



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Tuesday, January 18, 2022 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

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**AGENDA**

**CALL TO ORDER**

**INTRODUCTION OF GUESTS/VISITORS**

**ADOPTION OF AGENDA**

1. Motion adopting the Regular Meeting Agenda.

**PUBLIC HEARINGS**

2. Hearing to consider the voluntary annexation of 4.0 acres of property located at 2336 South Old Orchard Road, as submitted by KB413, LLC.
3. Hearing to consider the rezoning of 4.0 acres of property located at 2336 South Old Orchard Road, from R-1 (Single-Family Residential) District to C-2 (General Commercial) District, as submitted by KB413, LLC.
4. Hearing to consider a Special Use Permit for a daycare in an R-4 (General Residential) District, at 804 East Main Street, as submitted by Little Buttercups, LLC.

**APPROVAL OF MINUTES**

5. Motion approving the Minutes of the Regular Meeting of January 3, 2022.

**FINANCIAL AFFAIRS**

6. Motion approving the City Collector's Report.
7. Motion approving the City Collector's Annual Report.
8. Motion approving the City Clerk's & Treasurer's Reports.

**ACTION ITEMS**

**Power, Light, and Water Committee**

9. Motion approving the Semi-Annual Financial Statement, ending December 31, 2021.
10. Resolution accepting the voluntary annexation application for 2.65 acres of property located at 720 South Old Orchard Road, and setting a public hearing for Tuesday, February 22, 2022, at 6:00 p.m., as submitted by Independence Self Storage, LLC.

- [11.](#) Bill proposing an Ordinance accepting the dedication of a Utility Easement Deed from SEMO Real Estate Company, LLC.

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

12. Motion setting a public hearing for Tuesday, February 22, 2022, at 6:00 p.m., to consider a Special Use Permit for an existing daycare under new ownership in an R-4 (General Residential) District, at 1327 East Main Street, as submitted by Tot Spot Academy and Preschool, LLC.
- [13.](#) Motion approving Change Order No. 1, to CE Contracting, Inc., of Ste. Genevieve, Missouri, in the amount of \$7,090.00, relative to the North Union Avenue and North Industrial Park Sanitary Sewer Project.
- [14.](#) Motion accepting the bid of Putz Construction, LLC, of Millersville, Missouri, in the amount of \$549,538.50, relative to the Hubble Ford Low Water Crossing Replacement Project.
- [15.](#) Bill proposing an Ordinance authorizing a contractual agreement with Putz Construction, LLC, relative to the Hubble Ford Low Water Crossing Replacement Project.
- [16.](#) Bill proposing an Ordinance approving a Special Use Permit for a daycare in an R-4 (General Residential) District, at 804 East Main Street, as submitted by Little Buttercups, LLC.

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

#### **INFORMATION ITEMS**

17. Report by Mayor
18. Reports by Board Members
19. Report by City Attorney
20. Report by City Administrator
21. Discussion of future agenda items

#### **EXECUTIVE SESSION**

*Motion to have executive session. Litigation, personnel, and purchase of property. Authority is Section 610.021 and 610.022, Revised Statutes of Missouri, as amended.*

#### **ADJOURN**

Posted on 01/14/2022 at 4:00 PM.



## CITY OF JACKSON

### MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, January 3, 2022 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

Item 5.

### MINUTES

The Board of Aldermen met in the Regular Session with Mayor Dwain L. Hahs in the chair and the following Board Members present: Joe Bob Baker, Larry Cunningham, Katy Liley, Paul Sander, David Hitt, David Reiminger, Tommy Kimbel, 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 Baker, seconded by Alderman Cunningham, to adopt the agenda, as presented. Ayes-8; Nays-0; Absent-0.

Motion to Approve the Minutes of the )  
December 20, 2021, Regular Board )  
Meeting )

Motion made by Alderman Cunningham, seconded by Alderman Hitt, to approve the minutes of the preceding Regular Board Meeting of Monday, December 20, 2021. Ayes-8; Nays-0; Absent-0.

Motion to Approve Bills for December, )  
2021 )

Now is presented the Bills, in the various funds for the month of December, 2021. Motion made by Alderman Hitt, seconded by Alderwoman Young, to approve the Bills in the various funds for December, 2021. Ayes-8; Nays-0; Absent-0.

Motion to Change the Date of the Board )  
of Aldermen Regular Meeting and Study )  
Session in Observance of the )  
Presidents' Day Holiday )

Motion made by Alderman Reiminger, seconded by Alderwoman Liley, to change the date of the Board of Aldermen Regular Meeting and Study Session from Monday, February 21, 2022, to Tuesday, February 22, 2022, in observance of the Presidents' Day holiday. Ayes-8; Nays-0; Absent-0.

Motion to Set the Annual E-Cycle )  
Electronic Waste Collection Event for )  
Saturday, June 4, 2022, at the City of )  
Jackson Sanitation Department Building )

Motion made by Alderman Reiminger, seconded by Alderman Kimbel, to set the annual E-Cycle Electronic Waste Collection Event for Saturday, June 4, 2022, from 9:00 a.m. to 1:00 p.m., at the City of Jackson Sanitation Department Building. Ayes-8; Nays-0; Absent-0.

Motion to Accept the Bid of Fronabarger )  
Concreters, Inc. of Oak Ridge, Missouri, )  
relative to the Water System Facility )  
Plan Implementation and East Main )



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Street Concrete Improvements Project – )  
Phase 2, Project 2C )

Motion made by Alderman Reiminger, seconded by Alderman Sander, to accept the bid of Fronabarger Concreters, Inc. of Oak Ridge, Missouri, in the amount of \$926,315.00, relative to the Water System Facility Plan Implementation and East Main Street Concrete Improvements Project – Phase 2, Project 2C. Ayes-8; Nays-0; Absent-0.

Ordinance No. 22-01 Re: To Authorize )  
a Contractual Agreement with )  
Fronabarger Concreters, Inc. of Oak )  
Ridge, Missouri, relative to the Water )  
System Facility Plan Implementation )  
and East Main Street Concrete )  
Improvements Project – Phase 2, )  
Project 2C )

The matter of authorizing a contractual agreement with Fronabarger Concreters, Inc. of Oak Ridge, Missouri, relative to the Water System Facility Plan Implementation and East Main Street Concrete Improvements Project – Phase 2, Project 2C, came on for consideration. Alderman Reiminger introduced Bill No. 22-01, 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 CONCRETTERS, INC. OF OAK RIDGE, MISSOURI, RELATIVE TO THE WATER SYSTEM FACILITY PLAN IMPLEMENTATION AND EAST MAIN STREET CONCRETE IMPROVEMENTS PROJECT – PHASE 2, PROJECT 2C; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.**

Motion made by Alderman Reiminger, seconded by Alderwoman Liley, Bill No. 22-01 was placed on its first reading and was read by title, considered and discussed and was duly passed by unanimous vote. On a motion by Alderman Reiminger, seconded by Alderwoman Liley, Bill No. 22-01 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. 22-01, and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Liley-aye; Alderman Sander-aye; Alderwoman Young-aye; Alderman Baker-aye; Alderman Reiminger-aye; Alderman Hitt-aye; Alderman Kimbel-aye; and Alderman Cunningham-aye.

**BILL NO. 22-01**

**ORDINANCE NO. 22-01**

**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 CONCRETTERS, INC. OF OAK RIDGE, MISSOURI, RELATIVE TO THE WATER SYSTEM FACILITY PLAN IMPLEMENTATION AND EAST MAIN STREET CONCRETE IMPROVEMENTS PROJECT – PHASE 2, PROJECT 2C; 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 marked

Exhibit A and attached hereto and incorporated herein as if fully set forth; and





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**MINUTES**

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 marked Exhibit A and 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.

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

FIRST READING: January 3, 2022.

SECOND READING: January 3, 2022.

PASSED AND APPROVED this 3rd day of January, 2022, 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:

Liza Walker (signed)  
City Clerk



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Motion to Set the Annual Park Day )  
Event for Saturday, April 30, 2022, at )  
Shelter No. 1 in the City Park )

Motion made by Alderman Cunningham, seconded by Alderman Baker, to set the annual Park Day Event for Saturday, April 30, 2022, beginning at 8:00 a.m., at Shelter No. 1 in the City Park. Ayes-8; Nays-0; Absent-0.

Resolution No. 2022-01: A Resolution )  
Supporting a Land Conservation )  
Partnership Grant Application to the )  
Missouri Department of Conservation )  
for an Aerator in Rotary Lake )

### RESOLUTION NO. 2022-01

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, EXPRESSING AND CONFIRMING SUPPORT FOR AN APPLICATION TO THE MISSOURI DEPARTMENT OF CONSERVATION, UNDER ITS OUTDOOR RECREATION INFRASTRUCTURE PROGRAM, RELATIVE TO AN AERATOR IN ROTARY LAKE.**

WHEREAS, the City constructs, operates, and maintains an extensive network of public parks for the benefit of their citizens, and;

WHEREAS, the City is applying for assistance from the MDC Outdoor Recreation Infrastructure Program for the purchase of an aerator for Rotary Lake in the City Park, and;

WHEREAS, a Community Assistance Program (CAP) agreement exists between the Missouri Department of Conservation and the City of Jackson for Rotary Lake and Litz Park Lake, and;

WHEREAS, the City has adopted a Comprehensive Plan and a Park Master Plan, and has appointed a Jackson Park Board, and;

WHEREAS, recognizing that installing an aerator in Rotary Lake will provide benefits toward the health of the lake for the overall betterment of Jackson.

### NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City, through its Board of Aldermen, does hereby express and confirms its support for the submittal of an application to the Missouri Department of Conservation through its Outdoor Recreation Infrastructure Program for the funding of a lake aerator.

2. The Mayor of Jackson, through its Board of Aldermen, is authorized to sign the application for federal assistance and any other official project documents that are necessary to obtain such assistance, including any agreements, contracts, or other documents that are required by the State of Missouri or the U.S. Department of the Interior, National Park Service.

3. The City currently has the written commitment for the minimum 50% matching share for the project elements that are identified in the application and will allocate the necessary funds to complete the project.

4. In the event a grant is awarded, the City will commit the necessary financial resources to operate and maintain the completed project in a safe and attractive manner for public access in perpetuity.



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5. In the event a grant is awarded, the City is prepared to complete the project within the time period identified on the signed project agreement.

6. In the event a grant is awarded, the City will comply with all rules and regulations of the Outdoor Recreation Infrastructure Program, applicable executive orders, and all state laws that govern the grant applicant during the performance of the project.

7. This Resolution shall be submitted as soon as practical upon its passage to the Missouri Department of Conservation, as a supplement to the grant application.

8. Copies of this Resolution shall also be submitted to the Jackson Park Board.

9. The City hereby commits to any and all follow-up actions that may be necessary to secure funding of said project in the most timely and economical manner possible.

PASSED AND APPROVED this 3<sup>rd</sup> day of January, 2022, 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:

Liza Walker (signed)  
City Clerk

Motion made by Alderman Cunningham, seconded by Alderman Hitt, to support a Land Conservation Partnership Grant application to the Missouri Department of Conservation for an aerator in Rotary Lake. Ayes-8; Nays-0; Absent-0.

Ordinance No. 22-02 Re: To Authorize )  
the Mayor to Sign Depository )  
Agreements with Southern Bank, Wood )  
& Huston Bank, Alliance Bank, US )  
Bank, Bank of Missouri, and First State )  
Community Bank )

The matter of authorizing the Mayor to sign Depository Agreements with Southern Bank, Wood & Huston Bank, Alliance Bank, US Bank, Bank of Missouri, and First State Community Bank came on for consideration. Alderman Cunningham introduced Bill No. 22-02, being for an ordinance entitled as follows:

**A BILL TO ENACT AN ORDINANCE TO AUTHORIZE SELECTION OF  
DEPOSITORIES FOR DEMAND DEPOSITS OF CITY FUNDS; AND TO  
AUTHORIZE THE SELECTION OF DEPOSITORIES FOR THE INVESTMENT OF  
IDLE CITY FUNDS; AND TO AUTHORIZE THE MAYOR TO SIGN DEPOSITORY  
AGREEMENTS WITH DEPOSITORIES.**

Motion made by Alderman Cunningham, seconded by Alderwoman Young, Bill No. 22-02 was placed on its first reading and was read by title, considered and discussed and was duly passed by unanimous vote. On a motion by Alderman Cunningham, seconded by Alderwoman Young, Bill No. 22-02 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. 22-02, and was



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signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Kimbel-aye; Alderwoman Young-aye; Alderman Sander-aye; Alderman Hitt-aye; Alderman Cunningham-aye; Alderwoman Liley-aye; Alderman Reiminger-aye; and Alderman Baker-aye.

