



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN STUDY SESSION
Tuesday, January 17, 2023 at 6:30 PM
Board Chambers, City Hall, 101 Court St.

AGENDA

DISCUSSION ITEMS

1. UJRO's February Annual art exhibition – Janna Clifton
- [2.](#) January 9 Park Board report
- [3.](#) January 11th Planning & Zoning Commission report
- [4.](#) Worthington engine parts purchase
- [5.](#) Tree Trimming for Electrical Transmission and Distribution Line Clearances Program
6. East Jackson Boulevard Roadway Lighting Project
- [7.](#) Instrumentation and integration design work at the Wastewater Treatment Plant - engineering services proposal
- [8.](#) Sunset Drive Bridge Replacement Project - engineering services proposal
9. Previously tabled items (unspecified)
10. Additional items (unspecified)

Posted on 01/13/2023 at 04:30 PM.

Jackson Park Board



January 9, 2023

6:00 pm

Regular Meeting | Civic Center

Agenda

Board Members Present

Recognition Of Visitors:

Reading Of Previous Meeting Minutes

Old Business

- 1) Soccer Park Field Projects
- 2) American Rescue Funds Project Updates
- 3) Hubble Ford Bridge Plaque

New Business

- 1) Playground replacement and additions

Committee Reports

Civic Center Report

Parks & Recreation Director's Report

Adjournment

MEMO



TO: Mayor Hahs and Members of the Board of Aldermen
FROM: Janet Sanders, Building & Planning Manager
DATE: January 12, 2023
SUBJECT: January P&Z Packet

The following action was taken at the January P&Z meeting:

- The Commission reached a consensus on their recommendations for tiny homes, which allows staff to move forward with finalizing draft code language. They would like to see the following provisions added to the zoning code. Code language to this effect will be finalized prior to the February meeting for the Commission to review prior to setting a public hearing.
 - Tiny homes allowed in R-4 General Residential and in all commercial districts with the following conditions:
 - A tiny home to be defined as any home that is 400 sq. ft. or less.
 - Placement of portable tiny homes be allowed only in mobile home parks.
 - Tiny homes built on or anchored to a permanent foundation to be allowed as part of a community unit plan with a special use permit.
- The Commission reviewed the Board's recommended parameters for recreational marijuana and agreed on all points, with the addition of two conditions on marijuana consumption lounges.
 - Recreational marijuana businesses are recommended to be allowed in all the same zones where medical marijuana businesses are now allowed
 - Dispensary hours are recommended to be 7 a.m. – 9 p.m. (There are currently no time limitations on medical marijuana dispensary hours.)

- The separation between marijuana businesses and state-licensed daycares, elementary & secondary schools, and churches is recommended to be 500', consistent with the separation chosen for medical marijuana businesses.
- The method of measuring distances between marijuana businesses and daycares, schools, & churches needs to be changed to match the state specifications.
- "Consumption lounges" are recommended to be allowed, but with a special use permit only, with the following two added conditions:
 1. Hours be limited to 7 a.m. – 1 a.m.
 2. No one under the age of 21 allowed.

As always, if you have questions on these items, please contact me at 243-2300 or jsanders@jacksonmo.org

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, JANUARY 11, 2023, 6:00 P.M.
REGULAR MEETING
CITY HALL COUNCIL ROOM, 101 COURT STREET, JACKSON, MISSOURI

The Planning and Zoning Commission met in regular session with Chairman Harry Dryer presiding. Also present were Commissioners Heather Harrison, Tina Weber, Tony Koeller, Michelle Weber, Beth Emmendorfer, and Eric Fraley. Commissioner Angelia Thomas was absent. Building & Planning Manager Janet Sanders and Building Inspector Larry Miller were present as city staff. Assigned Aldermen Mike Seabaugh and Joe Bob Baker were present. No citizens were present.

Chairman Dryer called the meeting to order, and Commissioner Koeller called roll.

APPROVAL OF MINUTES)

Minutes of the November 9, 2022, meeting were unanimously approved on a motion by Commissioner Emmendorfer, seconded by Commissioner Fraley.

OLD BUSINESS

Defining & Regulating Tiny Homes)

Chairman Dryer asked for a staff report. Mrs. Sanders reminded the Commission this is an item that was initially discussed at a previous meeting. The Commission still needs to determine the size that would be defined as a tiny home and where tiny homes can be located. She said Commissioner Koeller provided an article about financing tiny homes and also referenced the building code appendix, both of which are included in the agenda packet.

Commissioner Koeller said 600 square feet is the size at which some lenders can finance. The building code appendix lists under 400 square feet as a tiny home. Currently it would be difficult to find comparables, but if they become popular finding comparables would become easier. Until then, most would have to be cash buyers or use some other form of collateral to obtain financing. Commissioner Koeller pointed out there are several tiny homes on a property in Bloomfield that are used for Air B&B units. There is also a need in Jackson for one-bedroom homes.

After discussion, including whether tiny homes should meet the standard setbacks, whether smaller lots could be allowed, how they compare to shipping container homes, and a general disapproval of portable tiny homes, the Commission determined that mobile tiny homes should only be allowed in mobile home parks with a Special Use Permit. Permanent tiny homes should not be allowed to mix into neighborhoods or be installed as guest houses or mother-in-law suites in back yards of other homes. They should be allowed in groups as part of a community unit plan with a Special Use Permit. To be considered permanent, a building constructed on skids could be anchored to a slab, a foundation, or basement. Each proposed community unit plan can then be reviewed individually, and any necessary conditions added.

After a question about RV parks, Mrs. Sanders said there is conflicting language in the code. Although there is a statement that RV parks are not allowed in the city, RV parks are also listed as an allowable use in one or more zoning districts. Mrs. Sanders said this will need to be cleared up in the future. For the present, the prevailing language would probably be determined by which ordinance came last, because most ordinances of this type contain language that negates any existing conflicting code. There was brief discussion about the fact that it is prohibited to live in an RV in town but what length of time would be considered 'living'.

Discussion returned to the size of homes. Mrs. Sanders said there are a few existing homes in town that are approximately 400 square feet, some of which were once garages. Defining a size for tiny homes that includes these homes could make those homes non-conforming uses. They would not be able to be rebuilt at that size if destroyed more than 65% but could be rebuilt if a variance was granted by the Board of Adjustment. The Commission determined that less than 600 square feet should be the size at which a house is considered a tiny home.

Mrs. Sanders said wording to this effect will be developed and returned to the Commission for review at the next meeting. The will be required to set and hold a public hearing before voting on the code revision.

NEW BUSINESS

Zoning Text Amendment – Recreational)
Marijuana)

Mrs. Sanders presented the general regulation topics the Board of Aldermen discussed and recommends. She said the Commission can accept these or change them as they desire. After discussion, the Commission reached the following conclusions:

1. Recreational marijuana should be allowed in the same locations as medical marijuana.
2. Dispensary hours should be limited to 7 a.m. to 9 p.m. and there should be no on-site consumption during business hours.
3. The separation distance from churches, schools, and state licensed daycares should be 500'.
4. The method of measuring separation distance should match the State's.
5. Consumption lounges should be allowed if they meet the same separation distances. Conditions should be added that limit their hours of operation to 7 a.m. to 1 a.m. and prevent access by anyone under the age of 21.

Because marijuana is still federally illegal, banking opportunities for these businesses are still limited.

Mrs. Sanders was asked if the city will tax marijuana. She said that will be an issue for the Board of Aldermen to decide. The City of Cape Girardeau and Cape Girardeau County are pursuing taxes.

Mrs. Sanders said this is a time sensitive issue. Since the State will convert medical licenses by February 8th, the City is in a hurry to catch up with the code. She asked the Commission to set a public hearing, with the revised draft code language to be available before the hearing.

Commissioner Koeller made a motion to set a public hearing for the next meeting. The motion was seconded by Commissioner Harrison and was unanimously approved.

Consider a motion to add items to the)
agenda)

No items were added.

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent (to table)

Adjournment)

Commissioner Fadler made a motion to adjourn. The motion was seconded by Commissioner Koeller and was unanimously approved.

Respectfully submitted,

Tony Koeller
Planning and Zoning Commission Secretary

Attest:

Janet Sanders
Building & Planning Manager

NOTE: ACTION (IF ANY) ON LAND EXCHANGE CERTIFICATIONS, COMPREHENSIVE PLAN, AND MAJOR STREET PLAN IS FINAL APPROVAL; ALL OTHER ACTION TAKEN BY THE PLANNING AND ZONING COMMISSION SERVES AS A RECOMMENDATION TO THE BOARD OF ALDERMEN AND NOT AS FINAL APPROVAL OF THE ITEMS CONSIDERED AT THIS MEETING.



CITY OF JACKSON
PLANNING & ZONING COMMISSION MEETING AGENDA - AMENDED
Wednesday, January 11, 2023 at 6:00 PM
City Hall, 101 Court Street, Jackson, Missouri

Bill Fadler
Tony Koeller
Michelle Weber
Tina Weber

Harry Dryer, Chairman
Joe Baker, Alderman Assigned
Mike Seabaugh, Alderman Assigned
Janet Sanders, Staff Liaison

Angelia Thomas
Heather Harrison
Beth Emmendorfer
Eric Fraley

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Minutes of November 9, 2022

PUBLIC HEARINGS

OLD BUSINESS

2. Defining & Regulating Tiny Homes

NEW BUSINESS

3. Zoning Text Amendment - Recreational Marijuana

CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA

ADJOURNMENT

This agenda was posted at City Hall on January 5, 2023 at 4:00 P.M.

PLEASE OBSERVE SOCIAL DISTANCING WHEN ATTENDING THIS MEETING.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, NOVEMBER 9, 2022, 6:00 P.M.
REGULAR MEETING
CITY HALL COUNCIL ROOM, 101 COURT STREET, JACKSON, MISSOURI

The Planning and Zoning Commission met in regular session with Chairman Harry Dryer presiding. Also present were Commissioners Heather Harrison, Angelia Thomas, Tony Koeller, Beth Emmendorfer and Eric Fraley. Commissioners Michelle Weber, Tina Weber and Bill Fadler were absent. Building & Planning Inspector Larry Miller was present as staff liaison. Assigned Aldermen Mike Seabaugh was present and Joe Bob Baker was absent. Citizen present was Ben Chapman.

Chairman Dryer called the meeting to order, and Commissioner Koeller called roll.

APPROVAL OF MINUTES)

Minutes of the October 12, 2022, meeting were unanimously approved on a motion by Commissioner Heather Harrison, seconded by Eric Fraley.

OLD BUSINESS

Request for rezoning 2033 West Jackson)
Boulevard from I-1 Light Industrial District)
to C-2 General Commercial District)
submitted by Gerald & Tom Sewing)

Chairman Dryer asked for a staff report. Mr. Miller reported the owners want to rezone the house because the buyer is not able to get the bank to lend money due to the zoning. He said since the address is an industrial zone, if something was to happen to the house, the house could not be built back because of the zoning.

Chairman Dryer asked the applicant to come forward. Ben Chapman who resides at 2033 West Jackson Boulevard said he is trying to buy the house. He said the bank will not lend the money because if something was to happen to the house, he could not rebuild it since it's an industrial zone. He said the other houses in the area are already zoned C-2.

Chairman Dryer asked if there were any questions from the board for Mr. Chapman. Since there were no questions Chairman Dryer asked if anyone wanted to oppose the matter. Seeing no one come forward, Chairman Dryer asked for a motion.

Commissioner Koeller made a motion to approve the I-1 zone to a C-2 zone. The motion was seconded by Commissioner Emmendorfer and was unanimously approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent

Consider a motion to add items to the)
agenda)

Chairman Koeller made a motion to table the discussion for tiny homes until the December 14, 2022 meeting. The motion was seconded by Commissioner Harrison and was unanimously approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent (to table)

Adjournment)

Commissioner Harrison made a motion to adjourn, seconded by Commissioner Thomas and unanimously approved.

Respectfully submitted,

Tony Koeller
Planning and Zoning Commission Secretary

Attest:

Larry Miller
Building & Planning Inspector

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Staff Report 3

ACTION ITEM: Potential Zoning Text Amendment – Defining & Limiting Tiny Houses

APPLICANT: City of Jackson

APPLICANT STATUS: Municipal Governing Authority

PURPOSE: To add a definition to the zoning code for tiny homes and to establish a recommendation for where, if anywhere, they should be allowed.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

COMMENTS: This item is expected to take more than one meeting. Once a consensus has been reached on the general parameters, code language will be prepared by staff for action at a future meeting, including the public hearings at the P&Z level and also at the Board of Aldermen level required for a zoning text amendment.

A memo previously presented to the Board of Aldermen regarding building codes for tiny homes is included in this packet. Although the Planning & Zoning Commission has no authority over building codes, this memo will help in understanding the typical features.

The Board was not interested in allowing the requested home to be placed on a standard lot in town, citing protection of surrounding properties, but the discussion generated a need to define tiny homes in the zoning code and determine where, if anywhere, they should be allowed and under what conditions.

Some potential code language is attached. This is intended to be simply a starting point for further discussion.

Also attached is a memo summarizing surrounding cities' zoning code requirements.

NEW SINCE LAST STAFF REPORT: Newly attached is an article regarding the criteria for being able to finance a tiny home.

ACTION REQUIRED: Discussion of tiny homes and their potential location, if any.

MEMO



TO: Mayor Hahs and Members of the Board of Aldermen
FROM: Janet Sanders, Building & Planning Manager
DATE: August 30, 2022
SUBJECT: Tiny Houses

Our department has been approached by a resident who would like to install a tiny home on an existing residential lot. We do not have a code that prohibits tiny homes, and the only square footage limitation for dwellings comes from the International Residential Code which requires 120 square feet of habitable space per person. A tiny house that meets all aspects of the 2015 International Building Code could currently be constructed on any existing lot, where it could meet the standard setback and lot coverage requirements, or as part of a Special Use Permit for a community unit plan.

However, the construction design of most tiny homes does not meet certain requirements of the 2015 International Residential Code related to stairway design, emergency egress, and ceiling heights.

If the Board of Aldermen desires to allow tiny homes as a living option within the city which have the typical tiny home features of lower ceilings, loft sleeping, and ship ladder stairways, the attached Appendix AQ from the 2021 International Residential Code would need to be adopted. If this appendix is adopted, staff recommends excluding Section AQ106 (Energy Conservation) since we have not adopted any edition of the International Energy Code.

Attached is the 2021 International Residential Code Appendix AQ. Appendices for Tiny Houses did not come into existence until the 2018 version of the ICC Codes.

Tiny Houses meet the ICC and city zoning definitions for dwelling units and do not meet the definitions for manufactured homes unless built on a chassis.

APPENDIX AQ TINY HOUSES

Item 3.

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

User note:

About this appendix: Appendix AQ relaxes various requirements in the body of the code as they apply to houses that are 400 square feet in area or less. Attention is specifically paid to features such as compact stairs, including stair handrails and headroom, ladders, reduced ceiling heights in lofts and guard and emergency escape and rescue opening requirements at lofts.

SECTION AQ101 GENERAL

AQ101.1 Scope.

This appendix shall be applicable to *tiny houses* used as single *dwelling units*. *Tiny houses* shall comply with the 2015 International Residential Code except as otherwise stated in this appendix.

SECTION AQ102 DEFINITIONS

AQ102.1 General.

The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of the 2015 International Residential Code for general definitions.

