



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, July 21, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

AGENDA

CALL TO ORDER

INTRODUCTION OF GUESTS/VISITORS

ADOPTION OF AGENDA

1. Motion adopting the Regular Meeting Agenda.

PUBLIC HEARINGS

2. Hearing to consider the rezoning of 312, 316, 320, and 324 North High Street, from R-4 (General Residential) District to C-3 (Central Business) District, as submitted by the City of Jackson, Missouri.

APPROVAL OF MINUTES

3. Motion approving the Minutes of the Regular Meeting of July 7, 2025.

FINANCIAL AFFAIRS

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

ACTION ITEMS

Power, Light, and Water Committee

6. Motion setting a public hearing for Monday, August 18, 2025, at 6:00 p.m., to consider the proposed 2025 Parks and Recreation, General Revenue, Cemetery, and Band Tax Rates.
7. Motion approving the Semi-Annual Financial Statement, ending June 30, 2025.
8. Motion to record in the minutes the disposal of City records which have met their retention life and were destroyed in compliance with the guidelines according to the Missouri Secretary of State's Record Retention Schedule, under RSMo 109.230, Subsection 4.
9. Motion accepting the 2025 Electric Utility Rate Study Update, as prepared by 1898 & Co., a part of Burns & McDonnell Engineering Company, Inc., of Kansas City, Missouri.

Street, Sewer, and Cemetery Committee

- [10.](#) Motion transferring a Special Use Permit granted to McCombs Funeral Home, Inc., to Rollings Funeral Service, LLC d/b/a McCombs Funeral Home and Cremation Center, located at 640 West Independence Street.
- [11.](#) Motion approving Task Order Authorization No. 25-06, in the amount of \$15,000.00, to Dille Pollard LLC, of Poplar Bluff, Missouri, relative to providing architectural services under the Jackson Civic Center Expansion Project.
- [12.](#) Motion approving Task Order Authorization No. 25-07, in the amount of \$14,000.00, to Bacon Farmer Workman Engineering & Testing, Inc., of Cape Girardeau, Missouri, relative to providing engineering services under the Swimming Pool Renovations Project.
- [13.](#) Bill proposing an Ordinance approving the rezoning of 312, 316, 320, and 324 North High Street, from R-4 (General Residential) District to C-3 (Central Business) District, as submitted by the City of Jackson, Missouri.

NON-AGENDA CITIZEN INPUT

INFORMATION ITEMS

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

EXECUTIVE SESSION

Motion to have executive session. Authority is Section 610.021(12), Revised Statutes of Missouri, as amended, relative to contracts.

ADJOURN

Posted on 7/18/2025 at 4:00 PM.

MEMO



TO: Mayor Hahs and Members of the Board of Aldermen
FROM: Larry Miller, Building & Planning Manager
DATE: July 14, 2025
SUBJECT: Public Hearing – Rezoning Request for 324, 320, 316, and 312 N. High Street

Overview:

- Applicant: City of Jackson
- Request: Rezone properties at 324, 320, 316, and 312 North High Street from R-4 (General Residential District) to C-3 (Central Business District)
- Purpose: To allow the development of a public parking lot supporting Uptown businesses and future improvements

Property Details:

- Current Use: Vacant lots (former MoDOT-acquired residential sites)
- Surrounding Zoning:
 - North, South & East – R-4
 - West – C-3
- Comprehensive Plan Designation: *Uptown Fringe* – encourages a mix of residential and neighborhood commercial uses with a walkable design

Supporting Information:

- Rezoning would align with prior actions taken for similar purposes (e.g., Cherry and Missouri Street parking lot)
- Parking lot development supports the long-term vitality and accessibility of the Uptown district
- Planning & Zoning Commission voted to recommend approval at their June 11, 2025, meeting
- A public hearing is required at the Board of Aldermen level before any ordinance can be adopted

Action Needed:

- Conduct the public hearing
- Consider ordinance for rezoning following hearing and any public comments



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Monday, July 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

The Board of Aldermen met in the Regular Session with Mayor Dwain L. Hahs in the chair and the following Board Members present: Steve Stroder, Mike Seabaugh, Eric Fraley, Katy Liley, David Reiminger, and Wanda Young. Present-6; Absent-2: Shana Williams and Mark Unger.

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

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

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

Motion to Adopt the Agenda)

Motion made by Alderman Fraley, seconded by Alderwoman Liley, to adopt the agenda, as presented. Ayes-6; Nays-0; Absent-2.

Public Hearing to Consider a request to)
 Vacate the public right of way of West)
 Madison Street between Colorado Street)
 And South Oklahoma Street, as)
 Requested by the Reorganized School)
 District R-II of Cape Girardeau County,)
 Missouri)

Now comes forth a public hearing to consider a request to vacate the public right of way of West Madison Street between Colorado Street and South Oklahoma Street, as requested by the Reorganized School District R-II of Cape Girardeau County, Missouri.

All witnesses to be sworn in by City Clerk Angela Birk prior to their testimony at this public hearing.

Jackson R-II District Superintendent Dr. Keenan Kinder speaks in favor of vacating the public right of way. He mentions building a concourse in that area to increase security during home football games as well as increasing the safety of the students during the school day.

The Public Hearing is now closed by Mayor Hahs.

Motion to Approve the Minutes of the)
 June 16, 2025, Regular Board Meeting)

Motion made by Alderwoman Liley, seconded by Alderwoman Young, to approve the minutes of the preceding Regular Board Meeting of Monday, June 16, 2025. Ayes-6; Nays-0; Absent-2.

Motion to Approve Bills of June, 2025)

Now is presented the list of bills paid in the various funds for the month of June, 2025. Motion made by Alderwoman Young, seconded by Alderman Seabaugh, to approve the list of bills paid in the various funds for June, 2025. Ayes-6; Nays-0; Absent-2.

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



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Motion made by Alderman Reiminger, seconded by Alderman Seabaugh, to change the date of the Board of Aldermen Regular Meeting and Study Session from Monday, September 1, 2025, to Tuesday, September 2, 2025, at 6:00 p.m., in observance of the Labor Day holiday. Ayes-6; Nays-0; Absent-2.

Motion to Change the Date of the Board)
 of Aldermen Regular Meeting and Study)
 Session due to the Missouri Municipal)
 League Annual Conference)

Motion made by Alderman Reiminger, seconded by Alderman Stroder, to change the date of the Board of Aldermen Regular Meeting and Study Session from Monday, September 15, 2025, to Monday, September 22, 2025, at 6:00 p.m., due to the Missouri Municipal League Annual Conference. Ayes-6; Nays-0; Absent-2.

Motion to Approve Change Order No. 4)
 To Penzel Construction Company, Inc.,)
 Of Jackson, Missouri, relative to the)
 Building Addition & Renovation of)
 Jackson Fire Station No. 1 Project)

Motion made by Alderman Reiminger, seconded by Alderman Seabaugh, to approve Change Order No. 4, to Penzel Construction Company, Inc., of Jackson, Missouri, in the amount of \$72,336.88, relative to the Building Addition & Renovation of Jackson Fire Station No. 1 Project. Ayes-6; Nays-0; Absent-2.

Motion to Approve Change Order No. 7)
 To Herzog Excavating & Demolition, LLC)
 Of Perryville, Missouri, relative to the)
 Disposal of Stockpiled Brush Program)

Motion made by Alderman Reiminger, seconded by Alderman Stroder, to approve Change Order No. 7, in the amount of \$33,000.00, to Herzog Excavating & Demolition, LLC, of Perryville, Missouri, relative to the Disposal of Stockpiled Brush Program. Ayes-6; Nays-0; Absent-2.

Ordinance No. 25-63 Re: To Amend)
 Chapter 3 (Administration) of the Code)
 Of Ordinances, relative to banking of)
 City funds)

The matter of amending Chapter 3 (Administration) of the Code of Ordinances, relative to banking of city funds, came on for consideration. Alderman Reiminger introduced Bill No. 25-65, being for an ordinance entitled as follows:

**AN ORDINANCE AMENDING CHAPTER 3 OF THE CODE OF ORDINANCES OF
 THE CITY OF JACKSON, MISSOURI, RELATIVE TO THE BANKING OF CITY
 FUNDS; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.**

On a motion by Alderman Reiminger, seconded by Alderman Seabaugh, Bill No. 25-65 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderman Reiminger, seconded by Alderman Seabaugh, Bill No. 25-65 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 25-63 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Seabaugh-aye;



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Alderwoman Liley-aye; Alderman Fraley-aye; Alderwoman Young-aye; Alderman Unger-absent; Alderwoman Williams-absent; Alderman Stroder-aye; and Alderman Reiminger-aye.

BILL NO. 25-65

ORDINANCE NO. 25-63

AN ORDINANCE AMENDING CHAPTER 3 OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO THE BANKING OF CITY FUNDS; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the Missouri General Assembly has enacted Section 110.075, RSMo, which establishes factors to be considered by municipalities in selecting depositories for public funds through a competitive process; and

WHEREAS, Section 3-2 of the Code of Ordinances of the City of Jackson, Missouri, governs the selection of depositories for city funds; and

WHEREAS, the Board of Aldermen desires to amend Section 3-2 to ensure compliance with Section 110.075, RSMo, by incorporating the factors set forth therein;

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

Section 1. That Chapter 3, Article I, of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended to read as follows:

“Sec. 3-2. Banking of city funds.

1. The City of Jackson shall select depositories for city funds through a competitive process in accordance with Section 110.075, RSMo. In evaluating proposals from financial institutions, the City shall comply with all factors and requirements set forth in Section 110.075, RSMo, to ensure adherence to state law.
2. The selected banking institution shall enter into a contract with the City outlining the terms and conditions of the depository relationship, including, but not limited to, the interest rates, fees, and services to be provided for a term of up to four years.”

Section 2. It is the intent of the Mayor and Board of Aldermen and it is hereby ordained that this ordinance shall become and be made a part of the Code of Ordinances of the City of Jackson,

Section 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such



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

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

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

FIRST READING: July 7, 2025.

SECOND READING: July 7, 2025.

PASSED AND APPROVED this 7th day of July, 2025, by a vote of 6 ayes, 0 nays, 0 abstentions and 2 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
 Mayor

ATTEST:

Angela Birk (signed)
 City Clerk

Ordinance No. 25-64 Re: To Re-Adopt)
 Chapter 1, Article VIII, of the Code of)
 Ordinances, relative to ethics)

The matter of re-adopting Chapter 1, Article VIII, of the Code of Ordinances, relative to ethics, came on for consideration. Alderman Reiminger introduced Bill No. 25-66, being for an ordinance entitled as follows:

AN ORDINANCE RE-ADOPTING CURRENT ARTICLE VIII OF CHAPTER 1, OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI, ORIGINALLY PASSED AND APPROVED BY THE MAYOR AND BOARD OF ALDERMEN ON THE 1st DAY OF FEBRUARY, 1999.

On a motion by Alderman Reiminger, seconded by Alderman Stroder, Bill No. 25-66 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderman Reiminger, seconded by Alderman Stroder, Bill No. 25-66 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 25-64 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Stroder-aye; Alderman Fraley-aye; Alderman Reiminger-aye; Alderwoman Young-aye; Alderman Unger-absent; Alderman Seabaugh-aye; Alderwoman Williams-absent; and Alderwoman Liley-aye.

BILL NO. 25-66

ORDINANCE NO. 25-64

AN ORDINANCE RE-ADOPTING CURRENT ARTICLE VIII OF CHAPTER 1, OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI, ORIGINALLY PASSED AND APPROVED BY THE MAYOR AND BOARD OF ALDERMEN ON THE 1st DAY OF FEBRUARY, 1999.



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

Section 1. That Chapter 1, Article VIII, of the Code of Ordinances of the City of Jackson, Missouri, is hereby re-adopted and confirmed in compliance with Section 105.485.4 RSMo 2000, as amended. Copy of same is attached hereto and incorporated herein by reference as if fully set forth.

Section 2. That the City Clerk is hereby directed to forward a certified copy of this Ordinance and attachment to the Missouri Ethics Commission within ten (10) days of passage and approval.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

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

FIRST READING: July 7, 2025.

SECOND READING: July 7, 2025.

PASSED AND APPROVED this 7th day of July, 2025, by a vote of 6 ayes, 0 nays, 0 abstentions and 2 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
 Mayor

ATTEST:

Angela Birk (signed)
 City Clerk

Motion to Approve the Preliminary Plat)
 Of the Jackson North Industrial Park)
 Subdivision Phase II, as submitted by)
 The City of Jackson, Missouri)

Motion made by Alderwoman Liley, seconded by Alderman Fraley, to approve the Preliminary Plat of Jackson North Industrial Park Subdivision Phase II, as submitted by the City of Jackson, Missouri. Ayes-6; Nays-0; Absent-2.

Ordinance No. 25-65 Re: To Approve)
 The Final Plat of Deer Ridge Subdivision)



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As submitted by WPSD Properties, LLC)

The matter of approving the Final Plat of Deer Ridge Subdivision, as submitted by WPSD Properties, LLC, came on for consideration. Alderwoman Liley introduced Bill No. 25-67, being for an ordinance entitled as follows:

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

On a motion by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 25-67 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 25-67 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 25-65 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Young-aye; Alderman Reiminger-aye; Alderman Seabaugh-aye; Alderman Fraley-aye; Alderman Unger-absent; Alderwoman Williams-absent; Alderwoman Liley-aye; and Alderman Stroder-aye.

BILL NO. 25-67

ORDINANCE NO. 25-65

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

WHEREAS, WPSD Properties, LLC has platted the Deer Ridge Subdivision, a Resubdivision of a tract of land located within the corporate limits of the City of Jackson, Missouri; and,

WHEREAS, the Developer has designed the required improvements and has committed to construct said improvements, if any are indicated on said plat except that Developer has requested a variance from Sec. 57-10(g), Water Distribution System, to allow Developer to provide water service for Lot 2 by tapping onto the existing water line servicing Lot 1; and,

WHEREAS, the Developer has complied with all of the city ordinances and, in particular, Chapter 57 of the Code of Ordinances of the City of Jackson, Missouri, except for the variance requested.



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

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, do hereby accept the final plat of the Deer Ridge Subdivision, a Resubdivision of a tract of land, which is attached hereto as Exhibit A, including all easements, right-of-way streets and improvements indicated thereon, if any, and subject to the terms and conditions expressed therein; subject to a variance from Sec. 57-10(g) in that Developer is allowed to provide water service for Lot 2 by tapping onto the existing water line servicing Lot 1.

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

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

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

FIRST READING: July 7, 2025.

SECOND READING: July 7, 2025.

PASSED AND APPROVED this 7th day of July, 2025, by a vote of 6 ayes, 0 nays, 0 abstentions and 2 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
 Mayor

ATTEST:

Angela Birk (signed)
 City Clerk

Ordinance No. 25-66 Re: To Approve)
 The Final Plat of Old Orchard Town)
 Homes Subdivision, as submitted by)
 Fruitland Investments, Inc. and Lyndon)
 Properties, LLC)

The matter of approving the Final Plat of Old Orchard Town Homes Subdivision, as submitted by Fruitland Investments, Inc. and Lyndon Properties, LLC, came on for consideration. Alderwoman Liley introduced Bill No. 25-68, being for an ordinance entitled as follows:



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AN ORDINANCE ACCEPTING THE PLAT OF OLD ORCHARD TOWN HOMES SUBDIVISION; ACCEPTING DEDICATION OF EASEMENTS, STREETS AND PROPERTIES DESCRIBED; ACCEPTING RESTRICTIONS, IF ANY, FILED THEREWITH; AUTHORIZING THE RECORDING OF SAID PLAT; ACCEPTING IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED AND INDICATED ON SAID PLAT; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

On a motion by Alderwoman Liley, seconded by Alderman Fraley, Bill No. 25-68 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderwoman Liley, seconded by Alderman Fraley, Bill No. 25-68 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 25-66 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Liley-aye; Alderwoman Young-aye; Alderman Reiminger-aye; Alderman Seabaugh-aye; Alderman Fraley-aye; Alderman Unger-absent; Alderwoman Williams-absent; and Alderman Stroder-aye.

BILL NO. 25-68

ORDINANCE NO. 25-66

AN ORDINANCE ACCEPTING THE PLAT OF OLD ORCHARD TOWN HOMES SUBDIVISION; ACCEPTING DEDICATION OF EASEMENTS, STREETS AND PROPERTIES DESCRIBED; ACCEPTING RESTRICTIONS, IF ANY, FILED THEREWITH; AUTHORIZING THE RECORDING OF SAID PLAT; ACCEPTING IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED AND INDICATED ON SAID PLAT; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, Fruitland Investments, LLC and Lyndon Properties, LLC have platted Old Orchard Town Homes Subdivision all of which is located within the corporate limits of the City of Jackson, Missouri; and,

WHEREAS, Sec. 57-10 (a) (2) states that the final record plat of any subdivision shall not be recorded unless the Developer files with the Board of Aldermen a surety bond, cashier's check, or a certified check or irrevocable letter of credit upon a solvent bank, conditioned to secure the construction of the improvements listed in Sec. 57-10 and its subsections in a satisfactory manner and not to exceed two (2) years; and

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

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

Section 1. The Mayor and Board of Aldermen of the City of Jackson, Missouri, do hereby accept the final plat of Old Orchard Town Homes Subdivision, which is attached hereto as Exhibit



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A, including all easements, right-of-way streets and improvements indicated thereon and subject to the terms and conditions expressed therein; and provided however, that the final record plat shall not be recorded unless the Developer files with the Board of Aldermen a surety bond, cashier's check, or a certified check or irrevocable letter of credit upon a solvent bank, conditioned to secure the construction of the improvements listed in Sec. 57-10 and its subsections in a satisfactory manner and not to exceed two (2) years, which has been filed.

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

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

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

FIRST READING: July 7, 2025.

SECOND READING: July 7, 2025.

PASSED AND APPROVED this 7th day of July, 2025, by a vote of 6 ayes, 0 nays, 0 abstentions and 2 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

By: Dwain L. Hahs (signed)
 Mayor

Angela Birk (signed)
 City Clerk

Ordinance No. 25-67 Re: To Authorize)
 The Mayor to execute a Utility Easement)
 Deed on West Madison Street, to the)
 City of Jackson, Missouri)

The matter of authorizing the Mayor to execute a Utility Easement Deed on West Madison Street, to the City of Jackson, Missouri, came on for consideration. Alderwoman Liley introduced Bill No. 25-69, being for an ordinance entitled as follows:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI TO EXECUTE A UTILITY EASEMENT DEED BY AND BETWEEN THE CITY AND THE CITY OF JACKSON, MISSOURI; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.



