Submitted by Robert W. and Belinda)
 Phillips and Wren Capital Investments)

The matter of approving a special use permit to allow multiple building on a 6.36-acre lot on Ridge Road, in an R-4 (General Residential) District, came on for consideration. Alderwoman Liley introduced Bill No. 25-42, being for an ordinance entitled as follows:

AN ORDINANCE APPROVING THE PROPOSED REZONING FOR A SPECIAL USE PERMIT FOR CERTAIN PROPERTY IN THE CITY OF JACKSON, MISSOURI, DESCRIBED IN EXHIBIT A; SETTING FORTH THE AREA FOR SPECIAL USE AND THE CONDITIONS OF SPECIAL USE; ALL IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI.

On a motion by Alderwoman Liley, seconded by Alderman Fraley, Bill No. 25-42 was placed on its first reading and was read by title, considered and discussed and was duly failed. On a motion by Alderwoman Liley, seconded by Alderman Fraley, Bill No. 25-42 was placed on its second reading and final passage and was read by title, considered discussed, and was duly



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 21, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

failed. The Mayor thereupon declared said Bill duly failed and the Bill was then duly signed by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Hitt-nay; Alderman Stroder-nay; Alderwoman Liley-nay; Alderwoman Young-nay; Alderman Fraley-nay; Alderman Seabaugh-nay; Alderwoman Williams-nay; and Alderman Reiminger-nay.

BILL NO. 25-42

ORDINANCE NO. FAILED

AN ORDINANCE APPROVING THE PROPOSED REZONING FOR A SPECIAL USE PERMIT FOR CERTAIN PROPERTY IN THE CITY OF JACKSON, MISSOURI, DESCRIBED IN EXHIBIT A; SETTING FORTH THE AREA FOR SPECIAL USE AND THE CONDITIONS OF SPECIAL USE; ALL IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI.

WHEREAS, the City Board and the Planning and Zoning Commission have considered a proposed special use permit for property described as parcel number 15-101-00-02-004.01-0000 consisting of a 6.36 acre lot owned by Robert W. and Belinda Phillips, as set out in Exhibit A which is attached hereto and incorporated herein by reference; and,

WHEREAS, a public hearing was held on said special use permit in accordance with Chapter 65 of the Code of Ordinances of the City of Jackson, Missouri; and,

WHEREAS, a special use permit for a multi-family residential development with more than one building in an R-4 General Residential District on a 6.36 acre lot recorded with the Cape Girardeau County Recorder of Deeds in Document #2023-08426 may be granted by virtue of Chapter 65 of the Code of Ordinances of the City of Jackson, Missouri; and,

WHEREAS, after duly considering the recommendations of the City Planning and Zoning Commission and other input received at the required public hearing, the Board of Aldermen of the City of Jackson, Missouri, has decided it is in the best interests of the citizens of the City of Jackson, Missouri, to grant a special use for said property.

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

Section 1. That an application for a special use permit, which said application is marked Exhibit A and attached hereto, is hereby approved, and a special use permit is hereby issued to Robert and Belinda Phillips as the current owners of said property, and Wren Capital Investments as the proposed owner of said property, co-applicants for the special use permit request.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 21, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Section 2. That the property set forth in Exhibit A is hereby granted a special use permit for a multi-family residential development with more than one building in an R-4 General Residential District on a single 6.36 acre lot recorded with the Cape Girardeau County Recorder of Deeds in Document #2023-08426.

The aforesaid special use permit is subject to the following specific conditions:

1. Compliance with all ordinances of the City of Jackson.
2. The dedication to the City of the existing sanitary sewer easement as recorded with the Cape Girardeau County Recorder of Deeds in Document #2023-08426 to be completed prior to approval to begin work.
3. The dedication to the City of all necessary easements for any and all public utilities of at least 15 feet wide to include routes for access by maintenance vehicles all at no cost to the City.
4. All on-street parking shall be designed to maintain and allow for a fire lane of 18 feet wide.
5. Trash service shall be responsibility of the owners of said property.
6. The current and future owners of said property agree, hereby acknowledge, and are notified by the recording of this ordinance that the City does not accept nor is it responsible for the ownership, maintenance, or liability for the private roads of said property.

Section 3. That included in Exhibit A are the formal findings and conclusions of the Board of Aldermen.

Section 4. That the City Clerk of the City of Jackson, Missouri, shall and is hereby directed to indicate on the "Official Zoning District Map" of the City of Jackson, Missouri, the above special use permit and the date of issuance thereof and to certify same and to keep said map on file in the office of the City Clerk and a copy displayed in City Hall, City of Jackson, Missouri; and that said City Clerk is further directed to indicate on said "Official Zoning District Map" the existence of special conditions on the use of the aforesaid property.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 21, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Section 5. Violation of the special conditions listed above may result in revocation of the special use permit, prosecution, or fine under the zoning ordinances.

Section 6. This special use permit is issued to the co-applicants who are current owners of the property, Robert W. and Belinda Phillips, and the proposed owner of the property, Wren Capital Investments, and shall not be assigned or otherwise transferred by said co-applicants. This special use permit runs with the co-applicants and not the land.

Section 7. 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 8. That this ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: April 21, 2025.

SECOND READING: April 21, 2025.

FAILED AND DENIED this 21st day of April, 2025, by a vote of 0 ayes, 8 nays, 0 abstentions and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

By: Dwain L. Hahs (signed)
Mayor

Angela Birk (signed)
City Clerk

Motion to approve Change Order No. 2,)
 To Fronabarger Concreters, Inc., of Oak)
 Ridge, Missouri, relative to the Jackson)
 North Industrial Park Infrastructure)
 Project)

Motion made by Alderwoman Liley, seconded by Alderman Hitt, to approve Change Order No. 2, to Fronabarger Concreters, Inc., of Oak Ridge, Missouri, in the amount of \$79,350.00 for rock excavation, and to extend the contract time by 31 days, relative to the Jackson North Industrial Park Infrastructure Project. Ayes-8; Nays-0; Absent-0.

Motion to approve an increase in)
 Expenditure, under Task Order)
 Authorization No. 24-02, to KimHEC,)
 LLC, of St. Louis, Missouri, relative to)



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, April 21, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

MINUTES

Providing additional engineering services)
 Under the NPDES Permit Renewal)
 Project)

Motion made by Alderwoman Liley, seconded by Alderwoman Young, to approve an increase in expenditure, in the amount of \$17,370.00, under Task Order Authorization No. 24-02, to KimHEC, LLC, of St. Louis, Missouri, relative to providing additional engineering services under the NPDES Permit Renewal Project. Ayes-8; Nays-0; Absent-0.

Motion to approve Task Order)
 Authorization No. 25-03, to Koehler)
 Engineering & Land Surveying, Inc., of)
 Cape Girardeau, Missouri, relative to)
 Providing construction phase)
 Engineering services under the Sunset)
 Drive Bridge Replacement Project)

Motion made by Alderwoman Liley, seconded by Alderman Fraley, to approve Task Order Authorization No. 25-03, in the amount of \$25,956.00, to Koehler Engineering & Land Surveying, Inc., of Cape Girardeau, Missouri, relative to providing construction phase engineering services under the Sunset Drive Bridge Replacement Project. Ayes-8; Nays-0; Absent-0.

Motion to accept the bid of Fronabarger)
 Concreters, Inc., of Oak, Ridge,)
 Missouri, relative to the Nine Oaks First)
 Subdivision Lot 47 Sanitary Sewer)
 Lateral Project)

Motion made by Alderwoman Liley, seconded by Alderman Hitt, to accept the bid of Fronabarger Concreters, Inc., of Oak Ridge, Missouri, in the amount of \$23,250.00, plus \$250.00 per cubic yard of rock excavation, relative to the Nine Oaks First Subdivision Lot 47 Sanitary Sewer Lateral Project. Ayes-8; Nays-0; Absent-0.