EGRESS ROOF ACCESS WINDOW. A *skylight* or roof window designed and installed to satisfy the emergency escape and rescue opening requirements of Section R310.2.

LANDING PLATFORM. A landing provided as the top step of a stairway accessing a *loft*.

LOFT. A floor level located more than 30 inches (762 mm) above the main floor, open to the main floor on one or more sides with a ceiling height of less than 6 feet 8 inches (2032 mm) and used as a living or sleeping space.

TINY HOUSE. A *dwelling* that is 400 square feet (37 m²) or less in floor area excluding *lofts*.

SECTION AQ103 CEILING HEIGHT

AQ103.1 Minimum ceiling height.

Habitable space and hallways in *tiny houses* shall have a ceiling height of not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms and kitchens shall have a ceiling height of not less than 6 feet 4 inches (1930 mm). Obstructions including, but not limited to, beams, girders, ducts and lighting, shall not extend below these minimum ceiling heights.

Exception: Ceiling heights in *lofts* are permitted to be less than 6 feet 8 inches (2032 mm).

SECTION AQ104 LOFTS

AQ104.1 Minimum loft area and dimensions.

Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections AQ104.1.1 through AQ104.1.3.

AQ104.1.1 Minimum area.

Lofts shall have a floor area of not less than 35 square feet (3.25 m²).

Item 3.

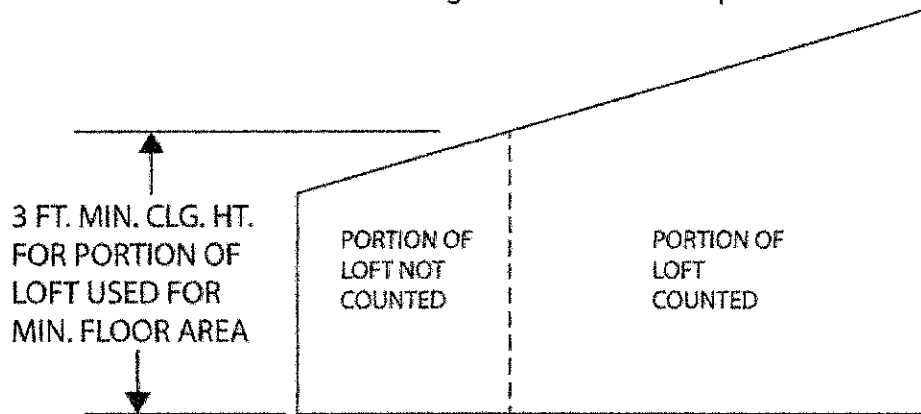
AQ104.1.2 Minimum horizontal dimensions.

Lofts shall be not less than 5 feet (1524 mm) in any horizontal dimension.

AQ104.1.3 Height effect on loft area.

Portions of a *loft* with a sloped ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft. See Figure AQ104.1.3.

Exception: Under gable roofs with a minimum slope of 6 units vertical in 12 units horizontal (50-percent slope), portions of a *loft* with a sloped ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the *loft*.



For SI: 1 foot = 304.8 mm.

FIGURE AQ104.1.3
HEIGHT EFFECT ON LOFT AREA

AQ104.2 Loft access and egress.

The access to and primary egress from *lofts* shall be of any type described in Sections AQ104.2.1 through AQ104.2.5. The loft access and egress element along its required minimum width shall meet the loft where its ceiling height is not less than 3 feet (914 mm).

AQ104.2.1 Stairways.

Stairways accessing *lofts* shall comply with this code or with Sections AQ104.2.1.1 through A104.2.1.7.

AQ104.2.1.1 Width.

Stairways accessing a *loft* shall not be less than 17 inches (432 mm) in clear width at or above the *handrail*. The width below the *handrail* shall be not less than 20 inches (508 mm).

AQ104.2.1.2 Headroom.

The headroom above stairways accessing a *loft* shall be not less than 6 feet 2 inches (1880 mm), as measured vertically, from a sloped line connecting the tread landing or landing platform *nosings* in the center of their width and vertically from the landing platform along the center of its width.

AQ104.2.1.3 Treads and risers.

Risers for stairs accessing a *loft* shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

1. The tread depth shall be 20 inches (508 mm) minus four-thirds of the riser height.
2. The riser height shall be 15 inches (381 mm) minus three-fourths of the tread depth.

AQ104.2.1.4 Landings.

Intermediate landings and landings at the bottom of stairways shall comply with Section R311.7.6, except that the depth in the direction of travel shall be not less than 24 inches (610 mm).

AQ104.2.1.5 Landing platforms.

The top tread and riser of stairways accessing *lofts* shall be constructed as a *landing platform* where the *loft* ceiling height is less than 6 feet 2 inches (1880 mm) where the stairway meets the *loft*. The *landing platform* shall be not less than 20 inches (408 mm) in width in depth measured horizontally from and perpendicular to the *nosing* of the landing platform. The landing platform riser height to the loft floor shall be not less than 16 inches (406 mm) and not greater than 18 inches (457 mm).

AQ104.2.1.6 Handrails.

Handrails shall comply with Section R311.7.8.

AQ104.2.1.7 Stairway guards.

Guards at open sides of stairways, landings and landing platforms shall comply with Section R312.1.

AQ104.2.2 Ladders.

Ladders accessing *lofts* shall comply with Sections AQ104.2.1 and AQ104.2.2.2.

AQ104.2.2.1 Size and capacity.

Ladders accessing *lofts* shall have a rung width of not less than 12 inches (305 mm), and 10-inch (254 mm) to 14-inch (356 mm) spacing between rungs. Ladders shall be capable of supporting a 300-pound (136 kg) load on any rung. Rung spacing shall be uniform within $\frac{3}{8}$ inch (9.5 mm).

AQ104.2.2.2 Incline.

Ladders shall be installed at 70 to 80 degrees from horizontal.

AQ104.2.3 Alternating tread devices.

Alternating tread devices accessing *lofts* shall comply with Sections R311.7.11.1 and R311.7.11.2. The clear width at and below the *handrails* shall be not less than 20 inches (508 mm).

AQ104.2.4 Ship's ladders.

Ship's ladders accessing *lofts* shall comply with Sections R311.7.12.1 and R311.7.12.2. The clear width at and below *handrails* shall be not less than 20 inches (508 mm).

AQ104.2.5 Loft guards.

Loft guards shall be located along the open sides of *lofts*. *Loft* guards shall be not less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less. *Loft* guards shall comply with Section R312.1.3 and Table R301.5 for their components.

SECTION AQ105 EMERGENCY ESCAPE AND RESCUE OPENINGS

AQ105.1 General.

Tiny houses shall meet the requirements of Section R310 for emergency escape and rescue openings.

Exception: *Egress roof access windows* in *lofts* used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed such that the bottom of the opening is not more than 44 inches (1118 mm) above the *loft* floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.2.1.

SECTION AQ106 ENERGY CONSERVATION

AQ106.1 Air leakage testing.

The air leakage rate for *tiny houses* shall not exceed 0.30 cubic feet per minute at 50 Pascals of pressure per square foot of the *dwelling unit* enclosure area. The air leakage testing shall be in accordance with the testing methods required in Section N1102.4.1.2. The *dwelling unit* enclosure area shall be the sum of the areas of ceilings, floors and walls that separate the conditioned space of a *dwelling unit* from the exterior, its adjacent unconditioned spaces and adjacent *dwelling units*.

AQ106.1.1 Whole-house mechanical ventilation.

Where the air leakage rate is in accordance with Section AQ106.1, the *tiny house* shall be provided with whole-house mechanical ventilation in accordance with Section M1505.4.

AQ106.2 Alternative compliance.

Tiny houses shall be deemed to be in compliance with Chapter 11 of this code and Chapter R4 of the *International Energy Conservation Code*, provided that the following conditions are met:

1. ~~1.~~ The insulation and fenestration meet the requirements of Table N1102.1.2.
2. ~~2.~~ The thermal envelope meets the requirements of Section N1102.4.1.1 and Table N1102.4.1.1.
3. ~~3.~~ Solar, wind or other renewable energy source supplies not less than 90 percent of the energy use for the structure.
4. ~~4.~~ Solar, wind or other renewable energy source supplies not less than 90 percent of the energy for service water heating.
5. ~~5.~~ Permanently installed lighting is in accordance with Section N1104.
6. ~~6.~~ Mechanical ventilation is provided in accordance with Section M1505 and operable fenestration is not used to meet ventilation requirements.

Can you finance a tiny home?



[Peter Miller](#)

The Mortgage Reports Contributor

April 26, 2019 - 6 min read

Financing your tiny home purchase

Tiny home financing is a new and growing segment of the real estate marketplace, but it's proving more challenging for buyers than if they were looking for a traditional mortgage.

If you're looking for a mortgage for a tiny house, you'll need to be creative and resourceful, but that doesn't mean you can't come up with the dollars you need. Here's where to look.

Tiny home finance gains acceptance

We live in a world where most things are standardized. Milk is sold by the quart, plumbers get paid by the hour, and such things as single-family homes, townhouses, condo apartments, and properties with two-to-four units are financed and refinanced in huge numbers each year. In the housing mix we now have **tiny houses**, an ownership movement which has only emerged in the past few years.

Because tiny houses are new, different and small, lenders are not likely to be familiar with them. But this situation is now changing because the market for such properties is increasingly accepted.

You cannot occupy a structure without a Certificate of Occupancy. Until recently such certificates were entirely unavailable for small homes.

As evidence take a look at your local housing codes. In most cases, you cannot occupy a structure without a Certificate of Occupancy. Until recently such certificates were entirely unavailable for small homes. Now, however, the folks who write the rules, the International Code Council (ICC), has added small homes to International Residential Code (IRC). The result is that local governments are more open to tiny house approvals and the occupancy certificates they require.

Tiny home finance applicants are attractive to some lenders

Mortgage lenders love to meet eligible borrowers.

Those who prefer tiny houses tend to have enviable finances. According to the Tiny House Society, 60% of tiny house owners have no credit card debt and most — 55% — have bigger savings accounts than the typical homeowner. If you're a mortgage lender you have to love these numbers.

Mortgage barriers

Tiny house buyers are often faced with **four big hurdles**.

1. Lenders don't love small loans

Mortgage lenders need to make money. There's less profit in mortgage originations than borrowers might think. According to the Mortgage Bankers Association, the typical mortgage in 2018 generated a lender profit of \$367 versus \$711 per loan in 2017.

Lenders are usually paid on the basis of loan size.

Lenders are usually paid on the basis of loan size, the bigger the loan the bigger the fees and charges. As a result, lenders prefer to work with big loans, financing certain to cover their fixed costs. Small mortgages — the type naturally associated with tiny houses — only make sense for lenders if they can charge higher fees. You might pay higher fees or get a higher mortgage rate on a tiny home than on a traditional house.

2. Community home size requirements

Many communities have minimum home size requirements, rules left over from the days of grand estates and pompous notions of real estate grandeur. Unfortunately, where such rules exist — and they exist widely — small homes are not up to code unless the codes are changed.

3. Traditional mortgages require permanent foundations

Mortgages are secured by real estate; that is, ground. Public records show exactly where a property is located. Many tiny homes are on wheels. The ground beneath them may not be owned by the homeowner. Tiny houses with wheels can move, whatever ground is beneath them can change. Such homes cannot be financed with a traditional mortgage.

4. Square footage minimums for traditional mortgages

Perhaps the biggest hurdle of all will be square footage minimums imposed by the lending agency (i.e. FHA) or the lender itself. Often, the rulemaking agency such as FHA or Fannie Mae will allow a certain property but the lender won't. The lender can add rules at its own discretion. For more about square footage, see section "[Traditional mortgages](#)" below.

Tiny house financing options

While attitudes and acceptance are changing tiny houses remain outside the realm of traditional mortgage lending. No matter, such houses can be financed. Here's how.

Traditional mortgages

There are situations where it is possible to get financing through the FHA, VA, and conventional mortgage programs. In particular, it may also be possible to get financing from a "portfolio" lender – a lender that services the loans after closing instead of selling it off, as most mortgage lenders do.

Square footage requirements

Be sure to look at the minimum square footage for each loan type, and whether your lender adheres to this minimum or has its own higher minimum.

Following are square foot minimums by loan type.

FHA: 400 square feet

VA loans: No square footage minimum

Conventional loans: From Fannie Mae guidelines: "Fannie Mae does not specify minimum size or living area requirements for properties with the exception of manufactured housing (*Editors note: 600 square feet for manufactured homes*). There should be comparables of similar size to the subject property to support the general acceptability of a particular property type."

Portfolio loans: Lenders make their own rules for portfolio / non-standard loans. Check with the lender.

A HUGE caveat on square footage: Even though there's no stated square footage minimum from some agencies, they all require "comparable sales" or "comps" in the same area to arrive at a value for the tiny home. So if your tiny home purchase is the only one in the region, you will have a very hard time getting approved. The lender and appraiser need to see that there are similar homes selling in the area.

Beyond square footage requirements, to get approved, you will need a tiny home on land that you own which meets all zoning and building requirements. The required loan amount will likely

be above \$100,000. That's a number that can work when financing both a property purchase and the cost of the improvements – in this case the tiny house. At 4.25 percent a \$100,000 mortgage will have a monthly cost for principal and interest of \$491 over 30 years, a sum which is far, far less than either the typical rental or mortgage payment. Insurance and property taxes are extra.

For details and specifics show around and speak with lenders who offer an array of mortgage products.

Non-traditional lending

Personal loans

With good credit you can get a personal loan from a commercial lender. This is unsecured financing, meaning the tiny home isn't collateral for the loan.

However, because there's no collateral, there's more risk for the lender and higher rates for you. Make sure you are comfortable with the interest rate you're paying, which could be much higher than you were expecting for a traditional mortgage.

Builders

If you are purchasing a tiny home then the builder may be able to either offer financing or recommend sources.

FHA Title 1 financing

The FHA Title 1 program insures financing up to \$25,000 for a manufactured home that qualifies as real property. It also insures up to \$7,500 in unsecured financing. Title 1 financing can work for a borrower who has a tiny home, without wheels, on a property owned by the borrower. The home must meet local zoning and building standards.

Savings

A tiny home – especially if home-built – can be very inexpensive. Less than a car in many cases. Because of limited cost it may be possible to finance a tiny house from savings. In many cases, buying a tiny home is more affordable than coming up with a down payment on a traditional home.

HELOCs

If you have an existing home with sufficient equity you can get a home equity line of credit (HELOC) to finance a tiny home. However, a HELOC is designed to be secured by a prime residence which means, effectively, you can't get a home equity line of credit and then simply

move. A HELOC might be attractive when a tiny home will be a vacation property or second home.

Friends and family

Kickstarter, anyone?

While you may not be able to get strangers on Kickstarter to sponsor your tiny home purchase, you may be able to get a personal loan from a family member or friend. If you elect to get financing from a source other than a commercial lender make sure the loan agreement is in writing and approved by an attorney.

RV financing

If a tiny home is on wheels you might consider RV financing. This is possible but only if the home meets required RV standards.

How will you buy your tiny home?

Tiny homes are well worth the extra effort of finding financing. They supply a simpler, more affordable lifestyle that more and more people are seeking.