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On a motion by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 25-69 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 25-69 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 25-67 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Fraley-aye; Alderman Seabaugh-aye; Alderman Reiminger-aye; Alderwoman Young-aye; Alderman Unger-absent; Alderwoman Williams-absent; Alderwoman Liley-aye; and Alderman Stroder-aye.

BILL NO. 25-69

ORDINANCE NO. 25-67

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI TO EXECUTE A UTILITY EASEMENT DEED BY AND BETWEEN THE CITY AND THE CITY OF JACKSON, MISSOURI; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

WHEREAS, the Mayor and Board of Aldermen of the City of Jackson, Missouri, have heretofore been presented a Utility Easement Deed marked Exhibit 1 and attached hereto and incorporated herein as if fully set forth; and,

WHEREAS, the Mayor and Board of Aldermen of the City of Jackson, Missouri, deem it advisable to enter into the conveyance of said Utility Easement Deed.

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

Section 1. That the Mayor and Board of Aldermen approve the conveyance of a Utility Easement Deed marked Exhibit 1 and attached hereto and incorporated herein as if fully set forth by and between the City of Jackson, Missouri, a municipal corporation. It is the belief of the Mayor and Board of Aldermen that it is in the best interests of the citizens that the City enter into said Utility Easement Deed.

Section 2. That the Mayor of the City of Jackson, Missouri, be and is hereby authorized and directed to execute said conveyance of a Utility Easement Deed for and on behalf of the City of Jackson, Missouri.

Section 3. The City Clerk is hereby authorized and directed to attest the signature of the Mayor on the attached Utility Easement Deed.

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



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

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

FIRST READING: July 7, 2025.

SECOND READING: July 7, 2025.

PASSED AND APPROVED this 7th day of July, 2025, by a vote of 6 ayes, 0 nays, 0 abstentions and 2 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
 Mayor

ATTEST:

Angela Birk (signed)
 City Clerk

Ordinance No. 25-68 Re: To Accept the)
 Dedication of a Utility Easement Deed)
 On West Madison Street, from the City)
 Of Jackson, Missouri)

The matter of accepting the dedication of a Utility Easement Deed on West Madison Street, from the City of Jackson, Missouri, came on for consideration. Alderwoman Liley introduced Bill No. 25-70, being for an ordinance entitled as follows:

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

On a motion by Alderwoman Liley, seconded by Alderman Fraley, Bill No. 25-70 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderwoman Liley, seconded by Alderman Fraley, Bill No. 25-70 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 25-68 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Reiminger-aye; Alderman Fraley-aye; Alderman Seabaugh-aye; Alderwoman Young-aye; Alderman Unger-absent; Alderwoman Williams-absent; Alderwoman Liley-aye; and Alderman Stroder-aye.

BILL NO. 25-70

ORDINANCE NO. 25-68

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



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, July 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

WHEREAS, the **City of Jackson, Missouri**, deeded to the City of Jackson, Missouri, the property described in the Utility Easement Deed attached hereto and made a part hereof as Exhibit 1.

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

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, do hereby accept the Utility Easement Deed, subject to all of the terms and conditions therein expressed.

Section 2. That the Mayor and City Clerk are hereby authorized to do all acts and execute all instruments appropriate and necessary to accept said deed.

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

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

FIRST READING: July 7, 2025.

SECOND READING: July 7, 2025.

PASSED AND APPROVED this 7th day of July, 2025, by a vote of 6 ayes, 0 nays, 0 abstentions and 2 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
 Mayor

ATTEST:

Angela Birk (signed)
 City Clerk

Ordinance No. 25-69 Re: To Authorize)
 The Mayor to execute a Permanent)
 Easement Agreement with the)
 Reorganized School District R-II of)
 Cape Girardeau County, Missouri)

The matter of authorizing the Mayor to execute a Permanent Easement Agreement with the Reorganized School District R-II of Cape Girardeau County, Missouri, came on for consideration. Alderwoman Liley introduced Bill No. 25-71, being for an ordinance entitled as follows:



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, July 7, 2025 at 6:00 PM
 Board Chambers, City Hall, 101 Court St.

MINUTES

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A PERMANENT EASEMENT AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND THE REORGANIZED SCHOOL DISTRICT R-II OF CAPE GIRARDEAU COUNTY, MISSOURI, RELATIVE TO A *PERMANENT EASEMENT THROUGH JACKSON R-2'S PRIVATE PARKING LOT*; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

On a motion by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 25-71 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 25-71 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 25-69 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Seabaugh-aye; Alderman Reiminger-aye; Alderman Fraley-aye; Alderwoman Young-aye; Alderman Unger-absent; Alderwoman Williams-absent; Alderwoman Liley-aye; and Alderman Stroder-aye.

BILL NO. 25-71

ORDINANCE NO. 25-69

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A PERMANENT EASEMENT AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND THE REORGANIZED SCHOOL DISTRICT R-II OF CAPE GIRARDEAU COUNTY, MISSOURI, RELATIVE TO A *PERMANENT EASEMENT THROUGH JACKSON R-2'S PRIVATE PARKING LOT*; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

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

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

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

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, approve the permanent easement agreement attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **The Reorganized School District R-II of Cape Girardeau County, Missouri**. It is the belief of the Mayor and Board of Aldermen that it is in the best interest of the citizens of the City of Jackson, Missouri, that the City enters into said permanent easement agreement.

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



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, July 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

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

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

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

FIRST READING: July 7, 2025.

SECOND READING: July 7, 2025.

PASSED AND APPROVED this 7th day of July, 2025, by a vote of 6 ayes, 0 nays, 0 abstentions and 2 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

By: Dwain L. Hahs (signed)
 Mayor

Angela Birk (signed)
 City Clerk

Ordinance No. 25-70 Re: To Accept a)
 Permanent Easement Agreement from)
 The Reorganized School District R-II of)
 Cape Girardeau County, Missouri)

The matter of accepting a Permanent Easement Agreement from the Reorganized School District R-II of Cape Girardeau County, Missouri, came on for consideration. Alderwoman Liley introduced Bill No. 25-72, being for an ordinance entitled as follows:

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

On a motion by Alderwoman Liley, seconded by Alderman Fraley, Bill No. 25-72 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderwoman Liley, seconded by Alderman Fraley, Bill No. 25-72 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 25-70 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Stroder-aye; Alderman Reiminger-aye; Alderman Fraley-aye; Alderman Seabaugh-aye; Alderwoman Young-aye; Alderman Unger-absent; Alderwoman Williams-absent; and Alderwoman Liley-aye.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, July 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

BILL NO. 25-72

ORDINANCE NO. 25-70

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY CLERK TO ATTEST TO THE CITY'S ACCEPTANCE OF CERTAIN PROPERTY DEEDED TO THE CITY, WHICH SAID PROPERTY IS PARTICULARLY SET FORTH IN THE ATTACHED PERMANENT EASEMENT AGREEMENT.

WHEREAS, **The Reorganized School District R-II of Cape Girardeau County, Missouri**, deeded to the City of Jackson, Missouri, the property described in the Permanent Easement Agreement, attached hereto.

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

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, do hereby accept the Permanent Easement which is attached hereto, subject to all of the terms and conditions therein expressed.

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

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

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

FIRST READING: July 7, 2025.

SECOND READING: July 7, 2025.

PASSED AND APPROVED this 7th day of July, 2025, by a vote of 6 ayes, 0 nays, 0 abstentions and 2 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

Angela Birk (signed)
 City Clerk

By: Dwain L. Hahs (signed)
 Mayor



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, July 7, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

MINUTES

Ordinance No. 25-71 Re: To Vacate the)
 Public right of way of West Madison)
 Street between Colorado Street and)
 South Oklahoma Street, as requested by)
 The Reorganized School District R-II of)
 Cape Girardeau County, Missouri)

The matter of vacating the public right of way of West Madison Street between Colorado Street and South Oklahoma Street, as requested by the Reorganized School District R-II of Cape Girardeau County, Missouri, came on for consideration. Alderwoman Liley introduced Bill No. 25-73, being for an ordinance entitled as follows:

**AN ORDINANCE VACATING A CERTAIN PORTION OF W. MADISON STREET
 LOCATED IN THE CITY OF JACKSON, MISSOURI; SPECIFICALLY
 DESCRIBING SAID STREET; TRANSFERRING TITLE OF SAID AREA TO
 OWNERS OF RECORD; AUTHORIZING TRANSFER OF SAID AREA; AND
 REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.**

On a motion by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 25-73 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 25-73 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 25-71 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Young-aye; Alderman Seabaugh-aye; Alderman Reiminger-aye; Alderman Fraley-aye; Alderman Unger-absent; Alderwoman Williams-absent; Alderwoman Liley-aye; and Alderman Stroder-aye.

BILL NO. 25-73

ORDINANCE NO. 25-71

**AN ORDINANCE VACATING A CERTAIN PORTION OF W. MADISON STREET
 LOCATED IN THE CITY OF JACKSON, MISSOURI; SPECIFICALLY
 DESCRIBING SAID STREET; TRANSFERRING TITLE OF SAID AREA TO
 OWNERS OF RECORD; AUTHORIZING TRANSFER OF SAID AREA; AND
 REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.**

WHEREAS, the Reorganized School District R-II of Cape Girardeau County, Missouri has requested vacation of the following described area in the City of Jackson, Missouri, to-wit:

THAT PART OF WEST MADISON STREET, AS PLATTED IN THE ORIGINAL TOWN OF JACKSON, MISSOURI, PLAT BOOK 1, PAGE 21 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 200 OF SAID ORIGINAL TOWN OF JACKSON, BEING THE SOUTHEAST CORNER OF THE INTERSECTION OF SAID WEST MADISON STREET AND COLORADO STREET; THENCE NORTH 07°15'05" EAST ALONG THE EAST RIGHT OF WAY LINE OF SAID COLORADO STREET, 49.50 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID WEST MADISON STREET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH 82°33'45" EAST ALONG SAID NORTH RIGHT OF WAY LINE, 387.02 FEET TO THE EAST RIGHT OF WAY LINE OF OKLAHOMA STREET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, SOUTH 07°29'26" WEST ALONG SAID EAST RIGHT OF WAY LINE, 49.50 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WEST MADISON STREET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE,



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, July 7, 2025 at 6:00 PM
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MINUTES

NORTH 82°33'45" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, 386.81 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.44 ACRES, (19,152 SQUARE FEET), MORE OR LESS, AS MORE PARTICULARLY DESCRIBED ON EXHIBIT A WHICH IS ATTACHED HERETO AND MADE A PART HEREOF, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

and,

WHEREAS, the Board of Aldermen of the City of Jackson, Missouri, deems it in the best interest of the City of Jackson, Missouri, that said areas be vacated.

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

Section 1. That the Mayor and Board of Aldermen have determined that the portion of the street right-of-way more particularly described above and known as that portion of W. Madison Street located between Colorado Street and Oklahoma Street should be vacated in accordance with the provisions hereof.

Section 2. That the Mayor and Board of Aldermen have determined that the following named entity may be affected by the vacation: Reorganized School District R-II of Cape Girardeau County, Missouri.

Section 3. That the Mayor and Board of Aldermen have determined that no actual damages shall accrue to any individual, or entity as a result of said vacation.

Section 4. That notice has been given to the adjacent property owner indicating the City's intent to vacate that portion of W. Madison Street located between Colorado Street and Oklahoma Street in the City of Jackson, Missouri, as described above.

Section 5. That notice was given that the City of Jackson, Missouri, would consider a request to vacate that portion of W. Madison Street located between Colorado Street and Oklahoma Street in the City of Jackson, Missouri, as described above, by publication in the Cash-Book Journal, a weekly newspaper of general circulation in the County of Cape Girardeau, Missouri, on Wednesday, June 18, 2025. That said notice announced a public hearing for 6:00 p.m. on Monday, July 7, 2025.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, July 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Section 6. That a public hearing was held as scheduled before the Board of Aldermen on Monday, July 7, 2025, at 6:00 p.m.

Section 7. That with due consideration the Mayor and Board of Aldermen do hereby vacate that portion of W. Madison Street located between Colorado Street and Oklahoma Street and more particularly described above in accordance with the provisions hereof.

Section 8. That the City of Jackson, Missouri, retains the right through its properly granted and accepted Utility Easement Deed to construct, maintain, repair, replace and operate general utilities and services of whatsoever kind and necessary appurtenances thereto, over, upon, across, under, in and through the area vacated.

Section 9. That in accordance with the laws of the State of Missouri, upon vacation of the street set forth herein, title to the land herein vacated shall pass to the adjoining property owner.

Section 10. That the City Clerk of the City of Jackson, Missouri, is hereby ordered to record a copy of this ordinance on effective date hereof with the Recorder of Deeds of Cape Girardeau County, Missouri.

Section 11. That this ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: July 7, 2025.

SECOND READING: July 7, 2025.

PASSED AND APPROVED this 7th day of July, 2025, by a vote of 6 ayes, 0 nays, 0 abstentions and 2 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

By: Dwain L. Hahs (signed)
 Mayor

Angela Birk (signed)
 City Clerk

Mary Katherine Randol to Bring)
 Information to The Board of Aldermen)

Now comes forth Mary Katherine Randol to voice concerns to the Board regarding the different speed limits on Main Street. She explained that the change in the speed limits is confusing and it is hard for her to cross Main Street with her dogs. Public Works Director Janet Sanders will work with the Street Department to make sure that the signage is correct.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, July 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Mary Katherine also informed the Board that Jackson Police Department's officers need to be reminded of ADA compliance as it relates to service animals. She explained that you are only allowed to ask the owner if the animal is a service animal and what service it provides, you are not allowed to ask for paperwork or what medical condition the owner has.

City Administrator Matthew Winters)
 requests Closed Session)

Now comes forth City Administrator Matthew Winters to request to proceed into closed session for one item relative to existing or proposed security systems in accordance with Section 610.021(19)(b) RSMo.

Motion to Recess the Meeting to Study)
 Session)

Motion made by Alderman Fraley, seconded by Alderwoman Liley, to recess the meeting at 6:29 P.M., to convene to the Study Session. Ayes-6; Nays-0; Absent-2.

 Returned to Open Session at 7:15 P.M., from Study Session.

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

Meeting concluded at 7:15 P.M. On a motion by Alderman Fraley, seconded by Alderwoman Liley, it is ordered that the Board now convene into closed session for one item relative to existing or proposed security systems in accordance with Section 610.021(19)(b) RSMo and that the meeting will stand adjourned upon the adjournment of the closed session. On roll call: Alderwoman Liley-aye; Alderwoman Williams-absent; Alderman Seabaugh-aye; Alderman Stroder-aye; Alderwoman Young-aye; Alderman Unger-absent; Alderwoman Reiminger-aye; and Alderman Fraley-aye. Ayes-6; Nays-0; Absent-2.

ATTEST:

Mayor

City Clerk

CITY COLLECTOR'S REPORT FOR JUNE 2025

DESCRIPTION	ELECTRIC FUND	WATER FUND	WASTEWATER FUND	LANDFILL FUND	GEN. REV. FUND	TOTAL
Service Charges (includes internal transfers)	1,250,831.91	300,953.36	243,393.08	67,708.90	-	1,862,887.25
Penalties	5,568.49	1,822.05	1,400.34	390.57	-	9,181.45
Sales Tax	35,616.39	8,908.51	-	-	-	44,524.90
Disconnect Fees	1,175.18	-	-	-	-	1,175.18
Returned Transaction Fees	390.00	-	-	-	-	390.00
Customer Relocation Fees	-	-	-	-	325.00	325.00
Trash Stickers	-	-	-	1,879.00	-	1,879.00
UTILITY COLLECTIONS	1,293,581.97	311,683.92	244,793.42	69,978.47	325.00	1,920,362.78
Adjustments - Penalties	-	-	-	-	-	-
Adjustments - Taxes	-	-	-	-	-	-
Adjustments - Service Fees	-	-	-	-	-	-
NET UTILITY COLLECTIONS	1,293,581.97	311,683.92	244,793.42	69,978.47	325.00	1,920,362.78
Business/Contractor Licenses	-	-	-	-	5,460.00	5,460.00
Event Fees/Misc. Charges	-	-	-	-	-	-
NON-UTILITY COLLECTIONS	-	-	-	-	5,460.00	5,460.00
Misc. Adjustments	-	-	-	-	-	-
Interest on Collector's bank account	-	-	-	-	-	713.32
Cash in bank	-	-	-	-	-	1,926,536.10
Missouri Sales Tax payment	(35,616.39)	(8,908.51)	-	-	-	(44,524.90)
TO CITY TREASURER					\$	1,882,011.20

Respectfully Submitted,



City Collector



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

ELECTRIC

Sale of Merchandise	0.00	
Pole Rental	0.00	
Electric Meters	1,200.00	
Electric Service Lines	2,400.00	
Returned Check Fees	0.00	
URD Services	0.00	
Sales Tax Commission	787.93	
Labor and Equipment Use	0.00	
Miscellaneous-Scrap Metal	<u>140.80</u>	
TOTAL		4,528.73

WATER & SEWER

WATER

Water Taps & Water Meters	5,745.00	
Sale of Merchandise	0.00	
Miscellaneous-Scrap Metal	<u>0.00</u>	
TOTAL		5,745.00

WASTEWATER

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

GENERAL REVENUE

Building Permits	1,601.56	
Electric Permits	220.00	
Gas Permits	120.00	
Plumbing/Sewer Permits	240.00	
Sewer Tap Permits	1,260.00	
Public Hearing & Plat Recording	121.00	
Stormwater Review Fees	150.00	
Street Repair or Mowing	0.00	
Gas Franchise	13,105.50	
Sale of Merchandise	0.00	
Community Room	0.00	
Cable TV Franchise	0.00	
Copies	263.50	
Telephone Franchise Fees	7,119.19	
Fire Cost Recovery	0.00	
Interest Earned	0.00	
Returned Check - Clerk	0.00	
Jail Expense Reimbursement	0.00	
Cell Tower Rental	1,216.70	
Health Insurance Reimbursement	37.24	
Street Repair or Scrap Metal	<u>0.00</u>	
TOTAL		25,454.69

LANDFILL

Refuse Collections	360.00	
Recyclables	959.93	
E-Cycle TV/Monitor Fees	320.00	
Royalties	<u>0.00</u>	
TOTAL		1,639.93