### BILL NO. 22-02

### ORDINANCE NO. 22-02

**A BILL TO ENACT AN ORDINANCE TO AUTHORIZE SELECTION OF DEPOSITORIES FOR DEMAND DEPOSITS OF CITY FUNDS; AND TO AUTHORIZE THE SELECTION OF DEPOSITORIES FOR THE INVESTMENT OF IDLE CITY FUNDS; AND TO AUTHORIZE THE MAYOR TO SIGN DEPOSITORY AGREEMENTS WITH DEPOSITORIES.**

WHEREAS, the City of Jackson, desires to enter into a depository agreement with **Southern Bank, Wood & Huston Bank, Alliance Bank, US Bank, Bank of Missouri, and First State Community Bank** for the deposit of Demand Deposits or checking account funds; and

WHEREAS, the City of Jackson, desires to enter into a depository agreement with said banks regarding the investment of idle City Funds.

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

1. That the Mayor is hereby, authorized and directed to sign a depository agreement with **Southern Bank, Wood & Huston Bank, Alliance Bank, US Bank, Bank of Missouri, and First State Community Bank**. Said agreements are attached hereto and incorporated herein by reference.
2. That all of said depository agreements shall have a one-year term under a depository agreement as required by state statute.
3. That said banks shall be depositories for all demand deposits of checking account funds of the City in an unlimited amount subject only to the deposit of securities as required by; Sections 110.010 and 110.020, RSMo.
4. That said banks shall be authorized to hold idle investment funds of the City, subject to the required deposit of securities as required by Section 110.010 and 110.020, RSMo.
5. The Treasurer of the City shall, whenever the City accumulates idle funds, invest said funds in time certificates of deposits, based upon the highest sealed bids received from the designated depositories. All of such investment funds shall be in One Hundred Thousand Dollars



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**MINUTES**

(\$100,000.00) or more increments. The Treasurer shall notify the depositories of available money for bid by phone, electronic transmission or United States Mail.

6. This ordinance shall take effect and be in force from and after its passage and approval and shall repeal all ordinances or parts thereof in conflict herewith.

FIRST READING: January 3, 2022.

SECOND READING: January 3, 2022.

PASSED AND APPROVED this 3rd day of January, 2022, 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:

Liza Walker (signed)  
City Clerk

City Resident Jaren Melton to Bring a )  
Concern to the Board of Aldermen )

Now comes forth City of Jackson Resident Jaren Melton to bring to the Mayor and Board of Aldermen the concern of a six foot by eight foot flag being flown in her neighborhood that reads "(Expletive) Biden". Ms. Melton requested that the City make an amendment to the Code to not allow this type of profanity on the flag. City Attorney Curt Poore stated that the law is clear, and that as a City, no action can be taken to not allow that specific flag per the Supreme Court. Ms. Melton stated she intends to call media outlets regarding the flag. Mayor Hahs stated that others across the nation are facing this same issue. Alderman Baker questioned if anyone has politely requested the flag be removed; no one had at that point.

Motion to Adjourn the Meeting )

Meeting concluded at 6:22 P.M., on a motion by Alderman Baker, seconded by Alderman Reiminger, to adjourn the meeting. Ayes-8; Nays-0; Absent-0.

\_\_\_\_\_  
Mayor

ATTEST:

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

## COLLECTOR'S REPORT

## DECEMBER COLLECTIONS 2021

UTILITY SERVICE	ELECTRIC/SECURITY LIGHT (EL/SL)	WATER/PRIMACY (WA/PF)	SEWER (SE)	LANDFILL (TR)	GENERAL REVENUE	TOTALS
<b>COLLECTIONS</b>						
SERVICE CHARGES	1,096,576.79	219,434.21	191,631.00	56,129.97		1,563,771.97
LATE FEES	5,138.79	1,252.99	1,096.62	303.40		7,791.80
SALES TAX	34,231.44	6,703.13				40,934.57
RECONNECT FEES	1,800.00					1,800.00
RETURNED TRANSACTION FEES	150.00					150.00
CUSTOMER RELOCATION FEES					350.00	350.00
TRASH STICKERS				1,771.00		1,771.00
<b>UTILITY COLLECTIONS</b>	<b>1,137,897.02</b>	<b>227,390.33</b>	<b>192,727.62</b>	<b>58,204.37</b>	<b>350.00</b>	<b>1,616,569.34</b>
Adjustments/Refund/Return Checks - Services						-
Adjustments/Refund/Return Checks - Penalties						-
Adjustments/ Refund/Return Checks - Taxes						-
Adjustments/Service Fees for Returns						-
Adjustments/Payments/Overpayments - Services						-
Adjustments/Payments/Overpayments - Penalties						-
WATER SOLD AT PLANT - Taxes		186.94				186.94
<b>NET UTILITY COLLECTIONS</b>	<b>1,137,897.02</b>	<b>227,577.27</b>	<b>192,727.62</b>	<b>58,204.37</b>	<b>350.00</b>	<b>1,616,756.28</b>
BUSINESS / CONTRACTOR LICENSES					13,605.00	13,605.00
EVENT CHARGES / MISC.						-
						-
<b>NON-UTILITY COLLECTIONS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>13,605.00</b>	<b>13,605.00</b>
MISC. ADJUSTMENTS						-
INTEREST ON FUNDS						5.18
CASH IN BANK						1,630,366.46
MISSOURI SALES TAX PAYMENT	(34,231.44)	(6,890.07)				(41,121.51)
<b>Money Due to City Treasurer</b>					<b>\$</b>	<b>1,589,244.95</b>

Respectfully Submitted,



City Collector

## COLLECTOR'S REPORT

## ANNUAL COLLECTIONS 2021

UTILITY SERVICE	ELECTRIC/SECURITY LIGHT (EL/SL)	WATER/PRIMACY (WA/PF)	SEWER (SE)	LANDFILL (TR)	GENERAL REVENUE	TOTALS
<b>COLLECTIONS</b>						
SERVICE CHARGES	15,679,332.58	2,693,655.56	2,305,427.45	664,993.36	-	21,343,408.95
LATE FEES	70,699.45	13,966.24	12,038.28	3,256.17	-	99,960.14
SALES TAX	495,965.46	82,356.62	-	-	-	578,322.08
RECONNECT FEES	17,587.85	-	-	-	-	17,587.85
RETURNED TRANSACTION FEES	4,043.41	-	-	-	-	4,043.41
CUSTOMER RELOCATION FEES	-	-	-	-	5,075.00	5,075.00
TRASH STICKERS	-	-	-	17,887.00	-	17,887.00
<b>UTILITY COLLECTIONS</b>	<b>16,267,628.75</b>	<b>2,789,978.42</b>	<b>2,317,465.73</b>	<b>686,136.53</b>	<b>5,075.00</b>	<b>22,066,284.43</b>
Adjustments/Refund/Return Checks - Services	(152.35)	(30.47)	(27.90)	(10.23)	-	(220.95)
Adjustments/Refund/Return Checks - Penalties	(17.18)	(3.12)	(2.79)	(1.02)	-	(24.11)
Adjustments/ Refund/Return Checks - Taxes	(4.19)	(0.75)	-	-	-	(4.94)
Adjustments/Service Fees for Returns	-	-	-	-	-	(7.00)
Adjustments/Payments/Overpayments - Services	-	-	-	-	-	-
Adjustments/Payments/Overpayments - Penalties	-	-	-	-	-	-
Adjustments/Payments/Overpayments - Taxes	-	186.94	-	-	-	186.94
<b>NET UTILITY COLLECTIONS</b>	<b>16,267,455.03</b>	<b>2,790,131.02</b>	<b>2,317,435.04</b>	<b>686,125.28</b>	<b>5,075.00</b>	<b>22,066,214.37</b>
BUSINESS / CONTRACTOR LICENSES	-	-	-	-	23,937.50	23,937.50
EVENT CHARGES / MISC.	2,245.00	-	-	-	-	2,245.00
<b>NON-UTILITY COLLECTIONS</b>	<b>2,245.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>23,937.50</b>	<b>26,182.50</b>
MISC. ADJUSTMENTS	-	-	-	-	-	-
INTEREST ON FUNDS	-	-	-	-	-	101.24
CASH IN BANK	-	-	-	-	-	22,092,498.11
MISSOURI SALES TAX PAYMENT	(495,961.27)	(82,542.81)	-	-	-	(578,504.08)
<b>Money Due to City Treasurer</b>					<b>\$</b>	<b>21,513,994.03</b>

Respectfully Submitted,



City Collector



**CITY CLERK'S REPORT FOR THE MONTH OF DECEMBER, 2021****ELECTRIC**

Sale of Merchandise	0.00	
Cable TV Pole Rental	0.00	
Electric Meters	1750.00	
Electric Service Lines	2000.00	
Returned Check Fees	0.00	
URD Services	2895.00	
Reconnect Fees	0.00	
Sales Tax Commission	957.70	
Labor and Equipment Use	0.00	
Miscellaneous-Scrap Metal	<u>437.50</u>	
TOTALS		8,040.20

**CEMETERY**

Sale of Lots	0.00	
Sale of Niches	0.00	
Grave Openings	5825.00	
Niche Openings	0.00	
Weekend/Holiday Grave Openings/Inurnments	0.00	
Disinterments/Disinurnments	<u>0.00</u>	
TOTALS		5,825.00

**WATER & SEWER****WATER**

Water Taps & Water Meters	4930.00	
Sale of Merchandise	0.00	
Water Sold at Plant	393.25	
Miscellaneous-Scrap Metal	<u>0.00</u>	
TOTALS		5,323.25

**WASTEWATER**

Wastewater Miscellaneous	0.00	
Industrial Discharge Permit	<u>0.00</u>	
TOTALS		0.00

**GENERAL REVENUE**

Building Permits	1104.86	
Electric Permits	360.00	
Gas Permits	140.00	
Plumbing/Sewer Permits	260.00	
Sewer Tap Permits	900.00	
Public Hearing & Plat Recording	200.00	
Stormwater Review Fees	200.00	
Street Repair or Mowing	0.00	
Gas Franchise	6957.91	
Sale of Merchandise	0.00	
Community Room	0.00	
Cable TV Franchise	0.00	
Copies	184.00	
Telephone Franchise Fees	7679.42	
Fire Cost Recovery	0.00	
Court Fines	2332.50	
Court Costs	252.00	
Fingerprint Fee	0.00	
Court Postage	0.00	
Court Warrant Fees	0.00	
Crime Victims Compensation	6.66	
Interest Earned	0.00	
Jail Expense Reimbursement	0.00	
Customer Relocation Admin. Fee-CRAF	0.00	
Cell Tower Rental	1058.00	
Health Insurance Reimbursement	239.60	
Street Repair or Scrap Metal	<u>0.00</u>	
TOTALS		21,874.95

**INMATE SECURITY FUND**

Inmate Security Court Costs	<u>36.00</u>	
TOTALS		36.00

Item 8.

**PARK**

Misc. Park Rentals	0.00	
Ballfield Rentals	0.00	
Pavilion Rentals	<u>0.00</u>	
TOTALS		0.00

**TRUST & AGENCY**

July 4th Receipts	0.00	
Farmers Market Fees	<u>0.00</u>	
TOTALS		0.00

**PARK FOUNDATION**

Donations	0.00	
Civic Center Donations	<u>0.00</u>	
TOTALS		0.00

**RECREATIONAL DEVELOPMENT**

Pool Concession Receipts	0.00	
Swimming Pool Gate Receipts	0.00	
Reimb./Donations/Special Events	0.00	
Baseball Concessions	93.00	
Baseball Entry Fees	0.00	
Baseball Sponsor Fees	<u>0.00</u>	
TOTALS		93.00

**LANDFILL**

Refuse Collections	0.00	
Recyclables	3660.60	
E-Cycle TV/Monitor Fees	360.00	
Trash Sticker Receipts	0.00	
Royalties	<u>0.00</u>	
TOTALS		4,020.60

**RECREATIONAL SALES TAX FUND**

Civic Center Rentals	5309.00	
Civic Center Membership Fees	27.00	
Civic Center Entry Fees	1580.50	
Civic Center Concessions	<u>263.75</u>	
TOTALS		7,180.25

**STORMWATER FUND**

Stormwater Credit	0.00	
Stormwater Maintenance	<u>487.56</u>	
TOTALS		487.56

**TRANSPORTATION SALES TAX**

Rent - Donna Drive Extension	<u>1021.50</u>	
TOTALS		1,021.50

REPORT TOTALS		<u>\$53,902.31</u>
---------------	--	--------------------

**Water & Light Deposit Accounts**

DECEMBER, 2021

<b>Beginning Balance December 1, 2021:</b>	\$320,329.34
<b>TOTAL DEPOSITS</b>	\$12,850.49
<b>TOTAL REFUNDS</b>	\$15,684.16
<b>Ending Balance of December 31, 2021:</b>	\$317,495.67

*Balance Consists of :*

Checking Account for US Bank	\$107,495.67
Investments	\$210,000.00
	<hr/>
	<b>\$317,495.67</b>

## CITY TREASURER'S REPORT FOR DECEMBER, 2021

Item 8.