MEMO



TO: Mayor Hahs and Members of the Board of Aldermen
FROM: Janet Sanders, Building & Planning Manager
DATE: September 19, 2022
SUBJECT: Tiny Homes in Other Cities

- City of Cape Girardeau – has adopted no building or zoning codes related to tiny homes. Tiny homes must follow all provisions of the International Residential Code that all homes must follow. Zoning location depends on whether it is a stick-built home or meets the definition of mobile home. (This is the same as Jackson.)
- City of Sikeston – has adopted the 2018 International Residential Code, including Appendix Q – Tiny Houses. Sikeston has also adopted the 2018 International Zoning Code as its zoning code. According to their permit technician, they limit tiny homes to the district allowing manufactured homes.
- City of Farmington – has adopted no building or zoning code specific to tiny homes. Since tiny homes are not specifically listed as a use in any zone, they interpret that to mean a special use permit is required. All interest so far has been in mobile home parks. Mobile home parks are permitted as Planned Unit Developments so the owner would have to request change their PUD to include tiny homes.
- City of Perryville – no response

Tiny Homes

Potential Code Language Additions – DRAFT 1

Proposed additional language, not including section titles, is in bold. Individual district descriptions have been included for all districts.

ARTICLE I – IN GENERAL

Sec. 65-2. - Definitions.

Tiny house, portable. A dwelling that is 400 (?) square feet or less in floor area excluding lofts and is constructed on a chassis or skids, regardless of added porches, stairways, decks, or other additions.

Tiny house, permanent. A dwelling that is 400 (?) square feet or less in floor area that is constructed on-site on a permanent foundation and does not include a chassis or skids.

Sec. 65-4. - A-1 Agricultural district regulations. *(no change proposed)*

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the A-1 Agricultural district. The purpose of the A-1 Agricultural district is to preserve, in agricultural uses, lands suited to future urban development pending proper timing and economical provision of public utilities and community facilities to ensure compact and orderly land use development. This district is intended for land of five (5) acres or more. The subdivision of land for the purpose of converting agricultural or other undeveloped land to residential or other use is not permitted in the A-1 district.

Sec. 65-5. - R-1 Single-family residential district regulations. *(no change proposed)*

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the R-1 Single-family residential district. The purpose of the R-1 Single-family residential district is to provide for detached, single-family residential development, excluding two-family and multi-family housing, with provisions for adequate light, air, and open space.

Sec. 65-6. - R-2 Single-family residential district regulations. *(no change proposed)*

The regulations set forth in this section or set forth elsewhere in this chapter when referred to in this section, are the regulations of the R-2 Single-family residential district. The purpose of the R-2 Single-family residential district is to provide for compact, detached single-family residential development, excluding two-family and multifamily housing, with provisions for adequate light, air, and open space.

Sec. 65-7. - R-3 One- and two-family residential district regulations. *(no change proposed)*

The regulations set forth in this section or set forth elsewhere in this chapter when referred to in this section, are the regulations of the R-3 One- and two-family residential district. The purpose of the R-3 One- and two-family residential district is to provide for semi-compact residential development, excluding multifamily housing, with provisions for adequate light, air, and open space.

Sec. 65-8. - R-4 General residential district regulations.

The regulations set forth in this section or set forth elsewhere in this chapter when referred to in this section, are the regulations of the R-4 General residential district. The purpose of the R-4 General residential district is to provide for compact residential development, including multifamily housing, with provisions for adequate light, air, and open space.

(1) *Use regulations.* A building or premises shall be used only for the following purposes:

- v. Tiny houses, permanent, when part of a community unit plan, with a special use permit only.**

Sec. 65-9. - MH-1 Mobile home park district regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter, are the regulations of the MH-1 mobile home park district. The purpose of the MH-1 mobile home park district is to provide suitable locations for the placement of mobile homes, with safeguards for the health and safety of mobile home residents. References to lot sizes, setbacks, and lot coverage shall be interpreted to mean the area designated for each mobile home stand within the mobile home park.

(1) *Use regulations.* A building or premises shall be used only for the following purposes:

- a. Mobile home parks conforming to the provisions ~~hereof~~ **of Article II.**
- b. Manufactured / mobile homes.**
- c. Tiny houses, portable. *(All other lettered items bump down in numbering sequence).***

Sec. 65-10. - O-1 Professional office district regulations. *(no change proposed)*

The regulations set forth in this section or set forth elsewhere in this chapter when referred to in this section, are the regulations of the O-1 professional office district. The purpose of the O-1 professional office district is to provide adequate space in appropriate locations suitable for accommodating medical, dental, and similar services, as well as professional offices. Bulk limitations are designed to provide maximum compatibility with less intensive land use in adjacent residential districts and with more intensive land use in adjacent commercial districts. The O-1 professional office district is to act in the capacity of a transitional and supporting zone.

Sec. 65-11. - C-1 Local commercial district regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the C-1 Local commercial district. The purpose of the C-1 Local commercial district is to provide for retail trade and personal services to meet the regular needs and for the

convenience of residents of adjacent residential areas. C-1 Local commercial districts are intended to be closely associated and integral element of local neighborhoods.

(1) *Use regulations.* A building or premises shall be used only for the following purposes:

ww. Tiny houses, permanent, when part of a community unit plan, with a special use permit only.

Sec. 65-12. - C-2 General commercial district regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the C-2 General commercial district. The purpose of the C-2 General commercial district is to provide areas for general commerce and services typically associated with major thoroughfares.

(1) *Use regulations.* A building or premises shall be used only for the following purposes:

bbb. Tiny houses, permanent, when part of a community unit plan, with a special use permit only.

Sec. 65-13. - C-3 Central business district regulations. (no change proposed)

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the C-3 Central business district. The purpose of the C-3 Central business district is to provide for compact commercial development in the core area of the city and to maximize the utilization of this area by minimizing lot restrictions and height requirements.

Sec. 65-14. - C-4 Planned commercial district regulations. (no change proposed)

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the C-4 Planned commercial district. The purpose of the C-4 Planned commercial district is to provide for modern retail shopping facilities of integrated design in appropriate locations to serve residential neighborhoods.

Sec. 65-15. - CO-1 Enhanced commercial overlay district regulations. (no change proposed)

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the CO-1 Enhanced commercial overlay district. The purpose of the CO-1 Enhanced commercial overlay district is to promote the development of aesthetically appealing areas dedicated to commercial development. These regulations are not intended to discourage development, but to provide a consistently enhanced area of development for the protection of property owners and for the benefit of the city as a whole.

This district overlays the base zoning district and does not change the requirements contained within regulations of that district except as specified in this section. Where a conflict exists between the underlying zoning district and the overlay district, the provisions of this district shall control.

Sec. 65-16. - I-1 Light industrial district regulations. *(residential uses not allowed)*

The regulations set forth in this section or set forth elsewhere in this chapter when referred to in this section, are the regulations of the I-1 Light industrial district. The purpose of the I-1 Light industrial district is to provide areas for light industrial uses that create a minimum amount of nuisance outside the plant, are conducted entirely within enclosed buildings, use the open area around such buildings only for limited storage of raw materials or manufactured products, and provide for enclosed loading and unloading berths when feasible.

Sec. 65-17. - I-2 Heavy industrial district regulations. *(residential uses not allowed)*

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the I-2 Heavy industrial district.

Sec. 65-18. - I-3 Planned industrial park district regulations. *(residential uses not allowed)*

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the I-3 Planned industrial park district. The purpose of the I-3 Planned industrial park district is to provide for modern industrial warehouse/office complexes of integrated design with attractive landscaping in suitable locations with access to arterial thoroughness.

For reference:

Sec. 65-25. - Community unit plan.

The owner of any tract of land may request a special use permit for the use of any development of such tract for residential or for residential in combination with shopping center uses as set forth in the regulations for planned commercial districts in [section 65-14](#). The proposed development plan shall be referred to the planning and zoning commission and shall include specific evidence and facts relating the conditions and approval enumerated in this section.

- (1) Approval by the board of aldermen shall be coordinated upon specific findings that the proposed community unit plan meets the following conditions:
 - a. That the proposed development of any C-4 Planned commercial district included as a part of the plan complies with the regulations for those districts as set forth in [section 65-14](#).
 - b. That the buildings located in the area, other than those within a C-4 district, shall be used only for single-family dwellings, two-family dwellings, multifamily dwellings, and the usual accessory uses, such as private parking or parking garages and storage space, or for community activities, including churches and schools.

- c. That the average lot area per family contained in the site, exclusive of any area within a C-4 district or occupied by streets, will not be less than the lot area per family required in the district in which the development is located.
 - d. That the area is adaptable to complete community development, being bounded by major thoroughfares, streets, railroads, or other external barriers, and insofar as possible without a major thoroughfare extending through the project or any other physical feature which would tend to impair the neighborhood or community cohesiveness.
 - e. That the plan will provide for the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas.
 - f. That no more than twenty-five (25) percent of the gross area of the project will be devoted to a C-4 district, and that no more than fifty (50) percent of the gross area of the project located within the R-1 or R-2 district will be devoted to multiple-family dwellings.
 - g. That sufficient area is reserved for recreational and education facilities to meet the needs of the anticipated population or as designated by the city's comprehensive plan.
 - h. That property adjacent to the area included in the plan will not be adversely affected; to this end the board of aldermen may require, in the absence of any appropriate physical barrier, that uses of least intensity or a buffer of open space or screening will be arranged along the borders of the project.
 - i. That the plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals, and general welfare.
- (2) If the board of aldermen approves the plan, building permits may be issued, even though the use of the land and the location and height of the buildings to be erected in the area and the yards and open space contemplated by the plan do not conform in all respects to the district regulations of the district in which it is located.
 - (3) An application for a special use permit under this section may be made and processed contemporaneously with a proposed amendment of the zoning district or districts in which such site lies.
 - (4) A special use permit shall automatically expire upon the failure to develop the use of the land for which the special use permit has been issued if the use is not substantially developed within two (2) years after the permit has been issued.

Staff Report

ACTION ITEM: Zoning Text Amendment –Recreational Marijuana

APPLICANT: City of Jackson

APPLICANT STATUS: Municipality

PURPOSE: To update the city’s zoning code in accordance with recreational marijuana businesses now authorized by Missouri constitution

HISTORY: Residents of the State of Missouri approved Amendment 3 to the Missouri Constitution in the November election.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65); Missouri Constitution

COMMENTS: Included in this packet is a memo presented to the Board of Aldermen on January 3rd. Per the Missouri Constitution, a municipality has the ability to regulate only the “time, place, and manner” of operation of marijuana businesses. The Board discussion at that meeting yielded the following over-arching guidance to staff for developing draft code language:

1. Recreational marijuana businesses are recommended to be allowed in all the same zones where medical marijuana businesses are now allowed (see attached memo for list).
2. Dispensary hours are recommended to be 7 a.m. – 9 p.m. (There are currently no time limitations on medical marijuana dispensary hours.)
3. The separation between marijuana businesses and state-licensed daycares, elementary & secondary schools, and churches is recommended to be 500’, consistent with the separation chosen for medical marijuana businesses.
4. The method of measuring distances between marijuana businesses and daycares, schools, & churches needs to be changed to match the state specifications (to be measured following the shortest route legally travelled by foot rather than “as the crow flies”).
5. “Consumption lounges” are recommended to be allowed, but with a special use permit only.

The State of Missouri is expected to convert Good Day Farm’s medical marijuana license to a comprehensive license on or about February 6th. Good Day Farm currently operates in Jackson at the corner of East Jackson Boulevard and Clover Drive.

ACTION REQUIRED: The Commission shall approve draft language for this code amendment, either in accordance with the Board guidance or otherwise. Prior to approval, P&Z shall schedule and hold a public hearing on their proposed code language. A public hearing for a text amendment is required at both the P&Z level and the Board of Aldermen level. Because time is of the essence, if the Commission can concur on the essence of proposed code additions, staff and the city attorney can draft language during the time between this meeting and the public hearing and make it available to P&Z and the public prior to the public hearing.

MEMO



TO: **Mayor Hahs and Members of the Board of Aldermen**

FROM: **Janet Sanders, Building & Planning Manager**

DATE: **December 29, 2022**

SUBJECT: **Recreational Marijuana**

To bring the city zoning code up to date with Missouri's newly added recreational marijuana, city staff needs guidance on basic parameters the Board would like to see allowed by zoning for recreational marijuana.

Missouri municipalities have been given the ability to regulate the time, place, and manner of operation of marijuana facilities as long as the regulations are not "unduly burdensome" on the ability to operate these businesses. *Unduly burdensome* is defined as "*the measures necessary to comply with the rules or ordinances adopted...subject licensees or potential licensees to such a high investment of money, time, or any other resource or asset that a reasonably prudent businessperson would not operate the marijuana facility.*"

The state refers to facilities that include recreational marijuana as "comprehensive" facilities. Comprehensive facilities will be licensed by Missouri to handle recreational marijuana and also medical marijuana. Separate medical marijuana licenses will also still be available from the state. Recreational-only licenses will not.

Existing licensed medical marijuana facilities were able to apply on December 8th to have their medical licenses converted to comprehensive licenses. As long as these facilities are in compliance with the state, they will be converted as early as February 6th. We currently have one licensed medical marijuana facility in Jackson, which is the dispensary Good Day Farm at 1336 Clover Drive (corner of Clover and East Jackson Boulevard). They are awaiting their license conversion.

A second existing business not intending to apply for a marijuana license, intends to sell fertilizers to help grow marijuana, glass pipes and other paraphernalia, and is interested in adding a "smoking lounge" where customers can bring their own marijuana and hang out.

The categories of marijuana facilities include the following: marijuana dispensaries, marijuana cultivation facilities, marijuana manufacturing facilities and, secondarily, marijuana warehouse/transportation facilities. Each category will also be divided into comprehensive and medical. An additional type, known as "microbusinesses" will also be licensed by

Missouri. Microbusinesses are specifically small-scale versions of each category with licenses targeted to disadvantaged owners / areas.

To facilitate discussion, I have included a comparison table of several Missouri cities to show how their codes on medical marijuana compare with ours. I have also included in a separate table, cities from other states who do have existing codes on recreational marijuana. I have not yet found a Missouri city with codes in place for recreational marijuana, and while it is tempting to wait and see what others do, in the meantime, for zoning purposes, recreational marijuana businesses would fall into the “other similar uses” catch-all specified in each of our zoning districts which require a Special Use Permit. Please be aware, it is not staff’s intent to recommend Special Use Permits as a permanent method of approving recreational marijuana and we would like to see this need eliminated as early as possible by proceeding with the zoning code text amendment process. Any zoning text amendment requires a public hearing and action at the Planning and Zoning level, followed by a public hearing and action at the Board level. This process takes about three months.

Specific guidance we need from the Board to be able to start drafting code language includes the following:

- Should recreational marijuana businesses be allowed in all the same zones we currently allow medical marijuana? Medical marijuana businesses were treated just like drug stores and are allowed in the following zones:
 - A-1 Agricultural (cultivation facilities only)
 - O-1 Professional Office (dispensaries)
 - CO-1 Enhanced Commercial Overlay (dispensaries)
 - C-1 Local Commercial (dispensaries)
 - C-2 General Commercial (dispensaries)
 - C-3 Central Business District (dispensaries) (this is primarily the uptown area)
 - C-4 Planned Commercial (dispensaries)
 - I-1 Light Industrial (dispensaries, manufacturing, and cultivation)
 - I-2 Heavy Industrial (dispensaries, manufacturing, and cultivation)
 - I-3 Planned Industrial (dispensaries, manufacturing, and cultivation)
- Should residential uses in commercial or O-1 districts be allowed to operate any of these businesses concurrently with a residential use? We do have a number of single-family homes and other residential uses that are located in O-1 Professional Office and also in all of the commercial districts.
- The method of measuring separation distances has now been clarified by the state. It is not “as the crow flies” but is measured by the route that can legally be followed on foot without trespassing. The distance for all types of marijuana facilities is allowed to be reduced by a municipality. For all types of medical marijuana facilities, the city’s zoning code reduced the state law distance of 1,000 feet from schools, churches, and daycares to 500 feet (as the crow flies). Should any separation distances for any of the

comprehensive marijuana facilities be reduced from 1,000'? Please be aware that some marijuana manufacturing processes use chemicals with hazardous or explosive properties.

