



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN STUDY SESSION**  
**Monday, December 18, 2023 at 6:30 PM**  
**Board Chambers, City Hall, 101 Court St.**

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**AGENDA**

**DISCUSSION ITEMS**

- [1.](#) Request to waive the required distance from a church for the sale of intoxicating liquor
- [2.](#) December 13th Planning & Zoning Commission report
- [3.](#) December 11th Park Board report
- [4.](#) Civic Center Pavilion & Playground Grading and Site Work Project - bid tabulation
- [5.](#) Body worn cameras for the Police Department – proposal
- [6.](#) Cape Girardeau County Assessor Aerial Photography Project
7. Additional items (unspecified)
8. Discussion of previously tabled items (unspecified)

Posted on 12/15/2023 at 4:00 PM.

To whom it may concern,

My name is Scotty Migét and I am a born and raised Jackson native. I graduated from Jackson High School in 2000. For the last twenty years, I have served active-duty in the Air Force. Now retired, I am back to pour into my home community. My first opportunity was being hired as the Head Golf Coach at Saxony Lutheran High School last golf season. With an undergrad degree in Psychology and a Master of Science in Athletic Development Management, I'm qualified to help manage one's mental and physical performance in multiple athletic applications. However, I have focused the last five years of education towards golf.

To help better the community, my wife Lisa (formally Sappington) and I have created our own business, TeeED Off Golf and Performance. (ED is short for EDucation) I have recently attained Titleist Performance Institute certifications. Currently, I am the only person in the SEMO region that holds these certifications. Additionally, I completed the Mitchell Golf's Master training in golf club building and repair. This training is the most coveted in the golf industry and I'm the only one locally to have attended.

My career in the Air Force gave me an 'excellence in all I do' attitude, and the aforementioned training and education is just the beginning for me. I've dreamed for the last several years of attaining many more certifications.

Lisa and I have secured a location in uptown Jackson, owned by Strickland Engineering. 121 W. Main Street is the future home of our business. The business model is aimed to be the premier golf training facility in the SEMO region. We will offer an one-of-a-kind simulator built by Midwest Golf Innovation out of Kansas City. I will have top-of-the-line Mitchell Golf bending and repair machines for customizing golf clubs. Lastly, we'll offer several lines of new golf apparel and other items for the public, that is only offered online.

My goal is to make those who already golf better! And also, to be an ambassador for the sport of golf and to get individuals in to learn golf and to see firsthand how much fun it can be.

Part of our business plan is to offer bottled and canned drinks, to include beer. Missouri requires that an alcohol licensed establishment be 100 feet from a church or school. However, cities may waive this 100-foot requirement entirely. With this said, our location in uptown Jackson is next to a church. We ask that you consider waiving this 100-foot requirement, so that we can offer cold alcoholic beverages to our patrons.

Thank you in advance,

Scotty Migét, M.S.  
Owner, TeeED Off Golf and Performance  
MSgt, USAF, Retired



# MEMO



**TO:** Mayor Hahs and Members of the Board of Aldermen  
**FROM:** Larry Miller, Building & Planning Manager  
**DATE:** December 15, 2023  
**SUBJECT:** P&Z Meeting

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These are the items that were on the P&Z Agenda.

- Consider a request to approve the final plat of Good Day Farm Subdivision submitted by Jackson Boulevard Holdings, LLC.
- Consider a request for a preliminary plat of Old Orchard Town Homes Subdivision submitted by Fruitland Investments, LLC and Lyndon Properties, LLC.

Both were unanimously approved.



**CITY OF JACKSON**  
**PLANNING & ZONING COMMISSION MEETING AGENDA**

**Wednesday, December 13, 2023 at 6:00 PM**  
**City Hall, 101 Court Street, Jackson, Missouri**

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Bill Fadler  
Tony Koeller  
Michelle Weber  
Tina Weber

**Harry Dryer, Chairman**  
Joe Baker, Alderman Assigned  
Mike Seabaugh, Alderman Assigned  
Larry Miller, Staff Liaison

Angelia Thomas  
Heather Harrison  
Beth Emmendorfer  
Eric Fraley

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. Approval of the November 8, 2023 minutes.

**PUBLIC HEARINGS**

**OLD BUSINESS**

**NEW BUSINESS**

2. Consider a request to approve the final plat of Good Day Farm Subdivision submitted by Jackson Boulevard Holdings, LLC.
3. Consider a request for a preliminary plat of Old Orchard Town Homes Subdivision submitted by Fruitland Investments, LLC and Lyndon Properties, LLC.

**CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA**

**ADJOURNMENT**

This agenda was posted at City Hall on December 8, 2023, at 12:00 PM.

JOURNAL OF THE PLANNING & ZONING COMMISSION  
CITY OF JACKSON, MISSOURI  
WEDNESDAY, NOVEMBER 8, 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, and Commissioners Heather Harrison, Angelia Thomas, Eric Fraley, Michelle Weber, Beth Emmendorfer, and Tony Koeller were present. Commissioners Tina Weber and Bill Fadler were absent. Building and Planning Manager Larry Miller was present as staff liaison. Assigned Alderman Mike Seabaugh and Joe Bob Baker were also present. Citizens present were Shawn Wren and Susan Tomlin.

APPROVAL OF MINUTES

Approval of October 11, 2023 )  
regular meeting minutes )

The minutes of the previous meeting were unanimously approved on a motion by Commissioner Tony Koeller, seconded by Commissioner Michelle Weber.

PUBLIC HEARINGS

None )

OLD BUSINESS

Consider a request on behalf of the City )  
of Jackson, Missouri, for a text amendment )  
to Chapter 65 (Zoning) of the Code of )  
Ordinances relative to tow companies. )

Mr. Miller reported after the last meeting that the Commission wanted to add a height requirement for a privacy fence in the I-1 and I-2 districts around a towing company and auto salvage or junkyards. Mr. Miller explained to the Commission that under the I-1 and I-2 districts, a privacy fence height of 10 feet or greater was added.

Commissioner Tony Koeller motioned to accept the ordinance as it is written and send it to the Board of Alderman, where they can hold a public hearing. Commissioner Eric Fraley seconded the motion, and it was unanimously approved.

Vote: 7 ayes, 0 nays, 0 abstentions, 2 absent

NEW BUSINESS

Consider a request to approve a )  
 Land Exchange Certification for )  
 transferring .07 Acres, .014 Acres, and )  
 .006 Acres from 302 Greensferry Street )  
 to three separate adjoining properties )  
 Submitted by Jason and Morgan Sides. )

Mr. Miller reported that the land exchange would include 208 and 302 Greensferry Road properties and 620 and 626 N Hope Street. The property has yet to be deeded, but 208 Greensferry has been paying its property taxes. He showed the board what pieces of land would be on which property.

Susan Tomlin from 2845 Professional Court in Cape Girardeau, MO, a representative handling the application, came forward to speak on the land exchange. She explained to the Commission that the strip of land was formed when a surveyor couldn't find the corner property pin, so he made a new property corner, causing the little strip.

Chairman Harry Dryer asked if the property previously belonged to 302 Greensferry Road, and Mrs. Tomlin said that it did.

Commissioner Tony Koeller motioned to accept the land exchange as submitted, and Commissioner Heather Harrison seconded the motion, and it was unanimously approved.

Vote: 7 ayes, 0 nays, 0 abstentions, 2 absent

Request approval of a preliminary plat )  
 of Eagle View Subdivision as submitted )  
 by Robert W. & Belinda Phillips. )

Mr. Miller explained where this subdivision was and what it would be zoned. He told the commission that this subdivision would be built in two phases.

Shawn Wren from 241 Orange Bowl in Cape Girardeau, MO, the developer of the subdivision, came forward to speak on the preliminary plat. He said twelve lots would be in this subdivision, all with city utilities.

Commissioner Tony Koeller asked if all the lots were going to be single-family, and Mr. Wren said they would be.

Commissioner Michelle Weber asked if there would be a minimum size for the houses. Mr. Wren explained that the houses would be similar to Touchdown Ridge restrictions in Cape

Girardeau, MO. He said the houses would be an 1800-square-foot minimum, have full brick, the gables to have smart siding, and three car garages.

Commissioner Heather Harrison motioned to accept the Preliminary Plat as submitted, and Commissioner Tony Koeller seconded the motion, and it was unanimously approved.

Vote: 7 ayes, 0 nays, 0 abstentions, 2 absent

ADDITIONAL ITEMS

None )

ADJOURNMENT

Consider a motion to adjourn )

Commissioner Michelle Weber motioned to adjourn, seconded by Commissioner Heather Harrison, and unanimously approved.

Vote: 7 ayes, 0 nays, 0 abstentions, 2 absent

Respectfully submitted,

Tony Koeller  
Planning and Zoning Commission Secretary

Attest:

Larry Miller  
Building and 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.*

## Staff Report

**ACTION ITEM:** Subdivision Plat of Good Day Farm Subdivision

**APPLICANT:** Jackson Boulevard Holdings, LLC

**APPLICANT STATUS:** Owner

**PURPOSE:** To combine three separate lots and make a subdivision with four lots. The Northwestern lot will be the Good Day Farm Business.