CEMETERY

Sale of Lots	1,500.00	
Sale of Niches	0.00	
Grave Openings	5,625.00	
Niche Openings	0.00	
Weekend/Holiday Grave Openings/Inurnments	0.00	
Disinterments/Disinurnments	<u>0.00</u>	

	TOTAL	7,125.00	
<u>PARK</u>			
	Misc. Park Rentals	50.00	
	Rent - Howard St. House	1,237.50	
	Ballfield Rentals	235.00	
	Pavilion Rentals	<u>710.00</u>	
	TOTAL		2,232.50
<u>PARK FOUNDATION</u>			
	Donations	546.00	
	Civic Center Donations	<u>0.00</u>	
	TOTAL		546.00
<u>RECREATIONAL DEVELOPMENT</u>			
	Pool Concession Receipts	2,780.00	
	Pool Gate	10,590.00	
	Pool Daycare	452.00	
	Pool Lessons	1,085.00	
	Pool Noon	20.00	
	Pool Pass	1,050.00	
	Pool Special	225.00	
	Basketball Entry Fees	0.00	
	Basketball Sponsor Fees	0.00	
	Softball Entry Fees	360.00	
	Softball Sponsor Fees	200.00	
	Softball Tournament Fees	0.00	
	Volleyball Entry Fees	0.00	
	Reimb./Donations/Special Events	0.00	
	Baseball Concessions	0.00	
	Baseball Entry Fees	0.00	
	Baseball Sponsor Fees	0.00	
	Soccer Fee	0.00	
	Soccer Allstar	0.00	
	Soccer Sponsor	<u>0.00</u>	
	TOTAL		16,762.00
<u>STORMWATER MAINTENANCE FUND</u>			
	Stormwater Credit	0.00	
	Stormwater Maintenance	<u>505.10</u>	
	TOTAL		505.10
<u>TRUST & AGENCY</u>			
	July 4th Receipts	3,000.00	
	Farmers Market Fees	<u>0.00</u>	
	TOTAL		3,000.00
<u>HEALTH INSURANCE FUND</u>			
	Health Insurance Reimbursement	<u>1,973.18</u>	
	TOTAL		1,973.18
<u>INMATE SECURITY FUND</u>			
	Inmate Security Court Costs	<u>0.00</u>	
	TOTAL		-
<u>TRANSPORTATION SALES TAX</u>			
	Rent - Donna Drive Extension	<u>1,282.50</u>	
	TOTAL		1,282.50
<u>RECREATIONAL SALES TAX FUND</u>			
	Civic Center Rentals	8,825.01	
	Civic Center Programs	1,590.00	
	Civic Center Membership Fees	0.00	
	Civic Center Entry Fees	976.00	
	Civic Center Concessions	<u>100.75</u>	
	TOTAL		11,491.76
<u>CDBG</u>			
	CDBG - CDBG Rev	<u>0.00</u>	
	TOTAL		-
	REPORT TOTAL		<u>82,286.39</u>

Water & Light Deposit Accounts

JUNE, 2025

Beginning Balance June 1, 2025:	\$268,118.70
TOTAL DEPOSITS	\$13,831.23
TOTAL REFUNDS	\$18,652.86
Ending Balance June 30, 2025:	\$263,297.07

Balance Consists of :

Checking Account for US Bank	\$53,297.07
Investments	\$210,000.00
	<hr/>
	\$263,297.07

CITY TREASURER'S REPORT FOR JUNE 2025

Item 5.

	FUND BALANCES		TRANSFER OF		FUND BALANCES		CASH BALANCE
FUND	06-01-2025	RECEIPTS	FUNDS	DISBURSEMENTS	06-30-2025	INVESTMENTS	06-30-2025
ELECTRIC FUNDS							
Operation & Maintenance	-	1,265,310.74	29,578.47	1,294,889.21	-	-	-
Electric Surplus Fund	3,114,186.40	-	(552,882.65)	42,176.28	2,519,127.47	1,201,408.96	1,317,718.51
Electric Capital Projects Fund	4,711,557.70	-	-	-	4,711,557.70	3,905,000.00	806,557.70
WATER & SEWER FUNDS							
Water Operation & Maint.	-	310,733.72	(111,942.14)	198,791.58	-	-	-
Water Revenue Bond Fund	477,377.53	-	98,559.68	546,176.98	29,760.23	-	29,760.23
Water & Sewer Deprec. Res. Fund	30,000.00	-	-	-	30,000.00	30,000.00	-
Water & Sewer Bond Reserve Fund	50,000.00	-	-	-	50,000.00	50,000.00	-
Water & Sewer Contingent Fund	30,000.00	-	-	-	30,000.00	30,000.00	-
Water & Sewer Surplus Fund	11,942,069.40	-	66,900.88	2,448.10	12,006,522.18	11,440,168.77	566,353.41
Water Replacement Fund	840,782.50	-	-	-	840,782.50	765,000.00	75,782.50
Water Capital Projects	399,638.00	-	-	-	399,638.00	-	399,638.00
Wastewater Operation & Maint.	-	244,922.81	(76,239.00)	168,683.81	-	-	-
Wastewater Replacement Fund	1,068,584.15	-	-	-	1,068,584.15	761,000.00	307,584.15
Wastewater Capital Projects	399,362.00	-	-	-	399,362.00	-	399,362.00
Wastewater Revenue Bond Fund	115.52	-	-	-	125,565.52	-	125,565.52
W & S Construction Fund	3,006,289.92	-	-	76,927.46	2,929,362.46	2,250,000.00	679,362.46
General Revenue Fund	152,462.92	58,541.75	3,155,325.86	986,006.07	2,380,324.46	637,765.95	1,742,558.51
Landfill Fund	773,739.22	112,533.92	(6,795.79)	80,639.40	798,837.95	610,000.00	188,837.95
Cemetery Fund	1,035,642.82	8,342.39	(5,094.01)	34,645.38	1,004,245.82	652,000.00	352,245.82
City Park Fund	260,525.53	4,209.60	(6,767.83)	79,529.63	178,437.67	-	178,437.67
Public Park Foundation Fund	231,710.01	546.00	-	76,302.79	155,953.22	65,000.00	90,953.22
Recreational Development Fund	230,001.39	16,762.00	-	59,177.04	187,586.35	-	187,586.35
Band Fund	(0.01)	1,217.39	-	1,217.38	0.00	-	0.00
ARPA Fund	791,209.93	-	-	448,695.99	342,513.94	275,000.00	67,513.94
Road Use Tax Fund	1,076,851.79	79,742.12	(775,000.00)	-	381,593.91	332,038.18	49,555.73
Stormwater Maintenance Fund	318,139.26	505.10	-	-	318,644.36	209,000.00	109,644.36
Trust and Agency Fund	925,423.82	3,000.00	13,705.55	2,094.90	940,034.47	782,740.60	157,293.87
Health Insurance Fund	1,330,585.62	2,039.24	146,738.36	252,485.94	1,226,877.28	1,045,000.00	181,877.28
Inmate Security Fund	18,045.12	58.00	-	-	18,103.12	-	18,103.12
Equitable Sharing Fund	3,617.07	-	-	-	3,617.07	-	3,617.07
Transportation Sales Tax Fund	1,924,012.32	135,206.43	(1,225,000.00)	776.81	833,441.94	770,455.27	62,986.67
Transportation Capital Projects Fund	622,845.17	-	1,300,000.00	-	1,922,845.17	-	1,922,845.17
Sales Tax Fund	1,915,001.49	293,824.80	(1,500,000.00)	12,198.60	696,627.69	664,248.69	32,379.00
Recreation Sales Tax Fund	230,514.29	78,453.58	(839.56)	77,651.04	230,477.27	50,000.00	180,477.27
Public Safety Sales Tax Fund	233,878.76	133,848.49	(366,727.25)	-	1,000.00	-	1,000.00
Fire Protection Sales Tax Fund	119,891.79	66,961.78	(183,520.57)	-	3,333.00	-	3,333.00
Capital Projects Construction Fund	2,431,587.15	-	-	798,473.69	1,633,113.46	1,590,000.00	43,113.46
Economic Dev. Reserve Fund	994,771.03	-	-	-	994,771.03	850,000.00	144,771.03
CDBG Grant Fund	44,103.35	-	-	-	44,103.35	-	44,103.35
I-55 Corridor Special Alloc. Fund	3,372.59	-	-	-	3,372.59	-	3,372.59
TOTALS	41,737,895.55	2,816,759.86	0.00	5,239,988.08	39,440,117.33	28,965,826.42	10,474,290.91

Respectfully Submitted,



Angela Birk, City Clerk/Treasurer

Cash on Hand	1,675.00
General Account	8,586,987.64
Collectors Account	1,882,011.20
Equitable Sharing Fund	3,617.07

TOTAL	10,474,290.91
-------	---------------

**CITY OF JACKSON, MISSOURI - SEMI-ANNUAL FINANCIAL STATEMENT
FOR THE PERIOD OF JANUARY 1, 2025, TO JUNE 30, 2025**

FUND	FUND BALANCES 01-01-2025	RECEIPTS	TRANSFER OF FUNDS	DISBURSEMENTS	FUND BALANCES 06-30-2025
ELECTRIC FUNDS					
Operation & Maintenance	-	8,069,463.61	(735,935.58)	7,333,528.03	-
Electric Surplus Fund	4,068,820.20	-	(1,256,802.98)	292,889.75	2,519,127.47
Electric Capital Projects Fund	3,437,557.80	-	1,301,000.00	27,000.10	4,711,557.70
WATER & SEWER FUNDS					
Water Operation & Maint.	-	1,799,424.94	(1,050,822.11)	748,602.83	-
Water & Sewer Revenue Bond Fund	29,110.22	-	862,427.97	861,777.96	29,760.23
Water & Sewer Deprec. Res. Fund	30,000.00	-	-	-	30,000.00
Water & Sewer Bond Reserve Fund	50,000.00	-	-	-	50,000.00
Water & Sewer Contingent Fund	30,000.00	-	-	-	30,000.00
Water & Sewer Surplus Fund	12,097,829.32	113,482.41	(9,614.83)	195,174.72	12,006,522.18
Water Replacement Fund	798,661.50	-	42,121.00	-	840,782.50
Water Capital Projects	-	468,605.49	39,016.44	107,983.93	399,638.00
Wastewater Operation & Maint.	-	955,457.63	(543,619.69)	411,837.94	-
Wastewater Replacement Fund	1,062,497.23	7,665.11	-	1,578.19	1,068,584.15
Wastewater Capital Projects	-	-	400,000.00	638.00	399,362.00
Wastewater Revenue Bond Fund	115.52	-	125,450.00	-	125,565.52
W & S Construction Fund	3,249,001.14	12,275.28	362.00	332,275.96	2,929,362.46
General Revenue Fund	1,909,854.22	3,648,704.73	3,530,221.25	6,708,455.74	2,380,324.46
Landfill Fund	764,249.30	543,430.63	(42,480.60)	466,361.38	798,837.95
Cemetery Fund	1,015,802.85	174,469.26	(31,124.34)	154,901.95	1,004,245.82
City Park Fund	209,314.68	167,910.25	162,181.25	360,968.51	178,437.67
Public Park Foundation Fund	215,474.77	76,332.08	-	135,853.63	155,953.22
Recreational Development Fund	43,377.10	152,500.00	150,000.00	158,290.75	187,586.35
Band Fund	35,196.00	93,161.28	(3,761.14)	124,596.14	-
ARPA Fund	1,303,932.25	2,472.17	52.98	963,943.46	342,513.94
Road Use Tax Fund	942,549.84	459,044.07	(1,020,000.00)	-	381,593.91
Stormwater Maintenance Fund	311,890.84	6,753.52	-	-	318,644.36
Trust and Agency Fund	842,057.75	96,793.70	125,617.24	124,434.22	940,034.47
Health Insurance Fund	1,241,703.52	157,042.47	896,485.36	1,068,354.07	1,226,877.28
Inmate Security Fund	17,749.12	354.00	-	-	18,103.12
Equitable Sharing Fund	3,617.07	-	-	-	3,617.07
Transportation Sales Tax Fund	1,308,027.56	763,109.71	(1,225,000.00)	12,695.33	833,441.94
Transportation Capital Projects Fund	624,413.52	-	1,300,000.00	1,568.35	1,922,845.17
Sales Tax Fund	2,359,319.53	1,705,777.43	(2,907,902.00)	460,567.27	696,627.69
Recreation Sales Tax Fund	362,271.61	467,492.76	(354,980.92)	244,306.18	230,477.27
Public Safety Sales Tax Fund	1,000.00	743,975.18	(743,975.18)	-	1,000.00
Fire Protection Sales Tax Fund	3,333.00	372,302.26	(372,302.26)	-	3,333.00
Capital Projects Construction Fund	2,552,682.33	22,949.44	1,250,000.00	2,192,518.31	1,633,113.46
Economic Dev. Reserve Fund	931,369.03	-	113,402.00	50,000.00	994,771.03
CDBG Grant Fund	60,745.75	88,400.27	-	105,042.67	44,103.35
I-55 Corridor Special Alloc. Fund	2,317.69	1,070.76	(15.86)	-	3,372.59
	41,915,842.26	21,170,420.44	(0.00)	23,646,145.37	39,440,117.33

OUTSTANDING INDEBTEDNESS:

Waterworks & Sewerage-2016	1,890,000.00	Cash on Hand	1,675.00
Lease/Purchase Series 2015	100,000.00	General Account	8,586,987.64
Waterworks & Sewerage-COPS 2013	470,000.00	Collector's Account	1,882,011.20
Waterworks & Sewerage-2019	2,440,000.00	Equitable Sharing Fund	3,617.07
Waterworks & Sewerage-2023	3,160,000.00		
	8,060,000.00	TOTAL	10,474,290.91

I, Angela Birk, City Clerk and Treasurer of the City of Jackson, Missouri, do hereby certify that the above statement of receipts and disbursements of the various funds of the said City of Jackson, Missouri, for the six month period ending June 30, 2025, and the financial conditions thereof on said date are true and correct as shown by the records of said City.

IN WITNESS THEREOF, I have unto set my hand affixed the seal of the City of Jackson, Missouri, this **21st day of July, 2025**. Respectfully submitted, Angela Birk (signed) City Clerk/Treasurer



City of Jackson

TO: Mayor and Board of Aldermen, City Administrator, Assistant City Administrator, and City Attorney

FROM: Angela Birk, City Clerk/Treasurer

DATE: July 17, 2025

SUBJECT: Motion for the Disposal of Records

MOTION FOR AGENDA ON JULY 21, 2025:

Motion to record in the minutes the disposal of City records which have met their retention life and were destroyed in compliance with the guidelines according to the Missouri Secretary of State's Record Retention Schedule, under RSMo 109.230(4). The following records were disposed of by bulk shredding on July 16, 2025, by The Shred Truck:

<u>RECORD DESCRIPTION:</u>	<u>INCLUSIVE DATE</u>
1099s	2004-2021
Accounts Payable Check Copies	2021
Accounts Payable Invoices	2021
Accounts Payable Reports	2021
Accounts Receivable Paid Invoices	2021
Hydrant Flow Testing Reports	2019
Hose Testing Reports	2019
Bank Deposit Tickets	1923 - 1934 and 2021
Bank Statements & Records	2021
Bank Depository Agreements & Securities Pledged	2021
Building Plans	1968 - 2014
Residential Plans and Permits	2020
Check Deposit Register	2021
City Treasurer's Monthly Reports	2021
Collector's Batch Lists	2022
Collector's Daily Reconciliation Postings & Reports	2022
Credit Card Receipts	2021
Female Employee Report	2019
Fuel Tickets, Transfer and Work Tickets	2021
G/L Posting Journal	2021
Inventory Sheets	2021

Investment Allocation Worksheets	2021
MIRMA Files	2019
Missouri Taxes Received	2021
MODES & Reports for CFS & Multiple Work Sites	2019
Monthly Journal Entries/Computer Worksheets	2021
Paid Invoices	2021
Park Foundation Summaries	2021
Payroll Deductions and 941s	2019
Payroll Monthly Reports	2019
Payroll Reports, Taxes, Drug Testing, Insurance W/Hs	2019
Payroll-Sick Time, Garnishments, COBRA	2019
Public Information Requests	2021
Public Notice Records	2021
Purchase Orders	2021
Receipts – Building Permits, Park and Franchises	2021
Returned Checks	2021
Sales Tax Quarterly Reports	2021
Swimming Pool Receipts	2021
Utility Applications	2021
Utility Bill Postal Statements	2021
Utility Bill Stubs	2021
Utility Work Orders	2021
W-2s & W-3s and 1095Cs & 1094Cs	2019
Water Sold	2021
Workmen's Compensation	2019
W & L Deposit Account - Refunds	2021



The Shred Truck

Work Order: 0010833



Due Date: 07/16/2025 05:00 PM

Next Service Date: 08/20/2025

Customer: City Of Jackson

Requested By:

Address: 101 Court St
Jackson, MO 63755Phone: (573) 243-3568
Route: 3020

Priority: Purge Services

Notes: est 6 bins purge in addition to bin service

Quantity	Description	Dept	Volume	Action
6.00	89PER – 89 Per 96 Gal Bin		6.00	Miscellaneous

Certificate of Destruction

The Shred Truck Destruction of the records, files, or secure destruction collection container contents listed below was accomplished by means of shredding to particles incapable of reconstruction by normal means in full compliance with all known federal, state, or local laws. It is further certified that confidentiality of all records, data, or data-bearing devices was maintained from the time of receiving custody until physical destruction. The Shred Truck is AAA certified by NAID: The National Association for Information Destruction and is in compliance with all applicable NAID standards.

07/16/2025

10:18 AM

userjm

Angela

Date / Time

Driver Signature

Printed

Customer Signature

Printed



The Shred Truck

Work Order: 0011962



Due Date: 07/16/2025 05:00 PM

Next Service Date: 08/20/2025

Customer: City Of Jackson
 Address: 101 Court St
 Jackson, MO 63755
 Priority: Scheduled Service

Requested By:
 Phone: (573) 243-3568
 Route: 3020

Notes:

Bin Bar Code	Bin Location	Dept	Volume	Item Type / Action
96G000069	TBD		1.00	96G - Bin Service
96G000071	TBD		1.00	96G - Bin Service
CON000299	TBD		1.00	CONSOLE - Bin Service
CON000300	TBD		1.00	CONSOLE - Bin Service

Summary of Activity

Bin Service 96G	Bin Service CONSOLE
2	2

Certificate of Destruction

The Shred Truck Destruction of the records, files, or secure destruction collection container contents listed below was accomplished by means of shredding to particles incapable of reconstruction by normal means in full compliance with all known federal, state, or local laws. It is further certified that confidentiality of all records, data, or data-bearing devices was maintained from the time of receiving custody until physical destruction. The Shred Truck is AAA certified by NAID: The National Association for Information Destruction and is in compliance with all applicable NAID standards.