- Should “smoking lounges”, “consumption lounges” or other opportunities for public consumption be allowed in any of the following locations? (This refers to locations open to the public, not personal property.)
 - As part of a dispensary?
 - As part of other businesses, such as restaurants or other retail businesses?
 - In public streets, parks, etc.?
 - or
 - In no public locations
- Similar to consumption lounges, should membership-only “marijuana clubs” for consumption by members be added as an allowable business in specific zoning districts?
- No hours of operation were established for any medical marijuana businesses in Jackson. Should hours of operation be addressed in any comprehensive facilities or any allowed consumption locations (but not restricting use in personal property)?
- Should any marijuana businesses be allowed to be mobile or transitory?
- Are there any other potential regulations you would like to discuss?

As always, if you have question, please contact me at 573-243-2300 or jsanders@jacksonmo.org.

Item 3.

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MEDICAL MARIJUANA CODES COMPARISON - January, 2023

Item 3.

CITY	ZONING DISTRICTS	MEDIC CULTIV	MEDIC MANUF	MEDIC TESTING	MEDIC DISPENS	MEDIC TRANSPORT
PERRYVILLE, MO	R-1 SINGLE FAMILY				C-1 LOCAL COMMERC	
	R-2 SINGLE FAMILY				C-2 GENERAL COMMERC	
	R-3 FAMILY RESIDENTIAL				C-3 CENTRAL BUSINESS	
	R-4 TWO-FAMILY RESIDENTIAL				DIST	
	R-5 GENERAL RESIDENTIAL				C-4 PLANNED COMMERC	
	MH-1 MOBILE HOME PARK DIST					
	C-1 LOCAL COMMERCIAL					
	C-2 GENERAL COMMERCIAL					
	C-3 CENTRAL BUSINESS DIST					
	C-4 PLANNED COMMERC DIST					
SIKESTON, MO	I-1 LIGHT INDUST					
	I-2 HEAVY INDUST					
	I-3 PLANNED INDUST					

MEDICAL MARIJUANA CODES COMPARISON - January, 2023

Item 3.

CITY	ZONING DISTRICTS	MEDIC CULTIV	MEDIC MANUF	MEDIC TESTING	MEDIC DISPENS	MEDIC TRANSPORT
SIKESTON, MO CONTINUED		OUTDOOR OPERATIONS OR STORAGE - 10' TALL FENCE WITH RAZOR WIRE ABOVE	FACILITY CANNOT BE OPEN TO THE PUBLIC AND ALL VISITORS MUST BE LOGGED IN AND GIVEN A VISITOR PASS BY BUILDING SECURITY PERSONNEL	OUTDOOR OPERATIONS OR STORAGE - 10' TALL FENCE WITH RAZOR WIRE ABOVE		
		INDOOR FACILITY REQUIRE SITE PLAN COMPLIANCE WITH NEW CONSTRUCTION STANDARDS OF ICC AND ZONING REGS FOR NEW CONSTRUCTION	NO ONSITE SMOKING, INGESTION, OR CONSUMPTION ON PREMISES DURING REGULAR BUSINESS HOURS	FACILITY CANNOT BE OPEN TO THE PUBLIC AND ALL VISITORS MUST BE LOGGED IN AND GIVEN A VISITOR PASS BY BUILDING SECURITY PERSONNEL	MISSOURI LICENSE PROMINENTLY DISPLAYED IN SALES AREA	
			STATE LICENSE PROMINENTLY DISPLAYED NEAR FRONT DESK	NO ONSITE SMOKING, INGESTION, OR CONSUMPTION ON PREMISES DURING REGULAR BUSINESS HOURS	SITE PLAN MUST MEET ZONING REGS FOR NEW CONSTRUCTION	
			REQUIRES SITE PLAN COMPLIANCE WITH NEW CONSTRUCTION STANDARDS OF ICC AND ZONING REGS FOR NEW CONSTRUCTION	STATE LICENSE PROMINENTLY DISPLAYED NEAR FRONT DESK		
FARMINGTON, MO			USE OF CO2 OR COMBUSTIBLE GASES REQUIRE SITE PLAN COMPLIANCE WITH NEW CONSTRUCTION STANDARDS OF icc			
		AG I-4	AG I-1 HEAVY INDUST I-2 HEAVY INDUST I-3 PLANNED INDUST	AG I-1 GENERAL INDUST I-2 HEAVY INDUST I-3 PLANNED INDUST I-4	C-1 CENTRAL BUSINESS C-2 GENERAL COMMERC C-3 NEIGHBORHOOD COMMERC (SUP) OP-1 OFFICE PROFESSIONAL	AG I-1 GENERAL INDUST I-2 HEAVY INDUST I-3 PLANNED INDUST
	R-1 SINGLE FAMILY RESIDENTIAL R-2 SINGLE FAMILY RESIDENTIAL R-3 SINGLE FAMILY RESIDENTIAL R-4 GENERAL RESIDENTIAL R-5 MANUFACTURED AND RECREATIONAL RESIDENTIAL C-1 CENTRAL BUSINESS C-2 GENERAL COMMERCIAL C-3 NEIGHBORHOOD COMMERCIAL OA-1 OFFICE & APARTMENT OP-1 OFFICE & PROFESSIONAL I-1 GENERAL INDUSTRIAL I-2 HEAVY INDUSTRIAL I-3 PLANNED INDUSTRIAL PARK	NOT WITHIN 1000' OF EXISTING ELEM OR SECONDARY SCHOOL, DAYCARE OR CHURCH	NOT WITHIN 1000' OF EXISTING ELEM OR SECONDARY SCHOOL, DAYCARE OR CHURCH	NOT WITHIN 1000' OF EXISTING ELEM OR SECONDARY SCHOOL, DAYCARE OR CHURCH	INDOOR ONLY	NOT ALLOWED TO BE WITHIN 1000' OF EXISTING ELEM OR SECONDARY SCHOOL, DAYCARE, CHURCH OR ANOTHER DISPENSARY
		MUST BE GROWN UNDER COVER	ALL OPERATIONS & STORAGE SECURED INSIDE BUILDING OR WITHIN A 10' FENCE WITH RAZOR WIRE	ALL OPERATIONS & STORAGE OF PRODUCT, MATERIALS OR EQUIP IN SECURED AREA INSIDE BUILDING	NOT ALLOWED TO BE WITHIN 1000' OF EXISTING ELEM OR SECONDARY SCHOOL, DAYCARE, OR CHURCH OR ANOTHER DISPENSARY	ALL OPERATIONS & STORAGE SECURED INSIDE BUILDING OR WITHIN A 10' FENCE WITH RAZOR WIRE
		ALL STORAGE SECURED INSIDE BUILDING OR WITHIN A 10' FENCE WITH RAZOR WIRE	NO MARIJUANA SMOKED, INGESTED, OR CONSUMED ON PREMISES	NO MARIJUANA SMOKED, INGESTED, OR CONSUMED ON PREMISES OF DISPENSARY	OPERATIONS & STORAGE OF MATERIALS, PRODUCTS OR EQUIP WITHIN FULLY SECURED AREA	NO MARIJUANA SMOKED, INGESTED, OR CONSUMED ON PREMISES
			CLOSED TO PUBLIC BETWEEN 10 P.M. AND 8 A.M. VISITORS AT ANY TIME MUST BE LOGGED BY BUILDING SECURITY AND ISSUED A PASS		NO MARIJUANA SMOKED, INGESTED, OR CONSUMED ON PREMISES OF DISPENSARY	CLOSED TO PUBLIC BETWEEN 10 P.M. AND 8 A.M. VISITORS AT ANY TIME MUST BE LOGGED BY BUILDING SECURITY AND ISSUED A PASS

MEDICAL MARIJUANA CODES COMPARISON - January, 2023

Item 3.

CITY	ZONING DISTRICTS	MEDIC CULTIV	MEDIC MANUF	MEDIC TESTING	MEDIC DISPENS	MEDIC TRANSPORT
FARMINGTON, MO CONTINUED		CLOSED TO PUBLIC BETWEEN 10 P.M. AND 8 A.M. VISITORS AT ANY TIME MUST BE LOGGED BY BUILDING SECURITY AND ISSUED A PASS	NO ODOR CAN BE PUBLIC NUISANCE. MUST DEMONSTRATE SYSTEMS TO PREVENT ODOR FROM LEAVING FACILITY	CLOSED TO PUBLIC BETWEEN 10 P.M. AND 8 A.M. VISITORS AT ANY TIME MUST BE LOGGED BY BUILDING SECURITY AND ISSUED A PASS	TIME LIMITED TO 7:00 A.M. - 10 P.M. NO PERSONS NOT EMPLOYED ALLOWED DURING CLOSED HOURS	MUST MEET BUILDING CODES
		STATE LICENSE MUST BE PROMINANTLY DISPLAYED	STATE LICENSE MUST BE PROMINANTLY DISPLAYED	STATE LICENSE MUST BE PROMINANTLY DISPLAYED	STATE LICENSE DISPLAYED PROMINANTLY IN SALES AREA	NO PUBLIC NUISANCE ODOR - SHALL DEMONSTRATE SYSTEM TO REMOVE ODOR OR FUMES FROM LEAVING FACILITY
		NO PUBLIC NUISANCE ODOR - SHALL DEMONSTRATE SYSTEM TO REMOVE ODOR OR FUMES FROM LEAVING FACILITY		NO PUBLIC NUISANCE ODOR - SHALL DEMONSTRATE SYSTEM TO REMOVE ODOR OR FUMES FROM LEAVING FACILITY		
		MUST MEET BUILDING CODES		MUST MEET BUILDING CODES	MUST MEET BUILDING CODES	
COLUMBIA, MO		IG INDUSTRIAL A AGRICULTURAL	M-BP BUSINESS/INDUSTRIAL PARK IG INDUSTRIAL	I-1 LIGHT INDUSTRIAL I-2 HEAVY INDUSTRIAL I-3 PLANNED INDUSTRIAL	M-C MIXED USE CORRIDOR M-DT MIXED USE DOWNTOWN M-BP BUSINESS/INDUSTRIAL PARK	
	R-1 ONE-FAMILY DWELLING R-2 TWO-FAMILY DWELLING R-MF MULTIPLE FAMILY DWELLING R-MH RESIDENTIAL MANUF HOME M-OF MIXED USE OFFICE M-N MIXED USE NEIGHBORHOOD M-C MIXED USE CORRIDOR M-DT MIXED USE DOWNTOWN M-BP BUSINESS/INDUSTRIAL PARK IG INDUSTRIAL A AGRICULTURAL O OPEN SPACE PD PLANNED DEVELOPMENT UC-O URBAN CONSERVATION OVERLAY SR-O SCENIC ROADWAY AREA HP-O HISTORIC PRESERVATION FP-O FLOODPLAIN	LOCAL LICENSE REVIEW BY BUSINESS SERVICES ADMINSTRATOR	LOCAL LICENSE REVIEW BY BUSINESS SERVICES ADMINSTRATOR	LOCAL LICENSE REVIEW BY BUSINESS SERVICES ADMINSTRATOR	LOCAL LICENSE REVIEW BY BUSINESS SERVICES ADMINSTRATOR	
		SECURITY CAMERAS REQUIRED IN ALL LOCATIONS EXCEPT BATHROOMS	SECURITY CAMERAS REQUIRED IN ALL LOCATIONS EXCEPT BATHROOMS	SECURITY CAMERAS REQUIRED IN ALL LOCATIONS EXCEPT BATHROOMS		
		MONITORED ALARM SYSTEM REQD	MONITORED ALARM SYSTEM REQD	MONITORED ALARM SYSTEM REQD	BONUS POINTS FOR FURTHER DISTANCES FROM CITY HALL	
		EXTERIOR LIGHTING SUFFICIENT FOR SECURITY	EXTERIOR LIGHTING SUFFICIENT FOR SECURITY	EXTERIOR LIGHTING SUFFICIENT FOR SECURITY	HOURS LIMITED TO 6 A.M. - 10 P.M.	
		WRITTEN OPERATION & MANAGMEENT & EMERGENCY RESPONSE PLANS REQD	WRITTEN OPERATION & MANAGMEENT & EMERGENCY RESPONSE PLANS REQD	WRITTEN OPERATION & MANAGMEENT & EMERGENCY RESPONSE PLANS REQD	NOT ALLOWED TO BE MOBILE STRUCTURE	
					500' TO SCHOOLS OR CHURCHES	
					LIMITED TO 1 PER 20,000 POPULATION	

MEDICAL MARIJUANA CODES COMPARISON - January, 2023

Item 3.