Ordinance No. 25-41 Re: To Authorize)
 A contractual agreement with)
 Fronabarger Concreters, Inc., relative to)
 The Nine Oaks First Subdivision Lot 47)
 Sanitary Sewer Lateral Project)

The matter of authorizing a contractual agreement with Fronabarger Concreters, Inc., relative to the Nine Oaks First Subdivision Lot 47 Sanitary Sewer Lateral Project, came on for consideration. Alderwoman Liley introduced Bill No. 25-43, being for an ordinance entitled as follows:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND FRONABARGER CONCRETES, INC., OF OAK RIDGE, MISSOURI, RELATIVE TO THE NINE OAKS FIRST SUBDIVISION LOT 47 SANITARY SEWER LATERAL PROJECT; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

On a motion made by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 25-43 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. 25-43 was placed on its second reading and final passage and was read by title, considered discussed,



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, April 21, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

MINUTES

and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 25-41 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Liley-aye; Alderman Reiminger-aye; Alderman Fraley-aye; Alderman Hitt-aye; Alderman Seabaugh-aye; Alderwoman Young-aye; Alderman Stroder-aye; and Alderwoman Williams-aye.

BILL NO. 25-43

ORDINANCE NO. 25-41

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND *FRONABARGER CONCRETERS, INC., OF OAK RIDGE, MISSOURI*, RELATIVE TO THE *NINE OAKS FIRST SUBDIVISION LOT 47 SANITARY SEWER LATERAL PROJECT*; 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 contract 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 contract.

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 contract attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **Fronabarger Concreters, Inc., of Oak Ridge, Missouri**. 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 contract.

Section 2. That the Mayor is hereby authorized and directed to execute said contract 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 contract.

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.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 21, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

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

FIRST READING: April 21, 2025.

SECOND READING: April 21, 2025.

PASSED AND APPROVED this 21st day of April, 2025, 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

Mayor Hahs presents plaque to David)
Hitt)

Now comes forth Mayor Hahs to present to Alderman David Hitt a plaque in recognition of his years of service to the citizens of the City of Jackson, as Alderman from 1993-2001 and 2007-2025. Members of the Board of Aldermen thank David Hitt for his service to the City of Jackson.

Motion to Adjourn the Meeting, *Sine Die*)

Motion made by Alderman Fraley, seconded by Alderwoman Liley, to adjourn *sine die* at 6:34 P.M. Ayes-8; Nays-0; Absent-0.

ATTEST:

Mayor

City Clerk



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, April 21, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

MINUTES – NEW BOARD

Oath of Office to Newly Elected Officials)

Now is presented the Oath of Office to, Mayor – Dwain L. Hahs, Ward 1 Alderwoman – Wanda Young, Ward 2 Alderman – Mark Unger, Ward 3 Alderwoman – Katy Liley, and Ward 4 Alderwoman – Shana Williams by City Clerk/Treasurer Angela Birk. The Mayor and Board Members are sworn into office. The oaths are received and commissions are ordered by Mayor Dwain L. Hahs to be issued to each of the elected officials.

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

Motion to Approve the Mayor's)
 Appointments to Various Committees,)
 Boards, and Positions)

Power, Light, & Water Committee

David Reiminger – Chairman, President of the Board

Mike Seabaugh

Steve Stroder

Shana Williams

Street, Sewer, & Cemetery Committee

Katy Liley – Chairwoman

Eric Fraley

Mark Unger

Wanda Young

Planning & Zoning Board

1. Harry Dryer	2029
2. Heather Harrison	2029
3. Russ Wiley	2028
4. Angelia Thomas	2028
5. Anthony Koeller	2027
6. Michelle Weber	2027
7. Tina Weber	2026
8. Bill Fadler	2026
9. Travis Niswonger	2026
Eric Fraley	Alderman Assigned
Steve Stroder	Alderman Assigned
Mike Seabaugh	Alderman Assigned
Larry Miller	Building & Planning Manager

Park Board

1. Darin Pettit	2028
2. Robert Lichtenegger	2028
3. Cathy Reiminger	2027
4. Cherie Harris	2027
5. David Seabaugh	2027
6. Michelle Flath	2026
7. Luke Dry	2026
8. Mandi Gard	2026
9.	
Katy Liley	Alderwoman Assigned
Mark Unger	Alderman Assigned



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, April 21, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

MINUTES – NEW BOARD

Jason Lipe

Parks & Rec Director

Historic Preservation Commission

- | | |
|------------------------|-------------|
| 1. Carole Baugh | 2028 |
| 2. Sara Appel | 2028 |
| 3. Marybeth Niederkorn | 2027 |
| 4. T. Wayne Lewis | 2026 |
| 5. | 2026 |

Alternate, 2027

Alternate, 2028

David Reiminger

Liaison Member

Larry Miller

Building & Planning Manager

Community Outreach Board

- | | |
|------------------------------|-------------|
| 1. Cindy Lichtenegger | 2028 |
| 2. David Hitt | 2028 |
| 3. Andrea Talley | 2027 |
| 4. | 2027 |
| 5. | 2027 |
| 6. | 2027 |
| 7. | 2027 |
| 8. | 2027 |
| 9. | 2026 |
| 10. Marco Otten | 2026 |
| 11. Ted Clark | 2026 |
| 12. Ron Cook | 2026 |
| 13. Sandy Penzel | 2026 |
| 14. Laura Dumey | 2026 |
| 15. | 2026 |

Wanda Young

Alderwoman Assigned

Shana Williams

Alderwoman Assigned

Jason Mouser

Fire Chief

James Humphreys

Police Chief

Jason Lipe

Parks & Rec. Director

Zoning Board of Adjustment

- | | |
|------------------------|-------------|
| 1. Wade Bartels | 2030 |
| 2. Kenneth White | 2029 |
| 3. Brent Wills | 2028 |
| 4. Jason Liley | 2027 |
| 5. Kevin Schaper | 2026 |

Alternate, 2029

Alternate, 2028

Alternate, 2027

Lynette Moore

Larry Miller

Building & Planning Manager

Economic Development Board

- | | |
|-------------------------------|-------------|
| 1. John Thompson | 2028 |
| 2. Tim Goodman | 2028 |
| 3. Mayor Hahs | 2027 |
| 4. Matt Winters | 2027 |
| 5. Dave McMullin | 2027 |
| 6. UJRO Representative | 2027 |
| 7. Steve Stroder | 2026 |
| 8. Mike Seabaugh | 2026 |
| 9. Janna Clifton | 2026 |



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, April 21, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

MINUTES – NEW BOARD

10. JR2 Administrator

2026

Now comes forth, Dwain L. Hahs, to appoint the Chairman and members to the Power, Light, and Water Committee and the Chairwoman and members to the Street, Sewer, and Cemetery Committee and David Reiminger as the President of the Board of Aldermen and the members to the various boards, committees, and positions.

Motion to Approve the Mayor's)
 Appointment of Members to Various)
 Boards, Committees, and Positions)

Motion by Alderman Reiminger, seconded by Alderman Seabaugh, to approve the Mayor's appointments of the Chairman and members to the Power, Light, and Water Committee and the Chairwoman and members to the Street, Sewer, and Cemetery Committee; David Reiminger as the President of the Board of Aldermen; the members to the various boards, committees, and positions, as recommended on the Mayor's Committee Appointments list. Ayes-8; Nays-0; Absent-0.

Motion to Adjourn the Meeting)

On a motion by Alderman Fraley, seconded by Alderwoman Liley, to recess the meeting at 6:49 P.M., to adjourn the meeting. Ayes-8; Nays-0; Absent-0.

ATTEST:

Mayor

City Clerk



March 20, 2025

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

RE: U.S. 61 and Deerwood Drive
 Federal Project STP-3005(003)
 Lochmueller Project # 522-0045-00H
 Supplement No. 1

Dear Ms. Sanders:

Lochmueller Group (LOCHMUELLER) is pleased to submit the following supplement to our September 21, 2022, agreement to conclude our design services and to establish the construction services budget. The 2022 agreement shall be amended as follows:

As you discussed with Mr. Scott Meyer and MoDOT during the design phase of this project, Forty-one thousand ninety seven dollars and 68/00 (\$41,097.68) of the excess estimated budget for construction services will be applied to the design phase of the project to fully fund the design effort through July 2025.