07/16/2025

10:18 AM

userjm

Angela

Date / Time

Driver Signature

Printed

Customer Signature

Printed



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Liza Walker, Assistant City Administrator

DATE: July 18, 2025

RE: 2025 Electric Utility Rate Study Update

Adam Young with 1898 & Co. presented the 2025 Electric Utility Rate Study findings at the July 7, 2025, Study Session. Overall, the recommendation is to increase the electric utility rates by 6% per year for the next four years, beginning January 1, 2026. Staff recommends the Board accept the 2025 Electric Utility Rate Study Update, as prepared by 1898 & Co., a part of Burns & McDonnell Engineering Company, Inc.

As always, if you have questions, please contact me at lwalker@jacksonmo.org or 573-243-3568 x 2015.



2025 COST OF SERVICE AND RATE DESIGN STUDY



CITY OF JACKSON, MISSOURI

PROJECT NO. 180693

JULY 18, 2025

2025 Cost of Service and Rate Design Study

prepared for

City of Jackson, Missouri
Electric System

Project No. 180693

JULY 18, 2025

prepared by

1898 & Co.
Kansas City, Missouri

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APPENDICES

Appendix A - Financial Forecast And Cost Of Service Results Tables A1-A15

1.0 Executive Summary

Need for the Study

The City of Jackson, Missouri (Jackson) has historically adjusted its electric rates on a routine basis to reflect the continuing cost it incurs to provide electric service to customers in Jackson's service territory. Jackson's last rate study was completed in 2020 and included a one time 10 percent rate decrease to all customer classes that went into place on July 1, 2020. Rates have remained relatively constant since that time.

Jackson purchases power from its wholesale power supplier Missouri Public Energy Pool (MOPEP). MOPEP has multiple power supply contracts which allow it to provide low cost power supply to the MOPEP members. Any increase or decrease in power supply costs incurred by Jackson's electric utility is passed on to its retail customers in the form of higher or lower electric rates.

Jackson incurs expenses to operate and maintain (O&M) the electric system. Those costs have increased considerably since the 2020 rate study was completed primarily due to inflation. Inflationary pressures have been realized all across the United States over the past 3 years and have been particularly high in the electric utility sector.

In addition to power supply costs and O&M expenses, capital improvement programs can cause a need for a rate change. Jackson has identified a need to undertake several large electric system capital projects over the next five years. These capital projects costs are included in the financial forecast and considered in the Study.

Jackson requested that 1898 & Company (1898 & Co.), part of Burns and McDonnell Engineering Company, prepare a cost of service and rate design study to estimate the annual revenue requirements of the electric utility and determine if an overall change to rates is required to support the planned capital requirements and annual cost to operate the utility. 1898 & Co. has historically completed Jackson's cost of service study on an as needed basis. This Study and accompanying following report is an updated analysis of the revenue requirements, cost of service analysis, and rate design completed in previous years for Jackson.

Scope of the Study

Jackson requires that a number of current financial and rate issues be addressed for the electric utility as discussed above. To address these issues, Jackson engaged 1898 & Co. to provide the professional consulting services required to conduct a cost of service study. The scope of the 2025 Electric Cost of Service and Rate Design Study (the Study) included updates to the financial model, cost of service model, and retail electric rates.

Revenue Requirement

The five-year financial forecast (Forecast) was developed to estimate Jackson's annual revenue requirement for retail rate revenues. The Forecast includes projections of annual revenues, expenses and the cash flows over the five-year period, which ranges from 2025 (budget year) through 2029. The Forecast accounts for annual levels of funds from operations and Jackson's projected capital expenditure requirements. These estimates were used to forecast Jackson's retail rate adjustments, external capital financing, and/or transfers from reserves. The evaluation of whether any required additional funds would be raised internally, from revenue increases, from transfers from reserve funds, or through debt financing, was based on input from Jackson.

Cash flows for each year of the Forecast were projected to determine whether sufficient cash would be available to cover all projected operating and capital expenditures and if a rate revenue adjustment would be required. Table 1-1 presents the projected annual cash flows, under a base case scenario which assumes no rate changes are implemented over the next five years.

The project annual cash flows in the base case resulted in low operating margins and a negative annual net change in cash for each of the forecast years, after paying for the capital improvement costs, and transfer outs to the surplus fund. Additionally, the ending balance in the Reserve Funds decreased significantly over the forecast period measuring -\$4.4 million in 2029. The utility's negative cashflow is driven primarily due to recent purchase power costs increases, O&M expense inflation, and \$10.5 million in major capital projects planned through 2029. MOPEP wholesale power costs are projected to increase by approximately \$1.5 million beginning in July 2025 based on MOPED estimates provided.

As a result of the deficit in both cashflow and the Reserve Funds over the forecast period, 1898 & Co. recommends Jackson increase rate revenues by 6% annually through 2029 starting in January 2026. An annual rate revenue increase of 6% per year results in a positive annual net change in cash starting in year 2029 of the forecast. While Jackson's change in cash position over the forecast is negative, Jackson will be able to continue to fund capital projects through the Reserve funds, while maintaining a balance in excess of 90 days cash on hand to cover operational costs in case of an emergency. The ending balance in the Reserve funds also decreases over the forecast period primarily due to large capital projects. These projects include the construction of the 34.5 KV Loop to the West substation (\$1.5 million) in 2028 and 2029, the transmission feeder rebuild (\$1.4 million) through 2029, East Jackson Blvd Street lighting project (\$2 million) in 2025, construction of east commercial electrical corridor (\$0.85 million) from 2026 to 2029, and various other capital projects. The Reserve funds will be drawn down to fund these projects. The projected cash flows resulting from the proposed rate increase are presented in Table 1-2.

The annual cost-of-service consists of total operating expenses, including O&M expenses, debt service payments, operating transfers, capital expenditures, and annual net cash flow from operations. The annual net rate revenue requirement is equal to the annual cost-of-service minus other revenues and income. For the Study, the annual net rate revenue requirement is \$16.6 million based on the forecast Test Year 2025. The calculation of this annual revenue requirement is shown in Table 1-3.

Table 1-1: Projected Electric Utility Cash Flow Analysis Existing

Line No.	System Operations	Budget	Projected Cash Flow				
		2025	2026	2027	2028	2029	
		(\$)	(\$)	(\$)	(\$)	(\$)	
1	Annual Energy Sales (kWh)	149,133,073	149,718,560	150,396,691	151,077,954	151,762,383	
2							
3	Revenue from Retail Electric Sales - Existing Rates	15,788,200	15,852,900	15,926,000	15,999,200	16,072,800	
4	Revenue from Retail Security Lighting - Existing Rates	45,600	46,000	46,500	47,000	47,400	
5	Total Revenue from Retail Sales - Existing Rates	15,833,800	15,898,900	15,972,500	16,046,200	16,120,200	
6							
7	Revenue from City Electric Sales - Existing Rates	503,100	504,400	505,600	506,900	508,100	
8							
9	Total Revenue from Electric Sales - Existing Rates	16,336,900	16,403,300	16,478,100	16,553,100	16,628,300	
10							
11	Proposed Electric Sales Revenue Increase (Decrease):						
12	Year Month Month Increase						
13	2025 7 July 0.00%	-	-	-	-	-	
14	2026 1 January 0.00%	-	-	-	-	-	
15	2027 1 January 0.00%	-	-	-	-	-	
16	2028 1 January 0.00%	-	-	-	-	-	
17	2029 1 January 0.00%	-	-	-	-	-	
18							
19	Total Proposed Electric Sales Revenue Increase (Decrease)	-	-	-	-	-	
20							
21	Total Electric Sales Revenues	16,336,900	16,403,300	16,478,100	16,553,100	16,628,300	
22	Power Cost Adjustment Revenues	-	-	-	-	-	
23	Total Other Revenues	378,000	378,000	378,000	378,000	378,000	
24	Interfund Transfers In - O&M Fund	-	-	-	-	-	
25	Total Revenues	16,714,900	16,781,300	16,856,100	16,931,100	17,006,300	
26							
27	Operation and Maintenance Expenses	16,279,650	15,882,300	16,445,500	16,377,200	16,589,400	
28	Interfund Transfers Out - O&M Fund	279,538	287,800	296,200	305,000	314,000	
29	Total Expenditures	16,559,188	16,170,100	16,741,700	16,682,200	16,903,400	
30							
31	Annual Operating Balance	155,712	611,200	114,400	248,900	102,900	
32							
33	Minimum Annual Operating Balance Target	2,953,600	2,874,300	2,974,900	2,970,400	3,012,900	
34							
35	Transfer to Electric Reserve Account	-	-	-	-	-	
36	Transfer to Series 2000 Construction Fund	-	-	-	-	-	
37	Transfer to Electric Debt Service Fund	-	-	-	-	-	
38	Transfer to Electric Debt Service Reserve Fund	-	-	-	-	-	
39	Transfer to Electric Surplus Fund	155,712	611,200	114,400	248,900	102,900	
40							
41	Capital Improvement Financing						
42							
43	Beginning Balance - Surplus & Construction Funds	7,506,378	4,039,090	1,318,290	(979,310)	(4,482,410)	
44							
45	Bond or Note Issue	-	-	-	-	-	
46	Issuance Costs	-	-	-	-	-	
47	Debt Service Reserve	-	-	-	-	-	
48							
49	Transfer to Electric Surplus Fund	155,712	611,200	114,400	248,900	102,900	
50	Interfund Transfers In - Surplus Fund	1,000,000	-	-	-	-	
51	Total Available Capital Funds	8,662,090	4,650,290	1,432,690	(730,410)	(4,379,510)	
52							
53	Plant Capital Expenditures	3,073,000	1,782,000	862,000	2,202,000	2,627,000	
54	Interfund Transfers Out - Surplus Fund	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	
55	Total Annual Surplus Funds Requirements	4,623,000	3,332,000	2,412,000	3,752,000	4,177,000	
56							
57	Ending Balance - Surplus & Construction Funds	4,039,090	1,318,290	(979,310)	(4,482,410)	(8,556,510)	
58							
59	Net Change in Capital Reserves	(3,467,288)	(2,720,800)	(2,297,600)	(3,503,100)	(4,074,100)	
60							
61	Minimum Target Balance - Surplus and Construction Funds	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	
62							
63	Debt Service Coverage						
64							
65	Net Revenues Available for Debt Service	155,712	611,200	114,400	248,900	102,900	
66	Reserves Available for Debt Service	-	-	-	-	-	
67	Net Revenues and Reserves Available for Debt Service	155,712	611,200	114,400	248,900	102,900	
68	Annual Debt Service	-	-	-	-	-	
69	Debt Service Coverage Based on Net Operating Revenues and Reserves	N/A	N/A	N/A	N/A	N/A	

Table 1-2: Projected Electric Utility Cash Flow Analysis Proposed

		Budget	Projected Cash Flow			
Line No	System Operations	2025	2026	2027	2028	2029
		(\$)	(\$)	(\$)	(\$)	(\$)
1	Annual Energy Sales (kWh)	149,133,073	149,718,560	150,396,691	151,077,954	151,762,383
2						
3	Revenue from Retail Electric Sales - Existing Rates	15,788,200	15,852,900	15,926,000	15,999,200	16,072,800
4	Revenue from Retail Security Lighting - Existing Rates	45,600	46,000	46,500	47,000	47,400
5	Total Revenue from Retail Sales - Existing Rates	15,833,800	15,898,900	15,972,500	16,046,200	16,120,200
6						
7	Revenue from City Electric Sales - Existing Rates	503,100	504,400	505,600	506,900	508,100
8						
9	Total Revenue from Electric Sales - Existing Rates	16,336,900	16,403,300	16,478,100	16,553,100	16,628,300
10						
11	Proposed Electric Sales Revenue Increase (Decrease):					
12	Year	Month	Month	Increase		
13	2025	7	July	0.00%	-	-
14	2026	1	January	6.00%	984,200	988,700
15	2027	1	January	6.00%	1,048,000	993,200
16	2028	1	January	6.00%		1,052,800
17	2029	1	January	6.00%		1,115,900
18						1,121,000
19						1,188,300
20	Total Proposed Electric Sales Revenue Increase (Decrease)	-	984,200	2,036,700	3,161,900	4,364,600
21	Total Electric Sales Revenues	16,336,900	17,387,500	18,514,800	19,715,000	20,992,900
22	Power Cost Adjustment Revenues	-	-	-	-	-
23	Total Other Revenues	378,000	378,000	378,000	378,000	378,000
24	Interfund Transfers In - O&M Fund	-	-	-	-	-
25	Total Revenues	16,714,900	17,765,500	18,892,800	20,093,000	21,370,900
26						
27	Operation and Maintenance Expenses	16,279,650	15,882,300	16,445,500	16,377,200	16,589,400
28	Interfund Transfers Out - O&M Fund	279,538	287,800	296,200	305,000	314,000
29	Total Expenditures	16,559,188	16,170,100	16,741,700	16,682,200	16,903,400
30						
31	Annual Operating Balance	155,712	1,595,400	2,151,100	3,410,800	4,467,500
32						
33	Minimum Annual Operating Balance Target	2,953,600	2,874,300	2,974,900	2,970,400	3,012,900
34						
35	Transfer to Electric Reserve Account	-	-	-	-	-
36	Transfer to Series 2000 Construction Fund	-	-	-	-	-
37	Transfer to Electric Debt Service Fund	-	-	-	-	-
38	Transfer to Electric Debt Service Reserve Fund	-	-	-	-	-
39	Transfer to Electric Surplus Fund	155,712	1,595,400	2,151,100	3,410,800	4,467,500
40						
41	Capital Improvement Financing					
42						
43	Beginning Balance - Surplus & Construction Funds	7,506,378	4,039,090	2,302,490	2,041,590	1,700,390
44						
45	Bond or Note Issue	-	-	-	-	-
46	Issuance Costs	-	-	-	-	-
47	Debt Service Reserve	-	-	-	-	-
48						
49	Transfer to Electric Surplus Fund	155,712	1,595,400	2,151,100	3,410,800	4,467,500
50	Interfund Transfers In - Surplus Fund	1,000,000	-	-	-	-
51	Total Available Capital Funds	8,662,090	5,634,490	4,453,590	5,452,390	6,167,890
52						
53	Plant Capital Expenditures	3,073,000	1,782,000	862,000	2,202,000	2,627,000
54	Interfund Transfers Out - Surplus Fund	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000
55	Total Annual Surplus Funds Requirements	4,623,000	3,332,000	2,412,000	3,752,000	4,177,000
56						
57	Ending Balance - Surplus & Construction Funds	4,039,090	2,302,490	2,041,590	1,700,390	1,990,890
58						
59	Net Change in Capital Reserves	(3,467,288)	(1,736,600)	(260,900)	(341,200)	290,500
60						
61	Minimum Target Balance - Surplus and Construction Funds	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
62						
63	Debt Service Coverage					
64						
65	Net Revenues Available for Debt Service	155,712	1,595,400	2,151,100	3,410,800	4,467,500
66	Reserves Available for Debt Service	-	-	-	-	-
67	Net Revenues and Reserves Available for Debt Service	155,712	1,595,400	2,151,100	3,410,800	4,467,500
68	Annual Debt Service	-	-	-	-	-
69	Debt Service Coverage Based on Net Operating Revenues and Reserves	N/A	N/A	N/A	N/A	N/A

Table 1-3: Projected Annual Revenue Requirement

Description	Budget Year	Forecast			
	2025	2026	2027	2028	2029
	\$	\$	\$	\$	\$
Annual Revenue Requirement					
Operation and Maintenance Expenses	\$ 16,279,650	\$ 15,882,300	\$ 16,445,500	\$ 16,377,200	\$ 16,589,400
Interfund Transfers Out - O&M Fund	\$ 279,538	\$ 287,800	\$ 296,200	\$ 305,000	\$ 314,000
Plant Capital Expenditures	\$ 3,073,000	\$ 1,782,000	\$ 862,000	\$ 2,202,000	\$ 2,627,000
Interfund Transfers Out - Surplus Fund	\$ 1,550,000	\$ 1,550,000	\$ 1,550,000	\$ 1,550,000	\$ 1,550,000
Net Change in Cash	\$ (3,467,288)	\$ (1,736,600)	\$ (260,900)	\$ (341,200)	\$ 290,500
Cost of Service	\$ 17,714,900	\$ 17,765,500	\$ 18,892,800	\$ 20,093,000	\$ 21,370,900
Less Other Revenues & Income					
Total Other Revenues	\$ 378,000	\$ 378,000	\$ 378,000	\$ 378,000	\$ 378,000
Interfund Transfers In - O&M Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Interfund Transfers In - Surplus Fund	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -
Total Other Revenues & Income	\$ 1,378,000	\$ 378,000	\$ 378,000	\$ 378,000	\$ 378,000
Net Revenue Requirements	\$ 16,336,900	\$ 17,387,500	\$ 18,514,800	\$ 19,715,000	\$ 20,992,900

Cost of Service Analysis

The results of the cost-of-service analysis and the allocation of the annual revenue requirement to Jackson's rate classes are presented in Table 1-4. The results are broken down into energy-related costs, expressed in both dollars and cents/kWh; demand-related costs, expressed in both dollars and dollars per kW of system power supply billing demand per month; and customer-related costs, expressed in dollars per customer per month.

Table 1-4 provides a comparison of the total annual revenue requirement to the projected total revenue that would be generated by Jackson's existing retail rates. In addition, the analysis indicates the extent to which the projected annual revenues generated from the existing rates for each class would either exceed or fall short of the corresponding revenue requirement. This table shows that adjustments could be made to each class to accurately reflect their cost of service. Based on the results of the analysis a 6 percent rate adjustment across all classes are proposed since the cost of service results indicate only very minor cross subsidies between the rate classes. Table 1-4 served as one input into the process of developing revised electric rates for Jackson's consideration.