CITY	ZONING DISTRICTS	MEDIC CULTIV	MEDIC MANUF	MEDIC TESTING	MEDIC DISPENS	MEDIC TRANSPORT
SPRINGFIELD, MO	R-SF SINGLE FAMILY RESID		<u>INFUSED PRODUCTS</u>			
	R-TH RESIDENTIAL TOWNHOUSE		<u>MANUF TYPE 2 POST-</u>			
	R-LD LOW DENS MULTIFAM RESID		<u>EXTRACTION -</u>			
	R-MD MEDIUM DENS MULTIFAM RESID		GR GENERAL COMMERC		GR GENERAL COMMERC	
	R-HD HIGH DENS MULTIFAM RESID		HC HIGHWAY COMMERC		HC HIGHWAY COMMERC	
	O-OFFICE		CS COMMERC SERVICE		CS COMMERC SERVICE	
	GI GOVERNMENT & INSTITUT	HC HIGHWAY COMMERC	CC CITY CENTER DIST		DIST	
	UN UNIVERSITY COMBINING DIST	CS COMMERC SERVICE	COM COMMERC STREET		CC CITY CENTER DIST	
	UC URBAN CONSERVATION DIST	RI RESTRICTED INDUST	RI RESTRICTED INDUST		COM COMMERC STREET	
	L LANDMARKS	LI LIGHT INDUST DIST	LI LIGHT INDUST	I-2 HEAVY INDUST	DIST	
	PD PLANNED DEVELOPMENT DIST	GI GENERAL INDUST	GI GENERAL INDUST	I-3 PLANNED INDUST	RI RESTRICTED INDUST	
	AO AIRPORT OVERLAY	GM GENERAL MANUF	GM GENERAL MANUF		DIST	
	CO CONDITIONAL OVERLAY	HM HEAVY MANUF	HM HEAVY MANUF	NOT WITHIN 1000' OF	LI LIGHT INDUST DIST	
	LWO LIVE/WORK OVERLAY	IC INDUST COMMERC	IC INDUST COMMERC	EXISTING ELEM OR	GI GENERAL INDUST DIST	
	WC WEST COLLEGE STREET DIST			SECONDARY SCHOOL,	GM GENERAL MANUF	
	LB LIMITED BUSINESS DIST	SUP REQD IF ADJAC OR	<u>INFUSED PRODUCT</u>	DAYCARE OR CHURCH	HM HEAVY MANUF	
	GR GENERAL RETAIL DIST	ACROSS STREET FROM	<u>MANUF TYPE 1</u>		IC INDUST COMMERC	
	HC HIGHWAY COMMERCIAL DIST	RESID DIST OR WITHIN	GM GENERAL			
	CS COMMERCIAL SERVICE DIST	1000' OF EXISTING ELEM	MANUFACTURING		NOT WITHIN 1000' OF	
	CC CITY CENTER DIST	OR SECONDARY SCHOOL,	HM HEAVY MANUF		EXISTING ELEMENTARY OR	
	COM COMMERCIAL STREET DIST	DAYCARE OR CHURCH			SECONDARY SCHOOL AND	
	RI RESTRICTED INDUST DIST		<u>TYPE 2</u> - NOT WITHIN		NOT WITHIN 200' OF AN	
	LI LIGHT INDUST DIST		1000' OF EXISTING ELEM		EXISTING DAYCARE OR	
	GM GENERAL MANUF DIST		OR SECONDARY SCHOOL		CHURCH	
	HM HEAVY MANUF DIST		OR WITHIN 200' OF			
	IC INDUST COMMERCIAL DIST		EXISTING DAYCARE OR			
			CHURCH			
SPRINGFIELD, MO CONTINUED	<u>SUPPLMENTAL REGS FOR ALL MEDICAL</u>		<u>TYPE 1</u> - SUP REQD IF			
	<u>MARIJUANA BUSINESSES</u>		ADJACENT TO OR ACROSS			
	BUSINESS LICENSE REQD		STREET FROM RESID DIST			
	ODOR CONTROL & MITIGATION REQD &		OR WITHIN 1000' OF ELEM			
	CERTIFIED BY PROF ENG OR INDUST		OR SECONDARY SCHOOL,			
	HYGIENIST; NO ODOR NUISANCE		DAYCARE OR CHURCH			
	METHODS FOR MEASUREMENT SPECIFIED					
	HERE					
	NO MEDICAL MARIJUANA BUSINESS IN					
	BUILDING THAT CONTAINS RESIDENCE					
	HOURS LIMITED TO 6 A.M. - 10 P.M. AND NO					
	NON-EMPLOYEES ON PREMISES DURING					
	CLOSED HOURS					
	NO MARIJUANA SMOKED, CONSUMED, OR					
	INGESTED ON PREMISES OF MEDIC MARIJ					
	ESTABLISHM					
	ALL OPERATIONS AND STORAGE MUST BE IN					
	COMPLETELY ENCLOSED BLDG					
	IF MULTIPLE LICENSES FOR ONE LOCATION-					
	HIGHEST INTENSITY RESTRICTIONS APPLY					

CAPE GIRARDEAU - STAFF RECOMMENDED ZONING FOR RECREATIONAL MARIJUANA - January, 2023

Item 3.

CITY	ZONING DISTRICTS	RECREAT CULTIV	RECREAT MANUF	RECREAT TESTING	RECREAT DISPENS	RECREAT TRANSPORT	MICROBUSINESS WHOLESALE
CAPE GIRARDEAU PERSONAL CULTIVATION OF MARIJUANA SHALL BE A PERMITTED ACCESSORY USE IN ALL ZONING DISTRICTS IN ACCORDANCE WITH STATE LAW FOR PERSONAL CULTIVATION	AG AGRICULTURAL						AG AGRICULTURAL
	AG-1 EXCLUSIVE AGRICULTURAL						M-1 LIGHT MANUFACT
	RE RURAL ESTATE SINGLE FAMILY	AG AGRICULTURAL	M-1 LIGHT MANUFACT	M-1 LIGHT MANUFACT		M-1 LIGHT MANUFACT	M-2 HEAVY MANUFACT
	R-1 SINGLE FAMILY SUBURBAN RESID	M-1 LIGHT MANUFACT	M-2 HEAVY MANUFACT	M-2 HEAVY MANUFACT	C-1 GENERAL COMMERC	M-2 HEAVY MANUFACT	
	R-2 SINGLE FAMILY URBAN RESID	M-2 HEAVY MANUFACT			C-2 HIGHWAY COMMERC		
	R-3 HIGH DENS SINGLE FAMILY RESID				M-1 LIGHT MANUFACT		
	R-4 MED DENS MULTIFAM RESID	MUST BE 1000' FROM ELEM	MUST BE 1000' FROM ELEM	MUST BE 1000' FROM		MUST BE 1000' FROM ELEM	MUST BE 1000' FROM ELEM
	R-5 HIGH DENS MULTIFAM RESID	OR SECONDARY SCHOOL,	OR SECONDARY SCHOOL,	EXISTING ELEM OR		OR SECONDARY SCHOOL,	OR SECONDARY SCHOOL,
	RUMD RESID URBAN MIXED DENS	CHILD DAYCARE OR CHURCH	CHILD DAYCARE OR	SECONDARY SCHOOL,	MUST BE 500' FROM ELEM	CHILD DAYCARE OR	CHILD DAYCARE OR CHURCH
	RMH RESID URBAN MIXED DENS	(MEASURED BY STATE'S	CHURCH (MEASURED BY	CHILD DAYCARE OR	OR SECONDARY SCHOOL,	CHURCH (MEASURED BY	(MEASURED BY SHORTEST
	NC NEIGHBORHOOD COMMERC	METHOD)	STATE'S METHOD)	CHURCH (MEASURED BY	CHILD DAYCARE OR CHURCH	STATE'S METHOD	LEGAL ROUTE THAT CAN BE
	CBD CENTRAL BUSINESS DISTRICT			STATE'S METHOD)	(MEASURED BY STATE'S		WALKED WITHOUT
	C-1 GENERAL COMMERC	NO RESTRICTION ON HOURS	NO RESTRICTION ON	NO RESTRICTION ON	METHOD)	NO RESTRICTION ON	TRESPASSING)
	C-2 HIGHWAY COMMERC	OF OPERATION	HOURS OF OPERATION	HOURS OF OPERATION		HOURS OF OPERATION	
	M-1 LIGHT MANUFAC/INDUST				HOURS LIMITED TO 7 A.M.		NO RESTRICTION ON HOURS
	M-2 HEAVY MANUFACT/INDUST				TO 9 P.M.	MUST COMPLY WITH ALL	OF OPERATION
	A-1 AIRPORT	MUST COMPLY WITH ALL	MUST COMPLY WITH ALL	MUST COMPLY WITH ALL		OTHER REGULATIONS	MUST COMPLY WITH ALL
	PD PLANNED DEVELOPMENT	OTHER REGULATIONS	OTHER REGULATIONS	OTHER REGULATIONS	MUST COMPLY WTH ALL	INCLUDING LICENSING,	OTHER REGULATIONS
	CX ADULT ENTERTAINM OVERLAY	INCLUDING LICENSING,	INCLUDING LICENSING,	INCLUDING LICENSING,	OTHER REGULATIONS	SAFETY, SECURITY,	INCLUDING LICENSING,
	DCC DOWNTOWN COMMERC CORRIDOR	SAFETY, SECURITY,	SAFETY, SECURITY,	SAFETY, SECURITY,	INCLUDING LICENSING,	SCREENING, STORAGE,	SAFETY, SECURITY,
	OVERLAY	SCREENING, STORAGE,	SCREENING, STORAGE,	SCREENING, STORAGE,	SAFETY, SECURITY,	ODOR CONTROL, WASTE	SCREENING, STORAGE,
	H HISTORIC OVERLAY	ODOR CONTROL, WASTE	ODOR CONTROL, WASTE	ODOR CONTROL, WASTE	SCREENING, STORAGE,	DISPOSAL, OPERATIONS,	ODOR CONTROL, WASTE
	IO INCREASED OCCUPANCY OVERLAY	DISPOSAL, OPERATIONS,	DISPOSAL, OPERATIONS,	DISPOSAL, OPERATIONS,	ODOR CONTROL, WASTE	INSPECTIONS, AND USE OR	DISPOSAL, OPERATIONS,
	NCON NIEHGOBRHOOD CONSERVATION	INSPECTIONS, AND USE OR	INSPECTIONS, AND USE OR	INSPECTIONS, AND USE OR	DISPOSAL, OPERATIONS,	CONSUMPTION	INSPECTIONS, AND USE OR
	OVERLAY	CONSUMPTION.	CONSUMPTION	CONSUMPTION	INSPECTIONS, AND USE OR		CONSUMPTION
					CONSUMPTION		

RECREATIONAL MARIJUANA CODES COMPARISON - January, 2023

Item 3.

CITY	ZONING DISTRICTS	RECREAT CULTIV	RECREAT MANUF	RECREAT TESTING	RECREAT DISPENS	RECREAT TRANSPORT
CARBONDALE ILLINOIS	P PRESERVATION DIST					
	FP FLOODPLAIN DIST					
	FW FLOODWAY DIST					
	FORESTRY DIST					
	AG GENERAL AGRICULTURE					
	RR RURAL RESIDENTIAL				SB SECONDARY BUSINESS	
	R-1 LOW DENSITY RESIDENTIAL				BPL PLANNED BUSINESS DIST	
	R-1-D LOW DENSITY RESIDENTIAL, TWO-UNIT DWELLINGS				BPR PRIMARY BUSINESS DIST	
	R-2 MEDIUM DENSITY RESIDENTIAL	(CRAFT GROWERS & CULTIVATION CENTERS):	(INFUSION ONLY):			
	R-3 HIGH DENSITY RESIDENTIAL	AG GENERAL AGRIC	AG GENERAL AGRIC		CONSUMPTION LOUNGE ONLY AS PART OF	AG GENERAL AGRIC
	PUD PLANNED UNIT DEVELOPMENT	SB SECONDARY BUSINESS	SB SECONDARY BUSINESS (SUP)		DISPENSARY / SPECIAL PERMIT REQD BY CITY	SB SECONDARY BUSINESS- (SUP)
	RMH PLANNED MOBILE HOME DIST	BWA WHOLESALE & AUTOMOTIVE DIST	LI LIGHT INDUST		MANAGER / NO NUISANCE	LI LIGHT INDUST
	NB NEIGHBORHOOD BUSINESS DIST	LI LIGHT INDUST	GI GENERAL INDUST		ODOR / OPERATE ONLY	GI GENERAL INDUST
	PA PROFESSIONAL ADMIN OFFICE DIST		(PROCESSING):		DURING HRS OF DISPENSARY	
	SB SECONDARY BUSINESS DIST	GI GENERAL INDUST	SB SECONDARY BUSINESS (SUP)		AND 2 HRS AFTER CLOSING /	
	BPL PLANNED BUSINESS DIST		LI LIGHT INDUST		VIDEO SECURITY CAMERAS	
	BWA WHOLESALE & AUTOMOTIVE DIST				REQD / NO ALCOHOL	
	BPR PRIMARY BUSINESS DIST				ALLOWED / NO PUBLIC	
	LI LIGHT INDUST DIST				NUISANCE	
	GI GENERAL INDUST DIST					
	SIU UNIVERSITY DIST					
	PAD PLANNED AIRPORT DIST					
SPRINGFIELD ILLINOIS		(WITH SUP)				
		B-1 HIGHWAY BUSINESS			MEDIC (WITH SUP):	
		B-2 GENERAL BUSINESS			S-3 CENTRAL SHOPPING I-1	
		I-1 LIGHT INDUSTRIAL			LIGHT INDUST	
		I-2 HEAVY INDUSTRIAL			I-2 HEAVY INDUST	(WITH SUP)
	R-1 SINGLE FAMILY		I-1 LIGHT INDUSTRIAL			I-1 LIGHT INDUST
	R-2 SINGLE FAMILY & DUPLEX		I-2 HEAVY INDUSTRIAL			I-2 HEAVY INDUST
	R-3 GENERAL RESIDENCE	NOT ON MULTI-USE PROPERTIES, SHARED			RECREAT (WITH SUP):	
	R-4 MOBILE HOME & TRAILER PARK RESID	PARKING PROPERTIES, OR	NOT WITHIN 2500' OF ELEM		S-3 CENTRAL SHOPPING	
	OFF OFFICE DIST	ON SAME LOT AS OFFICE OR	OR SECONDARY SCHOOL OR		B-1, B-2, I-1, I-2 (SUP)	NOT WITHIN 2500' OF ELEM
	R-5 (A) GENERAL RESIDENCE & OFFICE	MEDICAL PROVIDER	DAY CARE CENTER, DAY			OR SECONDARY NOT
	R-5 (B) GENERAL RESIDENCE & OFFICE		CARE HOME, OR		SUP FOR ON-SITE	WITHIN 2500' OF ELEM OR
	R-5(C) OFFICE DISTR	NOT WITHIN 2500' OF ELEM	RESIDENTIAL DISTRICT		CONSUMPTION AREA AT REC	SECONDARY SCHOOL OR
	S-1 NEIGHBORHOOD COMMERCIAL	OR SECONDARY SCHOOL OR	MEASURED AS SHORTEST		DISPENSARY	DAY CARE CENTER, DAY
	S-2 COMMUNITY SHOPPING & OFFICE	DAY CARE CENTER, DAY CARE	DISTANCE BETWEEN			CARE HOME, OR
	S-3 CENTRAL SHOPPING	HOME, OR RESIDENTIAL	PROPERTY LINES / NO		NOT WITHIN 1500' (1000' IN	RESIDENTIAL DISTRICT
	B-1 HIGHWAY BUSINESS SERVICE	DISTRICT MEASURED AS	VARIANCE ALLOWED		S-3) OF PRESCHOOL, ELEM	MEASURED AS SHORTEST
	B-2 GENERAL BUSINESS SERVICE	SHORTEST DISTANCE			OR SECONDARY SCHOOL,	DISTANCE BETWEEN
	I-1 LIGHT INDUSTRIAL	BETWEEN PROPERTY LINES /	NOT WITHIN 1500' OF		DAY CARE CENTER, DAY	PROPERTY LINES / NO
	I-2 HEAVY INDUSTRIAL	NO VARIANCE ALLOWED	ANOTHER CANNABIS		CARE HOME, CHURCH, PARK,	VARIANCE ALLOWED
			BUSINESS UNLESS VARIED		GROUP DAY CARE HOME /	
			BY STATE / NO LOCAL		NO VARIANCE ALLOWED	NOT WITHIN 1500' OF
			VARIANCET			ANOTHER CANNABIS
		NOT WITHIN 1500' OF			NOT WITHIN 1500' OF	BUSINESS UNLESS VARIED
		ANOTHER CANNABIS			ANOTHER DISPENSARY	BY STATE / NO LOCAL
		BUSINESS UNLESS VARIED BY				VARIANCE
		STATE / NO LOCAL VARIANCE			HOURS 6 A.M. - 10 P.M.	

RECREATIONAL MARIJUANA CODES COMPARISON - January, 2023

Item 3.