In addition, after the design was completed, the City elected to include in the roadway construction project what was anticipated to be a separate contract for relocation of the electrical utility poles/lines. Seven thousand seven hundred fifty four dollars (\$7,754.00) in additional plan preparation and coordination efforts were required to revise the construction documents to accommodate the electrical relocation plans and specifications. Easement exhibits were prepared to assist the City in its negotiations with the property owners. The plans, specifications, cost estimate, and bid tabulation sheets were updated accordingly.

The reconstruction of the existing 15 inch storm sewer from the intersection to the ditch on the northwest side of the intersection was to be reconstructed prior to construction by City forces. After the design was completed, the City elected to have this storm sewer reconstructed as part of the roadway contract. One thousand seven hundred ninety two dollars (\$1,792.00) in additional design and plan preparation efforts were required to incorporate this work into the plans, specifications, cost estimate, and bid tabulation schedules.

Finally, Article IX – SUBLETTING, ASSIGNMENT OR TRANSFER shall be amended to include the following subconsultant who will perform construction services:

Bacon Farmer Workman
 Engineering & Testing, Inc.

500 South 17th Street
 Paducah, Kentucky 42003

Construction
 Inspection

Ms. Janet Sanders
March 20, 2025
Page 2



In summary:

1. Forty-one thousand ninety seven dollars and 68/100 (\$41,097.68) will be deducted from Task 5 – Construction Phase Services and will be added to Task 3 – Roundabout and Roadway Design (zero net change);
2. To provide funding for the additional power pole/line and storm sewer work detailed above, Task 3 will be further increased by nine thousand five hundred forty-six dollars (\$9,546.00); and
3. The total contract amount as detailed in “Fees” in the September 21, 2022, agreement will increase from \$355,740.57 to \$365,286.57.

The final plans have been submitted to MoDOT for final review and approval. Since the electrical and storm sewer work have been added to the plans since MoDOT reviewed the prefinal plans in the Fall 2024, any additional comments received on these two plan elements will have to be addressed. If additional comments are received, we will provide you with an estimate of the cost to address MoDOT's comments and prepare a final supplement once those costs are known.

It is our understanding that the City prepared the September 2022 agreement. If acceptable, please prepare the supplement document, and we will execute the supplement and return it to you.

Please feel free to contact me at (314) 752-5536 or at the email address below if you have any questions or comments concerning this supplement. We appreciate your efforts and working with you on this important project.

Sincerely,
Lochmueller Group

A handwritten signature in blue ink, appearing to read 'L. Thomason'.

Larry Thomason, Jr., P.E. (Illinois)
Project Manager
Larry.Thomason@lochgroup.com

cc: Scott J. Smith, P.E., Regional Leader-Missouri Offices-Principal
Scott Meyer, P.E., Project Liaison
Project File

MEMO



To: Mayor and Board of Aldermen
From: Jason Lipe, Parks and Recreation Director
Date: Wednesday, April 30, 2025
Re: Pavilion #2 Replacement Project Change Order 2

During the replacement of Pavilion 2, it became necessary to pour concrete footings instead of the original bid specifications to attach posts on top of the concrete pad. The additional cost of \$5,000.00 is for materials and labor, and are reflected in the change order and attached invoice. City staff recommends the approval of the change order.



City of Jackson

CHANGE ORDER

Putz Construction

2

Name of Contractor

Change Order No.

4694 State Hwy Z

Jackson, MO 63755

Contractor Address

City/State/Zip

Pavilion #2 Replacement Project

5/5/2025

Project Name

Date

Description: ☐ See Attachments

Final quantities to include additional materials and labor.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIME
Original Contract Price: \$ 49,694.45	Original Contract End Date: March 4, 2025
Previous Change Orders: \$ 0.00	Net Change from Previous Change Orders: 0
Contract Price prior to this Change Order: \$ 49,694.45	Contract End Date prior to this Change Order: May 3, 2025
Net Increase (Decrease) of this Change Order: \$ 5,000.00	Net Increase (Decrease) of this Change Order: 0
Contract Price with all approved Change Orders: \$ 54,694.45	Contract End Date with all approved Change Orders: May 3, 2025

Recommended By:


 Jason Lipe, Parks & Recreation Director

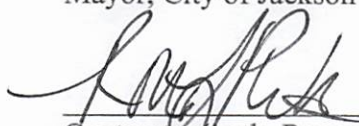
 4/29/2025
 Date

Authorized By:

Mayor, City of Jackson

Date

Accepted By:


 Contractor Auth. Representative

 4/30/25
 Date



4694 State HWY 72
Jackson, MO 63755

Invoice

Phone 573-243-6164

putzconstruction@putzcon.c...

Date
4/29/2025
Invoice #
5326

Bill To

City of Jackson
101 Court Street
Jackson, MO 63755

P.O. No.	Due Date
	5/29/2025

Quantity	Description	Rate	Amount
1	Jackson Pavilion #2 Replacement Project	49,694.45	49,694.45
	Change Order		
14	Engineered pier footings	100.00	1,400.00
1	Additional labor	3,600.00	3,600.00

Thank you for your business.

Total \$54,694.45

Payments/Credits \$0.00

Balance Due \$54,694.45

**KOEHLER ENGINEERING & LAND SURVEYING, INC.**

194 Coker Lane
CAPE GIRARDEAU, MO 63701
PH: (573) 335-3026 FX: (573) 335-3049

April 16, 2025

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

RE: BRO-R129(001)
Bridge #2150005 over Hubble Creek at Sunset Hills Subdivision

Ms. Sanders,

On April 15th, 2025 at 10:00 a.m., bids were received and opened in the office of the City Administrator. The bids were received at the office of the City Clerk, and all bids were stamped with the date and time of submission. A total of three (3) bids were received, with the bid amounts ranging from \$407,051.40 to 477,000.00. The Engineer's estimate was previously submitted to the City and MoDOT and approved at \$474,369.50.

During the advertisement and bid period, two addenda were issued. All bidders acknowledged receipt of the addendum on their bid form. Two of the three bidders were below the engineer's estimate.

All of the bidders were pre-qualified in accordance with MoDOR requirements. None of the bids were declared non-responsive or irregular.

The City did not require any additional sub-contractor disclosures or submissions other than those required by the Missouri Department of Transportation.

Both the low and 2nd low bidder submitted the following required paperwork, copies of which are included herewith:

- Executed anti-collusion statements
- DBE Submittal Forms
- Itemized bid forms, including signature pages
- Signed E-Verify Memorandum of Understanding
- Bid Guaranty Forms

We have reviewed their supporting documentation submitted with the bid, and found it to be in order and in compliance with the Project and County requirements.

This letter is to constitute a formal recommendation that the City enter into an agreement and execute a contract with Putz Construction, LLC of Jackson, MO, to complete the construction of the Replacement of Bridge No. 2150005, Entrance into Sunset Hills Subdivision over Hubble Creek, Jackson Missouri; BRO-R129(001), together with all other requirements indicated on the project plans, for the total sum of \$407,051.40 subject to concurrence from the Missouri Department of Transportation. We will need certificates of insurance, performance and payment bonds, and any other documentation the City and MoDOT would require from the Contractor prior to entering into a contract and issuance of a notice to proceed.

I have also attached a cover letter in the proper form to request concurrence from the Missouri Department of Transportation. Please print the letter on City letterhead, sign, and return to my attention, and I will submit to MoDOT.

Thank you for the opportunity to continue to provide services to the City of Jackson, Missouri for this project. If you need any further information, have any questions, or I can be of any further assistance in any capacity, please contact me at your earliest convenience.

Best Regards,

KOEHLER ENGINEERING &
LAND SURVEYING, INC.