FUND	FUND BALANCES	RECEIPTS	TRANSFER OF	DISBURSEMENTS	FUND BALANCES	INVESTMENTS	CASH
	12-01-2021		FUNDS		12-31-2021		12-31-2021
<b>ELECTRIC FUND</b>							
Operation & Maintenance	-	1,025,393.01	11,560.95	1,036,953.96	-	-	-
Electric Surplus	5,191,271.25	121,491.69	-	20,456.02	5,292,306.92	4,142,272.88	1,150,034.04
Electric Capital Projects Fund	6,518,827.52	-	-	-	6,518,827.52	6,412,000.00	106,827.52
<b>General Revenue</b>	1,212,595.30	912,906.77	360,611.33	511,970.62	1,974,142.78	1,395,000.00	579,142.78
<b>Landfill Fund</b>	637,161.66	62,226.60	(13,873.06)	46,026.14	639,489.06	500,000.00	139,489.06
<b>City Park Fund</b>	9,609.79	174,952.01	(7,470.87)	29,332.31	147,758.62	-	147,758.62
<b>Public Park Foundation Fund</b>	138,137.73	-	-	-	138,137.73	-	138,137.73
<b>Cemetery Fund</b>	725,739.36	111,451.23	(4,324.45)	10,889.09	821,977.05	299,000.00	522,977.05
<b>Band Fund</b>	-	104,535.53	-	38,543.03	65,992.50	-	65,992.50
<b>Stormwater Maintenance Fund</b>	273,551.63	487.56	-	-	274,039.19	61,000.00	213,039.19
<b>ARPA Fund</b>	1,496,845.37	-	-	-	1,496,845.37	-	1,496,845.37
<b>Road Use Tax Fund</b>	949,480.35	51,444.94	(19,166.66)	-	981,758.63	750,000.00	231,758.63
<b>Sales Tax Fund</b>	3,216,871.22	248,649.00	(26,697.99)	7,100.00	3,431,722.23	3,367,372.66	64,349.57
<b>Fire Protection Sales Tax Fund</b>	91,568.87	59,335.54	(147,571.41)	-	3,333.00	-	3,333.00
<b>Recreation Sales Tax</b>	132,700.85	66,515.82	(12,974.17)	19,657.77	166,584.73	-	166,584.73
<b>Public Safety Sales Tax</b>	197,110.44	118,667.15	(314,777.59)	-	1,000.00	-	1,000.00
<b>Trust and Agency Fund</b>	991,502.12	15,345.35	16,683.93	40,265.28	983,266.12	720,000.00	263,266.12
<b>Recreational Development</b>	5,901.92	93.00	(677.74)	360.97	4,956.21	-	4,956.21
<b>Transportation Sales Tax</b>	2,642,547.01	260,821.33	(13,347.96)	197,174.05	2,692,846.33	2,273,000.00	419,846.33
<b>I-55 Corridor Special Alloc.</b>	425,746.99	26,696.27	53,393.85	337,137.01	168,700.10	-	168,700.10
<b>Capital Projects Construction</b>	-	-	-	-	-	-	-
<b>CDBG Grant Fund</b>	-	-	-	-	-	-	-
<b>Health Insurance Fund</b>	347,460.51	32,900.20	155,699.80	139,406.72	396,653.79	-	396,653.79
<b>Inmate Security Fund</b>	13,633.12	154.50	-	-	13,787.62	-	13,787.62
<b>Equitable Sharing Fund</b>	3,617.07	-	-	-	3,617.07	-	3,617.07
<b>WATER &amp; SEWER FUND</b>							
Water Operation & Maint.	-	104,237.35	(19,861.21)	84,376.14	-	-	-
Water Replacement	695,415.07	-	-	-	695,415.07	658,000.00	37,415.07
Water & Sewer Revenue Bond	106,464.32	50,429.11	(17,743.91)	109,118.52	30,031.00	-	30,031.00
Water & Sewer Deprec. Res.	30,000.00	-	-	-	30,000.00	30,000.00	-
Water & Sewer Bond Reserve	50,000.00	-	-	-	50,000.00	50,000.00	-
Water & Sewer Contingent	30,000.00	-	-	-	30,000.00	30,000.00	-
Water & Sewer Surplus	9,191,522.77	205,406.15	17,743.91	94,824.71	9,319,848.12	8,826,452.91	493,395.21
Wastewater Operation & Maint.	-	70,206.41	(17,206.75)	52,999.66	-	-	-
Wastewater Replacement	1,121,496.35	-	-	-	1,121,496.35	1,118,368.29	3,128.06
<b>W &amp; S Construction Fund</b>	1,981,035.77	-	-	7,981.47	1,973,054.30	200,000.00	1,773,054.30
<b>TOTALS</b>	38,427,814.36	3,824,346.52	-	2,784,573.47	39,467,587.41	30,832,466.74	8,635,120.67

Respectfully Submitted,

Liza Walker, City Clerk/Treasurer (signed)

Cash on Hand	1,475.00
General Account	6,644,129.86
Collectors Account	1,589,244.95
Equitable Sharing Fund	3,617.07
Health Insurance Fund	396,653.79

TOTAL

8,635,1

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**CITY OF JACKSON, MISSOURI - SEMI-ANNUAL FINANCIAL STATEMENT  
FOR THE PERIOD FROM JULY 1, 2021, TO DECEMBER 31, 2021**

**Item 9.**

	FUND BALANCES 07-01-2021	RECEIPTS	TRANSFER OF FUNDS	DISBURSE- MENTS	FUND BALANCES 12-31-2021
<b>ELECTRIC FUND</b>					
Operation & Maintenance	-	6,474,347.71	63,284.26	6,537,631.97	-
Electric Reserve Fund	-	-	-	-	-
Electric Surplus Fund	3,181,443.97	2,245,254.42	-	134,391.47	5,292,306.92
Capital Projects Fund	6,535,760.02	-	-	16,932.50	6,518,827.52
General Revenue	1,768,607.48	1,193,972.42	2,148,826.77	3,137,263.89	1,974,142.78
Landfill Fund	555,318.61	400,803.38	(51,165.47)	265,467.46	639,489.06
City Park Fund	166,598.17	179,746.82	6,197.02	204,783.39	147,758.62
Public Park Foundation Fund	227,233.03	13,750.70	-	102,846.00	138,137.73
Cemetery Fund	745,484.97	184,805.60	(24,880.29)	83,433.23	821,977.05
Band Fund	-	106,265.57	-	40,273.07	65,992.50
Stormwater Fund	269,343.70	5,085.49	-	390.00	274,039.19
ARPA Fund	-	1,496,845.37	-	-	1,496,845.37
Road Use Fund	1,113,099.80	306,867.41	(158,839.31)	279,369.27	981,758.63
Sales Tax Fund	3,880,064.73	1,493,438.86	(1,369,874.92)	571,906.44	3,431,722.23
Fire Protection Sales Tax Fund	3,333.00	327,637.63	(327,637.63)	-	3,333.00
Recreation Sales Tax Fund	80,425.19	363,879.48	(160,998.71)	116,721.23	166,584.73
Public Safety Sales Tax	1,000.00	655,189.11	(655,189.11)	-	1,000.00
Trust and Agency Fund	1,062,044.61	222,086.24	163,406.97	464,271.70	983,266.12
Recreational Development	26,656.14	27,009.73	20,622.39	69,332.05	4,956.21
Transportation Sales Tax	2,748,580.04	807,959.43	(623,182.89)	240,510.25	2,692,846.33
I-55 Corridor Special Allocation	1,131,440.11	114,875.40	224,740.67	1,302,356.08	168,700.10
Capital Projects Construction Fund	-	-	-	-	-
CDBG Grant Fund	-	-	-	-	-
Health Insurance Fund	270,244.33	225,451.30	952,911.08	1,051,952.92	396,653.79
Inmate Security Fund	12,957.12	830.50	-	-	13,787.62
Equitable Sharing Fund	3,617.07	-	-	-	3,617.07
<b>WATER &amp; SEWER FUND</b>	-	-	-	-	-
Water Operation & Maintenance	-	526,156.16	(111,111.25)	415,044.91	-
Water Replacement	674,354.57	21,060.50	-	-	695,415.07
Water & Sewer Revenue Bond	3,484.77	474,241.06	(17,743.91)	429,950.92	30,031.00
Water & Sewer Deprec. Reserve	30,000.00	-	-	-	30,000.00
Water & Sewer Bond Reserve	50,000.00	-	-	-	50,000.00
Water & Sewer Contingent	30,000.00	-	-	-	30,000.00
Water & Sewer Surplus	8,374,163.15	1,398,865.67	17,743.91	470,924.61	9,319,848.12
Wastewater Operation & Maint.	-	381,908.58	(97,109.58)	284,799.00	-
Wastewater Replacement Acct.	1,121,496.35	-	-	-	1,121,496.35
Water & Sewer Construction	2,390,895.97	1,299.59	-	419,141.26	1,973,054.30
	<b>36,457,646.90</b>	<b>19,649,634.13</b>	-	<b>16,639,693.62</b>	<b>39,467,587.41</b>
<b><u>OUTSTANDING INDEBTEDNESS:</u></b>					
Waterworks & Sewerage-2016	2,970,000.00		Cash on Hand		1,475.00
Lease/Purchase Series 2015	390,000.00		General Account		37,476,596.60
Waterworks & Sewerage-COPS 2013	790,000.00		Collector's Account		1,589,244.95
Waterworks & Sewerage-2002A	293,773.54		Health Insurance Fund		396,653.79
Waterworks & Sewerage-2019	3,450,000.00		Equitable Sharing Fund		3,617.07
	<b>7,893,773.54</b>				
<b>TOTAL</b>					<b>39,467,587.41</b>

I, Liza Walker, City Clerk and Treasurer of the City of Jackson, Missouri, do hereby certify that the above statement of receipts and disbursements of the various funds of the said City of Jackson, Missouri, for the six month period ending December 31, 2021, and the financial conditions thereof on said date are true and correct as shown by the records of said City.

IN WITNESS THEREOF, I have unto set my hand affixed the seal of the City of Jackson, Missouri, this 10th day of January, 2022. Respectfully submitted, Liza Walker (signed) City Clerk/ Treasurer

**RESOLUTION NO. 2022-\_\_****RESOLUTION****A RESOLUTION RELATIVE TO VOLUNTARY ANNEXATION UNDER THE PROVISIONS OF SECTION 71.012, RSMO**

WHEREAS, the Mayor and Board of Aldermen of the City of Jackson, Missouri, have received an annexation petition filed under the provisions of Section 71.012, RSMo; and,

WHEREAS, said voluntary annexation petition is within an area sought to be annexed by the City of Jackson, Missouri; and,

WHEREAS, the Mayor and Board of Aldermen believe it is in the best interests of the citizens of the City of Jackson, Missouri, to proceed with the annexation of said parcel of real estate.

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

Section 1. That there has been presented on the 18th day of January, 2022, to the Board of Aldermen of the City of Jackson, Missouri, a verified petition signed by the owners of all fee interests of record, to-wit: Independence Self Storage, LLC, in the tracts of real property located within the area described in said petition, which area is proposed to be annexed to the City of Jackson, Missouri, and which petition requests the annexation of such area into the city limits of the City of Jackson, Missouri; a copy of said petition is attached hereto and made a part hereof by reference.

Section 2. No part of said real property sought to be annexed by the petition attached hereto is included in any incorporated municipality.

Section 3. That the real property described in the annexation petition attached hereto is contiguous to the existing corporate limits of the City of Jackson, Missouri.

Section 4. That, in accordance with the provisions of Section 71.012, RSMo, a public hearing shall be held concerning this matter on the 22<sup>nd</sup> day of February, 2022, at 6:00 p.m. at the City Hall in the City of Jackson, Missouri.

Section 5. That the City Clerk is hereby authorized and directed to cause a notice of such hearing to be published at least seven days prior to the date of the hearing in a newspaper of general circulation in Cape Girardeau County, Missouri, which is qualified to publish legal matters.