CITY	ZONING DISTRICTS	RECREAT CULTIV	RECREAT MANUF	RECREAT TESTING	RECREAT DISPENS	RECREAT TRANSPORT
SPRINGFIELD ILLINOIS - CONTINUED		HIGH SECURITY FENCE			NOT LOCATED IN A HOUSE OR APARTMENT, CONDO, OR PHYSICIAN OFFICE, OR AREA ZONED RESIDENTIAL	LOADING LIMITED TO ENCLOSED SHIPPING BAYS NOT VISIBLE FROM EXTERIOR OF BLDG
		NO ODOR IMPACT ON ADJACENT PROPERTIES			PARKING MUST BE VISIBLE FROM STREET	
		ADEQUATE EXTERIOR LIGHTING & VIDEO SURVEILLANCE REQD			NO PRODUCT OR PARAPHERNALIA VISIBLE FROM PUBLIC SIDEWALK, STREET, OR OTHER PROPERTIES	
		NO SALE ON SITE			NO SIGNAGE DISPLAYING CANNABIS PLANT OR STYLIZED SMOKE, PARAPHERNALIA, OR CARTOONISH IMAGERY	
MANITOU SPRINGS COLORADO					DOWNTOWN ? (AS ALTERNATIVE MEDICAL?) COMMERC REDEVELOPMENT OVERLAY	
	R-1 SINGLE FAMILY					
	R-2 SINGLE FAMILY & DUPLEX					
	R-3 GENERAL RESIDENCE					
	R-4 MOBILE HOME & TRAILER PARK RESID					
	OFF OFFICE DIST					
	R-5 (A) GENERAL RESIDENCE & OFFICE					
	R-5 (B) GENERAL RESIDENCE & OFFICE					
	R-5(C) OFFICE DIST					
	S-1 NEIGHBORHOOD COMMERC & OFFICE			COMMERCIAL		
	S-2 COMMUNITY SHOPPING & OFFICE	PROHIBITED IN ALL ZONES	PROHIBITED IN ALL ZONES	RESTRICTED TO LIMITED AREA OF COMMERCIAL DISTRICT	MUST BE LICENSED FOR BOTH MEDICAL AND RECREATIONAL	
	S-3 CENTRAL SHOPPING				RESTRICTED TO LIMITED AREA OF COMMERCIAL DISTRICT	
	B-1 HIGHWAY BUSINESS SERVICE				NOT WITHIN 500' OF DAY CARE OR ALCOHOL OR DRUG REHAB FACILITY/ NOT WITHIN BLDG CONTAINING RESIDENCE OR LODGING / NOT WITHIN 500' OF ANOTHER MARIJUANA DISPENS IN OR OUT OF CITY (MEASURED AS CROW FLIES FROM PROPERTY LINE TO PROPERTY LINE)	
	B-2 GENERAL BUSINESS SERVICE					
	I-1 LIGHT INDUSTRIAL					
	I-2 HEAVY INDUSTRIAL					

RECREATIONAL MARIJUANA CODES COMPARISON - January, 2023

CITY	ZONING DISTRICTS	RECREAT CULTIV	RECREAT MANUF	RECREAT TESTING	RECREAT DISPENS	RECREAT TRANSPORT
MANITOU SPRINGS COLORADO - CONTINUED					NO MOBILE OR TRANISTORY LOCATIONS	
					MARIJUANA CLUBS PROHIBITED IN ALL ZONES	
					NO ON-SITE CONSUMPTION	
MANITOU SPRINGS COLORADO - CONTINUED				ALL ACTIVITIES INDOORS	CITY LICENSE REQD	
				NO ON-SITE CONSUMPTION	LICENSING REVIEW SHALL CONSIDER NEARBY RESID DISTRICTS, COMMUNITY CENTER, PARK, REC TRAIL, LIBRARY, HOTEL, RECREAT CENTER, PUBLIC BLDGS	
					SIGNAGE DEPICTING WORDS OR SYMBOLS FOR MARIJUANA OR CANNIBUS NOT VISIBLE FROM ROADS / SIDEWALKS/PUBLIC AREAS	
MANITOU SPRINGS COLORADO - CONTINUED					ALL ACTIVITIES INDOORS	
					NO DISPLAYS OF PRODUCT OR PARAPHENALIA VISIBLE FROM OUTSIDE PREMISES	
					MEANS OF PREVENTING ODORS REQD	

RECREATIONAL MARIJUANA CODES COMPARISON - January, 2023

CITY	ZONING DISTRICTS	RECREAT CULTIV	RECREAT MANUF	RECREAT TESTING	RECREAT DISPENS	RECREAT TRANSPORT
					M-2 DISTRICT	
					NOT WITHIN 1000' OF SCHOOL OR OTHER MARIJUANA DISPENSARY, MEASURED AS SHORTEST DIST BTWN PROPERTY LINES	
					HOURS LIMITED TO 8 A.M. - 10 P.M.	
GOLDEN, COLORADO					NO MOBILE OR TRANSITORY LOCATION / NO WALK-UP OR DRIVE THROUGH	
					CITY LICENSE REQD	
					TERMS & CONDITIONS CAN BE SET BY LICENSING BOARD	
					PLAN FOR PREVENTING ODOR FROM LEAVING BUILDING OR PROPERTY	
GOLDEN, COLORADO - CONTINUED					NO PRODUCTS VISIBLE FROM OUTSIDE BLDG / NO OFF-SITE ADVERTISING	
					NO ON-SITE CONSUMPTION	

RECREATIONAL MARIJUANA CODES COMPARISON - January, 2023

Item 3.

CITY	ZONING DISTRICTS	RECREAT CULTIV	RECREAT MANUF	RECREAT TESTING	RECREAT DISPENS	RECREAT TRANSPORT
SEATTLE, WASHINGTON	NEIGHBORHOOD RESIDENTIAL 2				CITY LICENSE REQD	
	NEIGHBORHOOD RESIDENTIAL 3					
	NEIGHBORHOOD SMALL LOT				NOT LOCATED WITHIN ANOTHER BUSINESS	
	RESIDENTIAL MULTIFAM LOWRISE 1					
	RESIDENTIAL MULTIFAM LOWRISE 2	RESIDENTIAL-COMMERC				
	RESIDENTIAL MULTIFAM LOWRISE 3	MPYT MASTER PLANNED			NO ONSITE CONSUMPTION UNLESS PERMITTED BY LICENSE TYPE	
	RESIDENTIAL MULTIFAMILY MIDRISE	COMMUN				
	RESIDENTIAL MULTIFAMILY HIGHRISE	C1 & C2 COMMERCIAL	NOT ALLOWED AS BUSINESS IN DWELLING UNIT	NOT ALLOWED AS BUSINESS IN DWELLING UNIT		
	RESIDENTIAL-COMMERCIAL	DOWNTOWN OFFICE 1&2			NOT SOLD OR TRANSFERRED AT FESTIVALS, FAIRS, FARMERS MARKETS OR OTHER EVENTS WITHOUT EXPRESS LICENSE	
	NEIGHBORHOOD COMMERCIAL 1	DOWNTOWN RETAIL				
	NEIGHBORHOOD COMMERCIAL 2	DOWNTOWN MIXED	NOT WITHIN 1000' OF ELEM OR SECONDARY SCHOOL OR PLAYGROUND	NOT WITHIN 1000' OF ELEM OR SECONDARY SCHOOL OR PLAYGROUND		
	NEIGHBORHOOD COMMERCIAL 3	GENERAL INDUST 1 & 2				
	MASTER PLANNED COMMUN-YESLER TERR (VARIOUS SPECIFIC MIXED USE LOCATIONS)					
	COMMERCIAL 1	NOT ALLOWED AS BUSINESS IN DWELLING UNIT				
	COMMERCIAL 2		NOT WITHIN 250' OF DAYCARE, GAME ARCADE, LIBRARY, PUBLIC PARK, PUBLIC TRANSIT CENTER OR RECREAT CENTER	NOT WITHIN 250' OF DAYCARE, GAME ARCADE, LIBRARY, PUBLIC PARK, PUBLIC TRANSIT CENTER OR RECREAT CENTER	NOT ALLOWED AS BUSINESS IN DWELLING UNIT	
	DOWNTOWN OFFICE CORE 1	NOT WITHIN 1000' OF ELEM OR SECONDARY SCHOOL OR PLAYGROUND - MEASURED AS SHORTEST DIST BTWN PROPERTY LINES				
	DOWNTOWN OFFICE CORE 2				NOT WITHIN 1000' OF ELEM OR SECONDARY SCHOOL OR PLAYGROUND	
	DOWNTOWN RETAIL CORE					
	DOWNTOWN MIXED COMMERC					
	DOWNTOWN MIXED RESIDENTIAL					
	DOWNTOWN HARBORFRONT 1					
	DOWNTOWN HARBORFRONT 2					
	PIKE MARKET MIXED					
	GENERAL INDUSTRIAL 1					
	GENERAL INDUSTRIAL 2					NOT ALLOWED AS BUSINESS IN DWELLING UNIT
	INDUSTRIAL BUFFER				NOT WITHIN 250' OF DAYCARE CENTER, GAME ARCADE, LIBRARY, PUBLIC PARK, PUBLIC TRANSI CENTER OR RECREAT CENTER	
	INDUSTRIAL COMMERCIAL	NOT ALLOWED AS BUSINESS IN DWELLING UNIT				

RECREATIONAL MARIJUANA CODES COMPARISON - January, 2023

Item 3.

CITY	ZONING DISTRICTS	RECREAT CULTIV	RECREAT MANUF	RECREAT TESTING	RECREAT DISPENS	RECREAT TRANSPORT
SAGINAW, MICHIGAN		M-1 LIGHT INDUST	M-1 LIGHT INDUST		M-1 LIGHT INDUST	
		M-2 GENERAL INDUST	M-2 GENERAL INDUST		M-2 GENERAL INDUST	
		M-3 HEAVY INDUST	M-3 HEAVY INDUST		M-3 HEAVY INDUST	
					B-1 LOCAL BUSINESS	
					B-1A INTERCHG BUSIN	
					B-2 GENERAL BUSINESS	
	R-1 SINGLE FAMILY RESIDENTIAL	NOT WITHIN 1000' OF K-12	NOT WITHIN 1000' OF K-12		NOT WITHIN 1000' OF K-12	
	R-2 SINGLE FAMILY RESIDENTIAL	SCHOOL / NOT WITHIN 250'	SCHOOL / NOT WITHIN 250'		SCHOOL / NOT WITHIN 250'	
	R-3 LOW DENS MULTI DWELLING RESID	OF PUBLIC PARK OR	OF PUBLIC PARK OR		OF PUBLIC PARK OR	
	R-4 HIGH DENS MULTI DWELLING RESID	PLAYGROUND / NOT WITHIN	PLAYGROUND / NOT		PLAYGROUND / NOT	
SAGINAW, MICHIGAN - CONTINUED	RO-1 RESTRICTED OFFICE	100' OF CHURCH / NOT	WITHIN 100' OF CHURCH /		100' OF CHURCH / NOT	
	B-1 LOCAL BUSINESS	WITHIN 500' OF HOSPITAL /	NOT WITHIN 500' OF		WITHIN 500' OF HOSPITAL /	
	B-1A INTERCHANGE BUSINESS	NOT WITHIN 250' OF	HOSPITAL / NOT WITHIN		NOT WITHIN 250' OF	
	B-2 GENERAL BUSINESS	HALFWAY HOUSE OR	250' OF HALFWAY HOUSE		NOT WITHIN 250' OF	
	B-3 CENTRAL BUSINESS	TRANSITIONAL HOUSING	OR TRANSITIONAL HOUSING		HALFWAY HOUSE OR	
	M-1 LIGHT INDUSTRIAL	LICENSED BY STATE OR FED	LICENSED BY STATE OR FED		TRANSITIONAL HOUSING	
	M-2 GENERAL INDUSTRIAL	GOVT / MAY BE LESSENE	GOVT / MAY BE LESSENE		LICENSED BY STATE OR FED	
	M-3 HEAVY INDUSTRIAL	ZONING BOARD OF APPEALS	BY ZONING BOARD OF		GOVT / MAY BE LESSENE	
	PDD PLANNED DEVELOPMENT DIST	IF ALL SENSITIVE LOCATIONS	APPEALS IF ALL SENSITIVE		BY ZONING BOARD OF	
	RIVERFRONT MIXED USE DIST	WITHIN 1000' AGREE	LOCATIONS WITHIN 1000'		APPEALS IF ALL SENSITIVE	
		(EXCEPT AGREEMENT OF	AGREE (EXCEPT		LOCATIONS WITHIN 1000'	
		ANOTHER MARIHUANA	AGREEMENT OF ANOTHER		AGREE (EXCEPT AGREEMENT	
		ESTABLISHMT)	MARIHUANA ESTABLISHMT)		OF ANOTHER MARIHUANA	
					ESTABLISHMT)	
		NO IN-HOUSE CONSUMPT	NO IN-HOUSE CONSUMPT			NO IN-HOUSE CONSUMPT
		NOT WITHIN 500' OF	CITY LICENSE PROCESS		NO IN-HOUSE	NOT WITHIN 500' OF
		ANOTHER MARIHUANA	APPROVED BY PLANNING		CONSUMPTION	ANOTHER MARIHUANA
		ESTABLISHMENT EXCEPT IN	COMMISSION OR CHIEF			ESTABLISHMENT EXCEPT IN
		CASE OF MULTIPLE LICENSES	INSPECTOR		HOURS 9 A.M. - 9 P.M.	CASE OF MULTIPLE
		FOR SAME LOCATION				LICENSES FOR SAME
			NOT WITHIN 500' OF		CITY LICENSE PROCESS	LOCATION
			ANOTHER MARIHUANA		APPROVED BY PLANNING	
			ESTABLISHMENT EXCEPT IN		COMMISSION OR CHIEF	
			CASE OF MULTIPLE		INSPECTOR	
			LICENSES FOR SAME			
			LOCATION		NOT WITHIN 500' OF	
					ANOTHER MARIHUANA	
			MICROBUSINESSES,		ESTABLISHMENT EXCEPT IN	
			DESIGNATED		CASE OF MULTIPLE LICENSES	
			CONSUMPTION		FOR SAME LOCATION	
			ESTABLISHMENTS,			
			MARIHUANA EVENT		MICROBUSINESSES,	
			ORGANIZERS, AND		DESIGNATED CONSUMPTION	
			TEMPORARY MARIHUANA		ESTABLISHMENTS,	
			EVENTS PROHIBITED		MARIHUANA EVENT	
					ORGANIZERS, AND	
			UTILIZING SUBSTANCE WITH		TEMPORARY MARIHUANA	
			FLASHPOINT BELOW 100		EVENTS PROHIBITED	
			ONLY IN M DISTRICTS			
			ODOR ELIMINAT REQD			

MEMO



To: Mayor and Board of Aldermen
From: Don Schuette, Director of Electric Utilities
Date: Friday, January 06, 2023
Re: Macon Worthington Engine Parts and Field Service

Please find attached the bid award notification, Hold Harmless Agreement, and Field Services contract with IDS, Inc. for the harvesting of the Worthington engine parts that will be used to repair our Worthington engine and provide additional spare parts for these engines in the future. New or used parts are basically non-existent and this opportunity will provide for extended life for our two Worthington engines. Combined, these two engines provide approximately 13 MW of generation.

If you have additional questions or comments, please let me know.

Best regards,

Don Schuette

Director of Electric Utilities



Bid Packet
Removal of Worthington
Generator Parts
Bids Due: 12/16/22
by 1:00 pm

Macon Municipal Utilities is collecting bids for the removal and acquisition of Worthington Generator engine parts. All parts will be sold “as is” and are to be removed by bidder by 6/30/2023. Bids are to be delivered to the MMU Business Office at 106 W. Bourke Street, Macon, MO 63552 by **1:00 pm on 12/16/2022.**

Successful bidder is requested to carry insurance coverage for the duration of the project in the following amounts.