**SIZE:** 6.77 acres

**PRESENT USES:** Three lots are undeveloped, and one lot currently has a house on it.

**PROPOSED USE:** C-2 General Commercial and mixed-use with Residential

**SURROUNDING LAND USE:** West-R-2 Single Family Residential District, North, South, and East-C-2 General Commercial.

**HISTORY:** N/A

**TRANSPORTATION AND PARKING:** All street frontage and parking will be developed.

**APPLICABLE REGULATIONS:** Land Subdivision Regulations (Chapter 57); Zoning Code (Chapter 65)

**2009 COMPREHENSIVE PLAN:** General Commercial and Multiple Family Residential

**MAJOR STREET PLAN:** Does not interfere with the major street plan.

**FLOODPLAIN INFORMATION:** Not in the floodplain per FEMA map 29031C0232E dated 9-29-2011

**PHYSICAL CHARACTERISTICS:** None

**COMMENTS:** This will be a 4-lot subdivision with Good Day Farm on the Northwestern lot. There is a 50-foot road access from Hilltop Drive to access the Southwestern lot for a possible residential house in the future.

**ACTION REQUIRED:** The Commission shall vote to recommend approval or denial. The Board of Alderman will make a final decision. Denial by the P&Z Commission will require a 2/3 vote by the Board of Alderman.





# SUBDIVISION APPLICATION

## City of Jackson, Missouri

**NAME OF SUBDIVISION:** Good Day Farm

**DATE OF APPLICATION:** 11/21/2023

**TYPE OF APPLICATION:**

<input type="checkbox"/>	<b>PRELIMINARY PLAT</b>
<input type="checkbox"/>	<b>FINAL PLAT</b>
<input checked="" type="checkbox"/>	<b>MINOR SUBDIVISION</b>
<input type="checkbox"/>	<b>RESUBDIVISION</b>

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

Property Owner Name(s): Jackson Boulevard Holdings, LLC

Mailing Address: 425 West Capitol Avenue, Suite 1350

City, State ZIP: Little Rock, Arkansas 72201

**ENGINEER / SURVEYING COMPANY:** Stock & Associates Consulting Engineers, Inc.

Engineer / Surveyor Contact: George M. Stock, P.E. - President

Mailing Address: 257 Chesterfield Business Parkway

City, State ZIP: Chesterfield, Missouri 63005

Contact's Phone: 636-530-9100

**CONTACT PERSON HANDLING APPLICATION:**

Contact Name: Joe Pflieger, P.L.S. - Vice-President - Surveying

Mailing Address: 257 Chesterfield Business Parkway

City, State ZIP: Chesterfield, Missouri 63005

Contact's Phone: 636-530-9100

Email Address (if used): joe.pflieger@stockassoc.com

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

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


I-3 (Planned Industrial Park)

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

**LEGAL DESCRIPTION OF TRACT:** Submit a copy of the most current deed for the property being divided.

**OWNER SIGNATURES:**

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

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

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

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

Ph: 573-243-2300 ext. 29  
Fax: 573-243-3322  
Email: [permits@jacksonmo.org](mailto:permits@jacksonmo.org)



# GOOD DAY FARM SUBDIVISION JACKSON

A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 782, TOWNSHIP 31 NORTH, RANGE 13 EAST CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI

GRAPHIC SCALE



LEGEND  
FOUND 1/2" IRON PIPE  
SET IRON PIPE (TYP)  
FOUND CROSS  
FOUND STONE  
DENOTES RECORD INFORMATION



### MODOT NETWORK BENCHMARK

The bearings shown herein are grid bearings based on the Missouri Coordinate System of 1983, East Zone. Bearings were determined from project horizontal control points established in the project using Trimble GPS receivers utilizing real time kinematic GPS methods in reliance on the MODOT GNS 81K network operating in reliance on the Missouri Department of Transportation. Elevations as provided by the MODOT Network are in the datum of NAVD83.

**PROPERTY DESCRIPTION**  
Tract 1: A parcel of land containing 4.00 acres, more or less, located in U.S. Survey 782, Township 31 North, Range 13 East, Cape Girardeau County, Missouri, described as follows: Start at the Northwest corner of said U.S.P. Survey 782, thence South 89° 30' East, along the North line of Survey 782, a distance of 737.0 feet to a point in the Southwest right of way line of U.S. Highway No. 61, thence South 58° 3' East, along said right of way line, 624.4 feet to the point of beginning, thence continue South 89° 3' East along the right of way line, 200.0 feet for a corner, thence South 9° 32' West, 263.3 feet to a corner, thence South 72° 32' East, 123.8 feet for a corner, thence South 9° 32' West, 205.8 feet for a corner, thence North 72° 32' West, 315.5 feet for a corner, thence North 9° 32' East, 634.4 feet to the point of beginning and containing 4.00 acres.  
Tract 2: A parcel of land containing 0.677 of an acre, more or less, located in U.S.P. Survey 782, Township 31 North, Range 13 East, Cape Girardeau County, Missouri, described as follows: Start at the Northwest corner of said U.S.P. Survey 782, thence South 89° 30' East, along the North line of Survey 782, 737.0 feet to an intersection with the Southwest right of way line of U.S. Highway No. 61, thence South 58° 3' East, along said right of way line, 624.4 feet to the point of beginning, thence continue South 89° 3' East, 217.7 feet for a corner, thence North 78° 35' West, 122.7 feet for a corner, thence North 9° 32' East, 284.2 feet to the point of beginning and containing 0.677 of an acre, more or less.  
Tract 3: A parcel of land containing 1.138 acres, more or less, being a part of LSP Survey No. 782, Township 31 North, Range 13 East, described as follows: Start at a stone on the North line of said Survey No. 782, which marks the South corner of Fractional Sections 7 and 8 in said Township and Range, thence North 82° 3' West, 544.4 feet to the North line of said Survey, thence South 9° 32' West, 524.4 feet to the point of beginning, thence South 78° 38' East, 215.4 feet, thence North 9° 32' West, 238.8 feet, thence North 80° 28' West, 215.0 feet, thence North 9° 32' East, 242.3 feet to the point of beginning.  
Also, the part of LSP Survey No. 782, Township 31 North, Range 13 East, described as follows: Begin at the Northwest corner of said Survey No. 782, and run South 82° 30' East, along the North line of Survey No. 782, 737 feet to a corner on the South right of way line of U.S. Route No. 61, thence North 89° 30' East, with said South right of way line of U.S. Route No. 61, 730 feet, thence South 9° 32' West, 217.7 feet for a beginning corner, thence continue South 9° 32' West, 322.1 feet, thence North 72° 32' West, 123.8 feet, thence North 9° 32' East, 219.1 feet, thence South 78° 38' East, 122.7 feet to the point of beginning, containing 0.916 acre, more or less.

### OWNER'S CERTIFICATION

The undersigned, owner of the tract of land herein platted and further described in the surveyor's certificate set forth below, has caused the same to be surveyed and adjusted in the manner shown on this plat, which Subdivision Plat, shall be known as:

"Good Day Farm Subdivision Jackson"

The area which for better identification as shown hatched on this plat is hereby established as an INGRESS/EGRESS, CROSS ACCESS Easement reserved by the present and future owners of Lots 1, 2 and 3 and all of their respective successors and assigns, their tenants, sub-tenants, lessees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobiles, passenger vehicles, and trucks. The owners agree not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and unobstructed on their property leading to and from East Jackson Boulevard 15. 61'. No such easement shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of above said Lots 1, 2 and 3, and the easement herein established shall apply fully to such altered easement, and said easement shall be perpetual and further shall run with the real estate.

Hereby establish permanent easements for Utilities, as shown on this Plat.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Jackson Boulevard Holdings, LLC

By: \_\_\_\_\_  
Name: Ryan Hegeat

Title: Manager

STATE OF MISSOURI )  
                                  ) SS  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Ryan Hegeat, of Jackson Boulevard Holdings LLC, known to me to be the person who executed the foregoing instrument in behalf of said Company, and acknowledged to me that he executed the same for the purposes therein stated.