PASSED by the Board of Aldermen of the City of Jackson, Missouri, this 18th day of January, 2022, by a vote of \_\_\_\_\_ ayes, \_\_\_\_\_ nays, \_\_\_\_\_ abstentions and \_\_\_\_\_ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

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

ATTEST:

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





# CITY OF JACKSON, MISSOURI VOLUNTARY ANNEXATION APPLICATION

Item 10.

DATE OF APPLICATION: January 5, 2022

PROPERTY LOCATION (address): 720 South Old Orchard Road

Other description of location if not addressed:

## PROPERTY OWNERS (all legal property owners listed on deed)

Names & Mailing Addresses: Independence Self Storage LLC Michael H. Lackamp  
6839 State Hwy. D Sandra K. Lackamp  
Oak Ridge, MO 63769

## CONTACT PERSON HANDLING APPLICATION

Contact's Mailing Address: 6839 State Hwy. D Michael H. Lackamp  
Oak Ridge, MO 63769

Contact's Phone: 573-270-2219 Email: mikelackamp@yahoo.com

CURRENT USE OF PROPERTY: Self Storage

IS A REZONING APPLICATION TO BE FILED? YES ☒ NO ☐

## PROPOSED ZONING: (circle)

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

IS A SPECIAL USE PERMIT APPLICATION TO BE FILED? YES ☐ NO ☒

LEGAL DESCRIPTION OF TRACT: (attach legal description if metes & bounds description)  
See attached

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

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

PETITION

Item 10.

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

We, the undersigned, state that we are the fee and simple owners of the property described in Book 2021- at Page 14567, and we do hereby request and petition the City of Jackson, Missouri to annex the land described in the above referenced book and page so that the same is contained within the corporate limits of said City.

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

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

Michael H. Lackamp

Sandra K. Lackamp

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

On this 10th day of January, 2022, before me personally appeared Michael H. Lackamp, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he/she executed the same as his/her free act and deed.

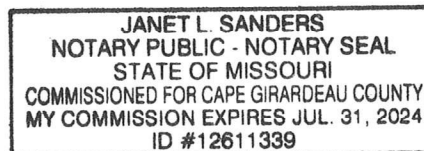
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year first above written.

Janet L. Sanders, Notary Public

State Of Missouri

County of Cape Girardeau

My term expires: 7-31-2024



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

On this 10th day of January, 2022, before me personally appeared Sandra K. Lackamp, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he/she executed the same as his/her free act and deed.

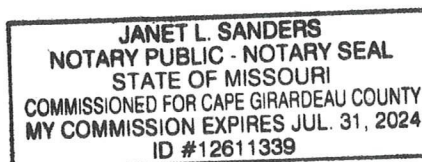
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year first above written.

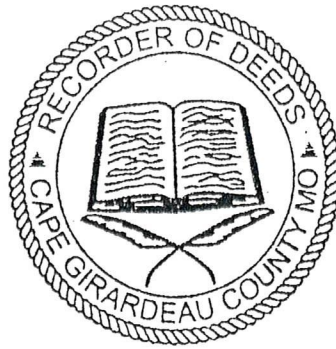
Janet L. Sanders, Notary Public

State Of Missouri

County of Cape Girardeau

My term expires: 7-31-2024





ANDREW DAVID BLATTNER  
RECORDER OF DEEDS  
CAPE GIRARDEAU COUNTY, MO  
eRECORDED ON  
12/16/2021 10:26:40 AM  
REC FEE: 27.00  
PAGES: 2

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### WARRANTY DEED

This Warranty Deed made and entered into this 16th day of December, 2021, by and between **W & L Enterprises, LLC, a Missouri Limited Liability Company**, hereinafter referred to as **GRANTOR**, and **INDEPENDENCE SELF STORAGE, 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:

6839 State Hwy D, Oak Ridge, MO 63769

**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:

That part of USPS No. 324 Township 31 North, Range 13 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri, being more particularly described as follows: Begin at the southwest corner of McKendree Crossing Subdivision, as recorded in document No. 2018-05914 in the land records of Cape Girardeau County Missouri: thence South 80°51'49" East along the south line of said subdivision, 566.88 feet; thence leaving said south line, South 06°40'44" West 204.32 feet; thence North 80°51'49" West 562.37 feet to a point on the east right of way line of South Old Orchard Road; thence North 05°24'59" East along said east right of way line 204.56 feet to the point of beginning.

The herein described tract contains 2.65 acres, more or less. Description taken from survey dated 07/09/2021 by Rodney W. Amos, PLS# 2007000072 of Strickland Engineering, Project #21-153,



**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:**

Michael H. Lackamp  
Michael H. Lackamp, Member

Sandra K. Lackamp  
Sandra K. Lackamp, Member

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

On this 16 day of December, 2021, before me personally appeared **Michael H. Lackamp and Sandra K. Lackamp, Members of W & L Enterprises, LLC, a Missouri Limited Liability Company**, to me known to be the person described in and who executed the within Warranty Deed in behalf of said limited liability company 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.

Melissa Jennings  
Notary Public  
My commission expires:



2109049

**FOR CITY USE ONLY:**

Date application/petition submitted filed with City staff: 1/10/2022

Date of resolution preparation by City Clerk: 1/12/2022

Date of action by Board of Aldermen to set public hearing:

Date of publication in local newspaper of public hearing:

Date of public hearing:

Date of City Attorney preparation of ordinance:

Date of Board of Aldermen action:

Board action filed (circle one):    Approval                      Disapproval

Special conditions to be imposed upon annexation ordinance (if applicable):

Date of ordinance submittal to Cape Girardeau County Clerk:

Date of ordinance submittal to Cape Girardeau County Mapping & Appraisal:

Date of City maps update:

# BOUNDARY SURVEY FOR INDEPENDENCE SELF STORAGE

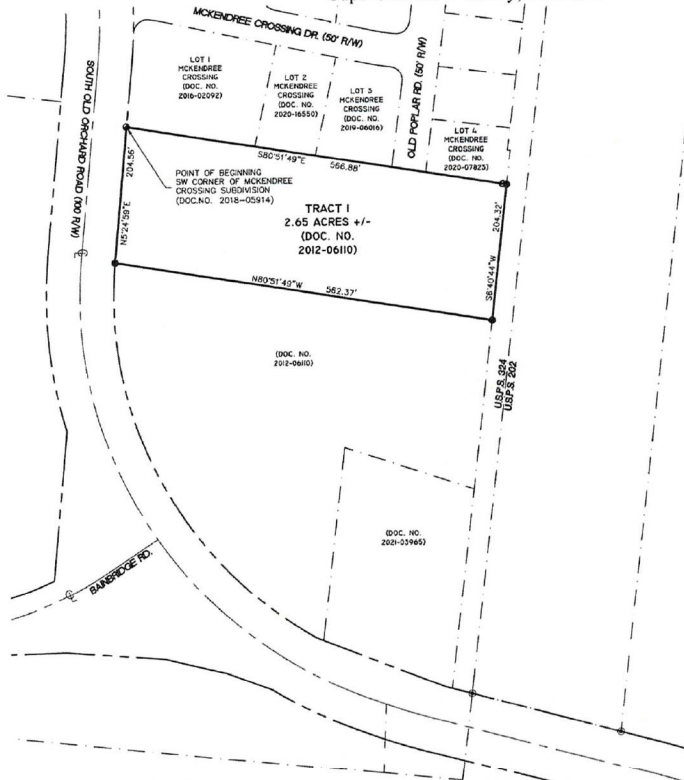
Part of U.S.P.S. No. 324, Township 31 North,  
Range 13 East of the Fifth Principal Meridian  
Cape Girardeau County, Missouri.



- REFERENCES**
1. DOCUMENT NO. 2012-06110 (SUBJECT)
  2. DOCUMENT NO. 2016-02092
  3. DOCUMENT NO. 2020-16550
  4. DOCUMENT NO. 2019-06016
  5. DOCUMENT NO. 2020-07823
  6. MCKENDREE CROSSING SUBDIVISION, DOCUMENT NO. 2018-5914
  7. PREVIOUS SURVEYS DATED 02-02-2010, 02-07-2011, & 12-03-2013

ACCURACY STANDARD: TYPE RURAL

- LEGEND**
1. 1/2" IRON ROD (36.1)
  2. 5/8" IRON ROD W/ALUM CAP (SET)
  3. IRON ROD W/CAP (FOUND)
  4. IRON ROD (FOUND)
  5. IRON PIPE
  6. STONE
  7. COTTON PICKER SPINDLE
  8. CHISELED CROSS
  9. AXLE
  10. ALUMINUM MONUMENT
  11. RIGHT-OF-WAY MARKER
  12. (M) MEASURED
  13. (R) RECORDED



## TRACT I - DESCRIPTION

THAT PART OF U.S.P.S. NO. 324, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE SOUTHWEST CORNER OF MCKENDREE CROSSING SUBDIVISION, AS RECORDED IN DOCUMENT NO. 2018-05914 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE SOUTH 80°51'49" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, 566.88 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 0°40'44" WEST 204.32 FEET; THENCE NORTH 80°51'49" WEST 562.37 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH OLD ORCHARD ROAD; THENCE NORTH 05°24'59" EAST ALONG SAID EAST RIGHT OF WAY LINE, 204.56 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 2.65 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

THIS SURVEY CREATES A NEW PARCEL FROM A TRACT DESCRIBED IN DOC. NO. 2012-06110 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

STATE OF MISSOURI  
COUNTY OF CAPE GIRARDEAU  
FILED FOR RECORD THIS 16<sup>TH</sup> DAY OF July, 2021 AND DULY  
RECORDED IN DOCUMENT NUMBER 2021-09601

ANDREW DAVID BLATTNER  
RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI

**STRICKLAND ENGINEERING**

115 WEST MAIN STREET  
JACKSON, MISSOURI 65751  
TEL: 573-243-4080  
FAX: 573-243-2191

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

**BOUNDARY SURVEY FOR  
INDEPENDENCE SELF STORAGE  
SOUTH OLD ORCHARD RD  
JACKSON, MO**

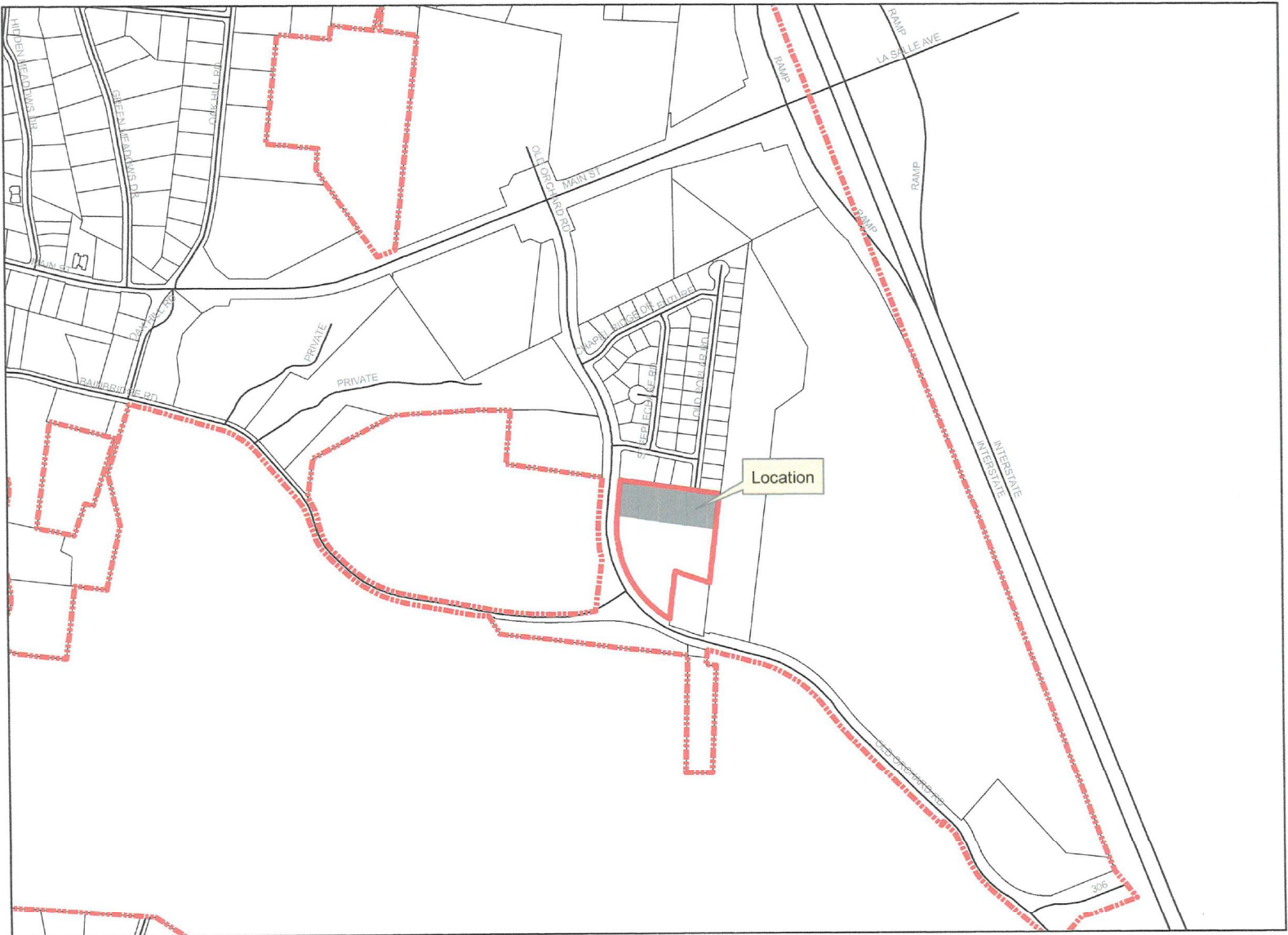
SCALE 1"=100'  
DATE 07-09-2021  
DRAWN BY RA  
CHECKED BY DR  
PROJECT # 21-153

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS MADE EFFECTIVE JUNE 30, 2017, IN WITNESS WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 9TH DAY OF JULY 2021.