Chris Koehler, PE, PLS
Enclosures

ENGINEER'S BID TABULATION FOR BRO-R129(001) - SUNSET DRIVE BRIDGE NO. 2150005 REPLACEMENT BRIDGE OVER HUBBLE CREEK JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI												
					ENGINEER'S ESTIMATE		PENZEL CONSTRUCTION		PCX CONSTRUCTION		PUTZ CONSTRUCTION	
LINE NO.	ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Roadway Improvements												
1	2013000	Clearing & Grubbing	AC	0.06	\$ 20,000.00	\$ 1,200.00	\$9,000.00	\$540.00	\$54,200.00	\$3,252.00	\$50,000.00	\$3,000.00
2	2022010	Removal of Existing Improvements	LS	1	\$ 25,000.00	\$ 25,000.00	\$19,500.00	\$19,500.00	\$31,300.00	\$31,300.00	\$25,000.00	\$25,000.00
3	2031000	Class "A" Excavation	CY	130	\$ 35.00	\$ 4,550.00	\$25.00	\$3,250.00	\$84.00	\$10,920.00	\$35.00	\$4,550.00
4	3040506	8" Thick Type (5) Aggregate Base	SY	136	\$ 22.00	\$ 2,992.00	\$25.00	\$3,400.00	\$26.00	\$3,536.00	\$27.50	\$3,740.00
5	4011209	Type BP-1 or BP-2 Asphaltic Pavement (See Sections for Thickness)	TON	32	\$ 150.00	\$ 4,800.00	\$160.00	\$5,120.00	\$168.00	\$5,376.00	\$176.00	\$5,632.00
6	4071005	Tack Coat	GAL	14	\$ 4.00	\$ 56.00	\$6.00	\$84.00	\$6.50	\$91.00	\$6.60	\$92.40
7	6061054A	Guardrail, Type E (Thrie Beam)	LF	126	\$ 52.50	\$ 6,615.00	\$280.00	\$35,280.00	\$280.00	\$35,280.00	\$308.00	\$38,808.00
8	6066640	Guardrail Delineator, White	EA	8	\$ 60.00	\$ 480.00	\$ 25.00	\$200.00	\$ 25.00	\$200.00	27.5	\$220.00
9	6091052	Concrete Curb and Gutter (per City of Jackson Standard Drawings)	LF	54	\$ 72.00	\$ 3,888.00	\$60.00	\$3,240.00	\$ 170.00	\$9,180.00	\$50.00	\$2,700.00
10	6113020	Furnish Type 2 Rock Blanket, 24" Thick	CY	38	\$ 45.50	\$ 1,729.00	\$58.00	\$2,204.00	\$ 50.00	\$1,900.00	\$35.00	\$1,330.00
11	6113040	Place Type 2 Rock Blanket, 24" Thick	CY	38	\$ 33.00	\$ 1,254.00	\$46.50	\$1,767.00	\$ 240.00	\$9,120.00	\$30.00	\$1,140.00
12	6161005	Construction Signing	SF	118	\$ 15.00	\$ 1,770.00	\$8.00	\$944.00	\$ 8.00	\$944.00	\$22.00	\$2,596.00
13	6161030	Type III Barricades	EA	6	\$ 190.00	\$ 1,140.00	\$165.00	\$990.00	\$ 950.00	\$5,700.00	\$203.50	\$1,221.00
14	6161047	Type III Object Marker	EA	12	\$ 315.00	\$ 3,780.00	\$250.00	\$3,000.00	\$ 250.00	\$3,000.00	\$275.00	\$3,300.00
15	6181000	General Contract Requirements, Including Mobilization and Demobilization	LS	1	\$ 40,000.00	\$ 40,000.00	\$54,200.00	\$54,200.00	\$ 32,900.00	\$32,900.00	\$37,250.00	\$37,250.00
16	6240104A	Separation Geotextile	SY	56	\$ 4.25	\$ 238.00	\$9.00	\$504.00	\$ 20.00	\$1,120.00	\$2.50	\$140.00
17	8051000A	Furnish and Install Fertilizing, Seeding & Mulching	AC	0.03	\$ 10,000.00	\$ 300.00	\$15,000.00	\$450.00	\$ 80,000.00	\$2,400.00	\$10,000.00	\$300.00
18	8061019	Furnish and Install Silt Fencing	LF	50	\$ 8.25	\$ 412.50	\$5.00	\$250.00	\$ 20.00	\$1,000.00	\$5.00	\$250.00
Roadway Improvements Subtotal:					\$ 100,204.50		\$134,923.00		\$157,219.00		\$131,269.40	
Bridge Improvements												
19	2011003	Class 1 Excavation in Rock:	CY	7	\$ 375.00	\$ 2,625.00	\$305.00	\$2,135.00	\$400.00	\$2,800.00	\$350.00	\$2,450.00
20	4011209	BP-2 Asphaltic Pavement	TON	27	\$ 150.00	\$ 4,050.00	\$160.00	\$4,320.00	\$168.00	\$4,536.00	\$176.00	\$4,752.00
21	7032003	Class B Concrete (Substructure)	CY	67	\$ 1,325.00	\$ 88,775.00	\$1,420.00	\$95,140.00	\$1,870.00	\$125,290.00	\$1,100.00	\$73,700.00
22	7056050A	Precast, Prestressed Concrete Box Beams, 36" Wide x 27" Deep x 52' Long	LF	468	\$ 525.00	\$ 245,700.00	\$352.00	\$164,736.00	\$350.00	\$163,800.00	\$360.00	\$168,480.00
23	7061060	Reinforcing Bars	LBS	7,670	\$ 2.50	\$ 19,175.00	\$2.37	\$18,177.90	\$1.50	\$11,505.00	\$2.00	\$15,340.00
24	7111001	Waterproofing Membrane	SY	158	\$ 45.00	\$ 7,110.00	\$34.00	\$5,372.00	\$75.00	\$11,850.00	\$70.00	\$11,060.00
Bridge Improvements Subtotal:					\$ 367,435.00		\$ 289,880.90		\$319,781.00		\$275,782.00	
Misc. / Special Improvements												
25	1	Remove and Replace City Light Poles and Aerial Electric Line	EA	2	\$ 3,500.00	\$ 7,000.00						
Misc. / Special Improvements Subtotal:					\$ 7,000.00							
BRO-R129(001) PROJECT TOTAL:					\$ 474,639.50		\$ 424,803.90		\$ 477,000.00		\$ 407,051.40	



Prepared by: C. Koehler, PE #28774 - April 16, 2025

BILL NO. 25-__

ORDINANCE NO. 25-__

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND *PUTZ CONSTRUCTION, LLC, OF MILLERSVILLE, MISSOURI*, RELATIVE TO THE *SUNSET DRIVE BRIDGE REPLACEMENT PROJECT*; 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 contract 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 contract.

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 contract attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **Putz Construction, LLC, of Millersville, Missouri**. 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 contract.

Section 2. That the Mayor is hereby authorized and directed to execute said contract 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 contract.

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 5, 2025.

SECOND READING: May 5, 2025.

PASSED AND APPROVED this 5th day of May, 2025, by a vote of __ ayes, __ nays, __ abstentions and __ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

BY: _____
Mayor

City Clerk

CONTRACT AGREEMENT

THIS AGREEMENT, made and entered into by and between the The City of Jackson, Missouri, (hereinafter referred to as the Owner) and Putz Construction, LLC, of 4694 State Highway 72, Jackson, MO 63755, (herein referred to as the Contractor).

WITNESSETH: That for and in consideration of the acceptance of Contractor's bid and the award of this contract to said Contractor by the Owner and in further consideration of the agreements of the parties herein contained, to be well and truly observed and faithfully kept by them, and each of them, it is agreed between the parties as follows, to wit:

The Contractor at its own expense hereby agrees to do or furnish all labor, materials, and equipment called for in the proposal designated and marked:

Federal Project # BRO-R129(001: Entrance into Sunset Subdivision, Bridge #2150005 over Hubble Creek,

in the City of Jackson, Missouri.

and agrees to perform all the work required by the contract as shown on the plans and specifications. The "Notice to Contractor," "Plans," "Proposal," "Contract Bond," "Acknowledgment," "Notice to Proceed", and all change orders are made a part hereof as fully as set out herein.