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

My commission expires: \_\_\_\_\_ Notary Public

STATE OF MISSOURI )  
                                  ) SS  
COUNTY OF Cape Girardeau )

Filed for Record in the Office of the Recorder of Deeds of Cape Girardeau County this \_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ in Document number \_\_\_\_\_

ANDREW DAVID BLATTNER  
Recorder of deeds of Cape Girardeau County, Missouri

PREPARED FOR  
GOOD DAY FARM  
425 W. CAPITOL AVE.  
SUITE 1350  
LITTLE ROCK AR 72201  
ATTN: MR. SAM ALLEN-CHIEF EXPERIENCE OFFICER

### TOTAL TRACT

A tract of land as conveyed to Jackson Boulevard Holding LLC by document number 2023-07098 of the Cape Girardeau County records, located in U.S. Survey 782, Township 31 North, Range 13 East of the Fifth Principal Meridian, City of Jackson, Cape Girardeau County, Missouri being more particularly described as follows:

Beginning at the northeast corner of Victorian Plaza #4 Subdivision recorded as Document number 2017-12518 of said records, being on the southwest right of way line of East Jackson Boulevard, as known as 155.61, 90 feet wide, thence along said right of way line, South 08 degrees 00 minutes 21 seconds East, 338.05 feet, to the north corner of a tract of land conveyed to FIRA Holding LLC by Document number 2020-11471 of said records, thence leaving said right of way line, and along the west and south line of said FIRA Holding LLC parcel and the easterly extension of the south line, South 08 degrees 42 minutes 44 seconds West, 226.87 feet, and South 77 degrees 32 minutes 29 seconds East, 208.93 feet, to the west right of way line of Hilltop Drive, thence South 08 degrees 42 minutes 44 seconds West, along the west right of way line of Hilltop Drive, 228.80 feet, to the north line of a tract of land conveyed to Stanley and Debbie Wicka, by Document number 2010-10794, of said records, thence along the north and west line of said Wicka tract, North 81 degrees West, 208.48 feet, and North 08 degrees 42 minutes 44 seconds West, 280.52 feet, to the common line between above said Jackson Boulevard Holdings LLC tract and a tract of land conveyed to Jackson County Club Inc. by Deed Book 425 Page 30, of said records, thence North 73 degrees 27 minutes 50 seconds West, along said common line, 312.27 feet, to the southerly extension of the east line of above said Victorian Plaza Subdivision #4, thence along said southerly extension, North 08 degrees 38 minutes 19 seconds East, 634.40 feet to the POINT OF BEGINNING. Containing 294,670 square feet or 6.765 acres, more or less.

### GENERAL NOTES

- 1) Subject property is Zoned C-2 General Commercial District according to Zoning Verification Letter dated June 7, 2023 from the City of Jackson. Setbacks according to City of Jackson Zoning Ordinance:  
Front yard: Each lot upon which a building is constructed shall have a front yard of not less than forty (40) feet.  
Side yard: On lots upon which a residential building is constructed, there are no side yard requirements except that a side yard of eight (8) feet shall be provided where such lot abuts a residential district. On such lots upon which a dwelling is constructed, there shall be a side yard on each side of not less than eight (8) feet. Buildings in excess of forty-five (45) feet in height shall have the side yard setbacks increased by one (1) foot for every one (1) foot of height that the building is increased over forty-five (45) feet.  
Rear yard: Each lot upon which a building is constructed shall have a rear yard of not less than twenty-five (25) feet.  
Height: All buildings: fifty (50) feet and not over five (5) stories. Buildings exceeding this limitation shall require a special use permit.
- 2) Subject property lies within Flood Zone X (Area of minimal flood hazard) according to the National Flood Insurance Rate Map Number 2803-0202E with an effective date of 9/29/2011.
- 3) Stock and Associates Consulting Engineers, Inc. used exclusively Vector Land Title Insurance Company, agent for Resolutions Title, Inc. Commitment No. 23-29135, with an effective date of August 6, 2023 at 6:03 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
- 4) The purpose of this plat is to reduce 4 tracts of land into 4 lots in the subdivision.



### ABBREVIATIONS

DB	DEED BOOK
FT	FEET
PL	PLAT
PL	PLAT
N/P	NOW OR FORMERLY
RS	RIGHT-OF-WAY
PC	POINT OF COMMENCEMENT
P.O.C.	POINT OF COMMENCEMENT
sq	SQUARE
(88° W)	RIGHT-OF-WAY WIDTH

### SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. here, during October, 2023, by order and for the use of Good Day Farm, executed a Property Boundary Survey and Subdivision Plat of a tract of land located in U.S. Survey 782, Township 31 North, Range 13 East of the Fifth Principal Meridian, City of Jackson, Cape Girardeau County, Missouri, and that the results of said survey and Subdivision Plat are shown herein. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2036 Missouri Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
LC NO. 223-0

By: *Walter J. Hegeat*  
Walter J. Hegeat, Missouri P.L.S. No. 2008-00728

2510 Chesapeake Business Parkway  
Cape Girardeau, Missouri 63703  
336.338.1600 FAX 336.338.1602  
e-mail: general@stockandassociates.com  
Web: www.stockandassociates.com



PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

SUBDIVISION PLAT

**GOOD DAY FARM JACKSON**  
2421 & 2505 E. JACKSON BLVD. & 2815 HILLTOP DRIVE,  
JACKSON, MISSOURI

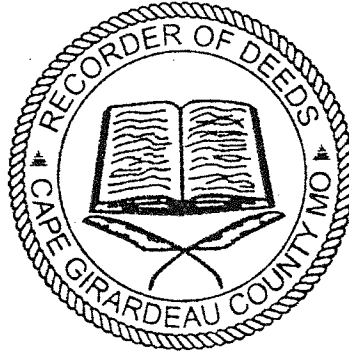


REVISIONS:  
1. REVISION NUMBER  
2. REVISIONS DESCRIBE NAME CHANGE

DATE BY	APPROVED BY
DATE BY	APPROVED BY
DATE BY	APPROVED BY

SUBDIVISION PLAT

#1 OF 1



**ANDREW DAVID BLATTNER**  
**RECORDER OF DEEDS**  
**CAPE GIRARDEAU COUNTY, MO**  
**eRECORDED ON**  
**08/29/2023 12:08:53 PM**  
**REC FEE: 36.00**  
**PAGES: 5**

**TRUSTEES' WARRANTY DEED**  
*(23-39135)*

THIS DEED, Made and entered into this 11th day of August, 2023, by and between **Charlotte D. Yancey Living Revocable Trust dated January 26, 2001 and Roger L. Yancey Living Revocable Trust dated January 26, 2001 and Donna R. Rushing Living Revocable Trust dated May 19, 2006 amended January 6, 2011**

whose address is **4439 Deer Run, Evans, GA 30809**, party(ies) of the first part (**GRANTOR**); and **Jackson Boulevard Holdings, LLC, a Missouri limited liability company**

whose address is: **1350 W. Capitol Ave, Ste 1350, Little Rock, AR 72201**, party(ies) of the second part (**GRANTEE**).

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said parties of the second part, the receipt of which is hereby acknowledged, does by these presents **GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM** unto the said parties of the second part, the following described Real Estate, situated in the County of Cape Girardeau, to-wit:

"SEE ATTACHED EXHIBIT A"

Commonly known as: 2421 East Jackson Boulevard, Jackson, MO 63755  
2505 East Jackson Boulevard, Jackson, MO 63755  
2615 Hilltop Drive, Jackson, MO 63755  
Parcel ID No(s): 15-406-00-02-006.00-000, 15-406-00-02-006.01-000, 15-406-00-02-002.00-000

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said parties of the second part, and to the heirs and assigns of such parties forever.

The said parties of the first part hereby covenanting that; (a) said parties are the current trustees of said trusts, (b) that said trusts are in full force and affect and have never been revoked, (c) that the powers of the trustee(s) include all those stated in sections 456.8-815 and 456.8-816 of the Missouri Statutes and that said Trustees have the power under the Trust to enter into this transaction

and that said parties and the heirs, executors, administrators and assigns of such parties, shall and will **WARRANT AND DEFEND** the title to the premises unto the said parties of the second part, and to the successors and assigns of such parties forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes of the calendar year 2023 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, parties of the first part have hereunto set their hands the day and year above written

Grantor(s)  
Charlotte D. Yancey Living Revocable Trust dated  
January 26, 2001

By: Charlotte D. Yancey  
Charlotte D. Yancey, Trustee

Roger L. Yancey Living Revocable Trust dated  
January 26, 2001

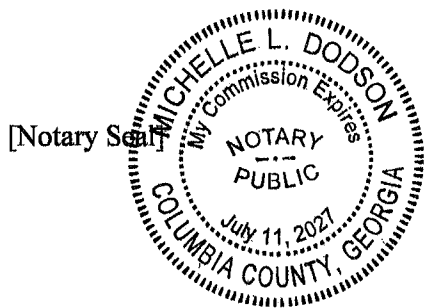
By: R. Yancey  
Roger L. Yancey, Trustee

STATE OF Georgia

COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 9 day of August, 2023, by Charlotte D. Yancey Trustee(s) of the Charlotte D. Yancey Living Revocable Trust dated January 26, 2001 and Roger L. Yancey, Trustee(s) of the Roger L. Yancey Living Revocable Trust dated January 26, 2001 who [ ] is/are personally known to me or [ ] has/have produced \_\_\_\_\_ as identification, to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

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



Michelle L Dodson

Notary Public

Printed Name: Michelle L Dodson

My Commission Expires: July 11, 2027

Grantor(s)

Donna R. Rushing Living Revocable Trust dated May 19, 2006 amended January 6, 2011

By: Donna R Rushing Trustee  
Donna R. Rushing, Trustee

STATE OF Missouri

COUNTY OF Cape Girardeau

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 7 day of August, 2023, by Donna R. Rushing, Trustee(s) of the Donna R. Rushing Living Revocable Trust dated May 19, 2006 amended January 6, 2011 who [] is/are personally known to me or [] has/have produced Drivers License as identification, to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

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

Cassaderna L. Koenig

Notary Public

[Notary Seal]

Printed Name: Cassaderna L. Koenig

My Commission Expires: 03/03/2025

CASSADENA L. KOENIG  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Cape Girardeau County  
My Commission Expires: March 3, 2025  
Commission #13758004



## Exhibit A

Tract 1: A parcel of land containing 4.00 acres, more or less, located in U.S. Survey 782, Township 31 North, Range 13 East, Cape Girardeau County, Missouri, described as follows: Start at the Northwest corner of said U S P Survey 782, thence South 82° 30' East, along the North line of Survey 782, a distance of 737.0 feet to a point in the Southwest right of way line of U.S. Highway No. 61, thence South 58° 3' East, along said right of way line, 404.0 feet for the point of beginning, thence continue South 58° 3' East along the right of way line, 200.0 feet for a corner, thence South 9° 32' West, 583.3 feet for a corner, thence South 72° 32' East, 123.8 feet for a corner, thence South 9° 32' West, 200.6 feet for a corner, thence North 72° 32' West, 310.5 feet for a corner, thence North 9° 32' East, 834.4 feet to the point of beginning and containing 4.00 acres.