RODNEY W. AMOS, MO-PLS 2007000072  
113 WEST MAIN STREET  
JACKSON, MISSOURI 63755







720 S. Old Orchard Rd.  
Location Map

1/7/2022 / jls

**Accepting the Dedication of a Utility Easement Deed from SEMO Real Estate Company, LLC**

**BILL NO. 22-\_\_**

**ORDINANCE NO. 22-\_\_**

**AN ORDINANCE AUTHORIZING THE MAYOR AND CITY CLERK OF THE CITY OF JACKSON, MISSOURI, TO ATTEST TO THE CITY'S ACCEPTANCE OF CERTAIN PROPERTY, WHICH SAID PROPERTY IS PARTICULARLY SET FORTH IN THE ATTACHED UTILITY EASEMENT DEED.**

WHEREAS, SEMO Real Estate Company, LLC of Cape Girardeau, Missouri, of the County of Cape Girardeau, State of Missouri, deeded to the City of Jackson, Missouri, the property described in the Deed, attached hereto.

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 Deed which is attached hereto.

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 deed.

Section 3. The City Clerk of the City of Jackson, Missouri, is hereby directed to file a copy of said deed 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: January 18, 2022.

SECOND READING: January 18, 2022.

PASSED AND APPROVED this 18th day of January, 2022, by a vote of \_ ayes, \_ nays, \_ abstentions and \_ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

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

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

<b>TITLE OF DOCUMENT:</b>	<b>UTILITY EASEMENT DEED</b>
<b>DATE OF DOCUMENT:</b>	<b>JANUARY 11, 2022</b>
<b>GRANTOR:</b>	<b>SEMO REAL ESTATE COMPANY, LLC</b>
<b>GRANTORS MAILING ADDRESS:</b>	<b>P.O. BOX 2045 CAPE GIRARDEAU, MISSOURI 63702- 2045</b>
<b>GRANTORS DEED RECORDING:</b>	<b>DOCUMENT NO. 2018-05250</b>
<b>GRANTEE:</b>	<b>CITY OF JACKSON, MISSOURI 101 COURT STREET JACKSON, MISSOURI 63755</b>
<b>PROPERTY ADDRESS:</b>	<b>3646 COUNTY ROAD 316 CAPE GIRARDEAU, MISSOURI 63701</b>
<b>LEGAL DESCRIPTION OF EASEMENT:</b>	<b>SEE PAGES 1, 2, &amp; 3 OF DEED</b>

**DEED OF DEDICATION**  
**UTILITY EASEMENT**

**THIS DEED**, made and entered into this 11<sup>th</sup> day of January, 2022, by and between **SEMO REAL ESTATE COMPANY, LLC**, a limited liability company, of the County of Cape Girardeau, State of Missouri, Grantor, and **THE CITY OF JACKSON, MISSOURI**, a Municipal Corporation, of the County of Cape Girardeau, State of Missouri, Grantee.

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of One Dollar and Other Good and Valuable Consideration, paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents **GRANT** unto the said Grantee, **AN EASEMENT** for the following purposes:

To construct, maintain, repair, replace, and operate general utilities and all city services of whatsoever kind, as well as appurtenances necessary for the operation thereof, over, upon, across, under, in, and through the following described real estate situated in the County of Cape Girardeau and State of Missouri, to-wit:

Permanent Easement:

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 13 EAST IN THE COUNTY OF CAPE GIRARDEAU, MISSOURI, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCE AT A FOUND STONE AT THE CENTER OF SAID SECTION 21; THENCE NORTH 88°30'22" EAST, WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, 111.23 FEET, TO THE SOUTHERLY COMMON CORNER BETWEEN A TRACT CONVEYED IN DOCUMENT NUMBER 2016-09100 AND A TRACT CONVEYED IN DOCUMENT NUMBER 2008-06026, THE POINT OF BEGINNING; THENCE NORTH 40°59'45" WEST, WITH THE COMMON LINE BETWEEN SAID TRACTS, 477.25 FEET TO A POINT ON THE SOUTH LINE OF COUNTY ROAD 316, SAID SOUTH LINE BEING DETERMINED AS 15 FEET NORMAL TO AND OFFSET SOUTHERLY FROM THE MIDDLE OF THE EXISTING PAVEMENT; THENCE WITH SAID SOUTH LINE OF COUNTY ROAD 316, NORTH 46°15'44" EAST, 108.96 FEET; THENCE NORTH 46°25'46" EAST, 194.81 FEET; THENCE NORTH 46°01'50" EAST, 265.52 FEET; THENCE NORTH 45°12'19" EAST, 210.35 FEET TO A POINT ON THE WEST LINE OF A TRACT CONVEYED IN DOCUMENT NUMBER 2017-05354; THENCE LEAVING SAID SOUTH LINE OF COUNTY ROAD 316, AND WITH THE WESTERLY LINE OF SAID TRACT, SOUTH 07°29'38" EAST, 37.17 FEET; THENCE LEAVING SAID WEST LINE OF SAID TRACT, SOUTH 46°10'04" WEST, 731.85 FEET; THENCE SOUTH



02°34'40" WEST, 14.49 FEET; THENCE SOUTH 41°00'44" EAST, 436.22 FEET; THENCE NORTH 88°30'22" EAST, 274.21 FEET TO A POINT ON THE WEST LINE OF AN EASEMENT CONVEYED IN DEED BOOK 1027 AT PAGE 981; THENCE WITH THE WEST LINE OF SAID EASEMENT, SOUTH 20°53'59" EAST, 15.90 FEET; THENCE SOUTH 88°30'22" WEST, WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, 289.80 FEET TO THE POINT OF BEGINNING, AND CONTAINING 32,667 SQ. FT. (0.75 ACRES), MORE OR LESS, AS SHOWN IN THE ACCOMPANYING EXHIBIT.

Temporary Easement:

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 13 EAST IN THE COUNTY OF CAPE GIRARDEAU, MISSOURI, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCE AT A FOUND STONE AT THE CENTER OF SAID SECTION 21; THENCE NORTH 88°30'22" EAST, WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, 111.23 FEET, TO THE SOUTHERLY COMMON CORNER BETWEEN A TRACT CONVEYED IN DOCUMENT NUMBER 2016-09100 AND A TRACT CONVEYED IN DOCUMENT NUMBER 2008-06026, THE POINT OF BEGINNING; THENCE NORTH 40°59'45" WEST, WITH THE COMMON LINE BETWEEN SAID TRACTS, 477.25 FEET TO A POINT ON THE SOUTH LINE OF COUNTY ROAD 316; THENCE WITH SAID SOUTH LINE OF COUNTY ROAD 316, NORTH 46°15'44" EAST, 108.96 FEET; THENCE NORTH 46°25'46" EAST, 194.81 FEET; THENCE NORTH 46°01'50" EAST, 265.52 FEET; THENCE NORTH 45°12'19" EAST, 210.35 FEET TO A POINT ON THE WEST LINE OF A TRACT CONVEYED IN DOCUMENT NUMBER 2017-05354; THENCE LEAVING SAID SOUTH LINE OF COUNTY ROAD 316, AND WITH THE WESTERLY LINE OF SAID TRACT, SOUTH 07°29'38" EAST, 79.15 FEET; THENCE SOUTH 82°30'22" WEST, 21.39 FEET; THENCE SOUTH 04°53'45" WEST, 27.32 FEET; THENCE NORTH 85°06'15" WEST, 38.80 FEET; THENCE SOUTH 46°10'04" WEST, 639.09 FEET; THENCE SOUTH 41°00'44" EAST, 436.36; THENCE NORTH 88°30'22" EAST, 262.14 FEET, TO A POINT ON THE WEST LINE OF AN EASEMENT CONVEYED IN DEED BOOK 1027 AT PAGE 981; THENCE WITH THE WEST LINE OF SAID EASEMENT, SOUTH 06°28'45" EAST, 10.04 FEET; THENCE CONTINUE ALONG THE WEST LINE OF SAID EASEMENT, SOUTH 20°53'59" EAST, 15.90 FEET; THENCE SOUTH 88°30'22" WEST, WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, 289.80 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THAT PORTION WITHIN THE ABOVE DESCRIBED PERMANENT EASEMENT,

AND CONTAINING 17,857 SQ. FT. (0.41 ACRES), MORE OR LESS, AS SHOWN IN THE ACCOMPANYING EXHIBIT.

**TO HAVE AND TO HOLD** the said **EASEMENT**, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to its successors, heirs, and assigns forever.


**IN CONSIDERATION OF THE FOREGOING**, the parties mutually agree as follows:

1. The Grantee agrees that the use hereby granted shall be limited exclusively to utility facilities and uses incidental thereto.
2. The Grantee agrees that it will indemnify and hold harmless the Grantor from all claims and actions at law and in equity which may arise out of, or as a consequence of negligence of the Grantee, or its authorized agents, servants, employees or assigns, in maintaining, repairing and utilizing the easement granted hereunder.
3. The Grantor hereby reserves the right to use the easement premises in any manner that will not prevent or interfere with the exercise by the Grantee of the rights granted hereunder; provided, however, that the Grantor shall not obstruct, or permit to be obstructed, the easement premises at any time whatsoever without the express prior written consent of the Grantee.
4. The Grantor agrees that the Grantee may assign the rights granted to it hereunder to any assignee who demonstrates sufficient competence and gives adequate assurances that any work to be performed pursuant to such assignment shall be conducted in a skillful manner, and that the owner's interest in the easement premises shall be protected to the same extent as hereunder.
5. The Grantee agrees to restore the surface of the ground to the same condition in which it was before the start of the improvement or any future maintenance work, as near as practicable.
6. The Grantee agrees to pay the Grantor the sum of \$47,335.00 for the construction of perimeter fencing and two gates. The new fence shall be constructed along the inside edge of the easement so that city crews have ready access to the city utility easement as needed.
7. The Grantor agrees that no concrete loads shall be placed on the ground in the easement above the public utilities because such dumping of concrete makes it impossible for the city to maintain its easement and ultimately causes damage to lines therein.

*[Remainder of page intentionally left blank. Signatures appear on following page.]*

IN WITNESS WHEREOF, the said Grantor has executed these presents this 11th  
day of January, 2022.


SEMO REAL ESTATE COMPANY, LLC

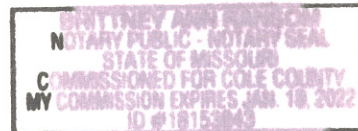
By:   
CEO, Member OFFICE

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

On this 11th day of January, 2022, before me personally appeared Mitch Parrish, to me known to be the person who executed the within document as a member of SEMO Real Estate Company, LLC, a Missouri limited liability company, and is authorized by the Operating Agreement of said limited liability company to execute the within document on behalf of said limited liability company, and acknowledged to me that he executed the same as his free act and deed and as the free act and deed of said limited liability company for the purposes therein stated.