It is understood and agreed that, except as may be otherwise provided for by "Job Special Provisions," "General Provisions," and "Supplemental Specifications," included in the Proposal, the work shall be done in accordance with the most current "Missouri Standard Specifications for Highway Construction" and "Missouri Standard Plans for Highway Construction", including all revisions to these documents, which are part and parcel of this contract, and are incorporated in this contract as fully and effectively as if set forth in detail herein.

The Contractor further agrees that it is fully informed regarding all of the conditions affecting the work to be done, and labor and materials to be furnished for the completion of this contract, and that its information was secured by personal investigation and research and not from any estimates of the Owner; and that it will make no claim against the Owner by reason of estimates, tests, or representation of any officer, agent, or employees of the Owner.

The said Contractor agrees further to begin work not later than the authorization date in the Notice to Proceed and to complete the work within the time specified in the proposal or such additional time as may be allowed by the engineer under the contract.

The work shall be done to complete satisfaction of the Engineer of the Owner and, in case the Federal Government or any agency thereof is participating in the payment of the cost of construction of the work, shall also be subject to inspection and approval at all times by the proper agent or agents of such government agency.

The parties hereto agree that this contract in all things shall be governed by the laws of the State of Missouri.

The Contractor agrees that it will comply with all federal and state laws and regulations and local ordinances and that it will comply and cause each of its subcontractors, if any, to comply with all federal and state laws and federal regulations and directives pertaining to nondiscrimination against any person on the ground of race, color, religion, creed, sex, age, ancestry, or national origin in connection with this contract, including procurement of materials and lease of equipment therefore, in accordance with the special provisions on that subject attached hereto, incorporated in and made a part of the contract.

The Contractor expressly warrants that it has employed no third person to solicit or obtain this contract on its behalf, or to cause or procure the same to be obtained upon compensation in any way contingent, in whole or in part, upon such procurement; and that it has not paid, or promised or agreed to pay, to any third person, in consideration of such procurement, or in compensation for services in connection therewith, any brokerage, commission, or percentage upon the amount receivable by it hereunder, and that it has not, in estimating the contract price demanded by it, included any sum by reason of any such brokerage, commission, or percentage, and that all moneys payable to it hereunder are free from obligation to other entities for services rendered, or supposed to have been rendered, in the procurement of this contract. Contractor further agrees that any breach of this warranty shall constitute adequate cause for the annulment of this contract by the Owner, and the Owner may retain to its own use from any sums due or to become due hereunder an amount equal to any brokerage, commission, or percentage so paid, or agreed to be paid.

Under penalty of perjury under the laws of the United States and/or false declaration under the laws of Missouri, and any other applicable state or federal laws, the Contractor Signatory certifies that the Contractor and its officials, agents, and employees have neither directly nor indirectly entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free competitive bidding in connection with this contract, and that the Contractor intends to do the work with its own bonafide employees or subcontractors and did not bid for the benefit of another contractor.

The Owner agrees to pay the Contractor in the manner and in the amount provided in the said Standard Specifications and Proposals.

IN WITNESS WHEREOF, the parties hereunto have hereunto set their hands and affixed their seals, this _____ day of _____, 20____.

The City of Jackson, Missouri
acting by and through the Mayor

By _____
Dwain Hahs, Mayor

ATTEST: (SEAL)

Angela Birk, City Clerk

Putz Construction, LLC

By _____
Authorized Contractor Signature

Michael Putz, Owner
Printed Name of Signatory

ATTEST: (SEAL)

BILL NO. 25-__

ORDINANCE NO. 25-__

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 *THE VILLAS OF WEST PARK, LLC, OF CAPE GIRARDEAU, MISSOURI*, RELATIVE TO THE *SOUTH OLD ORCHARD ROAD LATERAL SEWER EXTENSION*; 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 **The Villas of West Park, LLC, of Cape Girardeau, Missouri**. 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 5, 2025.

SECOND READING: May 5, 2025.

PASSED AND APPROVED this 5th day of May, 2025, by a vote of __ ayes, __ nays, __ abstentions and __ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

BY: _____
Mayor

City Clerk

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is made and entered into this _____ day of _____, 2025, by and between ***CITY OF JACKSON, MISSOURI, a municipal corporation***, hereinafter referred to as “City,” and ***THE VILLAS OF WEST PARK, LLC, a Missouri Limited Liability Company***, hereinafter referred to as “The Villas”,
WITNESSETH:

WHEREAS, The Villas has purchased land and intends to develop this property for commercial and industrial uses along South Old Orchard Road. The land, consists of 25.92 acres identified as Tract 3 on Exhibit A, (“Property”) and is within the City; and

WHEREAS, the Property does not have access to permanent sewer and this interferes with The Villas’ ability to develop the Property; and

WHEREAS, the proposed development of the Property will result in economic development for the City; and

WHEREAS, economic development is a primary mission of the City and the development of a vibrant and secure business climate and economy is in the best interest of its citizens; and

WHEREAS, a sewer main extension along South Old Orchard Road is necessary so that The Villas can connect its property to the City sewer system; and

WHEREAS, the City desires to cooperate with The Villas in constructing a sewer main extension thereby allowing The Villas to connect its Property to the City sewer system; and

WHEREAS, the parties have reached certain agreements concerning the sewer extension and desire to memorialize the agreement between them in writing.

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. Koehler Engineering has prepared plans for the construction of a sewer main extension along South Old Orchard Road that will give The Villas the ability to connect its Property to the City sewer system. Attached as Exhibit B is an overhead map showing the proposed sewer main extension.

2. The parties agree to share the estimated cost for installation of the sewer extension from the northwest property corner of 2355 South Old Orchard Road to the northern boundary of Tract 3 on Exhibit A by The Villas paying the City the sum of \$87,500.00 within thirty (30) days of receipt of notification from the City of completion of that portion of the sewer main extension along with receipt of recorded easements and written permission for right-of-way encroachments described in paragraph 7.

3. The remaining additional estimated costs for construction of the South Old Orchard Road sewer main extension will be the responsibility of the City.

4. The Villas will be solely responsible for the cost associated with connecting its Property to the South Old Orchard Road sewer main extension.

5. The Villas agrees to donate to the City easements for the location of the sewer main extension on its property. All other easements and permissions for right of way encroachments necessary to construct the sewer main extension shall be obtained by the City at its cost.

6. This Memorandum of Understanding is contingent upon the City obtaining approval from Cape Girardeau County and/or the Cape Special Road District for the sewer main extension across the right-of-way located at Slate Lane and as shown on Exhibit B.

7. This Memorandum of Understanding is contingent upon the City obtaining all necessary easements and permissions for right-of-way encroachments necessary to connect the sewer main extension to Tract 3 on Exhibit A.

8. This Memorandum of Understanding contains the entire agreement of the parties and can be altered, amended, or modified only by written instrument executed by both parties. This Memorandum of Understanding sets forth the entire agreement between the parties and no custom, act, forbearance, or words or silence at any time, gratuitous or otherwise, shall impose any additional obligation or liability upon either party or waive or release either party from any default or the performance or fulfillment of any obligation or liability or operate as against either party as a supplement, alteration, amendment, or change of any terms or provisions set forth herein unless set forth in a written instrument duly executed by such party. The failure of either party to exercise any rights or remedies shall not release the other party from its obligations hereunder.

9. This Memorandum of Understanding shall be governed by and construed in accordance with the laws of the State of Missouri and the venue for any dispute between the parties shall be in the Circuit Court of Cape Girardeau County, Missouri.

10. This Memorandum of Understanding shall be binding upon and shall inure to the benefit of the undersigned parties and their respective heirs, legal representatives, distributees, successors, and assigns.

11. In case any one or more of the provisions contained in this Memorandum of Understanding shall for any reason be held invalid, illegal, or unenforceable in any respects, 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.

12. The rights and remedies provided by this Memorandum of Understanding are cumulative and the use of any one right or remedy by either party shall not preclude or waive its right to use any or all other available remedies. Said rights and remedies are given 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 day and year first above written.