Tract 2: A parcel of land containing 0.677 of an acre, more or less, located in U S P Survey 782, Township 31 North, Range 13 East, Cape Girardeau County, Missouri, described as follows: Start at the Northwest corner of said U S P Survey 782, thence South 82° 30' East, along the North line of Survey 782, 737.0 feet to an intersection with the Southwest right of way line of U.S. Highway No. 61, thence South 58° 3' East, along said right of way line, 604.0 feet for the point of beginning, thence continue South 58° 3' West, 217.7 feet for a corner, thence North 78° 35' West, 122.7 feet for a corner, thence North 9° 32' East, 264.2 feet to the point of beginning and containing 0.677 of an acre, more or less.

Tract 3: A parcel of land containing 1.136 acres, more or less, being a part of USP Survey No. 782, Township 31 North, Range 13 East, described as follows Start at a stone on the North line of said Survey No. 782, which marks the South corner of Fractional Sections 7 and 8 in said Township and Range, thence North 82° 3' West, 594.0 feet along the North line of said Survey, thence South 9° 32' West, 525.4 feet to the point of beginning, thence South 78° 38' East, 210.4 feet, thence South 9° 32' West, 228.8 feet, thence North 80° 28' West, 210.0 feet, thence North 9° 32' East, 242.3 feet to the point of beginning.

Also, that part of USP Survey No. 782, Township 31 North, Range 13 East, described as follows: Begin at the Northwest corner of said Survey No. 782 and run South 82° 30' East with the North line of Survey No. 782, 737 feet to a corner on the South right of way line of U.S. Route No. 61, thence South 58° 03' East with said South right of way line of US Route No. 61, 736.7 feet, thence South 9° 32' West, 217.7 feet for a beginning corner, thence continue South 9° 32' West, 332.1 feet, thence North 72° 32' West, 123.8 feet, thence North 9° 32' East, 319.1 feet, thence South 78° 38' East, 122.7 feet to the point of beginning, containing 0.916 acre, more or less.

## Staff Report

**ACTION ITEM:** Preliminary Plat of Old Orchard Town Homes Subdivision

**APPLICANT:** Fruitland Investments, LLC & Lyndon Properties, LLC

**APPLICANT STATUS:** Owner

**PURPOSE:** Divide for residential development

**SIZE:** 3.88 acres

**PRESENT USES:** Vacant and undeveloped

**PROPOSED USE:** R-3 One and Two Family Residential

**SURROUNDING LAND USE:** West and South is out of the City Limits, East and North is R-2 Single Family Residential District

**HISTORY:** Wooded area that has been cleared off.

**TRANSPORTATION AND PARKING:** All street frontage and parking will be developed.

**APPLICABLE REGULATIONS:** Land Subdivision Regulations (Chapter 57); Zoning Code (Chapter 65)

**2009 COMPREHENSIVE PLAN:** Regional Center

**MAJOR STREET PLAN:** Does not interfere with the major street plan.

**FLOODPLAIN INFORMATION:** Not in the floodplain per FEMA map 29031C0163E dated 9-29-2011.

**PHYSICAL CHARACTERISTICS:** None

**COMMENTS:** This will be a 4-lot subdivision with a temporary cul-de-sac street. The developer wants to either build duplexes, tri-plexes, or quad-plexes.

**ACTION REQUIRED:** The Commission shall vote to recommend approval or denial. The Board of Alderman will make a final decision. Denial by the P&Z Commission will require a 2/3 vote by the Board of Alderman.



# SUBDIVISION APPLICATION

## City of Jackson, Missouri

**NAME OF SUBDIVISION:** OLD ORCHARD TOWNHOMES

**DATE OF APPLICATION:** 11/24/2023

**TYPE OF APPLICATION:**     **PRELIMINARY PLAT**  
    **FINAL PLAT**  
    **MINOR SUBDIVISION**  
    **RESUBDIVISION**

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

Property Owner Name(s): FRUITLAND INVESTMENTS, LLC & LYNDON PROPERTIES, LLC

Mailing Address: 26806 STATE HWY B

City, State ZIP: MARBLE HILL, MO 63764

**ENGINEER / SURVEYING COMPANY:** STRICKLAND ENGINEERING

Engineer / Surveyor Contact: BRIAN STRICKLAND

Mailing Address: 113 W MAIN STREET, SUITE 1

City, State ZIP: JACKSON, MO 63755

Contact's Phone: 573-243-4080

**CONTACT PERSON HANDLING APPLICATION:**

Contact Name: JACOB JONES

Mailing Address: 26806 STATE HWY B

City, State ZIP: MARBLE HILL, MO 63764

Contact's Phone: 573-576-8175

Email Address (if used): jones.air37@gmail.com

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

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

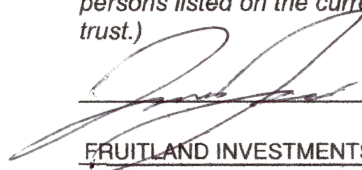
I-3 (Planned Industrial Park)

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

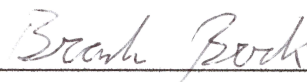
**LEGAL DESCRIPTION OF TRACT:** Submit a copy of the most current deed for the property being divided.

**OWNER SIGNATURES:**

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



FRUITLAND INVESTMENTS, LLC

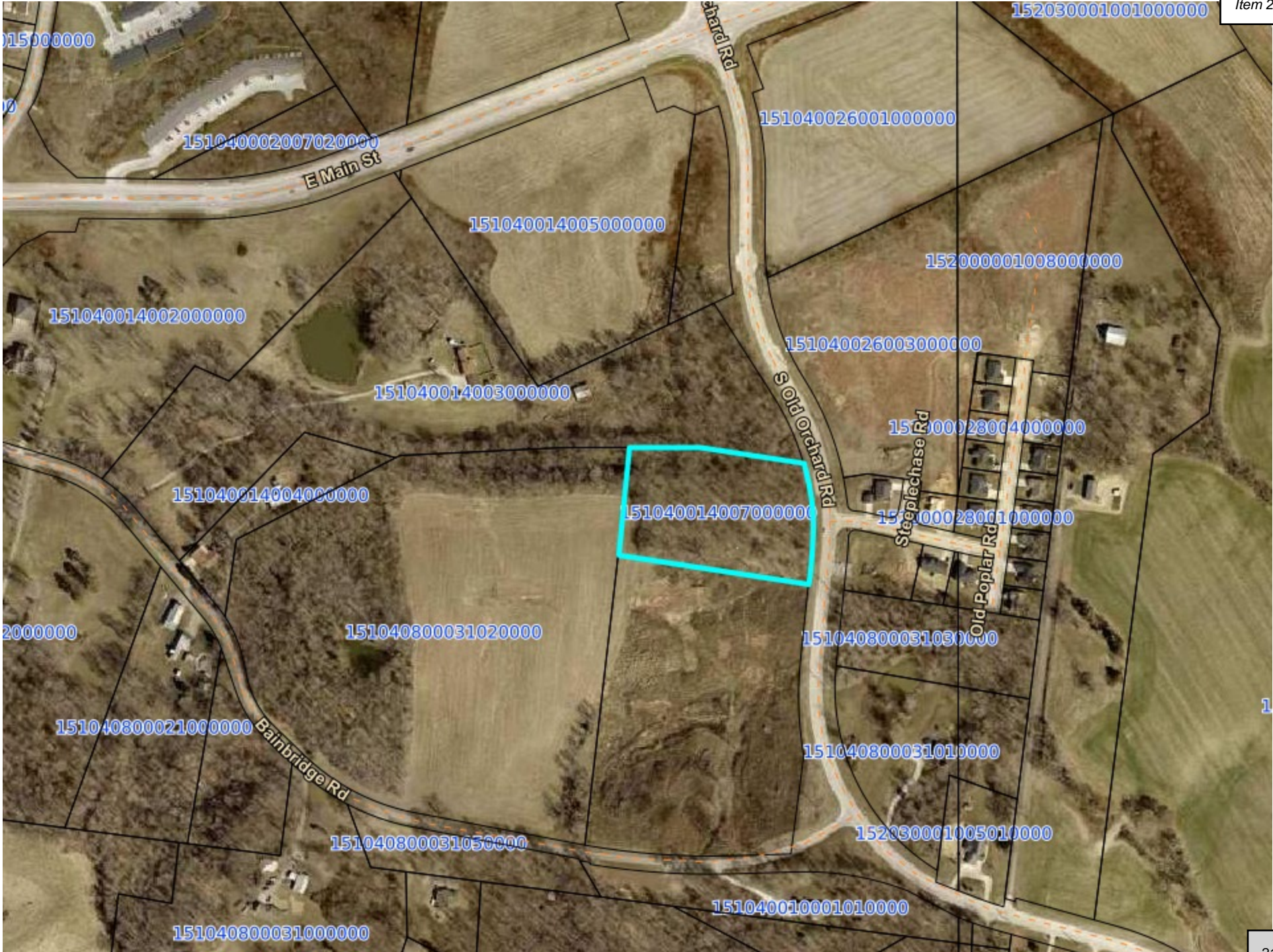


LYNDON PROPERTIES, LLC

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

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

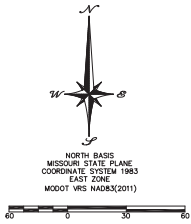
Ph: 573-243-2300 ext. 29  
Fax: 573-243-3322  
Email: [lmiller@jacksonmo.org](mailto:lmiller@jacksonmo.org)