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

, Notary Public  
State of Missouri  
County of Cape Girardeau  
My term expires: Jan. 18, 2022





# EASEMENT EXHIBIT FOR THE CITY OF JACKSON

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND OF THE  
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP  
31 NORTH, RANGE 13 EAST IN THE COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

## LEGEND

- = FOUND IRON ROD
- ⊙ = SET IRON ROD
- = FOUND MONUMENT
- = FOUND STONE
- = BOUNDARY LINE
- - - = RIGHT OF WAY LINE
- · - · - = ADJACENT PROPERTY LINE
- - - = SECTION LINE
- - - = CENTERLINE
- PE = PERMANENT EASEMENT
- TE = TEMPORARY EASEMENT
- · - · - = EXISTING UTILITY EASEMENT
- · - · - = EXISTING FENCE LINE
- · - · - = NEW FENCE LINE
- ▨ = NEW PERMANENT EASEMENT
- ▨ = NEW TEMPORARY EASEMENT

EASEMENT SUMMARY		
	SQ. FT.	ACRES
PERMANENT EASEMENT	32,667	0.75
TEMPORARY EASEMENT	17,857	0.41

NOW OR FORMERLY  
NITSCH FARMS LP  
DOC. #2020-07055

NOW OR FORMERLY  
JOHNNIE V. HAUPT  
REVOCABLE TRUST  
DOC. #2016-09100

NOW OR FORMERLY  
DAVID & BARBARA  
FORD, ETAL  
DOC. #2010-04637

NORTHWEST  
QUARTER  
SECTION 21

SOUTHWEST  
QUARTER  
SECTION 21

SOUTHEAST  
QUARTER  
SECTION 21

NORTHEAST  
QUARTER  
SECTION 21

NOW OR FORMERLY  
DONALD L. HEUER TRUST ET AL  
BOOK 1076, PG 256

NOW OR FORMERLY  
ANYTHING STORAGE, LLC.  
DOC. #2017-05354

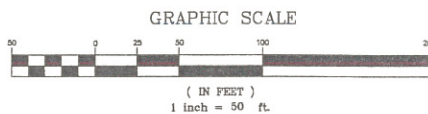
TRACT 1  
8.16 ACRES±

NOW OR FORMERLY  
SRM REAL ESTATE  
HOLDINGS, INC.  
DOC. #2008-06026

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S07° 29' 38"E	37.17'
L2	S02° 34' 40"W	14.49'
L3	S20° 53' 59"E	15.90'
L4	S07° 29' 38"E	41.98'
L5	S82° 30' 22"W	21.39'
L6	S06° 28' 45"E	10.04'



NORTH ORIENTATION IN ACCORDANCE  
WITH THE MISSOURI STATE PLANE  
COORDINATE SYSTEM EAST ZONE



## KOEHLER

Professional Engineers & Land Surveyors

194 Coker Lane  
Cape Girardeau, Missouri 63701  
Ph: (573) 335 - 3026 Fax: (573) 335 - 3049

DRAWN BY	REV	DATE	DESCRIPTION	INITIALS
JOSH JANSEN	1	8/17	ADDRESS CITY COMMENTS	JJ
CHECKED BY	2	8/25	REMOVE NEW ROW	JJ
SURVEY DATE				
DRAWING DATE		8-11-2021		
DRAWING NO		36822		



# City of Jackson

TO: Mayor and Board of Alderman

CC: Jim Roach, City Administrator

FROM: Kent Peetz, Director of Public Works

DATE: January 12, 2022

RE: Change Order No. 1 to N. Union Street San. Sewer and Lift Station and North Ind. Park San. Sewer Extension

Attached you will find Change Order No. 1 to the N. Union Street San. Sewer and Lift Station and North Ind. Park San. Sewer Extension contract with CE Contracting. This change order includes:

1. \$6,345.00 increase in cost for the rerouting and connection of the sewer lateral from the bathroom at Safety City to eliminate a section of the sewer lateral that was found to have serious deterioration.
2. \$745.00 for an electric meter base to service the lift station.
3. Addition of 63 contract days for Substantial Completion and 108 contract days for Final Completion. The additional time is for installation and testing of the lift station pumps. The delivery date for the pumps was delayed from October to January which was beyond the contractor's control.

I recommend you approve this Change Order.

**CHANGE ORDER NO.: 1**

Item 13.

Owner: City of Jackson, MO  
 Engineer: Koehler Engineering  
 Contractor: CE Contracting, Inc.  
 Project: N. Union Street San. Sewer and Lift Station and North Ind. Park San. Sewer Ext.  
 Contract Name: Agreement between City of Jackson, MO and CE Contracting, Inc.  
 Date Issued: January 11, 2022      Effective Date of Change Order: January 17, 2022

Owner's Project No.: n/a  
 Engineer's Project No.: 38046/38101  
 Contractor's Project No.: n/a

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

Description and associated Cost increase (decrease):

**The change increases the Contract Amount:**

**Amount Approved in Change Directive #1 (Attached):** \$6,345.00

**Amount Approved in Change Directive #2 (Attached):** \$745.00

**Total:** \$7,090.00

The current nationwide supply chain delays/disruptions have affected this project. The sewer lift station pumps were originally anticipated to be delivered in late October, but were only received in early January of 2022. This delay was beyond the control of the Contractor, and therefore, the date for substantial completion is extended to January 31, 2022.

Due to the season and conditions not being optimal for germination of grass, the date for final completion has been extended to April 15, 2022, to allow time for successful final seeding.

Attachments:

Change in Contract Price		Change in Contract Times [State Contract Times as either a specific date or a number of days]	
Original Contract Price:		Original Contract Times:	
\$ 207,405.50		Substantial Completion:	Nov. 28, 2021
		Ready for final payment:	Dec. 28, 2021
<b>Increase</b> from previously approved Change Orders No. 0 to No 1:		<b>No Change</b> from previously approved Change Orders No.0 to No. 1:	
\$ 0.00		Substantial Completion:	n/a
		Ready for final payment:	n/a
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 207,405.50		Substantial Completion:	Nov. 28, 2021
		Ready for final payment:	Dec. 28, 2021
<b>Increase</b> this Change Order:		<b>An Increase From</b> this Change Order:	
\$ 7,090.00		Substantial Completion:	Add 63 Days
		Ready for final payment:	Add 108 Days
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 214,495.50		Substantial Completion:	Jan. 31, 2022
		Ready for final payment:	April 15, 2022

Recommended by Engineer (if required)

Accepted by Contractor

By:

Chris Koehler

Digitally signed by Chris Koehler  
 DN: E=ckoheler@koehlerengineering.com,  
 O=Koehler Engineering, CN=Chris Koehler,  
 C=US  
 Date: 2022.01.11 17:11:29-06'00'

Chris Koehler, PE, PLS

Title: Pres., Koehler Engineering

Date: January 11, 2022



Digitally signed by Daniel I.  
 Schweiss  
 Date: 2022.01.12 10:33:32 -06'00'

Dan Schweiss

Project Manager, CE Contracting, Inc.

January \_\_\_\_, 2022

Authorized by Owner

Approved by Funding Agency (if applicable)

By:

Honorable Dwain Hahs

Title: Mayor

Date:

**WORK CHANGE DIRECTIVE NO.: [1]**

Owner: City of Jackson, MD  
 Engineer: Koehler Engineering and Land Surveying, Inc.  
 Contractor: CE Contracting, Inc.  
 Project: North Union Street Lift Station  
 Contract Name:  
 Date Issued: 8-31-2021 Effective Date of Work Change Directive: 8-31-2021

Owner's Project No.: n/a  
 Engineer's Project No.: 38101  
 Contractor's Project No.: n/a

Contractor is directed to proceed promptly with the following change(s):

Description:

**Bid Item #5) Surface Restoration, Seeding, and Mulching – Increase in plan amount as required by the connection of the 2<sup>nd</sup> restroom connection, see Revised Plan Sheet C2.1 attached. Increased amount \$1,370.00**

**Bid Item #10) Relocate Existing 4" Service Line – Increase in plan amount as required by the connection of the 2<sup>nd</sup> restroom connection, see Revised Plan Sheet C2.1 attached. Increased amount \$4,975.00**

Attachments:

**Contractor's Email with Price Determination & Revised Plan Sheet C2.1**

Purpose for the Work Change Directive:

**To allow for work to proceed where work has been added to the scope for the project.**

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

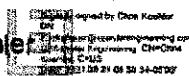
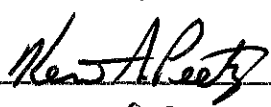
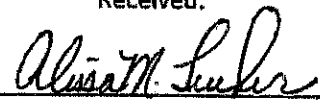
☐ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$ 6,345.00 Increase.  
 Contract Time: 0 days (No Change).

Basis of estimated change in Contract Price:

☒ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

Recommended by Engineer	Authorized by Owner	Received:
By: Chris Koehler 		
Title: Project Engineer	Director of Public Works	CE Cont. Inc. (Auth. Signature)
Date: August 31, 2021	8-31-21	8/31/21

EJCDC® C-940, Work Change Directive.

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Page 1 of 1

Cape Girardeau, MO 63701

Phone: (573)-335-3026

**Christopher Koehler**

---

**From:** Dan Schweiss <dis@cecontractinginc.com>  
**Sent:** Wednesday, August 25, 2021 2:40 PM  
**To:** Josh Jansen  
**Cc:** kpeetz@jacksonmo.org; Christopher Koehler  
**Subject:** Re: Union Street Sewer Addendum

All,

Our revised total price for Item #5 is \$5,140 and Item #10 is \$6,285. Total change to contract is \$6,345. That should cover our work for the revised connection to the 4" service line per revised Sht 2.1 dated 8/25/21.

Thanks,

**Dan Schweiss**  
**CE Contracting, Inc.**  
**573-579-2972 (cell)**  
**573-483-9158 (office)**  
[dis@cecontractinginc.com](mailto:dis@cecontractinginc.com)

On Wed, Aug 25, 2021 at 10:08 AM Josh Jansen <[jjansen@koehlerengineering.com](mailto:jjansen@koehlerengineering.com)> wrote:

Dan,

See attached plan sheet updated to include relocation of the existing service line from the restroom east of the proposed lift station on the Union Street sewer project.

Can you work up a number and get back to us so we can line out a change order?

Thank you,

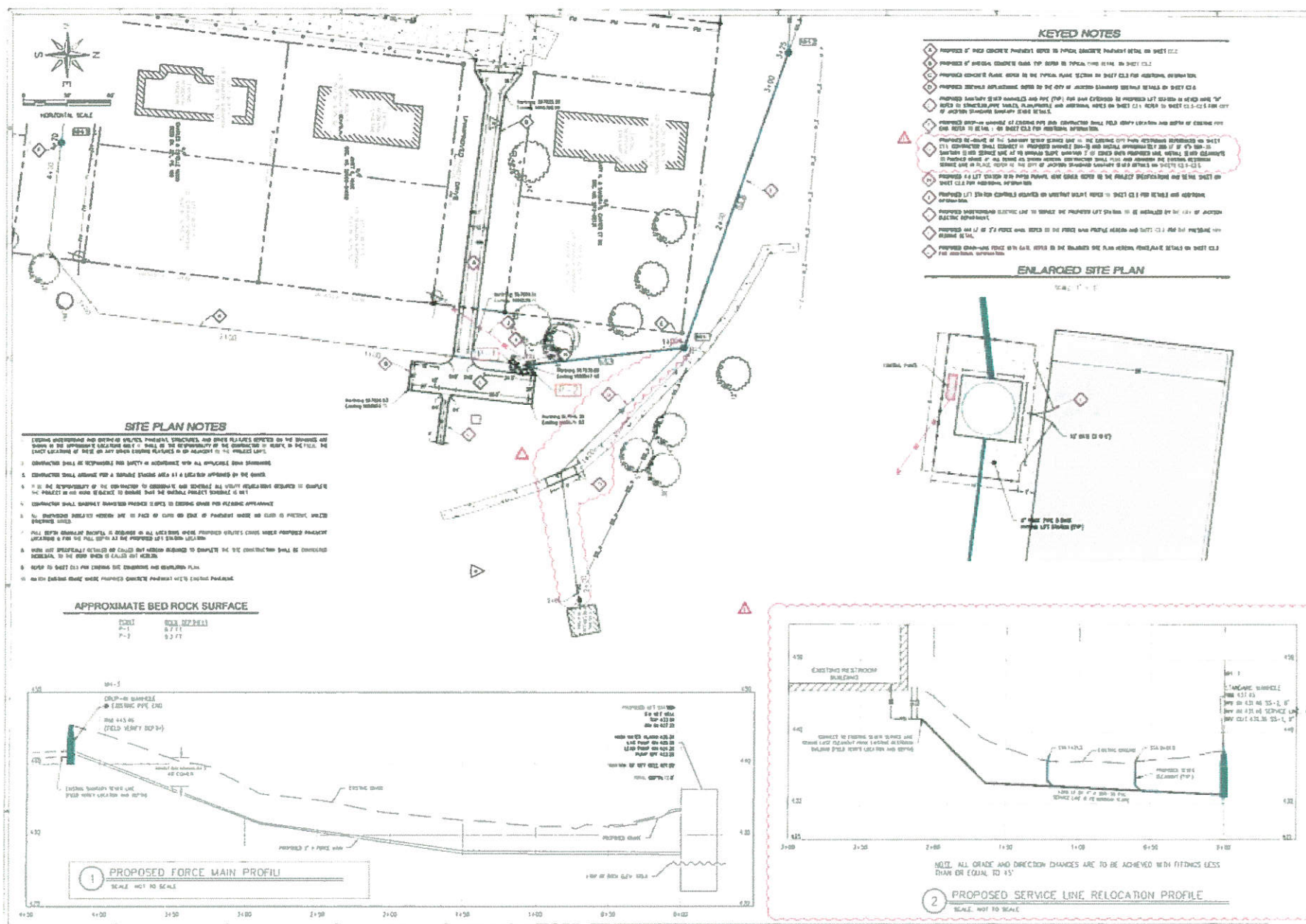
Josh

Josh Jansen

Koehler Engineering & Land Surveying, Inc.