CITY:

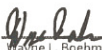
CITY OF JACKSON, MISSOURI

Dwain Hahs, Mayor

ATTEST:

Angela Birk, City Clerk

THE VILLAS OF WEST PARK, LLC:


Wayne L. Boehme (Apr 17, 2025 16:03 CDT)

Wayne Boehme, Member



BILL NO. 25-__

ORDINANCE NO. 25-__

AN ORDINANCE ACCEPTING THE PLAT OF WILLIAMS CREEK ESTATES, A RESUBDIVISION OF A TRACT OF LAND IN THE CITY OF JACKSON, MISSOURI; ACCEPTING DEDICATION OF EASEMENTS, STREETS AND PROPERTIES DESCRIBED; ACCEPTING RESTRICTIONS, IF ANY, FILED THEREWITH; AUTHORIZING THE RECORDING OF SAID PLAT; ACCEPTING IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED AND INDICATED ON SAID PLAT; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, SM Richards Properties, LLC, has platted Williams Creek Estates, a Resubdivision of a tract of land located within the corporate limits of the City of Jackson, Missouri; and,

WHEREAS, the developer has designed the required improvements and has committed to construct said improvements; and,

WHEREAS, the developer has complied with all of the city ordinances and, in particular, Chapter 57 of the Code of Ordinances of the City of Jackson, Missouri.

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, do hereby accept the final plat of Williams Creek Estates, a Resubdivision of a tract of land, which is attached hereto as Exhibit A, including all easements, right-of-way streets and improvements indicated thereon and subject to the terms and conditions expressed therein.

Section 2. That the Mayor and City Clerk of the City of Jackson, Missouri, are hereby authorized to do all acts and execute all instruments appropriate and necessary to accept said plat.

Section 3. The City Clerk of the City of Jackson, Missouri, is hereby directed to file a copy of said plat with the Recorder of Deeds, Cape Girardeau County, Missouri.

Section 4. This ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: May 5, 2025.

SECOND READING: May 5, 2025.

PASSED AND APPROVED this 5th day of May, 2025, by a vote of __ ayes, __ nays, __ abstentions and __ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk

EXHIBIT

A



SUBDIVISION APPLICATION FORM

City of Jackson, Missouri

NAME OF SUBDIVISION: WILLIAMS CREEK ESTATES

DATE OF APPLICATION: MARCH 11, 2025

PROPERTY OWNERS: (all legal property owners exactly as listed on the deed)

Names, Addresses & Phone #s: SM RICHARDS PROPERTIES LLC
3071 LEXINGTON
CAPE GIRARDEAU, MO 63701

CONTACT PERSON HANDLING APPLICATION:

Contact's Name: CHRIS KELLEY

Contact's Mailing Address: 2121 MEGAN DRIVE
CAPE GIRARDEAU, MO

Contact's Phone: (573)339-5900

ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: BOWEN ENGINEERING AND SURVEYING, P.C.
2121 MEGAN DRIVE
CAPE GIRARDEAU, MO 63701

TYPE OF SUBDIVISION APPLICATION: (check all applicable items)

☐ Preliminary plat approval

☐ Final plat approval

☐ Minor subdivision approval

☒ Re-subdivision plat approval

LEGAL DESCRIPTION OF TRACT: (attach separate page if necessary)

ZONING: Indicate the current zoning district classification of the entire tract to be developed (circle all that apply):

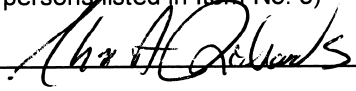
R-1 Single Family Residential
R-2 Single Family Residential
R-3 One and Two Family Residential
R-4 General Residential
MH-1 Mobile Home Park
CO-1 Enhanced Commercial Overlay

C-1 Local Commercial
C-2 General Commercial
C-3 Central Business District
C-4 Planned Commercial District
CO-1 Enhanced Commercial Overlay
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Planned Industrial Park

Will a rezoning or a special use permit request be submitted in conjunction with the proposed development? YES ☐ NO ☒

OWNERS' SIGNATURES:

I state upon my oath that all of the information contained in this application is true. (Original signatures of all persons listed in Item No. 3)



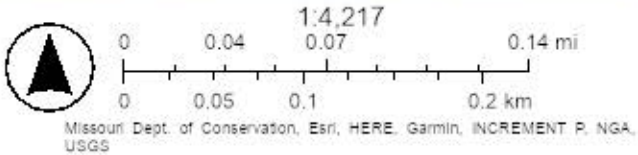
Please submit the completed application along with the applicable application fee to:

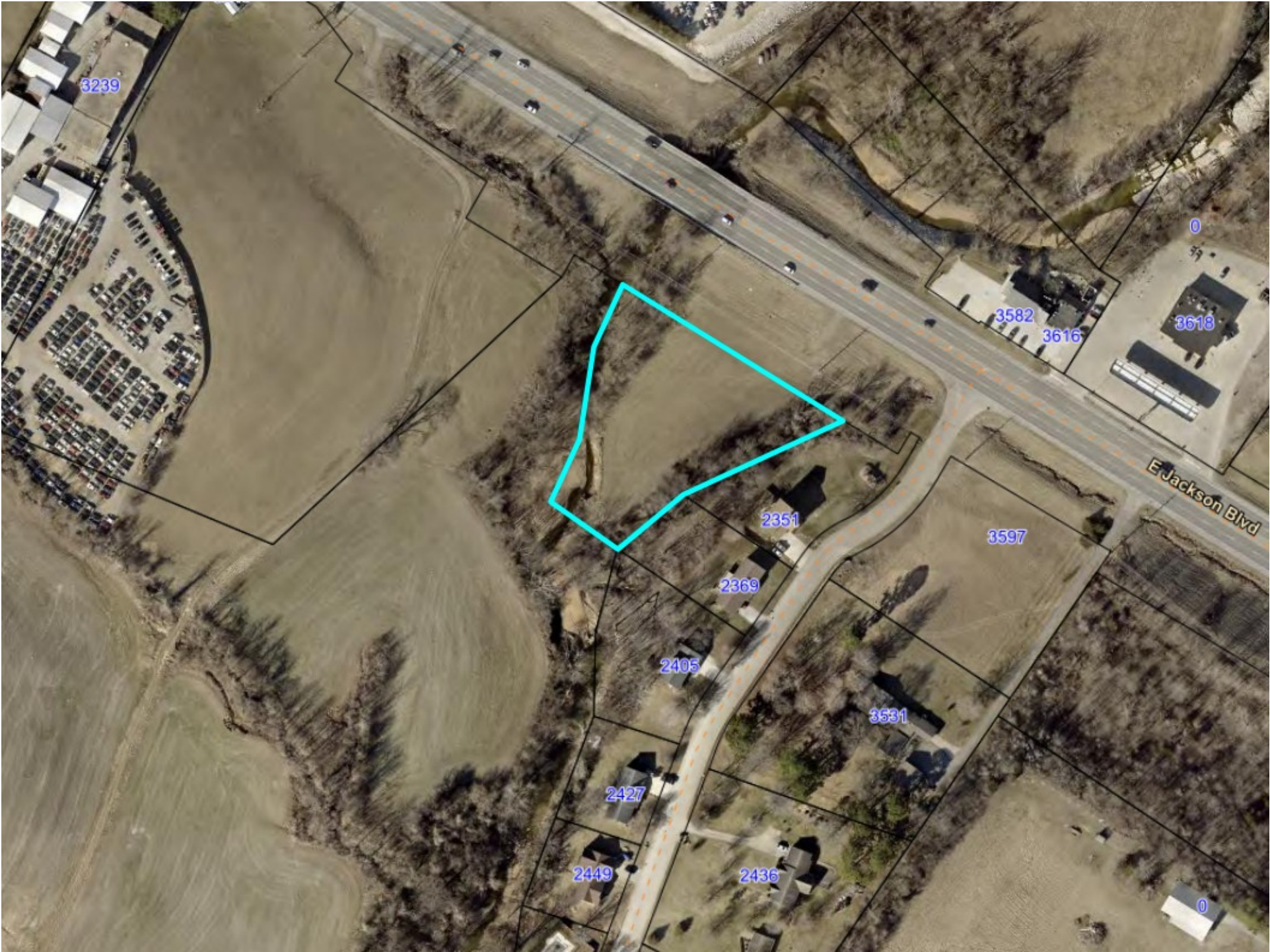
Building & Planning Superintendent
City of Jackson
101 Court Street
Jackson, MO 63755