LOCATION MAP

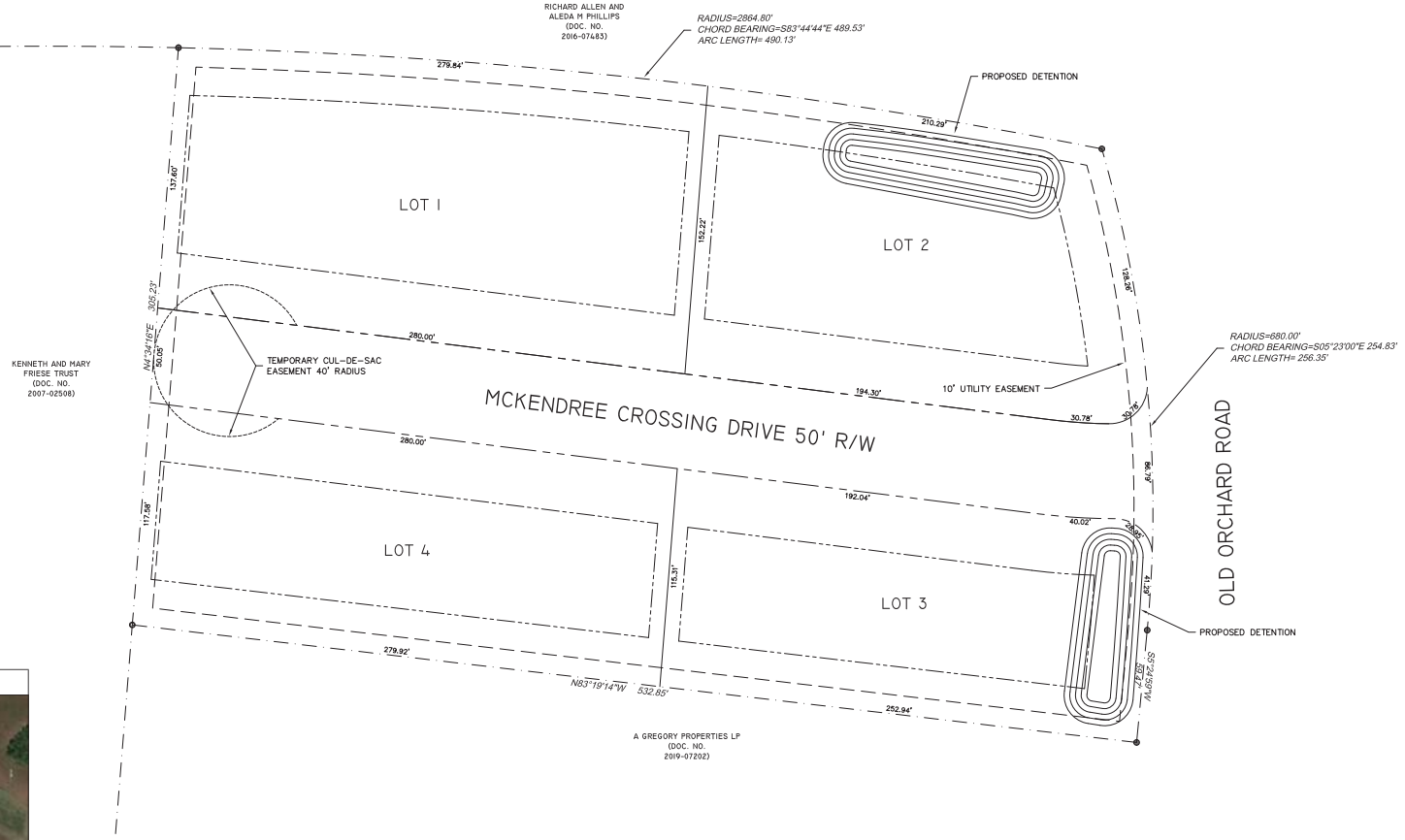
# PRELIMINARY PLAT FOR OLD ORCHARD TOWN HOMES SUBDIVISION

PART OF U.S.P.S. NO. 324, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI



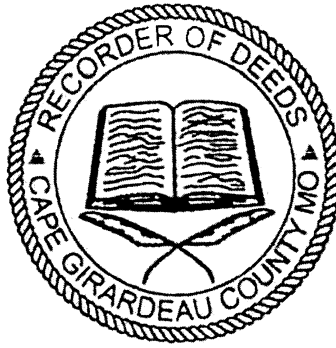
REFERENCES  
1. DOCUMENT NO. 2023-08015 (SUBJECT)

LEGEND	
	IRON ROD W/CAP (FOUND)
	IRON ROD W/CAP (FOUND)
	1/2" IRON ROD (SET)
	LOT LINE
	PROPERTY BOUNDARY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	TEMPORARY EASEMENT



NOTES	
ZONING: R-3 ONE- & TWO-FAMILY RESIDENTIAL DISTRICT	OWNER & DEVELOPER: FRUITLAND INVESTMENTS LLC LYNDON PROPERTIES LLC 26806 STATE HIGHWAY B MARBLE HILL, MO 63764
EASEMENT NOTES: 10' FRONT 10' REAR	PREPARED BY: STRICKLAND ENGINEERING 113 W. MAIN STREET SUITE 1 JACKSON, MO 63755 (673) 243-4080
BUILDING SETBACKS: FRONT YARD SETBACK = 30' REAR YARD SETBACK = 25' SIDE YARD SETBACK = 8'	ACCURACY STANDARD: TYPE URBAN
DESIGN STANDARDS: 50' RIGHT-OF-WAY WIDTH 28" WIDE CONCRETE STREETS WITH CURB 4" WIDE CONCRETE SIDEWALKS ON EACH SIDE	

<b>STRICKLAND ENGINEERING</b> CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING	113 WEST MAIN STREET P.O. Box 159 JACKSON, MISSOURI 63755 TEL: 573-243-4080 FAX: 573-243-2191
	<b>PRELIMINARY PLAT FOR OLD ORCHARD TOWN HOMES SUBDIVISION JACKSON, MO</b>
SCALE	1"=30'
DATE	12-6-23
DRAWN BY	DR
CHECKED BY	BS
PROJECT #	21-029



ANDREW DAVID BLATTNER  
RECORDER OF DEEDS  
CAPE GIRARDEAU COUNTY, MO  
eRECORDED ON  
09/28/2023 08:31:08 AM  
REC FEE: 27.00  
PAGES: 2

013535

## GENERAL WARRANTY DEED (LIMITED LIABILITY COMPANY)

This Indenture is made this 25<sup>th</sup> day of September, 2023, by and between The Villas of West Park, LLC, a Missouri Limited Liability Company ("Grantor"), of the County of Cape Girardeau, Missouri, and Fruitland Investments, LLC, a Missouri Limited Liability Company and Lyndon Properties, LLC, a Missouri Limited Liability Company ("Grantee"), of the County of Bollinger, Missouri, whose address in said County is:

26806 State Hwy B, Marble Hill, MO 63764

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations paid to them by the Grantee, the receipt of which is hereby acknowledged, does by these present GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the Grantee and Grantee's heirs, successors and assigns, the following described Real Estate lying, being and situated in the County of Cape Girardeau, and State of Missouri, to wit:

That part of U.S.P.S. No. 324, Township 31 North, Range 13 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri, being more particularly described as follows: Commence at the Southwest Corner of U.S.P.S. No. 790, Township 31 North, Range 13 East of the Fifth Principal Meridian, being a point on the East Line of said U.S.P.S. No. 324; thence South 06°40'44" West along said East Line, 745.00 feet; thence leaving said East Line, North 83°19'16" West, 30.00 feet; thence South 06°40'44" West, 627.58 feet; thence North 83°19'13" West, 666.98 feet to a point on the West Right of Way Line of South Old Orchard Road for the point of beginning; thence from the point of beginning, continue North 83°19'13" West, 532.85 feet; thence North 04°34'16" East, 305.23 feet to a point on the North Right of Way Line of Abandoned Cape Girardeau Northern Railroad; thence along said North Right of Way Line, along a non-tangent curve to the Southeast, being concave to the Southwest, having a radius of 2864.00 feet, for an arc length of 490.13 feet, (the chord of said arc bears South 83°44'44" East, 489.53 feet), to a point on said West Right of Way Line of said South Old Orchard Road; thence leaving said North Right of Way Line, and along said West Right of Way Line, along a non-tangent curve to the Southeast, being concave to the Southwest, having a radius of 680.00 feet, for an arc length of 256.35 feet, (the chord of said arc bears South 05°23'00" East, 254.83 feet); thence continue along said West

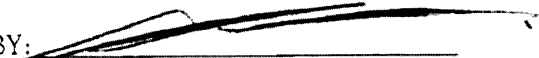
Right of Way Line, South 05°24'59" West, 59.47 feet to the point of beginning. The herein described Tract contains 3.76 acres, more or less, as shown on Boundary Survey by Strickland Engineering, dated September 21, 2023 Rodney W. Amos, Surveyor, MO-PLS 20070000072.