Table 1-4: Summary Of 2025 Cost-of-Service Analysis

	Total System	Residential	Small General	Large General	Industrial	Security Lighting	City Departments
Summary of Cost of Service							
Energy Cost:							
Energy Sales (kWh)	149,718,560	75,358,498	31,769,653	16,741,465	19,956,681	1,211,879	4,680,384
Total Cost	\$ 5,336,658	\$ 2,686,124	\$ 1,132,417	\$ 596,743	\$ 711,348	\$ 43,197	\$ 166,830
Dollars/kWh	0.03564	0.03564	0.03564	0.03564	0.03564	0.03564	0.03564
Demand Cost (Peak):							
Contribution Coincident Peak (kW)	37,695	19,656	8,287	4,037	4,494	0	1,221
Total Cost	\$ 8,732,591	\$ 4,553,640	\$ 1,919,724	\$ 935,245	\$ 1,041,163	\$ -	\$ 282,819
\$/kW-mo	19.31	19.31	19.31	19.31	19.31	0.00	19.31
Demand Cost (Distribution):							
Contribution Non-Coincident Peak (kW)	40,987	20,903	8,812	4,778	4,902	293	1,298
Total Cost	\$ 1,805,855	\$ 920,964	\$ 388,260	\$ 210,534	\$ 215,974	\$ 12,924	\$ 57,199
\$/kW-mo	3.67	3.67	3.67	3.67	3.67	3.67	3.67
Demand Cost (Total):							
Contribution Non-Coincident Peak (kW)	40,987	20,903	8,812	4,778	4,902	293	1,298
Total Cost	\$ 10,538,446	\$ 5,474,603	\$ 2,307,985	\$ 1,145,780	\$ 1,257,137	\$ 12,924	\$ 340,018
\$/kW-mo	21.43	21.83	21.83	19.98	21.37	3.67	21.83
Customer Service:							
Number of Customers	8,057	6,820	935	15	9	170	108
Total Cost	\$ 1,512,396	\$ 1,246,785	\$ 170,930	\$ 27,422	\$ 16,453	\$ 31,048	\$ 19,757
\$/Customer/Month	15.64	15.23	15.23	152.34	152.34	15.23	15.23
Revenue Requirement Before Adjustments	\$ 17,387,500	\$ 9,407,512	\$ 3,611,331	\$ 1,769,945	\$ 1,984,938	\$ 87,168	\$ 526,606
Lighting Adjustment	\$ (320)	\$ 35,322	\$ 4,843	\$ 78	\$ 47	\$ (41,168)	\$ 560
Total Revenue Requirement (\$)	\$ 17,387,180	\$ 9,442,834	\$ 3,616,174	\$ 1,770,022	\$ 1,984,984	\$ 46,000	\$ 527,165
Total Revenue Requirement (\$/kWh)	0.1161	0.1253	0.1138	0.1057	0.0995	0.0380	0.1126
Comparison of Revenues							
Revenue Requirement (\$)	\$ 17,387,500	\$ 9,442,834	\$ 3,616,174	\$ 1,770,022	\$ 1,984,984	\$ 46,000	\$ 527,165
Revenue Generated By Existing Rates (\$)	\$ 16,403,300	\$ 8,879,200	\$ 3,506,700	\$ 1,637,500	\$ 1,829,500	\$ 46,000	\$ 504,400
Difference (\$)	\$ 984,200	\$ 563,634	\$ 109,474	\$ 132,522	\$ 155,484	\$ -	\$ 22,765
Revenue Adjustment Required (%)	6.00%	6.35%	3.12%	8.09%	8.50%	0.00%	4.51%
Revenue Requirement (\$)	\$ 0.1161	\$ 0.1253	\$ 0.1138	\$ 0.1057	\$ 0.0995	\$ 0.0380	\$ 0.1126
Revenue Generated By Existing Rates (\$)	\$ 0.1096	\$ 0.1178	\$ 0.1104	\$ 0.0978	\$ 0.0917	\$ 0.0380	\$ 0.1078
Difference (\$)	\$ 0.0066	\$ 0.0075	\$ 0.0034	\$ 0.0079	\$ 0.0078	\$ -	\$ 0.0049
Revenue Adjustment Required (%)	6.00%	6.35%	3.12%	8.09%	8.50%	0.00%	4.51%

Rate Design

The final phase of the Study was the design of revised retail electric rates. The cost-of-service analysis served as one input into the analysis and design of revised retail electric rates. Input from Jackson and analysis of regional utilities was also taken into consideration in the development of the proposed rates. After a review of the cost of service analysis, input from Jackson staff, and a comparison of regional utility rates, across the board rate increases of 6 percent were developed by class through FY 2029. These proposed rates take into consideration regional competitiveness, achieving the target utility rate revenues, reflecting cost of service, and meeting staff's objectives regarding rate design.

The proposed rate revenue increases by class to be effective January 1, 2026 are as follows:

- Residential: 6.0% increase
- Small General Service: 6.0% increase
- Large General Service: 6.0% increase
- Industrial Service: 6.0% increase
- City Departments: 6.0% increase

The typical residential customer's bill will increase by approximately 6.0% by increasing the monthly meter charges by \$2.00 and adjusting the energy charge. Small General, single phase customer's bill will increase by approximately 6.5% and the three phase customer's bill will increase by approximately 5.9% by increasing the monthly meter charges by \$2.00 and adjusting the energy charge. Large General Service and Industrial customers will realize bill increase of 6% by increasing the meter, demand, and energy charges by 6.0%. The 2025 existing rates and 2026 proposed rates for each of the customer classes as well as typical bills for each customer class at various consumption levels are presented in Table 1-5 and Table 1-6. Table 1-5 also presents future proposed rates for 2027, 2028, and 2029 however those future rates will be adopted annually in Jackson's annual budget approval process.

Table 1-5: Summary of Existing and Proposed Rates

	2025	2026	2027	2028	2029
	Existing Rates	Proposed Rates	Proposed Rates	Proposed Rates	Proposed Rates
Electric (Residential)					
All kWh per kWh	\$ 0.0997	\$ 0.1046	\$ 0.1100	\$ 0.1158	\$ 0.1221
Demand Chg (per KW)	\$ -	\$ -	\$ -	\$ -	\$ -
Meter charge - single phase	\$ 16.95	\$ 18.95	\$ 20.95	\$ 22.95	\$ 24.95
Meter charge - three phase	\$ 22.57	\$ 24.57	\$ 26.57	\$ 28.57	\$ 30.57
Electric (Small General)					
All kWh per kWh	\$ 0.1028	\$ 0.1088	\$ 0.1152	\$ 0.1220	\$ 0.1292
Demand Chg (per KW)	\$ -	\$ -	\$ -	\$ -	\$ -
Meter charge - single phase	\$ 19.77	\$ 21.77	\$ 23.77	\$ 25.77	\$ 27.77
Meter charge - three phase	\$ 25.43	\$ 27.43	\$ 29.43	\$ 31.43	\$ 33.43
Electric (Large General)					
All kWh per kWh	\$ 0.0473	\$ 0.0501	\$ 0.0531	\$ 0.0563	\$ 0.0597
Demand Chg (per KW)	\$ 17.04	\$ 18.06	\$ 19.15	\$ 20.29	\$ 21.51
Meter Charge	\$ 197.72	\$ 209.58	\$ 222.16	\$ 235.49	\$ 249.62
Electric (Industrial)					
All kWh per kWh	\$ 0.0473	\$ 0.0501	\$ 0.0531	\$ 0.0563	\$ 0.0597
Demand Chg (per kVA)	\$ 12.76	\$ 13.53	\$ 14.34	\$ 15.20	\$ 16.11
Meter Charge	\$ 197.72	\$ 209.58	\$ 222.16	\$ 235.49	\$ 249.62
City Departments					
All kWh per kWh	\$ 0.1028	\$ 0.1088	\$ 0.1152	\$ 0.1220	\$ 0.1292
Demand Chg (per kVA)	\$ -	\$ -	\$ -	\$ -	\$ -
Meter Charge	\$ 19.77	\$ 21.77	\$ 23.77	\$ 25.77	\$ 27.77

[1] Large General Service and Industrial will continue to have the option to take primary service and receive a 2% discount on their bills.

Table 1-6: Typical Bills at Existing 2025 Rates and Proposed 2026 Rates

			Typical Residential - Single Phase			
Usage			Existing Rates	Proposed Rates	Dollar Change	Percent Change
kWh			(\$)	(\$)	(\$)	(%)
400			\$ 56.83	\$ 60.79	\$ 3.96	6.97%
500			\$ 66.80	\$ 71.25	\$ 4.45	6.66%
700			\$ 86.74	\$ 92.17	\$ 5.43	6.26%
921			\$ 108.75	\$ 115.27	\$ 6.51	5.99%
1,200			\$ 136.59	\$ 144.47	\$ 7.88	5.77%
1,400			\$ 156.53	\$ 165.39	\$ 8.86	5.66%
1,600			\$ 176.47	\$ 186.31	\$ 9.84	5.58%

			Typical Small General - Single Phase			
Usage			Existing Rates	Proposed Rates	Dollar Change	Percent Change
kWh			(\$)	(\$)	(\$)	(%)
300			\$ 50.61	\$ 54.41	\$ 3.80	7.51%
500			\$ 71.17	\$ 76.17	\$ 5.00	7.03%
800			\$ 102.01	\$ 108.81	\$ 6.80	6.67%
1,052			\$ 127.93	\$ 136.24	\$ 8.31	6.50%
1,300			\$ 153.41	\$ 163.21	\$ 9.80	6.39%
1,600			\$ 184.25	\$ 195.85	\$ 11.60	6.30%
1,800			\$ 204.81	\$ 217.61	\$ 12.80	6.25%

			Typical Small General - Three Phase			
Usage			Existing Rates	Proposed Rates	Dollar Change	Percent Change
kWh			(\$)	(\$)	(\$)	(%)
1,800			\$ 210.47	\$ 223.27	\$ 12.80	6.08%
3,600			\$ 395.51	\$ 419.11	\$ 23.60	5.97%
5,400			\$ 580.55	\$ 614.95	\$ 34.40	5.93%
7,260			\$ 771.76	\$ 817.32	\$ 45.56	5.90%
9,100			\$ 960.91	\$ 1,017.51	\$ 56.60	5.89%
10,900			\$ 1,145.95	\$ 1,213.35	\$ 67.40	5.88%
12,700			\$ 1,330.99	\$ 1,409.19	\$ 78.20	5.88%

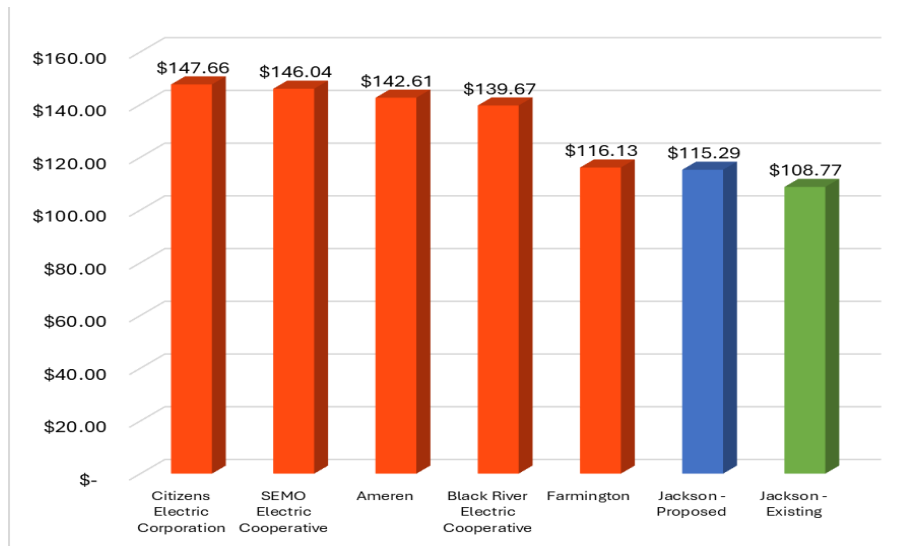
			Typical Large General			
Usage	Demand	kW Load Factor	Existing Rates	Proposed Rates	Dollar Change	Percent Change
kWh	kW	(%)	(\$)	(\$)	(\$)	(%)
93,008	449	28%	\$ 12,248	\$ 12,982	\$ 735	6.00%
93,008	332	38%	\$ 10,254	\$ 10,869	\$ 615	6.00%
93,008	263	48%	\$ 9,085	\$ 9,630	\$ 545	6.00%
93,008	218	58%	\$ 8,316	\$ 8,815	\$ 499	6.00%
93,008	186	68%	\$ 7,772	\$ 8,238	\$ 466	6.00%
93,008	163	78%	\$ 7,367	\$ 7,809	\$ 442	6.00%

			Typical Industrial			
Usage	Demand	kVA Load Factor	Existing Rates	Proposed Rates	Dollar Change	Percent Change
kWh	kVA	(%)	(\$)	(\$)	(\$)	(%)
184,784	1,230	21%	\$ 24,637	\$ 26,116	\$ 1,478	6.00%
184,784	828	31%	\$ 19,502	\$ 20,673	\$ 1,170	6.00%
184,784	624	41%	\$ 16,899	\$ 17,913	\$ 1,014	6.00%
184,784	501	51%	\$ 15,325	\$ 16,244	\$ 919	6.00%
184,784	418	61%	\$ 14,270	\$ 15,126	\$ 856	6.00%
184,784	359	71%	\$ 13,515	\$ 14,326	\$ 811	6.00%

Utility Rate Comparison

As part of the study, 1898 & Co. compared Jackson's 2025 existing rates and 2026 proposed rates to other electric utilities' rates and typical bills. The graphs below depict typical bills for a customer with average usage within each class. Table 1-6 shows the average use per account which is the same used for the regional bill comparisons. As presented in the figures below, the rate increase slightly changes the relative position to other utilities for every rate class. Jackson proposed rates remain very competitive with its regional peers across all rate classes. Figure 1-1 through Figure 1-5 show the monthly bills ranked from largest to smallest for each of the five classes.

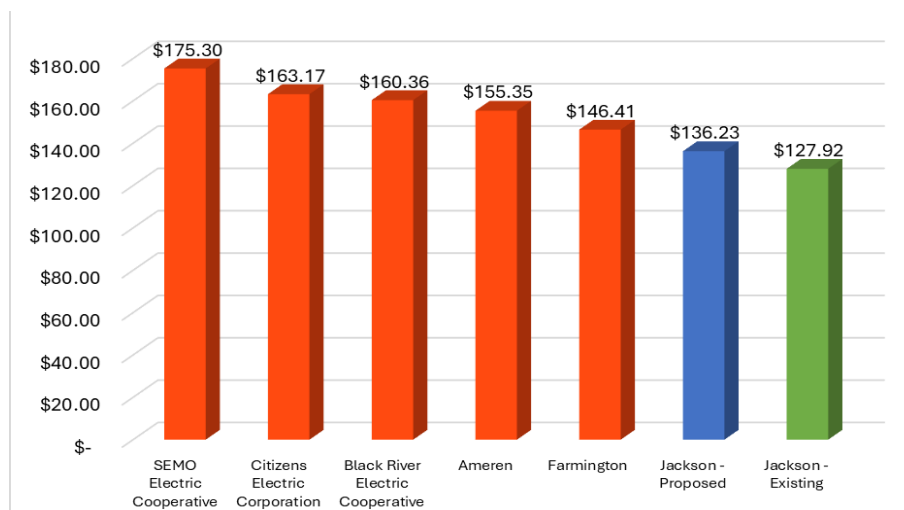
Figure 1-1: Residential Bill Comparison



[1] Average monthly bills are based on average Residential use of 921 kWh per month

[2] The average Jackson Residential customer's bill will be increased by 6%

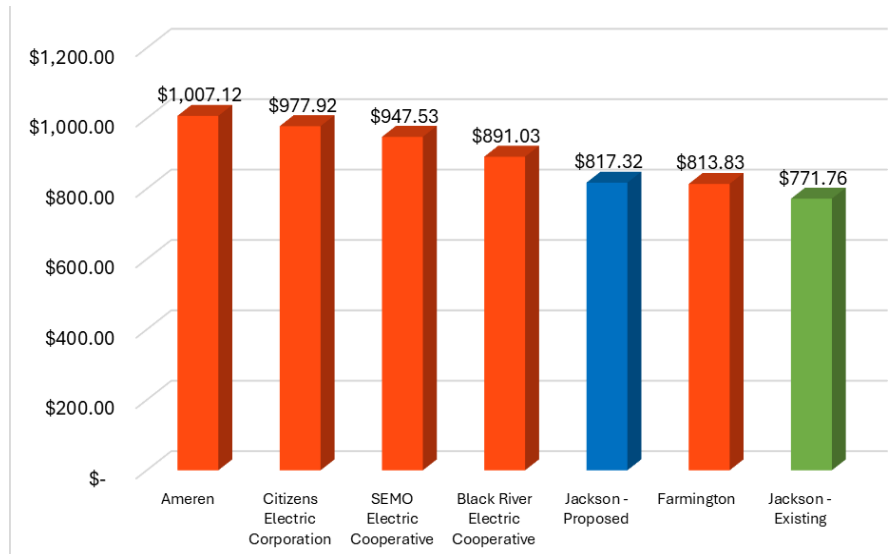
Figure 1-2: Small General Bill Comparison Single Phase



[1] Average monthly bills are based on average SGS single phase use of 1052 kWh per month.

[2] The average Jackson SGS customer's bill will increase by approximately 6.5%.