- **\$1,000,000 Liability**
- **\$2,000,000 Aggregate**
- **\$5,000 Medical**
- **Workers’ Compensation**

The successful bidder will be required to provide a certificate of insurance listing Macon Municipal Utilities as additional insured, and sign a hold-harmless agreement. Successful bidder shall require same of all subcontractors. No provision of this agreement shall constitute a waiver of the member’s right to assert a defense based on sovereign immunity, official immunity or any other immunity available under law. Each bidder must inform himself fully of the conditions relating to the composition of the project and the employment of labor thereon. Failure to do so will not relieve the successful bidder of his obligation to furnish all material and labor necessary to carry out the provisions of this project.

Submission of bid confirms bidder agrees that they understand, and agree to abide by all terms and conditions, responsibilities and specifications of the project. Bidder will be presumed to have inspected the site and to be thoroughly familiar with the project requirements. The failure or omission to do so, shall in no way relieve any bidder from any obligation in respect to his bid.

All work is to be set up and completed by the successful bidder. Successful bidder must provide payment in full before any equipment can be readied for removal. Once work has commenced, the work shall be continuous and the contractor shall not remove their personnel and/or equipment from the City until the work has been completed and approved by MMU personnel. All work must be completed by **6/30/2023.**

Macon Municipal Utilities reserves the right to reject any or all bids.



**MACON
MUNICIPAL
UTILITIES**

Bid Packet
Removal of Worthington
Generator Parts
Bids Due: 12/16/22
by 1:00 pm

Item 4.

PROJECT SPECIFICATIONS

Macon Municipal Utilities is collecting bids for the sale and removal of specific Worthington engine parts and tools. Successful bidder will submit the highest purchase price that incorporates their plan to remove the pieces of equipment listed below. Questions and requests can be directed to Matt Meisner at (660) 676-6168 or mmeisner@maconutilities.com.

Bid Tab:

Complete power pack unit that consists of the following: Fulcrum box, rocker arms push rods, piston with rings, bolts, rods and liner, head unit complete, including air start and gas valves consisting of 16 units.

Bid per Power Pack Unit	<u>\$750.00</u>
Total – 16 Power Packs and associated parts	<u>\$12,000.00</u>
Miscellaneous parts lot and specialty tools including, head in box, fuel lines, and snubbers.	<u>\$1,500.00</u>
Total to be Paid to MMU	<u>\$13,500.00</u>

Plan to remove equipment (please supply via an attachment if necessary):

The City of Jackson will employee IDS (Steve Payne) to harvest the parts and also package the parts for shipment to Jackson. Transportation and coordination for parts will be the responsibility of Jackson. Assistance from your staff for loading the parts onto a transport at your facility with a fork truck maybe needed. We would also need to use the overhead crane to aid in the removal of the parts from the engine block and to move said parts.

Note: We will not be removing the engine block, and any other collateral parts removed will be left in an orderly manner at the site.

The contractor shall, before any work is accepted by Macon Municipal Utilities, remove from the job site all litter and trash of any kind, and shall leave the area in good condition and ready for its use.

Bidder: City of Jackson / Don Schuette Director of Electric Utilities
Address: 101 Court Street
Phone Number: 573-243-3536 - Power Plant / 573-243-3568 - City Hall
Email Address: dschuette@jacksonmo.org



Indemnification and Hold Harmless Agreement

Date: December 20, 2022

To the fullest extent permitted by law, CITY OF JACKSON, MISSOURI agrees to indemnify, defend and hold harmless MACON MUNICIPAL UTILITIES (MMU), its officers, agents, volunteers, lessees, invitees and employees from and against all suits, claims, damages, losses, and expenses, including but not limited to attorneys' fees, court costs, or alternative dispute resolution costs arising out of or related to any such suit, claim, damage, loss or expense involving an injury to a person or persons, whether bodily injury or other personal injury (including death), or involving an injury or damage to property (including loss of use or diminution in value), but only to the extent that such suits, claims, damages, losses or expenses arising from or alleged to have arisen from your (City of Jackson, Missouri) work or the work of any supplier or sub City of Jackson, Missouri, or their agents or employees, directly or indirectly, regardless of whether caused in part by the negligence or wrongdoing of MMU or any of its agents or employees.

Insurance Requirements:

CITY OF JACKSON, MISSOURI shall purchase and maintain the following insurance, at CITY OF JACKSON, MISSOURI's expense:

- Commercial General Liability Insurance with a minimum limit of \$1,000,000 each occurrence / \$2,000,000 general aggregate written on an occurrence basis.
- Comprehensive Business Automobile Liability Insurance for all owned, non-owned and hired automobiles and other vehicles used by CITY OF JACKSON, MISSOURI with a combined single limit of \$1,000,000 minimum.
- Workers Compensation insurance with statutorily limits required by any applicable Federal or state law and Employers Liability insurance with minimum limit of \$1,000,000 per accident.

Prior to commencing work, CITY OF JACKSON, MISSOURI shall provide MMU certificates of insurance evidencing the required coverages. MMU's receipt or review of any certificate of insurance reflecting that CITY OF JACKSON, MISSOURI or one of its subcontractors or suppliers has failed or may have failed to comply with any insurance requirement of the contract documents shall not constitute a waiver of any of MMU's insurance rights under the contract documents, with all such rights being fully and completely reserved by MMU.

CITY OF JACKSON, MISSOURI shall make MMU an additional insured on each policy of insurance that CITY OF JACKSON, MISSOURI is required to maintain under the contract documents. Similarly, CITY OF JACKSON, MISSOURI shall require insurance with the same coverage and limits from its subcontractor and suppliers, and their insurance policies shall be endorsed to name the same additional insureds as required of CITY OF JACKSON, MISSOURI.

Each additional insured endorsement shall expressly afford coverage to the additional insureds not only arising out of the named insured's operations or work but also arising out of the named insured's completed operations.

Umbrella or Excess Liability may satisfy minimum liability limits required above for Commercial General Liability under and Umbrellas or Excess Liability policy. There is no minimum Per Occurrence limit of liability under the Umbrellas or Excess Liability; however, the Annual Aggregate limit shall not be less than the highest Each Occurrence limit for either Commercial General Liability or Business Auto Liability. City of Jackson, Missouri agrees to endorse the City, its officers, agents, volunteers, lessees, invites, and employees covered as an additional insured on the Umbrellas or Excess Liability and the Certificate of Insurance states that the Umbrella or Excess Liability provides coverage on a "Follow -Form" basis.

All completed operations coverages shall be maintained by CITY OF JACKSON, MISSOURI and its subcontractors or suppliers for five (5) years following the completion of the Work.

Any coverage available to MMU as a named insured shall be secondary, so that the coverage to MMU as an additional insured on the policies maintained by CITY OF JACKSON, MISSOURI and subcontractors is primary.

If any of the required policies provide coverage on a claims-made basis: The retroactive date must be shown and must be before the date of the contract or the beginning of contract work. Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the contract of work. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the Consultant must purchase "extended reporting" coverage for a minimum of five (5) years after completion of contract work.

MMU reserves the right to selectively trigger any one or more insurance policies that afford MMU coverage, whether as a named insured or as an additional insured.

CITY OF JACKSON, MISSOURI agrees that MMU shall be provided at least sixty (60) days advance written notice of any cancellation or rescission of any policy that CITY OF JACKSON, MISSOURI or any of its subcontractors or suppliers is required to maintain under the contract documents.

All policies, including umbrellas or excess, of insurance must be on a primary basis, non-contributory with any other insurance (including primary, excess, self-insurance, or any other basis) carried by the city.

No provision of this agreement shall constitute a waiver of the member's right to assert a defense based on sovereign immunity, official immunity or any other immunity available under law. For any claim or suit seeking damages from the Missouri municipality scheduled in this endorsement because of "bodily injury", "property damage", or "personal and advertising injury" caused by "your work", the coverage provided herein does not apply to any claim or "suit" which is barred by the doctrines of sovereign immunity, qualified immunity, and/or official immunity although defense of such actions will be provided. No provision of this condition of coverage, endorsement, or this policy, will constitute a waiver of this company's right to assert a defense based on the doctrines of sovereign immunity, qualified immunity, and/or official immunity.

If the CITY OF JACKSON, MISSOURI maintains broader coverage and/or higher limits than the minimums shown, MMU requires and shall be entitled to the broader coverage and/or high limits maintained by the CITY OF JACKSON, MISSOURI. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to MMU.

Project: Removal and acquisition of Worthington Generator engine parts from the Macon Municipal Utilities (MMU) facility located at 404 E. Vine Street, Macon, MO 63552.

By:

Mayor

Date

Attest:

City Clerk

Address

Phone

Revised December 2022

Industrial Diesel Service

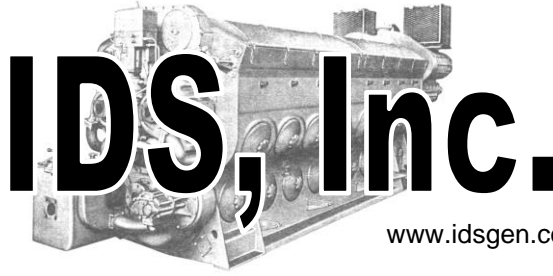
Diesel Engine Specialists

Item 4.

Office:

505-379-0613 Office
603-388-1535 Fax
1-800-214-8512

29486 Hwy 24
Carrollton, MO 64633



www.idsgen.com

Assembly Shop:

660-542-0900 Shop

RR 4 Box 22
Mile 5 East, Hwy 24
Carrollton, MO 64633

Serving municipal generation, nationwide, since 1979!

December 12, 2022

Attn: Don, City of Jackson Municipal Utilities

RE: Worthington SWC parts harvest from Macon MO.

Dear Don,

IDS will remove, preserve, palletize for shipping and assist to load major and minor components from Macon's 16 cylinder SWC Worthington. Including cylinders, pistons, heads, etc. Also valve train and fuel injection components and miscellaneous materials as agreed between Jackson and Macon.

Like Jackson's engine, Macon's engine hasn't been disassembled for many decades. Some components may be corroded and seized tight. Favorable conditions could see 2 or more power assemblies removed per day. As you know, we devoted over two days pulling that corroded stuck single cylinder from Jackson's engine. Accurately estimating disassembly is difficult. Project duration might range from 2-3 weeks. We anticipate at least two mechanics most of the time. A third might be needed some days. Jackson and Macon personnel are welcome to assist, also. Which can minimize expense while benefitting personnel exposure and hands-on experience.

Our standard field rate is 100/hr.

Travel is .50/mile and 50/hr, measured from Carrollton, MO.

Meals are \$30/day, per-diem.

Motel is charged at-cost.

Travel to Macon from our Carrollton MO shop is 60mi, 1hrs, each way. We estimate cost to provide two Experienced Mechanics, as needed, 2 weeks and including travel and motel, to be about \$18k. Please see chart below. Any assistance the City can provide would reduce this. We will limit overall expense not to exceed \$25k without approval.

Always feel free to call with any questions.

Sincerely,

Steve Payne
Industrial Diesel Service

steve@idsgen.com

505-379-9949 cell

2 men for 2 weeks, 40hr work weeks

160	Hrs labor, 2 men, 2 weeks, 5 day weeks, 8hr days	100	/hr	16,000.00
8	Hrs travel, 2 men, 2 weeks, 1 round trip/wk, 1hr each way	50	/hr	400.00
480	Miles travel, 2 men, 2 weeks, 1 round trip/wk, 60mi each way	.50	/mile	240.00
20	Man-Days perdiem 2 men, 2 weeks, 5 day weeks	30	/day	600.00
16	Man-Days motel @ Cost, 2 men, 2 weeks, 4 nights /wk	80	/day	1,280.00
				18,520.00

2 men for 3 weeks, 40hr work weeks

240	Hrs labor, 2 men, 3 weeks, 5 day weeks, 8hr days	100	/hr	24,000.00
12	Hrs travel, 2 men, 3 weeks, 1 round trip/wk, 1hr each way	50	/hr	600.00
720	Miles travel, 2 men, 3 weeks, 1 round trip/wk, 60mi each way	.50	/mile	360.00
30	Man-Days perdiem 2 men, 3 weeks, 5 day weeks	30	/day	900.00
24	Man-Days motel @ Cost, 2 men, 3 weeks, 4 nights /wk	80	/day	1,920.00
				27,780.00

CONTRACT

THIS CONTRACT is made and entered into this 4th day of January, 2023, by and between the **CITY OF JACKSON, MISSOURI**, a municipal corporation, (the “City”) and **IDS, INC.** (the “Company”), **WITNESSETH:**

WHEREAS, the City has determined that it requires a service agreement harvesting parts from a 16 cylinder SWC Worthington motor; and,

WHEREAS, Company is qualified for the provision of such services; and,

WHEREAS, the City has agreed to accept Company’s qualifications.

NOW, THEREFORE, in consideration of the premises and promises contained herein, and other good and valuable consideration, the adequacy and sufficiency of which are hereby acknowledged, each party hereby agrees as follows:

SECTION A – Scope

1. **DESCRIPTION OF WORK:** The Company hereby acknowledges that it shall remove, preserve, palletize for shipping and assist in loading both major and minor components from a 16 cylinder SWC Worthington engine to include cylinders, pistons, heads, valve train, fuel injection components and other miscellaneous materials, all at the location of Macon Municipal Utilities in Macon, Missouri.

SECTION B – Compensation for Company’s Services

1. The City shall pay the Company:
 - a) A standard field rate of \$100.00 per man hour;
 - b) A standard travel rate of \$50.00 per man hour;
 - c) A per diem for each man of \$30.00 per day;
 - d) Motel to be charged at cost;

- e) Materials to be charged at cost plus ten percent; and
 - f) The City is responsible for coordinating shipping and payment of shipping costs.
2. By way of example, attached as Exhibit A, which is made a part hereof, are Company's estimates for the work to be performed.
 3. Company agrees that under no circumstances shall the compensation for Company's services exceed \$25,000.00 without prior approval of the City.

SECTION C – Miscellaneous Provisions

1. No portion of the work covered by this Agreement, except as provided herein, shall be sublet or transferred without written consent and approval of the Director of Electric Utilities. The subletting of the work shall in no way relieve the Company of primary responsibility for the quality and performance of the work. The Company will give personal attention to the faithful completion of the work and will keep all aspects of the work under Company's control.
2. Subcontracting shall not, under any circumstances, relieve the Company of liability or of any obligations under this Contract. The Company shall at all times have a supervising representative other than the subcontractor at a work site.
3. Work performed under this Contract must be satisfactory to the City. The City shall have the final say in determining such questions. Unsatisfactory work shall be sufficient justification for immediate termination of this Contract.
4. The Company shall provide proof of insurance, including public liability and property damage insurance and worker's compensation insurance for all employees employed on City projects. Certificates of insurance must be in a form and amount acceptable to

the City. Company shall provide the City ten days written notice prior to canceling insurance coverage. The City shall have absolute discretion as to the sufficiency of Company's insurance.