Subject to terms, conditions, restrictions, reservations, and easements of record, if any.

TO HAVE AND TO HOLD the same, together with all and singular rights, privileges, and appurtenances thereto belonging or in anywise appertaining unto the Grantee and unto Grantee's heirs, successors and assigns forever. Grantor hereby covenants that Grantor is lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that Grantor has good right to convey the same; that said premises are free and clear of any encumbrance done or suffered by Grantor or those under whom Grantor claims, and that Grantor will WARRANT AND DEFEND the title to the said premises unto the said Grantee and Grantee's heirs, successors and assigns forever against the lawful claims and demands of all persons whomsoever.

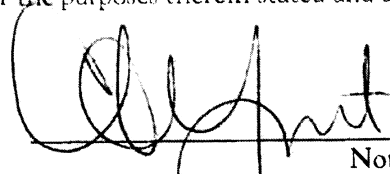
In WITNESS WHEREOF, the Grantor has caused these presents to be signed on its behalf by the below duly authorized agent of said Grantor on the day and year first above written.

The Villas of West Park, LLC, a Missouri Limited Liability Company

BY:   
Brandon O. Williams, Member

State of Missouri }  
County of Cape Girardeau } ss.

On this 25<sup>th</sup> day of September, 2023, before me personally appeared, Brandon O. Williams, to me personally known, who, being by me duly sworn, did say that he/she is the Member of The Villas of West Park, LLC, a Missouri Limited Liability Company, and that said instrument was signed in behalf of said limited liability company, by authority of its Articles of Organization and Operating Agreement, and acknowledged to me that he/she executed the same for the purposes therein stated and as the free act of deed of said limited liability company.

  
Notary Public

My Commission Expires: 3/17/27





# Jackson Park Board



December 11, 2023  
6:00 pm

Regular Meeting | Civic Center

## Agenda

Board Members Present

Recognition Of Visitors: Amber Stepp, SEMO Suicide Prevention, Inc.; Angie Compton

Reading Of Previous Meeting Minutes

### Old Business

1) American Rescue Funds Project Updates

### New Business

- 1) Park donations – Midwest Sterilization
- 2) Civic Center Entry Fees
- 3) 2024 Budget

Civic Center Report

Parks & Recreation Director's Report

Adjournment



# MEMO

**To:** Mayor and Board of Aldermen  
**From:** Jason Lipe, Parks and Recreation Director  
**Date:** Thursday, December 14, 2023  
**Re:** Civic Center Pavilion and Playground Site Work Bid Tabulation

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City staff solicited quotes for site work in preparation of the installation of a pavilion at the Civic Center. Two bids were submitted, with Fronabarger Concreters, Inc. submitting the lowest bid. Staff is reviewing the bids, along with the consulting engineer, and hopes to make a recommendation for award at the January 2nd Board of Aldermen meeting.



**Civic Center Pavilion & Playground Project  
Bid Opening 10:30 AM, December 14, 2023**

Company	Base Bid
FRONABARGER CONCRETTERS, INC	\$ 154,778.50
NIP KELLEY EQUIPMENT CO, INC	\$ 157,102.00

Witness: *Jason [Signature]* *Chas Eastbridge*



# MEMO

**To:** Mayor and Board of Aldermen  
**From:** Chief James Humphreys  
**Date:** Thursday, December 14, 2023  
**Re:** Body Worn Cameras Proposal/Contract

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We are in need of a total upgrade of our body worn camera program. This year we have done our research, along with trial and testing, and have found what we believe are the best available cameras and software going today and what most law enforcement agencies are using on a national scale.

We are asking for your review of our proposal and hopefully your approval to for us to enter into a five-year contract with them starting in 2024. I have included the proposal for your review. We greatly appreciate your time and consideration on this crucial and important matter.

A handwritten signature in black ink that reads "James M. Humphreys".

James M. Humphreys

Chief of Police



**Axon Enterprise, Inc.**  
 17800 N 85th St.  
 Scottsdale, Arizona 85255  
 United States  
 VAT: 86-0741227  
 Domestic: (800) 978-2737  
 International:  
 +1.800.978.2737

Q-513207-45250.7 Item 5.

Issued: 11/20/2023

Quote Expiration: 12/08/2023

Estimated Contract Start Date:  
02/15/2024

Account Number: 113452

Payment Terms: N30

Delivery Method:

SHIP TO	BILL TO
Jackson Police Dept. - MO 202 W Jackson Blvd Jackson, MO 63755-2014 USA	Jackson Police Dept. - MO 202 W Jackson Blvd Jackson MO 63755-2014 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Joe Koestner Phone: (480) 515-6377 Email: jkoestner@axon.com Fax:	Alex Broch Phone: (573) 243-3151 Email: abroch@jacksonpd.org Fax:

### Quote Summary

Program Length	60 Months
<b>TOTAL COST</b>	<b>\$133,513.12</b>
<b>ESTIMATED TOTAL W/ TAX</b>	<b>\$133,513.12</b>

### Discount Summary

Average Savings Per Year	\$2,263.40
<b>TOTAL SAVINGS</b>	<b>\$11,317.00</b>

### Payment Summary

Date	Subtotal	Tax	Total
Jan 2024	\$26,702.64	\$0.00	\$26,702.64
Jan 2025	\$26,702.62	\$0.00	\$26,702.62
Jan 2026	\$26,702.62	\$0.00	\$26,702.62
Jan 2027	\$26,702.62	\$0.00	\$26,702.62
Jan 2028	\$26,702.62	\$0.00	\$26,702.62

# Payment Summary

Item 5.

Date	Subtotal	Tax	Total
Total	\$133,513.12	\$0.00	\$133,513.12

Quote Unbundled Price:  
 Quote List Price:  
 Quote Subtotal:

**\$144** Item 5.  
**\$161,150.72**  
**\$133,513.12**

## Pricing

*All deliverables are detailed in Delivery Schedules section lower in proposal*

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
<b>Program</b>									
BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	1	60	\$40.33	\$34.66	\$20.53	\$1,231.80	\$0.00	\$1,231.80
BWCamTAP	Body Worn Camera TAP Bundle	26	60	\$21.82	\$32.50	\$19.32	\$30,139.20	\$0.00	\$30,139.20
<b>A la Carte Hardware</b>									
H00001	AB4 Camera Bundle	26	60		\$849.00	\$11.87	\$18,521.10	\$0.00	\$18,521.10
H00002	AB4 Multi Bay Dock Bundle	1	60		\$1,638.90	\$27.04	\$1,622.51	\$0.00	\$1,622.51
H00001	AB4 Camera Bundle	2	60		\$863.11	\$25.42	\$3,049.98	\$0.00	\$3,049.98
<b>A la Carte Software</b>									
73683	10 GB EVIDENCE.COM A-LA-CART STORAGE	520	60		\$0.60	\$0.47	\$14,778.40	\$0.00	\$14,778.40
73680	RESPOND DEVICE PLUS LICENSE	26	60		\$19.00	\$19.00	\$29,640.00	\$0.00	\$29,640.00
BasicLicense	Basic License Bundle	26	60		\$16.27	\$16.25	\$25,350.00	\$0.00	\$25,350.00
ProLicense	Pro License Bundle	3	60		\$42.31	\$42.25	\$7,605.00	\$0.00	\$7,605.00
<b>A la Carte Services</b>									
80146	VIRTUAL BODYCAM STARTER	1			\$1,575.00	\$1,575.13	\$1,575.13	\$0.00	\$1,575.13
<b>Total</b>							<b>\$133,513.12</b>	<b>\$0.00</b>	<b>\$133,513.12</b>