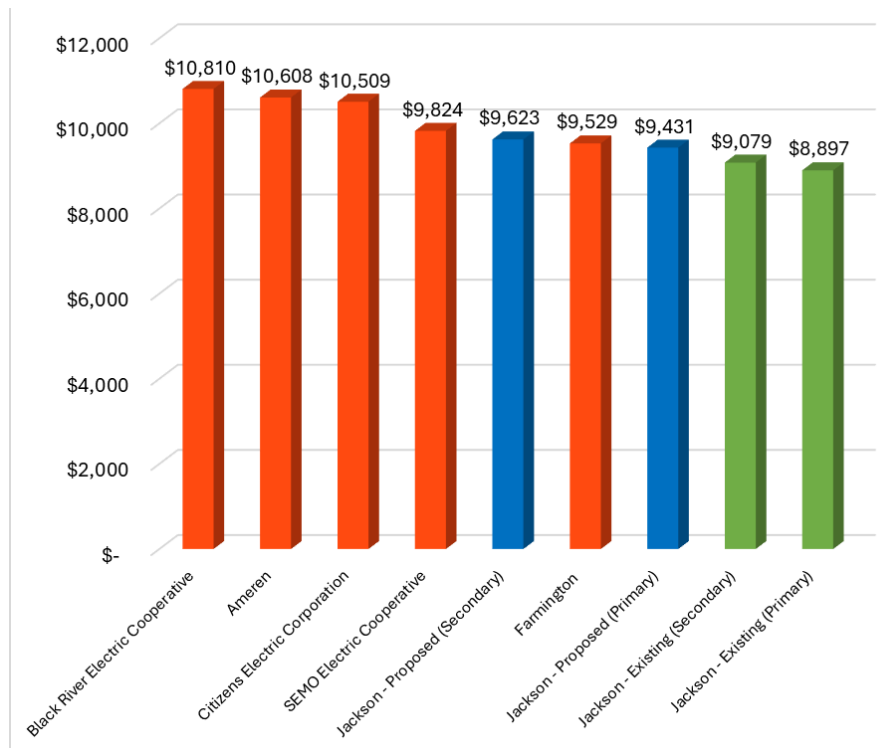
Figure 1-3: Small General Bill Comparison Three Phase



[1] Average monthly bills are based on average SGS three phase use of 7260 kWh per month.

[2] The average Jackson SGS customer's bill will increase by approximately 5.9%.

Figure 1-4: Large General Bill Comparison

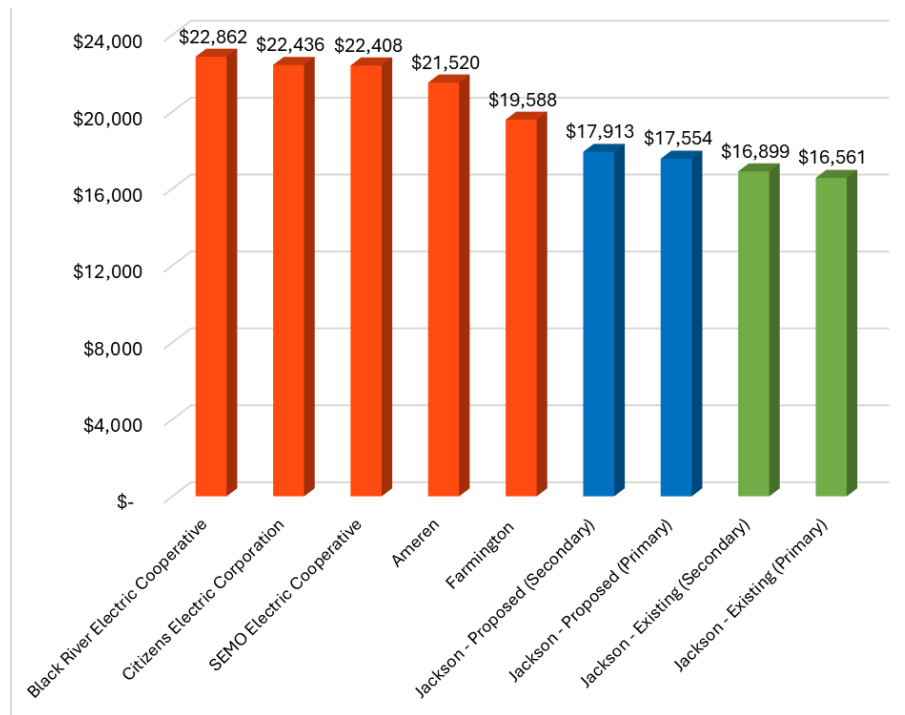


[1] Average monthly bills are based on average LGS use of 93,008 kWh per month and 263 kW demand.

[2] Average LGS customer's bill will increase by 6.0%.

[3] Jackson customers electing to take primary service receive a 2% discount.

Figure 1-5: Industrial Bill Comparison



[1] Average monthly bills are based on average Industrial use of 184,784 kWh per month and 624 kW demand.

[2] Average Industrial customer's bill will increase by 6%.

[3] Jackson customers electing to take primary service receive a 2% discount.

Study Conclusions and Recommendations

The objectives of the Study are to determine the overall annual revenue requirement, conduct a cost of service analysis, and update retail rates to generate revenues that are aligned with the cost of service. As a result of the Study analyses, 1898 & Co. concludes and recommends the following for January 1, 2026:

- Increase total rate revenues by 6.0 percent effective January 1, 2026.
- Increase rate revenues for all classes by 6.0 percent and implement the rate proposed in this report on January 1, 2026.
- Plan to increase rates by 6 percent per year for all customer classes in 2027, 2028, and 2029 as described within this report and in accordance with Jackson's annual budgeting process.
- Revisit rates and revenue adequacy following changes in retail rates and power supply cost within the next 3 years to incorporate any fluctuations in load growth, expenses, or capital projects.

Sources of Data

In completion of the Study and in the preparation of this report, 1898 & Co. used the information provided by Jackson to make certain assumptions with respect to conditions that may exist in the

future. While 1898 & Co. believes the assumptions made are reasonable for the purposes of the Study and this report, we make no representation that the conditions assumed will occur. 1898 & Co. has also relied on the information provided to us without independent verification and cannot guarantee its accuracy or completeness. Therefore, to the extent that actual future conditions differ from those assumed in the Study or from the information provided to us, the actual results may vary from those projected.

APPENDIX A - Financial Forecast And Cost Of Service Results Tables A1-A15

Table A-1

**PROJECTED ANNUAL CUSTOMER ACCOUNTS
CITY OF JACKSON, MO**

Customer Class	Budget	Projected Annual Average Number Accounts				
	2025	2026	2027	2028	2029	
Residential - Single Phase	6,781	6,815	6,849	6,883	6,917	
Residential - Three Phase	5	5	5	5	5	
Small General - Single Phase	665	666	668	670	672	
Small General - Three Phase	266	268	269	270	271	
Large General	15	15	15	15	15	
Industrial	9	9	9	9	9	
Bandshell	1	1	1	1	1	
Security Lighting	170	170	170	170	170	
City Departments	108	108	109	109	110	
Total All Customers	8,019	8,057	8,094	8,132	8,170	
Percentage Growth		0.47%	0.47%	0.46%	0.46%	

Table A-2

**PROJECTED ANNUAL ENERGY SALES
CITY OF JACKSON, MO**

Customer Class	Budget	Projected Energy Sales, Fiscal Year			
	2025	2026	2027	2028	2029
	kWh	kWh	kWh	kWh	kWh
Residential - Single Phase	74,865,898	75,168,973	75,468,446	75,767,246	76,065,372
Residential - Three Phase	190,950	189,525	189,051	188,578	188,107
Small General - Single Phase	8,406,677	8,415,234	8,432,064	8,448,852	8,465,599
Small General - Three Phase	23,029,641	23,348,290	23,611,176	23,876,692	24,144,863
Large General	16,658,381	16,741,465	16,867,026	16,993,529	17,120,980
Industrial	20,106,731	19,956,681	19,906,789	19,857,022	19,807,380
Bandshell	6,145	6,129	6,114	6,099	6,083
Subtotal	143,264,423	143,826,297	144,480,667	145,138,019	145,798,384
Security Lighting	1,199,880	1,211,879	1,223,998	1,236,238	1,248,600
City Departments	4,668,771	4,680,384	4,692,027	4,703,698	4,715,399
Total Energy Sales	149,133,073	149,718,560	150,396,691	151,077,954	151,762,383
Percentage Growth		0.39%	0.45%	0.45%	0.45%

Table A-3

**PROJECTED ANNUAL ENERGY REQUIREMENTS
CITY OF JACKSON, MO**

Energy Requirements	Budget	Projected Energy Requirements				
	2025	2026	2027	2028	2029	
Energy Sales (kWh)	149,133,073	149,718,560	150,396,691	151,077,954	151,762,383	
Line Losses, Street Lighting (kWh) [I]	8,818,265	9,002,885	9,043,662	9,084,628	9,125,784	
Total Energy Requirement (kWh)	157,951,338	158,721,445	159,440,354	160,162,583	160,888,167	
Purchased Power (kWh)	157,828,250	158,597,756	159,316,104	160,037,770	160,762,790	
Generation (kWh)	123,089	123,689	124,249	124,812	125,378	
Total Power Supply (kWh),	157,951,338	158,721,445	159,440,354	160,162,583	160,888,167	
Sales (%)	94.42%	94.42%	94.42%	94.42%	94.42%	
Line Losses, Street Lighting (%)	5.58%	5.67%	5.67%	5.67%	5.67%	
Total Requirements (%)	100.00%	100.09%	100.09%	100.09%	100.09%	
Purchased Power (%)	99.92%	99.92%	99.92%	99.92%	99.92%	
Generation (%)	0.08%	0.08%	0.08%	0.08%	0.08%	
Total Power Supply (%)	100.00%	100.00%	100.00%	100.00%	100.00%	
Average System Peak Billing Demand (MW)	38.90	37.69	37.75	37.81	37.86	
System Billing Demand Load Factor (%)	46.35%	48.07%	48.21%	48.36%	48.51%	

[1] Includes unbilled City departments energy usage

Table A-4

**PROJECTED ANNUAL REVENUES UNDER EXISTING RATES
CITY OF JACKSON, MO**

Customer Class	Budget	Projected Revenues Under Existing Rates				
	2025	2026	2027	2028	2029	
	\$	\$	\$	\$	\$	
Residential - Single Phase	8,823,300	8,859,000	8,894,300	8,929,500	8,964,700	
Residential - Three Phase	20,400	20,200	20,200	20,100	20,100	
Small General - Single Phase	1,021,700	1,022,700	1,024,800	1,026,800	1,028,900	
Small General - Three Phase	2,449,200	2,483,100	2,511,100	2,539,300	2,567,800	
Large General	1,629,400	1,637,500	1,649,800	1,662,200	1,674,600	
Industrial	1,843,300	1,829,500	1,824,900	1,820,400	1,815,800	
Bandshell	900	900	900	900	900	
Subtotal	15,788,200	15,852,900	15,926,000	15,999,200	16,072,800	
Security Lighting	45,600	46,000	46,500	47,000	47,400	
City Departments	503,100	504,400	505,600	506,900	508,100	
Total Revenue from Electricity Sales	16,336,900	16,403,300	16,478,100	16,553,100	16,628,300	

Table A-5

**PROJECTED ANNUAL OTHER REVENUES AND INCOME
CITY OF JACKSON, MO**

Other Revenues & Income	Budget	Projected Other Revenues and Income				
	2025	2026	2027	2028	2029	
	\$	\$	\$	\$	\$	
Other Revenues						
Interest on investments	125,000	125,000	125,000	125,000	125,000	
Labor and equipment use	0	0	0	0	0	
Connection/Service charges	20,000	20,000	20,000	20,000	20,000	
Sale of merchandise	0	0	0	0	0	
Cable TV pole rent	60,000	60,000	60,000	60,000	60,000	
URD services	55,000	55,000	55,000	55,000	55,000	
Collector's Sales Tax allowance	10,000	10,000	10,000	10,000	10,000	
Electric meter charges	10,000	10,000	10,000	10,000	10,000	
Miscellaneous	0	0	0	0	0	
Total Other Revenues	378,000	378,000	378,000	378,000	378,000	

Table A-6

**PROJECTED ANNUAL PURCHASED POWER EXPENSES
CITY OF JACKSON, MO**

Purchased Power Expenses	Budget	Projected Purchased Power Expenses				
	2025	2026	2027	2028	2029	
Purchased Power - Energy Cost						
MOPEP Energy Supplied (kWh)	157,951,338	158,597,756	159,316,104	160,037,770	160,762,790	
MOPEP Energy Cost (\$/kWh)	\$ 0.0244	\$ 0.0246	\$ 0.0239	\$ 0.0221	\$ 0.0222	
MOPEP Energy Cost (\$)	\$ 3,851,900	\$ 3,900,300	\$ 3,810,500	\$ 3,538,200	\$ 3,572,000	
Purchased Power - Energy Credits						
City Power Plant Generation (kWh)	123,089	123,689	124,249	124,812	125,378	
MOPEP Energy Credit (\$/kWh)	\$ (0.2650)	\$ (0.2703)	\$ (0.2757)	\$ (0.2812)	\$ (0.2869)	
MOPEP Energy Credit (\$)	\$ (32,600)	\$ (33,400)	\$ (34,300)	\$ (35,100)	\$ (36,000)	
Purchased Power - Demand Cost						
Average 1CP System Billing Demand (MW)	39	38	38	38	38	
Average 6CP System Billing Demand (MW)	34	32	32	33	33	
MOPEP 1CP Annual Billing Demand Determinants (MW)	467	452	453	454	454	
MOPEP 6CP Annual Billing Demand Determinants (MW)	0	0	0	0	0	
MOPEP 1CP Annual Billing Demand Cost (\$/MW-month)	\$17,884	\$17,776	\$18,934	\$19,092	\$19,188	
MOPEP 6CP Annual Billing Demand Cost (\$/MW-month)	\$0	\$0	\$0	\$0	\$0	
MOPEP Annual Billing Demand Cost (\$)	\$ 8,348,300	\$ 8,040,800	\$ 8,577,200	\$ 8,661,500	\$ 8,716,900	
Purchased Power - Demand Credits						
MOPEP Demand Credit (MW)	21	21	21	21	21	
MOPEP Demand Credit Billing Determinants (MW)	257	257	257	257	257	
MOPEP Demand Credit (\$/MW-month)	\$ (806)	\$ (822)	\$ (839)	\$ (855)	\$ (873)	
MOPEP Demand Credit (\$)	\$ (207,000)	\$ (207,000)	\$ (207,000)	\$ (207,000)	\$ (207,000)	
Purchased Power - Transmission Cost						
Transmission Cost (\$)	\$ 1,306,700	\$ 1,338,300	\$ 1,371,300	\$ 1,405,000	\$ 1,439,600	
Adjustment to Match 2012 Budget	\$ 4,700	\$ -	\$ -	\$ -	\$ -	
Total Purchase Power Expense (\$)	\$ 13,272,000	\$ 13,039,000	\$ 13,517,700	\$ 13,362,600	\$ 13,485,500	
Power Generation Fuel Expense (\$)	\$ 60,000	\$ 34,100	\$ 34,200	\$ 34,400	\$ 34,500	
Total Power Supply Expense (\$)	\$ 13,332,000	\$ 13,073,100	\$ 13,551,900	\$ 13,397,000	\$ 13,520,000	
Total Power Supply (kWh)	157,951,338	158,721,445	159,440,354	160,162,583	160,888,167	
Total Power Supply Expense (\$/kWh)	\$ 0.0844	\$ 0.0824	\$ 0.0850	\$ 0.0836	\$ 0.0840	
Total Power Supply Expense Escalation (%)		-2.42%	3.20%	-1.59%	0.46%	

Table A-7

**PROJECTED ANNUAL OPERATION AND MAINTENANCE EXPENSES
CITY OF JACKSON, MO**

Operation and Maintenance Expenses	Budget	Projected Operation & Maintenance Expenses				
	2025	2026	2027	2028	2029	
	\$	\$	\$	\$	\$	
Operation and Maintenance Expenses						
Power Plant Expenses [1]	14,110,244	13,731,100	14,229,600	14,094,800	14,238,600	
Electric Line Maintenance & Extension Expenses	1,930,737	1,905,300	1,962,500	2,021,400	2,082,100	
General Expenses	238,669	245,900	253,400	261,000	268,700	
Total Operation and Maintenance Expenses	16,279,650	15,882,300	16,445,500	16,377,200	16,589,400	
Interfund Transfers Out						
Power Plant Interfund Transfers	47,275	48,600	50,000	51,400	52,900	
Electric Line Maintenance & Extension Interfund Transfers	149,449	153,900	158,400	163,100	167,900	
General Interfund Transfers	82,814	85,300	87,800	90,500	93,200	
Total Interfund Transfers	279,538	287,800	296,200	305,000	314,000	

[1] Power Plant Expenses includes Purchased Power Expenses.