194 Coker Ln







**WORK CHANGE DIRECTIVE NO.: [2]**

Owner: City of Jackson, MO      Owner's Project No.: n/a  
 Engineer: Koehler Engineering and Land Surveying, Inc.      Engineer's Project No.: 38101  
 Contractor: CE Contracting, Inc.      Contractor's Project No.: n/a  
 Project: North Union Street Lift Station  
 Contract Name:  
 Date Issued: 12-6-2021      Effective Date of Work Change Directive: 12-6-2021

Contractor is directed to proceed promptly with the following change(s):

Description:

**Bid Item #6) Furnish and Install 4' Dia. Lift Station with Pumps and Controls – Increase in cost amount as required to install Meter Base and Disconnect on Unistrut for Lift Station. Increased amount \$745.00**

Attachments:

**Contractor's cost documentation**

Purpose for the Work Change Directive:

**To Provide meter and disconnect not to be furnished by City as part of Electrical Supply.**

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

☐ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$ 745.00      Increase.  
 Contract Time: 0 days      (No Change).

Basis of estimated change in Contract Price:

☒ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

Recommended by Engineer	Authorized by Owner	Received:
By: <u>Chris Koehler</u> <small>Digitally signed by Chris Koehler        DN: E=ckoehler@koehlerengineering.com,        O=Koehler Engineering, CN=Chris Koehler,        C=US        Date: 2021.12.06 18:37:39-0800</small>	<u><i>Ken Peetz</i></u> Director of Public Works	CE Cont. Inc. (Auth. Signature)
Title: <u>Project Engineer</u>	<u>12/6/21</u>	
Date: <u>Dec. 6, 2021</u>		

EJCDC® C-940, Work Change Directive.

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Page 1 of 1



**BT Electric LLC**  
 8076 Highway 61  
 Bloomsdale, MO 63627  
 573-483-9800  
 bruce@btelectricllc.com  
 www.btelectricllc.com

# Estimate 5301

## ADDRESS

CE Contracting, Inc.  
 10411 Kimmel Lake Road  
 Ste. Genevieve, MO 63670

DATE  
 12/06/2021

TOTAL  
 \$745.00

## DESCRIPTION

## AMOUNT

Change order for North Union LiftStation project City of Jackson

Added cost for Meterbase and 100 amp Disconnect for the project to feed the lift station,  
 mounted on unistrut next to the control panel, 1 @ \$745.00

745.00

SUBTOTAL  
 TAX

745.00  
 0.00

TOTAL

**\$745.00**

THANK YOU.

Accepted By

Accepted Date

DETAILED BID TABULATION  
Smith & Co. Project No. P200227  
Hubble Ford Bridge  
Jackson, MO  
Letting: 10:00 AM on 12/9/2021 at Jackson City Hall

				Apparent Low Bidder		Keith Simpson Contracting, LLC		Penzel Construction Co., Inc.		Zoellner Construction Co., Inc.		Pace Construction Company, LLC		Joe's Bridge and Grading, Inc.		Engineers Estimate	
				Putz Construction, LLC		Benton, MO		Jackson, MO		Perryville, MO		St. Louis, MO		Poplar Bluff, MO			
				Millersville, MO													
Item	Description	Units	Quantity	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal
1	CLEARING AND GRUBBING	AC	0.2	\$ 20,000.00	\$ 4,000.00	\$ 10,000.00	\$ 2,000.00	\$ 24,000.00	\$ 4,800.00	\$ 2,875.00	\$ 575.00	\$ 25,000.00	\$ 5,000.00	\$ 5,000.00	\$ 1,000.00	\$10,000.00	\$ 2,000.00
2	CONSTRUCTION SIGNS	SF	2.0	\$ 150.00	\$ 300.00	\$ 100.00	\$ 200.00	\$ 180.00	\$ 360.00	\$ 277.15	\$ 554.30	\$ 100.00	\$ 200.00	\$ 200.00	\$ 400.00	\$200.00	\$ 400.00
3	TYPE III BARRICADE	CY	6.0	\$ 50.00	\$ 300.00	\$ 150.00	\$ 900.00	\$ 180.00	\$ 1,080.00	\$ 207.38	\$ 1,244.28	\$ 300.00	\$ 1,800.00	\$ 175.00	\$ 1,050.00	\$250.00	\$ 1,500.00
4	EARTHWORK	EA	1.0	\$ 8,000.00	\$ 8,000.00	\$ 8,500.00	\$ 8,500.00	\$ 12,600.00	\$ 12,600.00	\$ 3,321.20	\$ 3,321.20	\$ 11,000.00	\$ 11,000.00	\$ 3,000.00	\$ 3,000.00	\$20,000.00	\$ 20,000.00
5	TYPE 1 AGGREGATE BASE, 6" THICK	CY	427.0	\$ 16.00	\$ 6,832.00	\$ 17.00	\$ 7,259.00	\$ 14.25	\$ 6,084.75	\$ 16.38	\$ 6,994.26	\$ 15.00	\$ 6,405.00	\$ 16.00	\$ 6,832.00	\$15.00	\$ 6,405.00
6	ASPHALT PAVING	SY	427.0	\$ 55.00	\$ 23,485.00	\$ 55.00	\$ 23,485.00	\$ 41.85	\$ 17,869.95	\$ 57.74	\$ 24,654.98	\$ 55.00	\$ 23,485.00	\$ 53.00	\$ 22,631.00	\$50.00	\$ 21,350.00
7	SEPARATION GEOTEXTILE	LF	475.0	\$ 3.00	\$ 1,425.00	\$ 3.00	\$ 1,425.00	\$ 3.50	\$ 1,662.50	\$ 4.57	\$ 2,170.75	\$ 2.60	\$ 1,235.00	\$ 3.50	\$ 1,662.50	\$3.50	\$ 1,662.50
8	TYPE II ROCK BLANKET	LF	435.0	\$ 50.00	\$ 21,750.00	\$ 44.00	\$ 19,140.00	\$ 42.00	\$ 18,270.00	\$ 38.85	\$ 16,899.75	\$ 42.00	\$ 18,270.00	\$ 55.00	\$ 23,925.00	\$60.00	\$ 26,100.00
9	SEEDING AND MULCHING	LF	0.2	\$ 5,000.00	\$ 1,000.00	\$ 5,000.00	\$ 1,000.00	\$ 6,200.00	\$ 1,240.00	\$ 7,475.00	\$ 1,495.00	\$ 12,500.00	\$ 2,500.00	\$ 15,000.00	\$ 3,000.00	\$8,000.00	\$ 1,600.00
10	MOBILIZATION	AC	1.0	\$ 4,000.00	\$ 4,000.00	\$ 40,000.00	\$ 40,000.00	\$ 37,000.00	\$ 37,000.00	\$ 36,399.75	\$ 36,399.75	\$ 27,343.00	\$ 27,343.00	\$ 40,000.00	\$ 40,000.00	\$50,000.00	\$ 50,000.00
11	REMOVAL OF IMPROVEMENTS	LS	1.0	\$ 15,000.00	\$ 15,000.00	\$ 14,500.00	\$ 14,500.00	\$ 14,000.00	\$ 14,000.00	\$ 15,758.45	\$ 15,758.45	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$25,000.00	\$ 25,000.00
12	TYPE 5 COMPACTED GRANULAR FILL	LS	140.0	\$ 40.00	\$ 5,600.00	\$ 58.00	\$ 8,120.00	\$ 50.00	\$ 7,000.00	\$ 45.67	\$ 6,393.80	\$ 44.00	\$ 6,160.00	\$ 80.00	\$ 11,200.00	\$55.00	\$ 7,700.00
13	CLASS B-1 CONCRETE (SUBSTRUCTURE)	CY	108.0	\$ 796.00	\$ 85,968.00	\$ 550.00	\$ 59,400.00	\$ 975.00	\$ 105,300.00	\$ 1,155.27	\$ 124,769.16	\$ 950.00	\$ 102,600.00	\$ 1,200.00	\$ 129,600.00	\$750.00	\$ 81,000.00
14	CLASS B-2 CONCRETE (Superstructure Concrete on Box	SY	188.0	\$ 408.00	\$ 76,704.00	\$ 238.00	\$ 44,744.00	\$ 270.00	\$ 50,760.00	\$ 157.71	\$ 29,649.48	\$ 285.00	\$ 53,580.00	\$ 400.00	\$ 75,200.00	\$250.00	\$ 47,000.00
15	PRE-STRESSED CONCRETE BOX BEAMS	CY	1625.0	\$ 74.00	\$ 120,250.00	\$ 87.00	\$ 141,375.00	\$ 87.00	\$ 141,375.00	\$ 127.48	\$ 207,155.00	\$ 87.00	\$ 141,375.00	\$ 112.00	\$ 182,000.00	\$90.00	\$ 146,250.00
16	REINFORCING STEEL	CY	11990.0	\$ 1.55	\$ 18,584.50	\$ 2.00	\$ 23,980.00	\$ 1.90	\$ 22,781.00	\$ 0.92	\$ 11,030.80	\$ 2.30	\$ 27,577.00	\$ 1.75	\$ 20,982.50	\$1.75	\$ 20,982.50
17	BRIDGE BARRIER RAIL	CY	162.0	\$ 190.00	\$ 30,780.00	\$ 555.00	\$ 89,910.00	\$ 184.50	\$ 29,889.00	\$ 352.09	\$ 57,038.58	\$ 810.00	\$ 131,220.00	\$ 435.00	\$ 70,470.00	\$325.00	\$ 52,650.00
18	PEDESTRIAN RAIL	EA	65.0	\$ 175.00	\$ 11,375.00	\$ 165.00	\$ 10,725.00	\$ 131.50	\$ 8,547.50	\$ 146.06	\$ 9,493.90	\$ 250.00	\$ 16,250.00	\$ 195.00	\$ 12,675.00	\$150.00	\$ 9,750.00
19	4" STONE VENEER	LF	1690.0	\$ 66.50	\$ 112,385.00	\$ 52.00	\$ 87,880.00	\$ 62.73	\$ 106,013.70	\$ 64.40	\$ 108,836.00	\$ 40.00	\$ 67,600.00	\$ 40.00	\$ 67,600.00	\$20.00	\$ 33,800.00
20	HINGED BOLLARD	CY	2.0	\$ 900.00	\$ 1,800.00	\$ 1,750.00	\$ 3,500.00	\$ 1,200.00	\$ 2,400.00	\$ 1,282.25	\$ 2,564.50	\$ 3,200.00	\$ 6,400.00	\$ 2,000.00	\$ 4,000.00	\$2,000.00	\$ 4,000.00
Total				\$ 549,538.50		\$ 588,043.00		\$ 589,033.40		\$ 666,998.94		\$ 660,000.00		\$ 687,228.00		\$ 559,150.00	
Roadway Subtotal				\$ 67,092.00		\$ 103,909.00		\$ 100,967.20		\$ 270,880.16		\$ 97,238.00		\$ 103,500.50		\$ 131,017.50	
Bridge Subtotal				\$ 482,446.50		\$ 484,134.00		\$ 488,066.20		\$ 396,118.78		\$ 562,762.00		\$ 583,727.50		\$ 428,132.50	

\* Indicates error in calculation. Bid amount corrected as shown.  
Plan Holders not submitting bid: Robertson Contractors Inc., Kozeny-Wagner Inc., Mike Light Cement Finishing

I certify that this tabulation is a true and accurate representation of the bids received for the titled project on the date and time noted above.

  
Colter Gaebler, P.E., Project Engineer  
Smith & Company, Inc. Poplar Bluff, Missouri



BILL NO. 22-\_\_\_

ORDINANCE NO. 22-\_\_\_

**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 *HUBBLE FORD LOW WATER CROSSING 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 marked Exhibit A and 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 marked Exhibit A and 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: January 18, 2022.