## Delivery Schedule

### Hardware

Bundle	Item	Description	QT Y	Estimated Delivery Date
AB4 Camera Bundle	100147	AXON BODY 4 - NA - US FIRST RESPONDER - BLK - RAPIDLOCK	26	01/15/2024
AB4 Camera Bundle	100147	AXON BODY 4 - NA - US FIRST RESPONDER - BLK - RAPIDLOCK	2	01/15/2024
AB4 Camera Bundle	100466	USB-C to USB-C CABLE FOR AB4	29	01/15/2024
AB4 Camera Bundle	100466	USB-C to USB-C CABLE FOR AB4	3	01/15/2024
AB4 Camera Bundle	11507	MOLLE MOUNT, SINGLE, AXON RAPIDLOCK	14	01/15/2024
AB4 Camera Bundle	11508	MOLLE MOUNT, DOUBLE, AXON RAPIDLOCK	15	01/15/2024
AB4 Camera Bundle	74028	WING CLIP MOUNT, AXON RAPIDLOCK	3	01/15/2024
AB4 Multi Bay Dock Bundle	100206	AXON BODY 4 - 8 BAY DOCK	1	01/15/2024
AB4 Multi Bay Dock Bundle	70033	WALL MOUNT BRACKET, ASSY, EVIDENCE.COM DOCK	1	01/15/2024
AB4 Multi Bay Dock Bundle	71019	NORTH AMER POWER CORD FOR AB3 8-BAY, AB2 1-BAY / 6-BAY DOCK	1	01/15/2024
Body Worn Camera Multi-Bay Dock TAP Bundle	73689	MULTI-BAY BWC DOCK 1ST REFRESH	1	07/15/2026
Body Worn Camera TAP Bundle	73309	AXON CAMERA REFRESH ONE	26	07/15/2026

### Software

Bundle	Item	Description	QT Y	Estimated Start Date	Estimated End Date
Basic License Bundle	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE	26	02/15/2024	02/14/2029
Basic License Bundle	73840	EVIDENCE.COM BASIC ACCESS LICENSE	26	02/15/2024	02/14/2029
Pro License Bundle	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE	9	02/15/2024	02/14/2029
Pro License Bundle	73746	PROFESSIONAL EVIDENCE.COM LICENSE	3	02/15/2024	02/14/2029
A la Carte	73680	RESPOND DEVICE PLUS LICENSE	26	02/15/2024	02/14/2029
A la Carte	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE	520	02/15/2024	02/14/2029

### Services

Bundle	Item	Description	QTY
A la Carte	80146	VIRTUAL BODYCAM STARTER	1

### Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
AB4 Camera Bundle	100942	EXT WARRANTY, BODY 4 CAMERA	2	01/15/2025	02/14/2029
Body Worn Camera Multi-Bay Dock TAP Bundle	80465	EXT WARRANTY, MULTI-BAY DOCK (TAP)	1	01/15/2025	02/14/2029
Body Worn Camera TAP Bundle	80464	EXT WARRANTY, CAMERA (TAP)	26	01/15/2025	02/14/2029



## Payment Details

<b>Jan 2024</b>						
<b>Invoice Plan</b>	<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Subtotal</b>	<b>Tax</b>	<b>Total</b>
Year 1	73680	RESPOND DEVICE PLUS LICENSE	26	\$5,928.03	\$0.00	\$5,928.03
Year 1	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE	520	\$2,955.68	\$0.00	\$2,955.68
Year 1	80146	VIRTUAL BODYCAM STARTER	1	\$315.03	\$0.00	\$315.03
Year 1	BasicLicense	Basic License Bundle	26	\$5,070.00	\$0.00	\$5,070.00
Year 1	BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	1	\$246.35	\$0.00	\$246.35
Year 1	BWCamTAP	Body Worn Camera TAP Bundle	26	\$6,027.84	\$0.00	\$6,027.84
Year 1	H00001	AB4 Camera Bundle	26	\$3,704.22	\$0.00	\$3,704.22
Year 1	H00001	AB4 Camera Bundle	2	\$609.99	\$0.00	\$609.99
Year 1	H00002	AB4 Multi Bay Dock Bundle	1	\$324.50	\$0.00	\$324.50
Year 1	ProLicense	Pro License Bundle	3	\$1,521.00	\$0.00	\$1,521.00
Invoice Upon Fulfillment	H00001	AB4 Camera Bundle	26	\$0.00	\$0.00	\$0.00
<b>Total</b>				<b>\$26,702.64</b>	<b>\$0.00</b>	<b>\$26,702.64</b>

<b>Jan 2025</b>						
<b>Invoice Plan</b>	<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Subtotal</b>	<b>Tax</b>	<b>Total</b>
Year 2	73680	RESPOND DEVICE PLUS LICENSE	26	\$5,928.01	\$0.00	\$5,928.01
Year 2	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE	520	\$2,955.68	\$0.00	\$2,955.68
Year 2	80146	VIRTUAL BODYCAM STARTER	1	\$315.03	\$0.00	\$315.03
Year 2	BasicLicense	Basic License Bundle	26	\$5,070.00	\$0.00	\$5,070.00
Year 2	BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	1	\$246.35	\$0.00	\$246.35
Year 2	BWCamTAP	Body Worn Camera TAP Bundle	26	\$6,027.84	\$0.00	\$6,027.84
Year 2	H00001	AB4 Camera Bundle	26	\$3,704.22	\$0.00	\$3,704.22
Year 2	H00001	AB4 Camera Bundle	2	\$609.99	\$0.00	\$609.99
Year 2	H00002	AB4 Multi Bay Dock Bundle	1	\$324.50	\$0.00	\$324.50
Year 2	ProLicense	Pro License Bundle	3	\$1,521.00	\$0.00	\$1,521.00
<b>Total</b>				<b>\$26,702.62</b>	<b>\$0.00</b>	<b>\$26,702.62</b>

<b>Jan 2026</b>						
<b>Invoice Plan</b>	<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Subtotal</b>	<b>Tax</b>	<b>Total</b>
Year 3	73680	RESPOND DEVICE PLUS LICENSE	26	\$5,928.01	\$0.00	\$5,928.01
Year 3	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE	520	\$2,955.68	\$0.00	\$2,955.68
Year 3	80146	VIRTUAL BODYCAM STARTER	1	\$315.03	\$0.00	\$315.03
Year 3	BasicLicense	Basic License Bundle	26	\$5,070.00	\$0.00	\$5,070.00
Year 3	BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	1	\$246.35	\$0.00	\$246.35
Year 3	BWCamTAP	Body Worn Camera TAP Bundle	26	\$6,027.84	\$0.00	\$6,027.84
Year 3	H00001	AB4 Camera Bundle	26	\$3,704.22	\$0.00	\$3,704.22
Year 3	H00001	AB4 Camera Bundle	2	\$609.99	\$0.00	\$609.99
Year 3	H00002	AB4 Multi Bay Dock Bundle	1	\$324.50	\$0.00	\$324.50

<b>Jan 2026</b>						
<b>Invoice Plan</b>	<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Subtotal</b>	<b>Tax</b>	<b>Total</b>
Year 3	ProLicense	Pro License Bundle	3	\$1,521.00	\$0.00	\$1,521.00
<b>Total</b>				<b>\$26,702.62</b>	<b>\$0.00</b>	<b>\$26,702.62</b>

<b>Jan 2027</b>						
<b>Invoice Plan</b>	<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Subtotal</b>	<b>Tax</b>	<b>Total</b>
Year 4	73680	RESPOND DEVICE PLUS LICENSE	26	\$5,928.01	\$0.00	\$5,928.01
Year 4	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE	520	\$2,955.68	\$0.00	\$2,955.68
Year 4	80146	VIRTUAL BODYCAM STARTER	1	\$315.03	\$0.00	\$315.03
Year 4	BasicLicense	Basic License Bundle	26	\$5,070.00	\$0.00	\$5,070.00
Year 4	BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	1	\$246.35	\$0.00	\$246.35
Year 4	BWCamTAP	Body Worn Camera TAP Bundle	26	\$6,027.84	\$0.00	\$6,027.84
Year 4	H00001	AB4 Camera Bundle	26	\$3,704.22	\$0.00	\$3,704.22
Year 4	H00001	AB4 Camera Bundle	2	\$609.99	\$0.00	\$609.99
Year 4	H00002	AB4 Multi Bay Dock Bundle	1	\$324.50	\$0.00	\$324.50
Year 4	ProLicense	Pro License Bundle	3	\$1,521.00	\$0.00	\$1,521.00
<b>Total</b>				<b>\$26,702.62</b>	<b>\$0.00</b>	<b>\$26,702.62</b>

<b>Jan 2028</b>						
<b>Invoice Plan</b>	<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Subtotal</b>	<b>Tax</b>	<b>Total</b>
Year 5	73680	RESPOND DEVICE PLUS LICENSE	26	\$5,928.01	\$0.00	\$5,928.01
Year 5	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE	520	\$2,955.68	\$0.00	\$2,955.68
Year 5	80146	VIRTUAL BODYCAM STARTER	1	\$315.03	\$0.00	\$315.03
Year 5	BasicLicense	Basic License Bundle	26	\$5,070.00	\$0.00	\$5,070.00
Year 5	BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	1	\$246.35	\$0.00	\$246.35
Year 5	BWCamTAP	Body Worn Camera TAP Bundle	26	\$6,027.84	\$0.00	\$6,027.84
Year 5	H00001	AB4 Camera Bundle	26	\$3,704.22	\$0.00	\$3,704.22
Year 5	H00001	AB4 Camera Bundle	2	\$609.99	\$0.00	\$609.99
Year 5	H00002	AB4 Multi Bay Dock Bundle	1	\$324.50	\$0.00	\$324.50
Year 5	ProLicense	Pro License Bundle	3	\$1,521.00	\$0.00	\$1,521.00
<b>Total</b>				<b>\$26,702.62</b>	<b>\$0.00</b>	<b>\$26,702.62</b>

**Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.**

Contract Sourcewell Contract #010720-AXN is incorporated by reference into the terms and conditions of this Agreement. In the event of conflict the terms of Axon's Master Services and Purchasing Agreement shall govern.