Ph: 573-243-2300 ext. 29
Fax: 573-243-3322
Email: permits@jacksonmo.org



4/8/2025, 2:19:46 PM





SURVEY NOTES:

This Survey Creates A New 1.60 Acre Tract From The Parent Tract Recorded In Doc. No. 2015-02314

Measured Dimensions Shown Without Parentheses
Deed Or Record Dimensions Shown With Parentheses

Basis Of Survey Datum - Nad83, M.S.P.C. Zone 2401 East
CORS Station MOJK Of The Modot GPS RTK Network

Latitude 37° 24' 44.5840" North
Longitude 89° 39' 00.22115" West
Ellipsoid Height 384.012 U.S. Survey Feet
Northing 575,957.276 U.S. Survey Feet
Easting 1,067,059.319 U.S. Survey Feet
Elevation 476.96 U.S. Survey Feet

As Published On National Geodetic Data Sheets,
Retrieval Date December 28, 2023 And Converted
From Meters To U.S. Survey Feet.

Survey Class - Urban

REFERENCES:

Record Plat of Annwood Estates Plat Book 17 - Page 30

General Warranty Deed, Doc. No. 2015-02314
General Warranty Deed, Doc. No. 2024-10022

Online Mapping Records For Cape Girardeau, County
<https://maps.comavision.com/capegirardeau>

FLOOD ZONE INFORMATION:

By Graphic Plotting Only. This site lies in Flood Zone AE,
Special Flood Hazard Area, as indicated by FIRM Map
Panel Number 29031G0232 E, Dated September 29, 2011

ZONING INFORMATION:

Subject Property is Zoned C2, General Commercial District

Maximum Building Height: 50' Not Over 5 Stories
Maximum Lot Width: None
Maximum Lot Area: NONE

Setbacks:
Front Yard 30 FT.
Side Yard 8 FT.
Rear Yard 25 FT.

SURVEY LEGEND

CENTERLINE	---
RIGHT OF WAY LINE	----
PROPERTY LINE	=====
ADJOINER'S PROPERTY LINE	-----
BUILDING SETBACK LINE
FLOOD ZONE LINE	-----
REGULATORY FLOODWAY LINE	-----
NEW UTILITY EASEMENT LINE	-----
EXISTING EASEMENT LINE	-----
MANHOLE	○

LINE DIMENSION TABLE

NO.	BEARINGS	DISTANCE
1	S 31° 08' 55" W	35.00'
2	N 41° 15' 54" E	30.48'

SURVEY MONUMENT NOTES:

- - FOUND 1/2" IRON PIN (AS NOTED)
- - SET 1/2" IRON PIN
- - FOUND IRON PIPE
- - FOUND STONE
- ▲ - FOUND R/W MARKER
- ⊕ - FOUND T-POST
- ⊗ - FOUND COTTON PICKER SPINDLE
- - ANGLE POINT (NO CORNER SET)

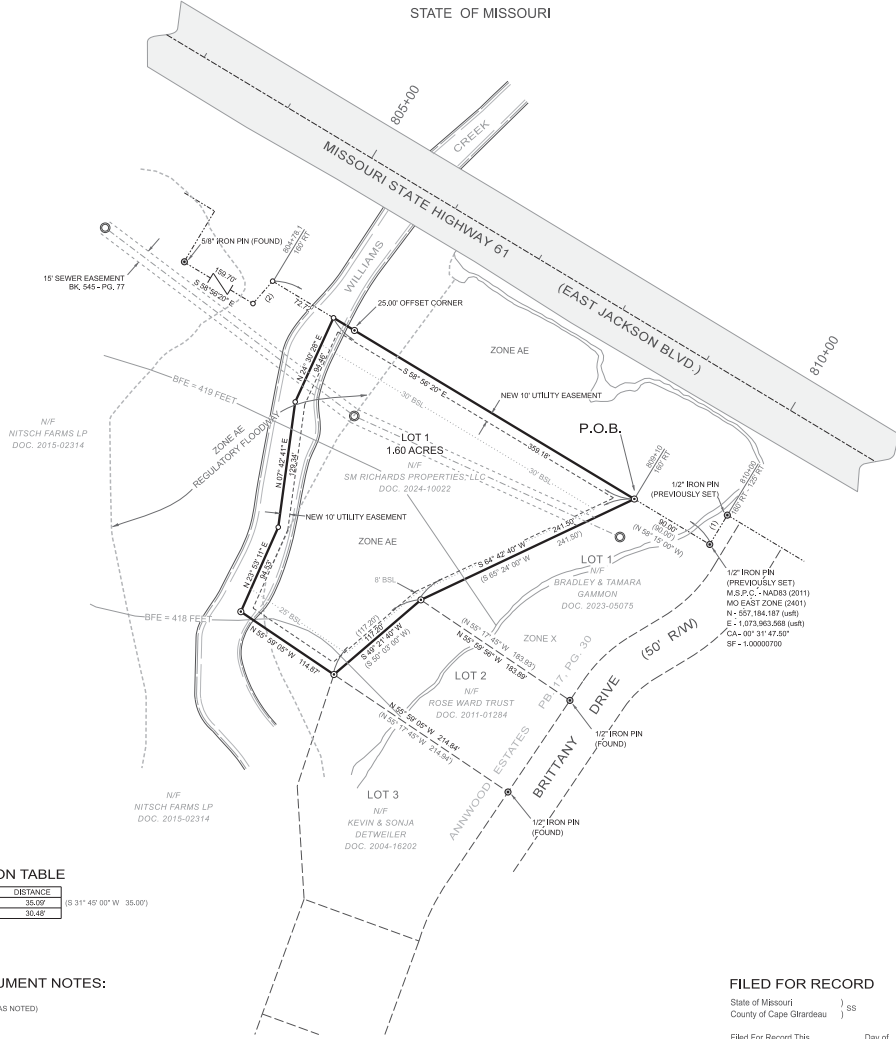
RECORD PLAT

Williams Creek Estates

A PART OF U.S.P.S. NO. 235, T 31 N, R 13 E, OF THE 5th P.M.

CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU,

STATE OF MISSOURI



FILED FOR RECORD

State of Missouri
County of Cape Girardeau } ss
Filed For Record This _____ Day of _____, 2025 A.D.
and Duty Recorded in Document No. _____

Andrew Darrk Blather, Cape Girardeau County Recorder of Deeds

SUBDIVISION DEDICATION

The Undersigned SM Richards Properties, LLC, a Missouri Limited Liability Company, Owner in Fee of A Part of U.S.P.S. No. 235, Township 31 North, Range 13 East of the Fifth Principal Meridian, City of Jackson, County of Cape Girardeau, State of Missouri and Being More Particularly Described as Follows:

Beginning at a 1/2" Iron Pin (Set) at the most Northerly Corner of Lot 1 of Annwood Estates, as recorded in Plat Book 17, at Page 30 in the Land Records of the County Recorder's Office; Thence along the West line of Lots 1 and 2 of Annwood Estates, S 64° 42' 40" W, 241.50 feet to a 1/2" Iron Pin (Set); Thence S 49° 21' 40" W, 117.20 feet to a 1/2" Iron Pin (Set) at the most Westerly Corner of Lot 2; Thence leaving said West line, N 55° 59' 00" W, 114.87 feet to the Centerline of Williams Creek; Thence along said centerline the following courses and distances:

N 23° 53' 11" E, 64.53 feet; Thence
N 07° 42' 41" E, 129.34 feet; Thence
N 24° 30' 28" E, 94.46 feet to the South Right of Way line of Missouri State Highway 61; Thence S 58° 56' 20" E, 359.18 feet along said South Right of Way line to the Point of Beginning, containing 1.60 Acres, more or less.