SECOND READING: January 18, 2022.

PASSED AND APPROVED this 18th day of January, 2022, by a vote of \_ ayes, \_ nays, \_ abstentions and \_ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

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

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

BILL NO. 22-\_\_\_\_

ORDINANCE NO. 22-\_\_\_\_

**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 804 East Main Street, 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 daycare in an R-4 General Residential District on a single lot located at 804 East Main Street recorded with the Cape Girardeau County Recorder of Deeds in Document #2017-11440 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 Little Buttercups, LLC, Applicant.



Section 2. That the property set forth in Exhibit A is hereby granted a special use permit for a daycare in an R-4 General Residential District on a single lot located at 804 East Main Street recorded with the Cape Girardeau County Recorder of Deeds in Document #2017-11440.

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

1. Compliance with the 2015 International Building Code or 2015 International Existing Building Code and with the 2015 International Fire Code for change of occupancy use group from a single-family residential dwelling (Group R-3) to a daycare (Group E).

2. Off-street parking shall be provided which meets the following requirement of the zoning code: Sec 65-22(b)(22): "Nursery school: two (2) parking spaces, plus one (1) additional space for every five hundred (500) square feet of floor area."

Floor area is defined by the zoning code as the floor space within the inside line of walls and includes the total of all floors of a building. It does not include porches, garages, space in a basement or cellar, when such basement space is used for storage, or incidental uses, such as rest rooms, kitchens, and bar areas.

3. Alterations or additions to the building, electric system, plumbing system, or mechanical system which require permits, also require signed and sealed plans prepared by an architect or engineer licensed in the State of Missouri.

4. Compliance with ADA requirements.

5. No children under age 2 ½ will be kept unless the building is modified to comply with all building and fire code requirements for Group I (Institutional) use as specified in the International Building Code or International Existing Building Code and the International Fire Code edition in force at the time of alteration.

6. Compliance with all ordinances of the City of Jackson, Missouri, except as specifically varied or waived by this special use permit.

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.

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

Section 6. This special use permit is issued to the applicant and shall not be assigned or otherwise transferred by said applicant. This special use permit runs with the applicant and not the land.

Section 7. If construction is required for the special use granted hereunder, this special use permit shall expire in the event construction does not commence within six months of the date of issuance of this special use permit and is not completed within two years of the issuance of this permit.

Section 8. 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 9. That this ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: January 18, 2022.

SECOND READING: January 18, 2022.

PASSED AND APPROVED this 18th day of January, 2022, by a vote of \_\_\_\_\_ ayes, \_\_\_\_\_ nays, \_\_\_\_\_ abstentions, and \_\_\_\_\_ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

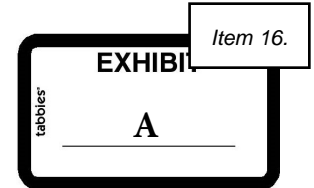
ATTEST:

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

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



# City of Jackson



## CITY OF JACKSON, MISSOURI PLANNING & ZONING COMMISSION SPECIAL USE PERMIT REQUEST: FINDINGS AND CONCLUSIONS

The Planning & Zoning Commission of Jackson, Missouri hereby notifies the Board of Aldermen, the applicant, and the public of its action taken on December 8, 2021, at a regular meeting in consideration of the following:

**Special use permit for a daycare in an R-4 General Residential District at 804 East Main Street**

Applicant: **Little Buttercups, LLC**

Filing Date of Application/Fee: **October 20, 2021**

Submission Date of Application to Commission: **November 10, 2021**

Public Hearing Date: **December 8, 2021**

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

### Administrative Staff Findings: Yes/No

1. Application provided all necessary information: ☐ Yes ☐ No
2. Generally conforms with City Comprehensive Plan: ☐ Yes ☐ No
3. Generally conforms with Major Street Plan: ☐ Yes ☐ No

### Planning & Zoning Commission Findings: Yes/No

1. Creates adverse effects on adjacent property: ☐ No ☐ Yes
2. Creates adverse effects on traffic movement or safety: ☐ Yes ☐ No
3. Creates adverse effects on fire safety: ☐ No ☐ Yes
4. Creates adverse effects on public utilities: ☐ No ☐ Yes
5. Creates adverse effects on general health and welfare: ☐ No ☐ Yes

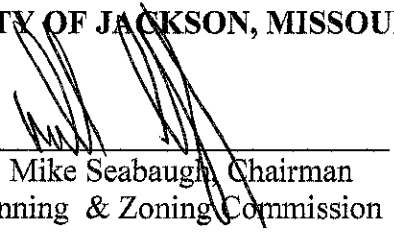
Following consideration of testimony, comments, exhibits and file contents, the Planning & Zoning Commission duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:

**THE ABOVE APPLICATION IS:**


       Approved  
  X   Disapproved  
       Approved with conditions specified below

By a roll call of 0 ayes, 8 nays, 0 abstentions and 1 absent this 8th day of December, 2021.

**CITY OF JACKSON, MISSOURI**

  
By: Mike Seabaugh, Chairman  
Planning & Zoning Commission

ATTEST:

By:   
Janet Sanders, Building &  
Planning Manager



## REZONING / SPECIAL USE PERMIT APPLICATION

### City of Jackson, Missouri

APPLICATION DATE: 10.18.21

TYPE OF APPLICATION: \_\_\_\_\_ Rezoning X Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):

804 E Main St

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

Property Owner Name(s): Christina Adair

Mailing Address: 804 E Main St

City, State ZIP: Jackson MO 63755

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

Proposed Property Owner(s): Little Buttercups LLC

Mailing Address: 1864 Bella Vista Dr

City, State, ZIP: Jackson MO 63755

**CONTACT PERSON HANDLING APPLICATION:**

Contact Name: Ashley Shores

Mailing Address: 1864 Bella Vista Dr

City, State ZIP: Jackson MO 63755

Contact's Phone: 573.579.1595

Email Address (if used): clo.bryn@yahoo.com

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

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

CURRENT USE OF PROPERTY: Single-Family Residential

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

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

PROPOSED USE OF PROPERTY: Daycare

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

Pt. Lot 19 Tiedemann Addition

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

I would like to open a childcare center under the name Little Buttercups LLC. This will help many families who are on waiting lists or who are unable to find childcare.

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

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



**OWNER SIGNATURES:**

Item 16.

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

*Ashley Shores*

---

---

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

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

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

**APPLICATION FEE:** \$200.00

---

eRecorded  
DOCUMENT #  
2017-11440

ANDREW DAVID BLATTNER  
RECORDER OF DEEDS  
CAPE GIRARDEAU COUNTY, MO  
eRECORDED ON  
10/10/2017 8:48:58 AM  
REC FEE: 27.00  
PAGES: 2

---

### WARRANTY DEED

This Warranty Deed made and entered into this 5<sup>th</sup> day of October, 2017, by and between **Hugh C. Aldredge, by Sharon G. Aldredge, His Attorney-in-Fact, and Sharon G. Aldredge, husband and wife**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTORS**, and **Christina Adair, a single person**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEE**. The mailing address of the Grantee is:

804 East Main Street, Jackson, MO 63755

**WITNESSETH:** The Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to the Grantors, the receipt of which is hereby acknowledged, do 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:

All of Lot Nineteen (19) of Tiedemann's Addition to the City of Jackson, County of Cape Girardeau, Missouri, as shown by plat filed for record in Plat Book 1 at Page 29 in the land records of Cape Girardeau County, Missouri, EXCEPT 65 feet sold off the North side of said Lot 19 by Warranty Deed recorded in Book 77 at Page 475.

**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 her heirs and assigns FOREVER, the said Grantors hereby covenanting that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by them or those under whom they claimed title; and that they will warrant and defend the title to said premises unto the said Grantee, and unto her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.

**GRANTORS:**

*Hugh C. Aldredge, by Sharon G. Aldredge*  
 Hugh C. Aldredge, by Sharon G. Aldredge,  
 His Attorney-in-Fact *His attorney in fact*  
*Sharon G. Aldredge*  
 Sharon G. Aldredge

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

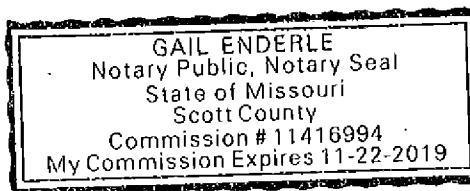
On this 5<sup>th</sup> day of October, 2017, before me personally appeared **Hugh C. Aldredge, by Sharon G. Aldredge, His Attorney-in-Fact and Sharon G. Aldredge, husband and wife**, to me known to be the persons described in and who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed and 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.

*Gail Enderle*

Notary Public

My commission expires: 11/22/19



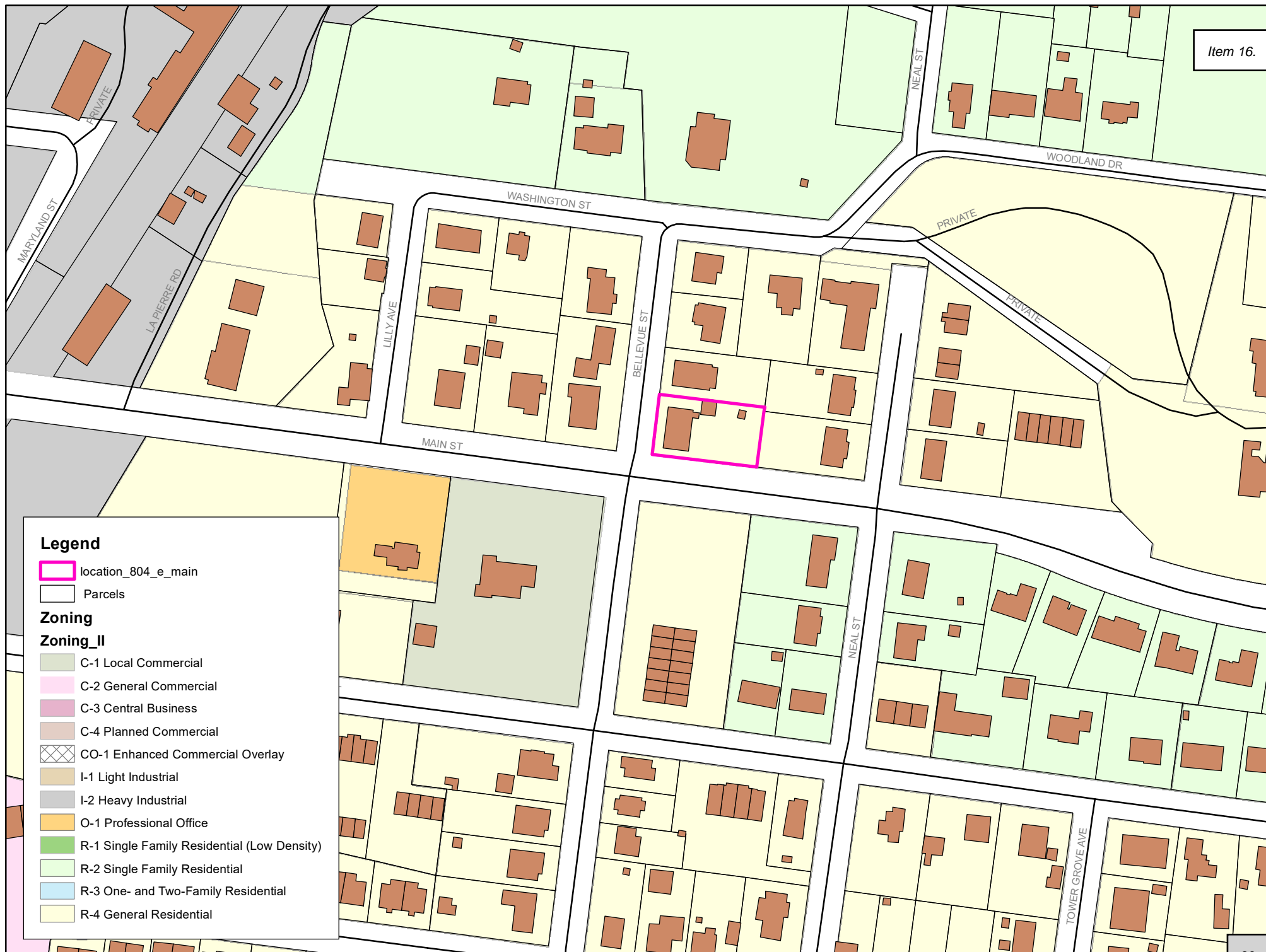
1708217





804 E. Main St.  
Location Map





Item 16.