Table A-8
PROJECTED ANNUAL CAPITAL EXPENDITURES
CITY OF JACKSON, MO

	Budget	Projected Capital Expenditures			
	2025	2026	2027	2028	2029
	\$	\$	\$	\$	\$
Electric Distribution					
AMR Equipment	-	12,000	12,000	12,000	12,000
New VST 47 Bucket Truck	-	-	200,000	-	225,000
Replacement Pick Up	-	80,000	-	-	100,000
Used Digger Derrick (Pole Holder)	-	130,000	-	-	-
Back Yard Machine	-	150,000	-	-	-
Electric Distribution Special Projects					
Electric System Utility Rate Study	-	-	-	-	60,000
Constr cost 34.5 KV Loop to West Substation	-	-	-	1,500,000	1,500,000
North Substation build-out and engineering	-	-	-	-	-
Electrical System Coordination Study & Model	-	-	50,000	-	60,000
Long Range Electric System Study	-	-	-	-	70,000
Rebuild 73 Transmission Feeder	-	300,000	300,000	300,000	500,000
Eng East Commercial Electrical Corridor	-	100,000	-	-	-
Const East Commercial Electrical Corridor	-	250,000	250,000	350,000	-
Breaker Upgrade at West Substation	-	100,000	-	-	100,000
AMI Admin Cost	-	-	-	-	-
Eng Study for New County Jail Expansion	-	50,000	-	-	-
Upgrades Required Serve 3M Jail Electric load	-	500,000	-	-	-
Electric System Utility Rate Study	40,000	-	-	-	-
Tantalus/TUNet hosting	27,000	-	-	-	-
Miscellaneous	50,000	-	-	-	-
Long range system planning study	60,000	-	-	-	-
Contractual tree trimming	160,000	-	-	-	-
Contractual services	-	-	-	-	-
Miscellaneous	50,000	-	-	-	-
Consulting engineer **	50,000	-	-	-	-
Directional boring/URD inst.	75,000	-	-	-	-
34.5 kV loop to west sub./design	100,000	-	-	-	-
MoDOT Hwy 61 Project	100,000	-	-	-	-
East Jackson Blvd. lighting project	2,000,000	-	-	-	-
City Hall remodel	150,000	-	-	-	-
Aerial photography	10,000	-	-	-	-
Miscellaneous	1,000	-	-	-	-
Discretionary emergency funds	200,000	-	-	-	-
Power Plant	-	-	-	-	-
Engine #9 Louvers	-	10,000	-	-	-
Replace Upper Fuel Tanks	-	100,000	-	-	-
SCADA Upgrade	-	-	50,000	-	-
Truck	-	-	-	-	-
Total Capital Expenditures	3,073,000	1,782,000	862,000	2,162,000	2,627,000

Table A-9

PROJECTED ANNUAL DEBT SERVICE
CITY OF JACKSON, MO

Description	Budget	Projected Annual Debt Service Payments			
	2025	2026	2027	2028	2029
	\$	\$	\$	\$	\$
<u>Outstanding Debt</u>					
Principal	0	0	0	0	0
Interest	0	0	0	0	0
Total Principal and Interest	0	0	0	0	0
<u>New Debt Issues</u>					
Principal	0	0	0	0	0
Interest	0	0	0	0	0
Total Principal and Interest	0	0	0	0	0
Total Debt Service	0	0	0	0	0

Table A-10

PROJECTED ELECTRIC UTILITY CASH FLOW ANALYSIS

CITY OF JACKSON, MO

		(1)	(2)	(3)	(4)	(5)
Line No.	System Operations	Budget	Projected Cash Flow			
		2025	2026	2027	2028	2029
		(\$)	(\$)	(\$)	(\$)	(\$)
1	Annual Energy Sales (kWh)	149,133,073	149,718,560	150,396,691	151,077,954	151,762,383
2	Revenue from Retail Electric Sales - Existing Rates	15,788,200	15,852,900	15,926,000	15,999,200	16,072,800
3	Revenue from Retail Security Lighting - Existing Rates	45,600	46,000	46,500	47,000	47,400
4	Total Revenue from Retail Sales - Existing Rates	15,833,800	15,898,900	15,972,500	16,046,200	16,120,200
5	Revenue from City Electric Sales - Existing Rates	503,100	504,400	505,600	506,900	508,100
6	Total Revenue from Electric Sales - Existing Rates	16,336,900	16,403,300	16,478,100	16,553,100	16,628,300
	Proposed Electric Sales Revenue Increase (Decrease):					
	Year Month Month Increase					
7	2025 7 July 0.00%	-	-	-	-	-
8	2026 1 January 6.00%	-	984,200	988,700	993,200	997,700
9	2027 1 January 6.00%	-	-	1,048,000	1,052,800	1,057,600
10	2028 1 January 6.00%	-	-	-	1,115,900	1,121,000
11	2029 1 January 6.00%	-	-	-	-	1,188,300
12	Total Proposed Electric Sales Revenue Increase (Decrease)	-	984,200	2,036,700	3,161,900	4,364,600
13	Total Electric Sales Revenues	16,336,900	17,387,500	18,514,800	19,715,000	20,992,900
14	Power Cost Adjustment Revenues No	-	-	-	-	-
15	Total Other Revenues	378,000	378,000	378,000	378,000	378,000
16	Interfund Transfers In - O&M Fund	-	-	-	-	-
17	Total Revenues	16,714,900	17,765,500	18,892,800	20,093,000	21,370,900
18	Operation and Maintenance Expenses	16,279,650	15,882,300	16,445,500	16,377,200	16,589,400
19	Interfund Transfers Out - O&M Fund	279,538	287,800	296,200	305,000	314,000
20	Total Expenditures	16,559,188	16,170,100	16,741,700	16,682,200	16,903,400
21	Annual Operating Balance	155,712	1,595,400	2,151,100	3,410,800	4,467,500
22	Minimum Annual Operating Balance	2,953,600	2,874,300	2,974,900	2,970,400	3,012,900
23	Transfer to Electric Reserve Account	-	-	-	-	-
24	Transfer to Series 2000 Construction Fund	-	-	-	-	-
25	Transfer to Electric Debt Service Fund	-	-	-	-	-
26	Transfer to Electric Debt Service Reserve Fund	-	-	-	-	-
27	Transfer to Electric Surplus Fund	155,712	1,595,400	2,151,100	3,410,800	4,467,500
28	Capital Improvement Financing					
29	Beginning Balance - Surplus Funds	7,506,378	4,039,090	2,302,490	2,041,590	1,700,390
30	Bond or Note Issue	-	-	-	-	-
31	Issuance Costs	-	-	-	-	-
32	Debt Service Reserve	-	-	-	-	-
33	Transfer to Electric Surplus Fund	155,712	1,595,400	2,151,100	3,410,800	4,467,500
34	Interfund Transfers In - Surplus Fund	1,000,000	-	-	-	-
35	Total Available Capital Funds	8,662,090	5,634,490	4,453,590	5,452,390	6,167,890
36	Plant Capital Expenditures	3,073,000	1,782,000	862,000	2,202,000	2,627,000
37	Interfund Transfers Out - Surplus Fund	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000
38	Total Annual Surplus Funds Requirements	4,623,000	3,332,000	2,412,000	3,752,000	4,177,000
39	Ending Balance - Surplus Funds	4,039,090	2,302,490	2,041,590	1,700,390	1,990,890
40	Net Change in Cash	(3,467,288)	(1,736,600)	(260,900)	(341,200)	290,500
41	Minimum Balance - Surplus Funds	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
	Debt Service Coverage					
42	Net Revenues Available for Debt Service	155,712	1,595,400	2,151,100	3,410,800	4,467,500
43	Reserves Available for Debt Service	-	-	-	-	-
44	Net Revenues and Reserves Available for Debt Service	155,712	1,595,400	2,151,100	3,410,800	4,467,500
45	Annual Debt Service	-	-	-	-	-
46	Debt Service Coverage Based on Net Operating Revenues and Reserves	N/A	N/A	N/A	N/A	N/A

Table A-11

**PROJECTED ANNUAL REVENUE REQUIREMENT
CITY OF JACKSON, MO**

Description	Budget Year	Test Year			
	2025	2026	2027	2028	2029
	\$	\$	\$	\$	\$
Annual Revenue Requirement					
Operation and Maintenance Expenses	\$ 16,279,650	\$ 15,882,300	\$ 16,445,500	\$ 16,377,200	\$ 16,589,400
Interfund Transfers Out - O&M Fund	\$ 279,538	\$ 287,800	\$ 296,200	\$ 305,000	\$ 314,000
Transfer to Electric Debt Service Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Plant Capital Expenditures	\$ 3,073,000	\$ 1,782,000	\$ 862,000	\$ 2,202,000	\$ 2,627,000
Interfund Transfers Out - Surplus Fund	\$ 1,550,000	\$ 1,550,000	\$ 1,550,000	\$ 1,550,000	\$ 1,550,000
Net Change in Cash	\$ (3,467,288)	\$ (1,736,600)	\$ (260,900)	\$ (341,200)	\$ 290,500
Cost of Service	\$ 17,714,900	\$ 17,765,500	\$ 18,892,800	\$ 20,093,000	\$ 21,370,900
Less Other Revenues & Income					
Total Other Revenues	\$ 378,000	\$ 378,000	\$ 378,000	\$ 378,000	\$ 378,000
Power Cost Adjustment Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
Interfund Transfers In - O&M Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Interfund Transfers In - Surplus Fund	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -
Total Other Revenues & Income	\$ 1,378,000	\$ 378,000	\$ 378,000	\$ 378,000	\$ 378,000
Net Revenue Requirements	\$ 16,336,900	\$ 17,387,500	\$ 18,514,800	\$ 19,715,000	\$ 20,992,900

Table A-12

**UNBUNDLED ASSIGNMENT OF FY ANNUAL REVENUE REQUIREMENT
CITY OF JACKSON, MO**

	Test Year 2026	Power Production - Demand	Power Production - Energy	Distribution	Customer
	(\$)	(\$)	(\$)	(\$)	(\$)
OPERATING EXPENSES					
Power Plant	13,779,700	8,440,400	5,339,300	-	-
Electric Line & Maintenance	2,059,200	-	-	1,221,780	837,420
General	331,200	-	-	-	331,200
Total Operating Expenses	16,170,100	8,440,400	5,339,300	1,221,780	1,168,620
OTHER REVENUE REQUIREMENTS					
Debt Service	-	-	-	-	-
Capital Expenditures	1,782,000	362,873	-	881,180	537,947
Interfund Transfers Out - Surplus Fund	1,550,000	315,630	-	766,459	467,911
Net Change in Capital Reserves	(1,736,600)	(353,628)	-	(858,730)	(524,242)
Total Other Revenue Requirements	1,595,400	324,875	-	788,908	481,617
Total Cost of Service	17,765,500	8,765,275	5,339,300	2,010,688	1,650,237
OTHER REVENUES					
Interest on investments	125,000	25,454	-	61,811	37,735
Labor and equipment use	-	-	-	-	-
Connection/Service charges	20,000	-	-	20,000	-
Sale of merchandise	-	-	-	-	-
Cable TV pole rent	60,000	-	-	60,000	-
URD services	55,000	-	-	55,000	-
Street lighting	-	-	-	-	-
Collector's Sales Tax allowance	10,000	-	-	-	10,000
Electric meter charges	10,000	-	-	-	10,000
Late payment penalties	75,000	-	-	-	75,000
Miscellaneous	-	-	-	-	-
Miscellaneous Receipts (Treasure) El Lin	8,000	4,176	2,642	604	578
Electric Service Lines	15,000	3,054	-	7,417	4,528
Transfer to Electric Surplus Fund	-	-	-	-	-
Interfund Transfers In - Surplus Fund	-	-	-	-	-
Total Other Revenues	378,000	32,684	2,642	204,833	137,841
Net Base Rate Revenue Requirement	\$ 17,387,500	\$ 8,732,591	\$ 5,336,658	\$ 1,805,855	\$ 1,512,396

Table A-13

**ALLOCATION FACTORS BY TYPE
CITY OF JACKSON, MO**

	Total System	Residential	Small General	Large General	Industrial	Security Lighting	City Departments
<u>Energy Allocations</u>							
Total Energy Requirement (kWh)	158,721,445	79,889,959	33,680,028	17,748,164	21,156,717	1,284,752	4,961,825
Energy Allocation Factor	1.000	0.503	0.212	0.112	0.133	0.008	0.031
<u>Demand Allocations</u>							
Contribution to Coincident Peak (kW)	37,695	19,656	8,287	4,037	4,494	0	1,221
System CP Allocation Factor	1.000	0.521	0.220	0.107	0.119	0.000	0.032
Contribution to Non-Coincident Peak (kW)	40,987	20,903	8,812	4,778	4,902	293	1,298
System NCP Allocation Factor	1.000	0.510	0.215	0.117	0.120	0.007	0.032
<u>Customer Allocation</u>							
Number of Customers	8,057	6,820	935	15	9	170	108
Unweighted Customer Allocation Factor	1.000	0.846	0.116	0.002	0.001	0.021	0.013
Relative Weight	0.0	1.0	1.0	10.0	10.0	1.0	1.0
Weighted No. of Customers	8,273	6,820	935	150	90	170	108
Weighted Customer Allocation Factor	1.000	0.824	0.113	0.018	0.011	0.021	0.013

Table A-14

**ALLOCATION OF UNBUNDLED FY REVENUE REQUIREMENT
CITY OF JACKSON, MO**

	Total System	Residential	Small General	Large General	Industrial	Security Lighting	City Departments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
kW	8,732,591	4,553,640	1,919,724	935,245	1,041,163	-	282,819
kWh	5,336,658	2,686,124	1,132,417	596,743	711,348	43,197	166,830
DIST	1,805,855	920,964	388,260	210,534	215,974	12,924	57,199
CUST	1,512,396	1,246,785	170,930	27,422	16,453	31,048	19,757
Revenue Requirement	17,387,500	9,407,512	3,611,331	1,769,945	1,984,938	87,168	526,606

Table A-15

**SUMMARY OF FY COST-OF-SERVICE ANALYSIS
CITY OF JACKSON, MO**

	Total System	Residential	Small General	Large General	Industrial	Security Lighting	City Departments
Summary of Cost of Service							
Energy Cost:							
Energy Sales (kWh)	149,718,560	75,358,498	31,769,653	16,741,465	19,956,681	1,211,879	4,680,384
Total Cost	\$ 5,336,658	\$ 2,686,124	\$ 1,132,417	\$ 596,743	\$ 711,348	\$ 43,197	\$ 166,830
Dollars/kWh	0.03564	0.03564	0.03564	0.03564	0.03564	0.03564	0.03564
Demand Cost (Peak):							
Contribution Coincident Peak (kW)	37,695	19,656	8,287	4,037	4,494	0	1,221
Total Cost	\$ 8,732,591	\$ 4,553,640	\$ 1,919,724	\$ 935,245	\$ 1,041,163	\$ -	\$ 282,819
\$/kW-mo	19.31	19.31	19.31	19.31	19.31	0.00	19.31
Demand Cost (Distribution):							
Contribution Non-Coincident Peak (kW)	40,987	20,903	8,812	4,778	4,902	293	1,298
Total Cost	\$ 1,805,855	\$ 920,964	\$ 388,260	\$ 210,534	\$ 215,974	\$ 12,924	\$ 57,199
\$/kW-mo	3.67	3.67	3.67	3.67	3.67	3.67	3.67
Demand Cost (Total):							
Contribution Non-Coincident Peak (kW)	40,987	20,903	8,812	4,778	4,902	293	1,298
Total Cost	\$ 10,538,446	\$ 5,474,603	\$ 2,307,985	\$ 1,145,780	\$ 1,257,137	\$ 12,924	\$ 340,018
\$/kW-mo	21.43	21.83	21.83	19.98	21.37	3.67	21.83
Customer Service:							
Number of Customers	8,057	6,820	935	15	9	170	108
Total Cost	\$ 1,512,396	\$ 1,246,785	\$ 170,930	\$ 27,422	\$ 16,453	\$ 31,048	\$ 19,757
\$/Customer/Month	15.64	15.23	15.23	152.34	152.34	15.23	15.23
Revenue Requirement Before Adjustments	\$ 17,387,500	\$ 9,407,512	\$ 3,611,331	\$ 1,769,945	\$ 1,984,938	\$ 87,168	\$ 526,606
Lighting Adjustment	\$ (320)	\$ 35,322	\$ 4,843	\$ 78	\$ 47	\$ (41,168)	\$ 560
Total Revenue Requirement (\$)	\$ 17,387,180	\$ 9,442,834	\$ 3,616,174	\$ 1,770,022	\$ 1,984,984	\$ 46,000	\$ 527,165
Total Revenue Requirement (\$/kWh)	0.1161	0.1253	0.1138	0.1057	0.0995	0.0380	0.1126
Comparison of Revenues							
Revenue Requirement (\$)	\$ 17,387,500	\$ 9,442,834	\$ 3,616,174	\$ 1,770,022	\$ 1,984,984	\$ 46,000	\$ 527,165
Revenue Generated By Existing Rates (\$)	\$ 16,403,300	\$ 8,879,200	\$ 3,506,700	\$ 1,637,500	\$ 1,829,500	\$ 46,000	\$ 504,400
Difference (\$)	\$ 984,200	\$ 563,634	\$ 109,474	\$ 132,522	\$ 155,484	\$ -	\$ 22,765
Revenue Adjustment Required (%)	6.00%	6.35%	3.12%	8.09%	8.50%	0.00%	4.51%



1898andco.com

MEMO



TO: Mayor Hahs and Members of the Board
FROM: Larry Miller, Building & Planning Manager
DATE: July 14, 2025
SUBJECT: Transfer of Special Use Permit – McCombs Funeral Home
Crematorium (640 W Independence St)

The City previously granted McCombs Funeral Home, Inc. a special use permit for approval to operate a crematorium at 640 W Independence Street in a C-2 General Commercial District.

The business's ownership is now being transferred to Rollings Funeral Service, LLC, which will continue to operate as McCombs Funeral Home and Cremation Center. This transfer will be reflected only in ownership documentation and will not be noticeable to the public. No changes are proposed to the use, operations, or conditions of the original special use permit, only a change in ownership and name.

Staff recommends approval of the transfer of the special use permit to reflect the new ownership without restarting the special use permit process, since no changes to the use, operation, or permit conditions are proposed.



Designing Solutions.

June 24, 2025

Mr. Matt Winters, City Administrator
City of Jackson, Missouri
101 Court Street, City Hall
Jackson, MO 63755

PROPOSAL FOR ARCHITECTURAL SERVICES
Jackson Civic Center – Existing Building Expansion
Jackson, Missouri

Mr. Winters,

Thank you for the opportunity to submit a proposal for the partial renovation and expansion to the Jackson Civic Center. The following information is based on the dialog and feedback provided during our onsite meetings and lists the scope of work discussed and our fee proposal.

I. SCOPE OF WORK

The existing building is approximately 23,400 square feet and includes a FEMA Safe Room that serves as an athletic multi-court facility, two large and one small meeting room served by a caterer's kitchen, a conference room, administrative offices, and a large, open foyer with concessions. Based on our discussions with Mr. Lipe and Mr. Eastridge, it's our understanding that the Owner would like to expand the building to provide space for more adequate storage, additional office space, an additional large meeting room to meet growing demand for a larger event space, and reprogramming of caterer's kitchen to allow for better loading/unloading access and/or positioned for better servicing during events. The exact size and program of the new addition is to be determined with future schematic design development and feedback from the Owner, and no budget has been established for the project at this point. Based on this information, we propose providing standard architectural design services to be broken down in the following phases:

II. PHASES OF WORK

Phase I:

Phase I will include architectural Preliminary Design services for the purposes of assisting the City of Jackson with establishing a program and budget to be presented to the Board of Alderman for approval.

1. Photos and field measurements of existing site and facility.
2. Space programming (needs and requirements to be discussed with Owner).
3. Existing and Proposed Site Plan (Aerial view).
4. Existing and Proposed Floor Plan and Exterior elevations.
5. Renderings of exterior and interior spaces.
6. Preliminary cost estimate/budget.

Phase 2:

Phase 2 will include standard professional architectural, structural, mechanical, electrical, and plumbing design services for development, documentation, and administration of the instruments of service.

- 1. Schematic Design: Develop/revise the Preliminary Design and cost estimates as required from Phase I with the City approval before moving forward.
- 2. Design Development: Develop overall design in more detail with Structural, Mechanical, Electrical, and Plumbing engineers as required with the City's approval before moving forward.
- 3. Construction Documents: Detailed plans and specifications for bidding with the City's approval.
- 4. Bidding and Negotiation: Bid the project on open market to General Contractors.
- 5. Construction Administration: Provide an AIA Contract between City and General Contractor. Review and approve pay applications and provide monthly field reports, etc.