## Standard Terms and Conditions

### Axon Enterprise Inc. Sales Terms and Conditions

#### Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at [www.axon.com/legal/sales-terms-and-conditions](http://www.axon.com/legal/sales-terms-and-conditions)), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

#### ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at [www.axon.com/legal/sales-terms-and-conditions](http://www.axon.com/legal/sales-terms-and-conditions)), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

#### Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

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Signature

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Date Signed

11/20/2023





# City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: December 1, 2023

RE: Aerial Photography

Attached is a proposal from Cape Girardeau County Assessor Bob Adams to cost share in the county's aerial photography to be flown in 2024. The county is requesting participation of \$30,000 from each city. Both Jackson and Cape participated in this program for the county's last flyover in 2021 and have been using that aerial photography for the past three years. In 2021, the City of Jackson paid our share in a lump sum while the City of Cape chose to make three payments over the three-year period. Either is acceptable to the County.

Both cities have recently been approached by Nearmap, another aerial photography provider. They offer a lower cost on a per-year basis with no commitment for multiple years and they would fly the Cape-Jackson area once per year. If the two cities subscribed to their program, they offer a discounted cost of \$6,000/year for each city. The cost for each city separately is \$9,000/year.

Although the cost of the county program has a higher per/year price tag, I recommend continuing to participate in their program for the following reasons:

1. The county photography is guaranteed to be "leaf-off". This is extremely critical when using aerial photography for mapping of parcels, buildings, streets, utilities, etc. Nearmap photography does not provide this guarantee and anticipates their flying schedule would include our area of the United States during "leaf-on" times of year.
2. The City's Building & Planning staff has an ongoing cooperative relationship with the Assessor's office. They share with us their continually updated parcel map layers and ownership information, which is crucial to the accurate property owner notifications required by law for certain zoning processes.

3. There is a third option, which is State of Missouri sponsored photography currently being prepared. However, previews of that photography indicate it will have poorer resolution and oblique views, making it more difficult to use for our purposes.

If the Board is agreeable to participating in the county's program, a Memorandum of Understanding will be prepared for approval at a future meeting.

If you have questions, please contact me at [jsanders@jacksonmo.org](mailto:jsanders@jacksonmo.org) or 573-243-2300 x 2031.



**Robert L. Adams**  
Assessor  
Cape Girardeau County  
1 Barton Square, Suite 201  
Jackson, MO 63701  
(573)243-2468

Item 6.

November 14, 2023

James Roach  
City Administrator  
City of Jackson  
101 Court Street  
Jackson, MO 63755

Dear Mr. Roach:

The Cape Girardeau County Assessor respectfully requests the City of Jackson to consider helping offset the cost of the 2024 aerial digital photography project. In addition to new photography, this project provides higher resolution sub 3" ortho and oblique photography of the incorporated areas of the City of Jackson, as well as the remainder of Cape Girardeau County (approximately 38,000 parcels).

The photography is accessible through cloud-based applications, namely EagleView Cloud (formerly CONNECTExplorer). This subscription provides widgets allow for the use of measuring tools within the oblique views, which is helpful both to staff and the public. The imagery will fully integrate with Esri's Web Appbuilder products and all ArcGIS for Local Government Solution Products. As the City of Jackson expands its use of ArcGIS products, the potential uses are limitless. Information about the new EagleView Cloud platform can be found at <https://www.eagleview.com/product/eagleview-cloud/government/>

The cost of this project, including the EagleView Cloud subscription, is roughly \$285,386, payable over a three-year period. We ask the City of Jackson to participate by contributing \$30,000, or roughly 11% of the cost. If necessary, this payment can be made payable over three years. In exchange for the contribution, we will maintain access for the City of Jackson and will authorize integrated GIS use for official purposes.

This project is a significant cost to the Cape Girardeau County Assessor, but we deem it a necessary tool for both county and public use. We appreciate the city's consideration.

Sincerely,

Robert L. Adams, Assessor.

# Cost Summary- Cape Girardeau, MO & Jackson, MO

Includes Existing Nearmap coverage for Vertical (Orthogonal) and Oblique Imagery (with add on) updated annually

Proposed Product Subscription	Line Items Costs	Line Items Bundle Cost
<b>Orthogonal Imagery 2.8” resolution</b> Includes access to July 2023, upcoming 2024 and hosted historical library captures Since 2022.	\$6,000 per year	\$4,000 per year
<b>On-premise copy Orthogonal Imagery-</b> Imagery exported at your specs (JPEG, TIFF, MrSID)	\$1,500 per copy optional	\$1,000 per copy optional
<b>Public Display-</b> License to publicly display imagery for consumer consumption	\$1,500 per copy optional	\$1,000 per copy optional
<b>AI Viewer:</b> Unlimited access to Raster AI layers in Mapbrowser	\$0 \$1,500 waived	\$0 \$1,500 waived
<b>Enterprise Site Licenses-</b> Unlimited staff access for Cape Girardeau, MO and City of Jackson, MO <b>Map Browser Web Based Product/Application</b> <b>Nearmap API Integrations-</b> Multiple API and streaming options ArcGIS, CAD, CAMA, Bentley, Cityworks, etc <b>ArcGIS Plugin</b>	Included at no additional cost	Included at no additional cost
<b>Customer Support Training</b> <b>Software Maintenance and System Support Services</b>	Included at no additional cost	Included at no additional cost
<b>Total Line-Item Cost Per City:</b>	\$9,000	
<b>Total Line- Item Cost Per City</b>		\$6,000



Current, Orthogonal Imagery views



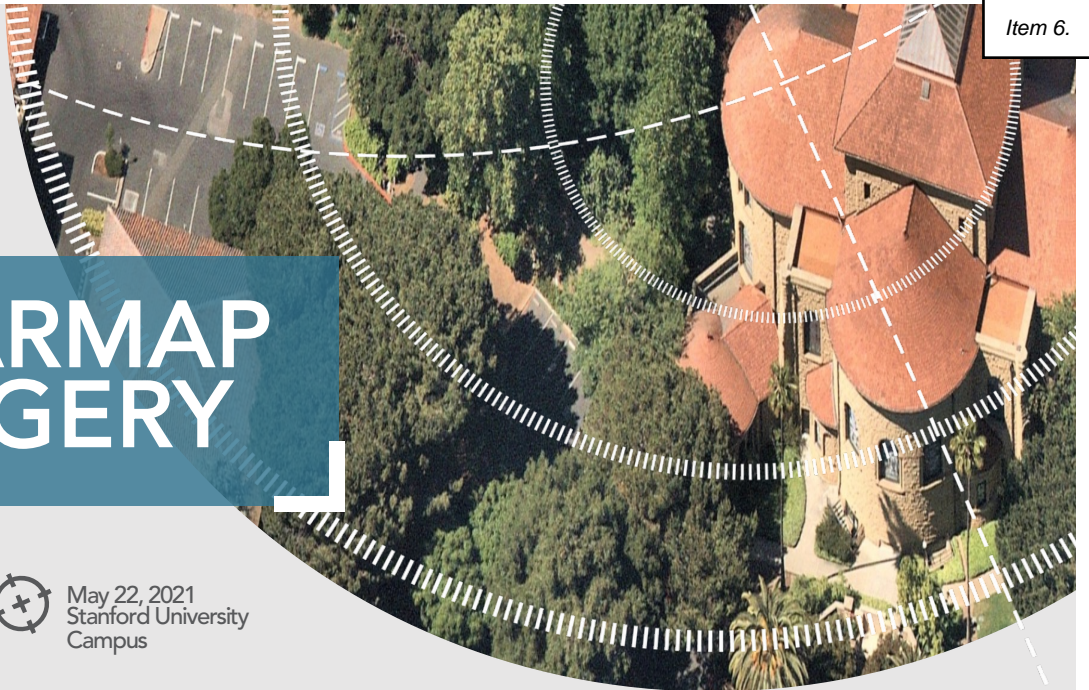
Oblique Imagery Views



SOLUTION OVERVIEW

# NEARMAP IMAGERY

May 22, 2021  
Stanford University  
Campus



Current, HD views



AI



3D



**FREQUENT UPDATES** – High resolution aerial imagery updated 1-3 times per year.



**MULTIPLE VIEWS** – Sub-3" resolution with oblique views from each cardinal direction (N,S,E,W).



**RICH ANALYSIS** – Access to a whole library of Historical captures.



**INSTANT ACCESS** – Web based MapBrowser for quick, easy viewing



**INTEGRATIONS** – Convenient ways to consume our content in your GIS, CAD, and other application.