5. The Company must furnish proof of public liability, property damage, and workmen's compensation insurance. Minimum amounts for public liability and property damage shall be \$1,000,000 per occurrence and \$2,000,000 aggregate. Insufficient or lapsed insurance coverage at any time will be good cause for termination of this agreement. All coverage shall be on an "occurrence" basis and not "claims made." An endorsement on the required form supplied by the Company naming the City as an additional insured shall also be required. No provision of this agreement shall constitute a waiver of the City's right to assert a defense based on sovereign immunity, official immunity, or any other immunity available under law.
6. To the fullest extent permitted by law, Company agrees to indemnify, defend and hold harmless the City of Jackson, its officers, agents, volunteers, lessees, invitees, and employees from and against all suits, claims, damages, losses, and expenses, including but not limited to attorneys' fees, court costs, or alternative dispute resolution costs arising out of, or related to all aspects of the harvesting of engine components from the 16 cylinder SWC Worthington engine under this agreement involving an injury or damage to property (including loss of use or diminution in value), but only to the extent that such suits, claims, damages, losses, or expenses are caused by the negligence or other wrongdoing of Company, its officers, agents, and volunteers, or anyone directly or indirectly employed or hired by the Company or anyone for who acts the Company

may be liable, regardless of whether caused in part by the negligence or wrongdoing of City and any of its agents or employees.

7. The Company shall comply with all federal, state and municipal laws, regulations and ordinances, including, but not limited to, environmental and labor statutes and regulations.
8. The Company agrees that during the life of this Contract it will not discriminate against any employee, applicant for employment or subcontractor because of race, religion and national origin. A similar nondiscrimination provision will be included in all subcontracts entered into in the performance of this Contract. Violation of this provision shall be good cause for the City to terminate this Contract, and any payment due or subsequently accruing to the Company under this Contract may be subject for forfeiture in the event of violation of this paragraph.
9. This Contract shall bind the parties hereto, their successors and assigns.
10. This Contract and attached exhibits constitute the entire Contract between the parties and supersedes any prior representations, offers, negotiations or understandings between the parties with respect to the subject matter of this Contract.
11. This Contract shall be deemed to have been fully executed and made by the parties herein and governed by the internal laws of the State of Missouri for all purposes and intents. It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Contract, or regarding its alleged breach, shall be instituted in the Circuit Court of Cape Girardeau County, Missouri.
12. The Company hereby certifies that the information provided to the City and in any attachments listed herein is true and correct to the best of the Company's knowledge

and agrees to have any of the statements checked by the City unless the Company has indicated to the contrary. The Company authorizes the references listed to provide the City any and all information concerning the Company's previous employment and any pertinent information that they may have. Further, the Company releases all parties and persons from any and all liability for any damages that may result from furnishing such information to the City as well as from the use or disclosure of such information by the City or any of its agents, employees or representatives. The Company understands that any misrepresentation, falsification or material omission of information may result in the Company's failure to be awarded a contract or termination of contract.

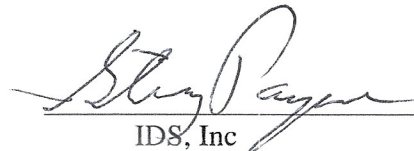
IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals
the day and year first above written.

CITY OF JACKSON, MISSOURI

By: _____
Mayor

ATTEST:

City Clerk

 _____
IDS, Inc Title

2 men for 2 weeks, 40hr work weeks

160	Hrs labor, 2 men, 2 weeks, 5 day weeks, 8hr days	100	/hr	16,000.00
8	Hrs travel, 2 men, 2 weeks, 1 round trip/wk, 1hr each way	50	/hr	400.00
480	Miles travel, 2 men, 2 weeks, 1 round trip/wk, 60mi each way	.50	/mile	240.00
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16	Man-Days motel @ Cost, 2 men, 2 weeks, 4 nights /wk	80	/day	1,280.00
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12	Hrs travel, 2 men, 3 weeks, 1 round trip/wk, 1hr each way	50	/hr	600.00
720	Miles travel, 2 men, 3 weeks, 1 round trip/wk, 60mi each way	.50	/mile	360.00
30	Man-Days perdiem 2 men, 3 weeks, 5 day weeks	30	/day	900.00
24	Man-Days motel @ Cost, 2 men, 3 weeks, 4 nights /wk	80	/day	1,920.00
				27,780.00

MEMO



To: Mayor and Board of Aldermen
From: Don Schuette
Date: Thursday, January 12, 2023
Re: Townsend Tree Trimming

Please find attached, a letter from Townsend Tree Service with their rates for 2023. I have checked with other municipals and some electric coops to compare the rates they were quoted. The proposed rates are the same for each of the entities I spoke with.

I would recommend moving forward with this rate proposal.

If you have questions or comments, please let me know.

Best regards,

Don Schuette

Director of Electric Utilities



January 10, 2023

City of Jackson
Mr. Don Schuette, Director of Electric Utilities
101 S. Court Street
Jackson, Missouri 63755

Re: 2023 Rate Renewal

Dear Mr. Schuette,

Townsend Tree Service Company appreciates being afforded the opportunity to work with the City of Jackson in 2022. Please find our hourly rates for 2023 enclosed.

Townsend Tree Services is a certified WBE. Our Mission is to provide our clients with outstanding service quality in a safe and reliable manner. We endeavor to develop long term relationships with our customers by consistently delivering superior service excellence while adhering to the highest ethical and professional standards in our industry. We are committed to reliability, responsiveness, and customer-centered solutions.

Our Core Values are Safety, Excellence, Integrity, Character, and Accountability. We are committed to following our Core Values with every project, every client, every day.

We thank you for the opportunity to continue working for the City of Jackson in the coming years. If you should have questions or need additional information, please contact James Fitzgerald at 573-631-6753.

Sincerely,

Amy E. Townsend

Amy E. Townsend
Chief Executive Officer



1015 W. Jackson Street, Muncie, IN 47305 765-468-1417

www.townsendtree.com





**City of Jackson
2023 Hourly Rates**

Labor

Foreman	\$42.86
Trimmer	\$36.00
Ground Man	\$34.00

Equipment

Bucket Truck 55' (2x2)	\$18.72
Disc Chipper	\$ 6.00
Pick Up Truck	\$11.66

Acceptance:

City of Jackson Representative

By: _____

Date: _____



1015 W. Jackson Street, Muncie, IN 47305 765-468-1417

www.townsendtree.com





City of Jackson

TO: Mayor and Board of Aldermen

CC: Jim Roach, City Administrator

FROM: Kent Peetz, Director of Public Works

DATE: December 30, 2022

RE: Task Order to Blakely and Associates Consulting Engineers for
Wastewater Plant Instrumentation and Integration Design

Attached you will find a Task Order Request from Blakely and Associates for instrumentation and integration design work on the Wastewater Plant upgrade project.

I recommend awarding this Task Order. Please let me know if you have any questions concerning this project.



QUOTE

Blakely & Associates
 14311 Highway CC
 Chillicothe, MO 64601
 Phone: 816-347-8608
 E-mail: jeckles@blakely-eng.com

PO Number: JACK-122822-2
PO Date: 28-Dec-22

Payment Method: Net 30

Quote Recipient
 City of Jackson
 Attn: Kent Peetz
 101 Court Street
 Jackson, MO 63755

Ship To:
 Blakely & Associates
 14311 Highway CC
 Chillicothe, MO 64601

Item #	Description	Engineering-Labor Cost/Hour	Qty	Total
Wastewater Treatment Plant Improvements Project				
1	Review specifications and drawing plans to determine requirements for controls and integration to incorporate new equipment into existing Scada system. Develop written specification requirements, detailed scope of work, and detailed quote to be included in contract documents for Blakely & Associates to be designated as a sole source provider for this work.	\$150	40	\$6,000.00
Total Cost				\$6,000.00



KOEHLER ENGINEERING & LAND SURVEYING, INC.

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

Item 8.

December 15, 2022

Rev. Jan. 3, 2023

Mrs. Anna Bergmark, PE
City Engineer
City of Jackson, Missouri
101 Court Street
Jackson, Missouri 63755
Via email @ abergmark@jacksonmo.org

RE: Design of Replacement Bridge for Sunset Drive, Jackson, MO

Mrs. Bergmark,

In accordance with your request for a proposal to replace the existing bridge entrance into Sunset Hills Subdivision on North High Street (Highway '61'), I have reviewed existing information, site conditions, and have prepared this proposal.

Our scope of services would be to produce final design documents (Plans and specifications) for bidding and construction of a new bridge to replace the existing structure presently located off the East side of US Highway '61'.

The new structure will be generally located in the present structure location, and will utilize the existing approaches to the extent possible, although portions of the existing approaches will have to be removed for construction of the bridge foundation. The design will include a structure capable of supporting an HL-93 loading in accordance meeting current AASHTO Design standards. The structure will provide 2 vehicle lanes, each 12 feet wide, with an attached 8 foot pedestrian way. A barrier curb will be provided between the pedestrian and vehicular traffic paths. The pedestrian way will be connected to the existing walk located east of the bridge, but will not provide a westward extension.

The design will provide two options or alternates for the bridge foundations. The base design option will be for a reinforced concrete foundation bearing directly on existing bedrock in the Hubble Creek channel. The alternate design will include a GRS-IBS bridge foundation which will consist of mechanically stabilized earth walls bearing on bedrock which will support the bridge super structure. The super-structure is anticipated to be of prestressed concrete members.

The design will make use of existing survey and preliminary design information developed in the alternatives analysis previously prepared for this structure for the City of Jackson, MO, and the City Wide Bridge Plan.

Our services will include the following:

- **Design Phase:**
 - Prepare applications and submit for requisite permits needed for the project construction (USACE, MDNR, MoDOT, FEMA, etc.)
 - Review of the bridge hydraulics, including modeling existing and proposed conditions utilizing the USACE program HEC-RAS, and preparation of a no-rise certification for the new construction.

- Perform structural design calculations for both design alternatives, for foundations and all structural elements
- Preparation of detailed plans and specifications for the bidding and construction of the project
- Develop and prepare plans for lighting along the walk / bridge location in accordance with City standards
 - All work is anticipated to take place existing City Right of Way, and as such, no right of way acquisition services are provided.
 - No utility relocations are anticipated.
- **Bidding Phase (in CE Contract Phase):**
 - Bid Services, including drafting the notice to bid, conducting pre-bid meeting, addressing questions during the bid process, and issuing addendum as needed. We will attend the bid opening, tabulate bids, and make a formal recommendation of award
- **Construction Phase Services:** *(A funding source for the project construction has not been determined. It is possible that the City will fund from existing sources, or the project could be funded through the Missouri Department of Transportation or through another funding vehicle. In the event that funding is found from a source other than existing City funds, the Construction Administration will comply with requirements from the final funding source. In the event that funding is provided from City funds, the CA services will follow procedures to document construction and funding which will allow the City to submit for Soft-Match Credit which may be utilized as local match for a future BRO funded project.)*
 - Once the project is awarded, our office will draft contract documents to the lowest, responsible bidder.
 - During construction, our office will administer the contract on behalf of the City
 - Our staff will provide construction inspection and materials testing to ensure that the structure is built in conformance with the project documents
 - Our staff will review and process RFIs, COs, etc. as necessary
 - Our staff will review pay applications as submitted
 - Issue certificate of completion and recommend acceptance by the City

Our fees for the project under this proposal would be as follows:

➤ Base Design Services:	\$30,800.00
➤ Design of Alternate Bridge System:	\$4,000.00
➤ Construction Phase Services (Conventional Bridge):	\$24,750.00
[or]	
➤ Construction Phase Services (GRS-IBS)	\$18,400.00

Fee derivations for each of the work phases noted above are included with this submission. These fee estimates are based upon our 2023 standard rate schedule which has previously been supplied. In the event that the administrative phase of the work is funded by MoDOT through the BRO program, the rates that will be utilized will be the then effective rates with current overhead rate development as approved by MoDOT at that time.

Our schedule for the development of plans and specifications for the project to be bid would be 180 days from receipt of notice to proceed from the City, which includes obtaining environmental

clearances. Milestones for the project area as follows (All milestones are in calendar days from notice to proceed date).

- | | |
|---|----------|
| ➤ Submit documents for environmental clearances | 21 Days |
| ➤ Complete HEC-RAS modeling of both alternatives | 45 Days |
| ➤ Receive all environmental clearances | 60 Days |
| ➤ Submit 65% plans with estimate for review with City | 110 Days |
| ➤ Submit final plans for review | 150 Days |
| ➤ Submit final plans, specification, and estimate | 180 Days |
- Construction Phase services will be coordinated with the Contractor and needs of the City.

The schedule above assumes timely response from the City for review and comment on plans and similar data.

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

Best Regards,

KOEHLER ENGINEERING &
LAND SURVEYING, INC.



Chris Koehler, PE, PLS

Sunset Bridge
Replacement Bridge Structure
Schedule: 6 Months

Preliminary Engineering (Design) Phase Services

Project Management

Description:	Hours	Rate	Total
PM, Review and oversight,	8	\$ 165.00	\$ 1,320.00
Subtotal:			\$ 1,320.00

Environmental Clearances / Permitting

Description:	Hours	Rate	Total
Principal	0	\$ 165.00	\$ -
Survey Field Crew	2	\$ 150.00	\$ 300.00
Senior PE	24	\$ 125.00	\$ 3,000.00
Subtotal:			\$ 3,300.00

Hydraulic Analysis (HEC Model & Reporting)

Description:	Hours	Rate	Total
Principal	4	\$ 165.00	\$ 660.00
Survey Field Crew	4	\$ 150.00	\$ 600.00
Senior PE	32	\$ 125.00	\$ 4,000.00
Subtotal:			\$ 5,260.00

Design Calculations

Description:	Hours	Rate	Total
Principal	4	\$ 165.00	\$ 660.00
Senior PE	10	\$ 125.00	\$ 1,250.00
Design PE	60	\$ 110.00	\$ 6,600.00
Subtotal:			\$ 8,510.00

PS&E Preparation:

Description:	Hours	Rate	Total
Principal	10	\$ 165.00	\$ 1,650.00
Senior PE	12	\$ 125.00	\$ 1,500.00
Design PE	84	\$ 110.00	\$ 9,240.00
Subtotal:			\$ 12,390.00

Total Estimated Fee for Base Design	\$	30,780.00
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Alternate Bridge System Design:

Description:	Hours	Rate	Total
Principal	2	\$ 165.00	\$ 330.00
Senior PE	2	\$ 150.00	\$ 300.00
Design PE	32	\$ 110.00	\$ 3,520.00
Subtotal:			\$ 4,150.00

Sunset Bridge Replacement Bridge Structure

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Construction Phase Services:

Project Management

Description:

PM, Review and oversight

Hours	Rate	Total
10	\$ 165.00	\$ 1,650.00
Subtotal:		\$ 1,650.00

Bidding Services:

Description:

Principal

Senior PE

Design PE

Hours	Rate	Total
6	\$ 165.00	\$ 990.00
2	\$ 125.00	\$ 250.00
2	\$ 110.00	\$ 220.00
Subtotal:		\$ 1,460.00

Construction Inspection and Testing:

Description:

Principal

Survey Field Crew

Design PE

Materials Technician

Nuclear Gage

Concrete Specimens

Grout Cubes

Hours / EA	Rate	Total
8	\$ 165.00	\$ 1,320.00
8	\$ 150.00	\$ 1,200.00
8	\$ 125.00	\$ 1,000.00
168	\$ 64.00	\$ 10,752.00
12	\$ 33.00	\$ 396.00
36	\$ 23.00	\$ 828.00
18	\$ 23.00	\$ 414.00
Subtotal:		\$ 15,910.00

Administrative Services:

Description:

Principal

Materials Technician

Hours	Rate	Total
8	\$ 165.00	\$ 1,320.00
40	\$ 110.00	\$ 4,400.00
Subtotal:		\$ 5,720.00

Total Estimated Fee for Construction Phase Services:	\$	24,740.00
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