Hereby declare that they have caused said land to be subdivided into lots as numbered and designated on this plat, and do hereby establish permanent easements for utilities, sewers and drainage, as shown on this plat, and do hereby dedicate to the public use forever streets as shown on this plat, and do hereby name said subdivision, "Williams Creek Estates".

In Witness Whereof, Signed This _____ Day of _____, 2025 A.D.

Shane A. Richards, Managing Member

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

Before Me, a Notary Public for Said State and County, Personally Appeared Jeffrey L. Spray, Managing Member of SM Richards Properties, LLC, a Missouri Limited Liability Company, Known to Me to Be the Person Described Herein, Who Acknowledged That He Executed the Foregoing Instrument as His Free Act and Deed.

In Witness Whereof, I Hereunto Set My Hand and Affix My Official Seal This _____ Day Of _____, 2025 A.D.

Notary Public My Term Expires _____

I, Angela Birk, City Clerk of Jackson, Missouri, do hereby certify that this Plat was Approved and Accepted by the City Council of Jackson, Missouri on This _____ Day of _____, 2025 A.D. As approved by Ordinance No. _____

Angela Birk, City Clerk of Jackson, Mo.

Approved By: Dwain Hahn, Mayor

Approved By: Janet Sanders, Director of Public Works

Approved By: Harry Dryer, Chairman, Planning And Zoning Commission

SURVEYOR'S CERTIFICATION

This is to certify that at the request of SM Richards Properties, LLC, the tract shown hereon was surveyed under my direct supervision, and the results of said survey are represented correctly on this plat. Said survey was executed in accordance with the current minimum standards for property boundary surveys of the Missouri Department of Agriculture, Division of Weights and Measures. There may exist other documents that could affect this parcel, of which an accurate and current title search may disclose. In witness whereof, I hereunto set my seal and signature:

This 8th Day of April, 2025 A.D.

FOR REVIEW

R. Christopher Bowen

MO. PLS 92232

2234 Maple Dale
P.O. Box 273
Cape Girardeau, MO 63701
www.bowenengineering.com

Bowen
ENGINEERING & SURVEYING
Consulting Engineers • Land Surveyors • Testing Laboratories

David Bowen, P.E., F.A.S.C.E., F.A.S.T.B.
Louisiana Professional Engineer License No. 10000
Missouri Professional Engineer License No. 10000

SM Richards Properties, LLC
3071 Lexington Ave
Cape Girardeau, MO 63701

DESCRIPTION	DATE

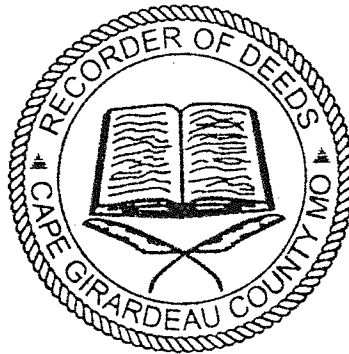
Created: 01/02/25
Drawn: 01/02/25
Checked: 01/02/25

JOB NO.	S25-008
DATE	APRIL 8, 2025
FILE	C:\2025\008\BID.DGN
CAUSE	S24106.27P
DWN BY	RWB
CHK BY	CKK
SCALE	1" = 80'

RECORD
PLAT

SHEET NO.
1 of 1

eRecorded
DOCUMENT #
2024-10022



ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
12/17/2024 02:49:01 PM
REC FEE: 27.00
PAGES: 2

WARRANTY DEED

This Warranty Deed made and entered into this 16th day of December, 2024, by and between **NITSCH FARMS, L.P., a Missouri Limited Partnership**, hereinafter referred to as **GRANTOR**, and **SM Richards Properties, LLC, a Missouri Limited Liability Company**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEE**. The mailing address of the Grantee is:

4879 Parkside Ct. Jackson, MO 63755

WITNESSETH: The Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to the Grantor, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain, and Sell, Convey and Confirm unto the Grantee the following described lots, tracts or parcels of land lying, being and situated in the County of Cape Girardeau and State of Missouri, to-wit:

A Part of U.S.P.S. No. 235, Township 31 North, Range 13 East of the Fifth Principal Meridian, City of Jackson, County of Cape Girardeau, State of Missouri and being more particularly described as follows:

Beginning at a 1/2" Iron Pin (Set) at the most Northerly Corner of Lot 1 of Annwood Estates, as recorded in Plat Book 17, at Page 30 in the Land Records of the County Recorder's Office; Thence along the West line of Lots 1 and 2 of Annwood Estates, S 64° 42' 40" W, 241.50 feet to a 1/2" Iron Pin (Set); Thence S 49° 21' 40" W, 117.20 feet to a 1/2" Iron Pin (Set) at the most Westerly Corner of Lot 2; Thence leaving said West line, N 55° 59' 05" W, 114.87 feet to the Centerline of Williams Creek; Thence along said centerline the following courses and distances: N 23° 53' 11" E, 94.53 feet; Thence N 07° 42' 41" E, 129.34 feet; Thence N 24° 30' 28" E, 94.46 feet to the South Right of Way line of Missouri State Highway 61; Thence S 58° 56' 20" E, 359.18 feet along said South Right of Way line to the Point of Beginning, containing 1.60 acres, more or less.

Description taken from Survey dated October 16, 2024 by R. Christopher Bowen, MO. PLS #2232, Bowen Engineering & Surveying.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns **FOREVER**, the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by it or those under whom it claimed title; and that it will warrant and defend the title to said premises unto the said Grantee, and unto its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year first above written.

GRANTOR:
NITSCH FARMS, L.P., a Missouri Limited Partnership

BY NITSCH GIRLS, L.L.C, a Missouri Limited Liability Company, General Partner

BY: Cynthia A. Raganyi
Cynthia A. Raganyi, Managing Member

BY: Lynette S. Moore
Lynette S. Moore, Managing Member

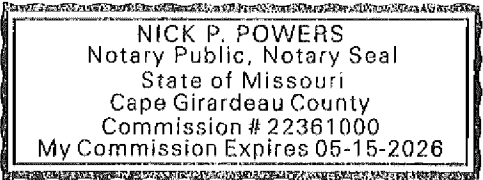
BY: Rhonda K. Norman
Rhonda K. Norman, Managing Member

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

On this 16 day of December, 2024, before me personally appeared **Cynthia A. Raganyi, Lynette S. Moore, and Rhonda K. Norman, Managing Members of NITSCH GIRLS, L.L.C, General Partner of NITSCH FARMS, L.P., a Missouri Limited Partnership**, to me known to be the person described in and who executed the within Warranty Deed in behalf of said limited partnership and acknowledged to me that he or she executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

Nick P. Powers
Notary Public
My commission expires:



2411106

LIMITED LIABILITY COMPANY
CERTIFICATE NO.

1

SHARES
100

(Of 100 outstanding certificates)

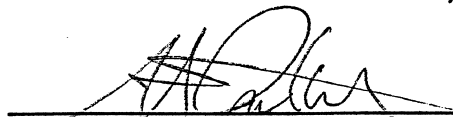
SM RICHARDS PROPERTIES, LLC

CERTIFICATE OF INTEREST IN LIMITED LIABILITY COMPANY

THIS CERTIFIES THAT Shane Richards (T.O.D. Maureen Richards) is the owner of 100 shares in SM Richards Properties, LLC, a Missouri Limited Liability Company, transferable only on the books of the company by the holder hereof in person or by Attorney upon surrender of this Certificate properly endorsed. **TRANSFER OF THIS CERTIFICATE IS RESTRICTED AND ANY PURPORTED TRANSFER NOT IN ACCORDANCE WITH THE AGREEMENT OF ALL THE MEMBERS OF SM RICHARDS PROPERTIES, LLC, IS VOID.**

IN WITNESS WHEREOF SM Richards Properties, LLC, has caused this Certificate to be signed by its authorized members this 5th day of September 2019.

SM RICHARDS PROPERTIES, LLC



By: Shane Richards, Member/Manager