III. COMPENSATION

Phase I: We propose to provide Phase I for a lump sum of \$15,000 to be billed in monthly installments as work is completed.

Phase 2: When you choose to move forward with Phase 2, we propose to use the *Standard AIA Owner/Architect Agreement* as published by the American Institute of Architects (AIA). Our fee for full design and engineering services will be 8.5% of the cost of the work along with a credit for Phase I.

IV. REIMBURSABLE

- a. Civil engineering. (TBD in Phase 2)
- b. Geotech soils analysis (TBD in Phase 2)
- c. Other as maybe authorized by Owner

To commence work for Phase I only, please return one signed copy of this proposal. We would anticipate beginning field measurements as soon as possible, if convenient for the City of Jackson's schedule. We are excited for the opportunity to work with you and look forward to a successful project!

Sincerely,



Michael D. Pollard, Principal

Accepted:

Name

Title

Date



AGREEMENT FOR PROFESSIONAL SERVICES

SECTION A – SERVICES

1. Scope of Services. The CLIENT and the ARCHITECT have agreed to a list of Basic Services the ARCHITECT will provide to the CLIENT, listed on the attached Proposal.
2. Additional Services. Additional services may be requested by the CLIENT. Additional Services are not included as part of the Basic Scope of Services and shall be paid for by the CLIENT in addition to payment for Basic Services, in accordance with the ARCHITECT's prevailing fee schedule, as provided for in Section B, Compensation, or as agreed to by the CLIENT and the ARCHITECT.
3. Excluded Services. Services not listed in the Proposal are specifically excluded from the scope of the ARCHITECT's services. The ARCHITECT assumes no responsibility to perform any services not specifically listed in the Proposal.
4. Timeliness of Performance. The CLIENT and ARCHITECT are aware that many factors outside the ARCHITECT's control may affect the ARCHITECT's ability to complete the services to be provided under the Agreement. The ARCHITECT will perform these services with reasonable diligence and expediency consistent with sound professional practices.
5. Schedule for Rendering Services. If requested by the CLIENT, the ARCHITECT shall prepare and submit for CLIENT approval a schedule for the performance of the ARCHITECT's services. This schedule shall include reasonable allowances for review and approval times required by the CLIENT, performance of services by other consultants, and review and approval times required by public authorities having jurisdiction over the Project. This schedule shall be equitably adjusted as the Project progresses, allowing for changes in scope, character or size of the Project requested by the CLIENT, or for delays or other causes beyond the ARCHITECT's reasonable control.

SECTION B – COMPENSATION

1. Fees. Unless otherwise stated in the Proposal, the CLIENT shall compensate the ARCHITECT for services provided under this Agreement on an hourly basis plus expenses based on the ARCHITECT's prevailing fee schedule in effect when the services are performed.
2. Retainer. The CLIENT shall make an initial payment of zero dollars (\$ 0) (retainer) upon execution of this Agreement. This retainer shall be held by the ARCHITECT and applied against the final invoice. If no amount is specified, no retainer is required.
3. Payment Due. Invoices shall be submitted by the ARCHITECT monthly or upon completion of each phase and are due upon presentation and shall be considered past due if not paid within thirty (30) calendar days of the due date.
4. Interest. If payment in full is not received by the ARCHITECT within thirty (30) calendar days of the due date, invoices shall bear interest at one-and-one-half (1.5) percent (or the maximum rate allowable by law, whichever is less) of the PAST DUE amount per month, which shall be calculated from the invoice due date. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal.
5. Collection Costs. If the CLIENT fails to make payments when due and the ARCHITECT incurs any costs in order to collect overdue sums from the CLIENT, the CLIENT agrees that all such collection costs incurred shall immediately become due and payable to the ARCHITECT. Collection costs shall include, without limitation, legal fees, collection agency fees and expenses, court costs, collection bonds and reasonable ARCHITECT staff costs at standard billing rates for the ARCHITECT's time spent in efforts to collect. This obligation of the CLIENT to pay the ARCHITECT's collection costs shall survive the term of this Agreement or any earlier termination by either party.
6. Suspension of Services. If the CLIENT fails to make payments when due or otherwise is in breach of this Agreement, the ARCHITECT may suspend performance of services upon fifteen (15) calendar days' notice to the CLIENT. The ARCHITECT shall have no liability whatsoever to the CLIENT for any costs or damages as a result of such suspension caused by any breach of this Agreement by the CLIENT. Upon payment in full by the CLIENT, the ARCHITECT shall resume services under this Agreement, and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expense necessary for the ARCHITECT to resume performance.
7. Termination of Services. If the CLIENT fails to make payment to the ARCHITECT in accordance with the payment terms herein, this shall constitute a material breach of the Agreement and shall be cause for termination of this Agreement by the ARCHITECT.

SECTION C – ALLOCATION OF RISK

1. Information Provided by Others. The CLIENT shall furnish, at the CLIENT's expense, all information, requirements, reports, data, surveys and instructions required by this Agreement. The ARCHITECT may use such information, requirements, reports, data, surveys and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof.
2. Standard of Care. The standard of care for all professional and related services performed or furnished by ARCHITECT under this Agreement will be the care and skill ordinarily used by members of ARCHITECT's profession practicing under similar conditions at the same time and in the same locality. ARCHITECT makes no warranties, expressed or implied, under this agreement or otherwise, in connection with ARCHITECT's services.
3. Liability. In recognition of the relative risks and benefits of the Project to both the CLIENT and the ARCHITECT, the risks have been allocated such that the CLIENT agrees, to the fullest extent permitted by law, to limit the liability of the ARCHITECT to the CLIENT for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and cost, so that the total aggregate liability of the ARCHITECT to the CLIENT shall not exceed the ARCHITECT's total fee for services rendered on this Project. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.
4. Opinions of Cost and Schedule. ARCHITECT's opinion of probable cost and project schedules shall be made on the basis of experience and qualifications as an architect. However, since ARCHITECT has no control over the cost of labor, materials, equipment or services furnished by others, ARCHITECT does not guarantee that proposals, bids, or actual project costs will not vary from the cost estimates or that actual schedules will not vary from the projected schedules.
5. Third Party Rights. Nothing contained in this Agreement shall be construed to give any rights or benefits to anyone other than CLIENT and ARCHITECT.



SECTION D – OWNERSHIP AND REUSE OF DOCUMENTS

1. Ownership. All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the ARCHITECT as instruments of services shall remain the property of the ARCHITECT. The ARCHITECT shall retain all common law, statutory and other reserved rights, including the copyright thereto. In the event the CLIENT uses the Instruments of Service without retaining permission from the ARCHITECT, the CLIENT releases the ARCHITECT and the Architect's consultants from all claims and causes of action arising from such uses.
2. Reuse. All documents, including, but not limited to, drawings, specifications, and computer files prepared by the ARCHITECT pursuant to the Agreement are instruments of services in respect to the Project. They are not intended or represented to be suitable for reuse by CLIENT or others on extensions of the Project or on any other Project. Any such reuse without written verification or adaptation by ARCHITECT for the specific purpose intended will be at the CLIENT's sole risk and without liability or legal exposure to ARCHITECT. CLIENT shall indemnify and hold harmless ARCHITECT from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation will entitle ARCHITECT to further compensation at rates to be agreed by CLIENT and ARCHITECT.

SECTION E – TERMINATION

1. Termination for Cause. This agreement may be terminated by either party upon written notice in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement. The nonperforming party shall have fifteen (15) calendar days from the date of the termination notice to cure or submit a plan for cure acceptable to the other party.
2. Termination for Convenience. CLIENT may terminate or suspend performance of this Agreement for CLIENT's convenience upon written notice to ARCHITECT. ARCHITECT shall terminate or suspend performance of the Services on a schedule acceptable to CLIENT. If termination or suspension is for CLIENT's convenience, CLIENT shall compensate ARCHITECT for all the Services performed and termination and suspension expenses. Upon restart, an equitable adjustment shall be made to ARCHITECT's compensation.
3. Delay In Performance. Neither CLIENT nor ARCHITECT shall be considered in default of this Agreement for delays in performance by circumstances beyond the reasonable control of the nonperforming party. For purposes of this Agreement, such circumstances include, but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; war, riot, and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage; judicial restraint; and inability to procure services required to be provided by either CLIENT or ARCHITECT under this agreement. Should such circumstances occur, the nonperforming party shall, within a reasonable time of being prevented for performing, give written notice to the other party describing the circumstances preventing continued performance of this Agreement.
4. Dispute Resolution. Should a dispute arise concerning the contract, the resolution process followed shall be that as stated in the AIA (*American Institute of Architects*) Document B101-2007, *Standard Form of Agreement Between Owner and Architect*. Claims shall be subject to Mediation. If not agreement can be found then the binding dispute resolution method used shall be Arbitration.

SECTION F – GENERAL CONSIDERATIONS

1. Waiver. A waiver by either CLIENT or ARCHITECT of any breach of this Agreement shall be in writing. Such a waiver shall not affect the waiving party's rights with respect to any other or further breach.
2. Severability. The invalidity, illegality, or unenforceability of any provision of this Agreement or the occurrence of any event rendering any portion or provision of this Agreement void shall in no way affect the validity or enforceability of any other portion or provision of this Agreement. Any void provision shall be deemed severed from this Agreement, and the balance of this agreement shall be construed and enforced as if this Agreement did not contain the particular portion or provision held to be void. The parties further agree to amend this Agreement to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this Section shall not prevent this entire Agreement from being void should a provision, which is of the essence of this Agreement, be determined void.
3. Survival. Notwithstanding completion or termination of this Agreement for any reason, all rights, duties and obligations of the parties to this Agreement shall survive such completion or termination and remain in full force and effect until fulfilled.
4. Successors and Assigns. CLIENT and ARCHITECT each binds itself and its directors, officers, partners, successors, executors, administrators, assigns, and legal representatives to the other party to this Agreement and to the directors, officers, partners, successors, executors, administrators, assigns, and legal representatives of such other party in respect to all provisions of this Agreement.
5. Assignment. Neither CLIENT nor ARCHITECT shall assign any rights or duties under this Agreement without the prior written consent of the other party. Unless otherwise stated in the written consent to an assignment, no assignment will release or discharge the assignor from any obligation under this Agreement. Nothing contained in this Section shall prevent ARCHITECT from employing independent architects, engineers, associates, and subcontractors to assist in the performance of Services.
6. Controlling Law. The laws of the State of Missouri shall govern this Agreement.

This Agreement and referenced attachments supersedes all prior communications, understandings and agreements, whether oral or written. The paragraph titles used in this Agreement are for general reference only and are not part of the Agreement. Amendments to this Agreement must be in writing and signed by both the CLIENT and the ARCHITECT.





DATE: June 23, 2025

TO: Mr. Jason Lipe, Director - Parks and Recreation
City of Jackson
101 Court Street
Jackson, MO 63755

PROJECT: Jackson Municipal Pool Rehabilitation or Replacement

RE: Proposal for Work Task Order for the Generation of Options and Estimates

Dear Jason,

As you have requested, we respectfully submit the following scope and schedule for the generation of a report, based on the previously provided assessment of the existing facilities, for the following options:

1. Rehabilitate the existing pool and bath house based on the previously prepared assessments. Basically, repair back to 1976 new condition and functionality with the only real updates being practical modifications with respect to Americans with Disabilities Act requirements and any other applicable code compliance.
2. Rehabilitate everything in Option 1 except: Remove the dive-well portion of the pool, install a liner for the remaining laned practice/competition pool. Install a zero-depth-entry wading pool for small children to replace the area lost when the splash-pad was removed. This option might also include a small "lazy river" feature if space allows.
3. Replace the existing facility. Demo everything outside the footprint of the new splashpad and design and construct a new facility.

Scope: Provided report will include a conceptual drawing (for options 2 & 3) and planning stage estimate (for all 3 options.)

Schedule: The report will be provided by September 1, 2025, for the City's use in determining next steps.

Estimated Cost:

Brandstetter Carroll, Inc.:	Generation of conceptual drawings and cost estimates:	\$10,000
BFW:	Project Management, displays, local meeting support:	<u>\$4,000</u>
	Total Cost:	\$14,000

Please advise at your earliest convenience.

Sincerely,

Andy Meyer, PE, NSPE
Project Manager
BFW Engineering and Consulting
(573)987-9359

Digitally signed by Andrew Lee Meyer
DN: C=US,
E=ameyer@bfwengineers.com, O=Bacon
Farmer Workman Engineering and
Testing, OU="Project Manager, Cape
Girardeau, MO", CN=Andrew Lee Meyer
Reason: I attest to the accuracy and
integrity of this document
Contact Info: ameyer@bfwengineers.com
5739879359
Date: 2025.06.23 14:13:29-05'00'

BILL NO. 25-__

ORDINANCE NO. 25-__

AN ORDINANCE AMENDING THE "OFFICIAL ZONING DISTRICT MAP" OF THE CITY OF JACKSON, MISSOURI, AS ADOPTED BY THE BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI; SAID AMENDMENT IS IN ORDER TO RECLASSIFY CERTAIN DESCRIBED AREAS OF THE CITY OF JACKSON, MISSOURI, FROM R-4 TO C-3, ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED TO THE BOARD OF ALDERMEN BY VIRTUE OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI.

WHEREAS, the City of Jackson, Missouri, owner of certain tracts of land herein referred to, has heretofore submitted to the City Planning and Zoning Commission for its consideration the rezoning of certain tracts located in the City of Jackson, Missouri, said properties being described as 312, 316, 320, and 324 North High Street all located within the city limits as set out in Exhibit A which is attached hereto and incorporated herein as if fully set forth; and,

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

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

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

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

Section 1. That the Zoning Ordinance and the accompanying "Official Zoning District Map" of the City of Jackson, Missouri, are hereby amended insofar as they relate to the properties described on Exhibit A which is attached hereto and incorporated herein as if fully set forth; that said properties are hereby rezoned from R-4 General Residential to C-3 Central Business District.

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

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

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

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

FIRST READING: July 21, 2025.

SECOND READING: July 21, 2025.

PASSED AND APPROVED this 21st day of July, 2025, by a vote of __ ayes, __ nays, __ abstentions and __ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk



City of Jackson

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

The Planning & Zoning Commission of Jackson, Missouri, hereby notifies the Board of Aldermen, the applicant, and the public of its action taken on June 11, 2025, at a regular meeting in consideration of the following:

Request for rezoning of 324, 320, 316, and 312 N High St from R-4 General Residential District to C-3 Central Business District submitted by the City of Jackson.

Applicant: City of Jackson
Filing Date of Application/Fee: June 2, 2025
Submission Date of Application to Commission: June 11, 2025
Public Hearing Date: Waived

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

Administrative Staff Findings:		Yes/	No
1.	Application provided all necessary information:	<u>X</u>	<u> </u>
2.	Generally conforms with City Comprehensive Plan:	<u>X</u>	<u> </u>
3.	Generally conforms with Major Street Plan:	<u>X</u>	<u> </u>
Planning & Zoning Commission Findings:		Yes	/No
1.	Creates adverse effects on adjacent property:	<u> </u>	<u>X</u>
2.	Creates adverse effects on traffic movement or safety:	<u> </u>	<u>X</u>
3.	Creates adverse effects on fire safety:	<u> </u>	<u>X</u>
4.	Creates adverse effects on public utilities:	<u> </u>	<u>X</u>
5.	Creates adverse effects on general health and welfare:	<u> </u>	<u>X</u>

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

THE ABOVE APPLICATION IS:

X **Approved**
 Disapproved
 Approved with conditions specified below

By a roll call of 6 ayes, 0 nays, 0 abstentions, and 3 absent this 11th day of
June 2025.

CITY OF JACKSON, MISSOURI


Harry Dryer, Chairman

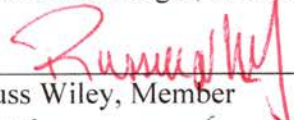
ATTEST:

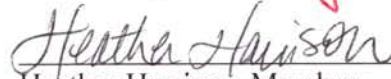
Tony Koeller, Secretary

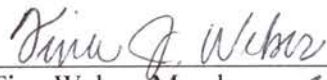

Larry Miller,
Building & Planning Manager

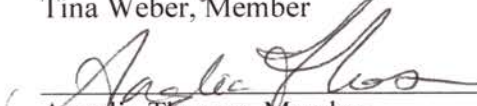
Bill Fadler, Member


Travis Niswonger, Member


Russ Wiley, Member


Heather Harrison, Member


Tina Weber, Member


Angelia Thomas, Member

Michelle Weber, Member



REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE: June 2, 2025

TYPE OF APPLICATION: ☒ **Rezoning** ☐ **Special Use Permit**

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

312, 316, 320, and 324 N High Street

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

Property Owner Name(s): City of Jackson

Mailing Address: 101 Court St

City, State ZIP: Jackson, MO 63755

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

Proposed Property Owner(s): _____

Mailing Address: _____

City, State, ZIP _____

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Larry Miller

Mailing Address: 101 Court St

City, State ZIP: Jackson, MO 63755

Contact's Phone: (573) 243-2300

Email Address (if used): lmiller@jacksonmo.org

CURRENT ZONING: (check all that apply)

- ☐ R-1 (Single-Family Residential)
- ☐ R-2 (Single-Family Residential)
- ☐ R-3 (One- And Two-Family Residential)
- ☒ R-4 (General Residential)
- ☐ MH-1 (Mobile Home Park)
- ☐ O-1 (Professional Office)
- ☐ CO-1 (Enhanced Commercial Overlay)

- ☐ C-1 (Local Commercial)
- ☐ C-2 (General Commercial)
- ☐ C-3 (Central Business)
- ☐ C-4 (Planned Commercial)
- ☐ I-1 (Light Industrial)
- ☐ I-2 (Heavy Industrial)
- ☐ I-3 (Planned Industrial Park)

CURRENT USE OF PROPERTY: Vacant Lots

PROPOSED ZONING: (check all that apply)

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

PROPOSED USE OF PROPERTY: Parking Lot

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

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

These properties are located immediately adjacent to the Uptown commercial (Historic) district and are surrounded by commercial and residential uses. Rezoning to C-3 will bring these parcels into alignment with the character and zoning of the area, supporting long-term land use planning. Rezoning to C-3 allows for future improvements that support the needs of the Uptown district, including potential enhancements to public access and circulation. This change is intended to encourage continued investment and activity in the core of the City.

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

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

OWNER SIGNATURES:

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

Larry Miller

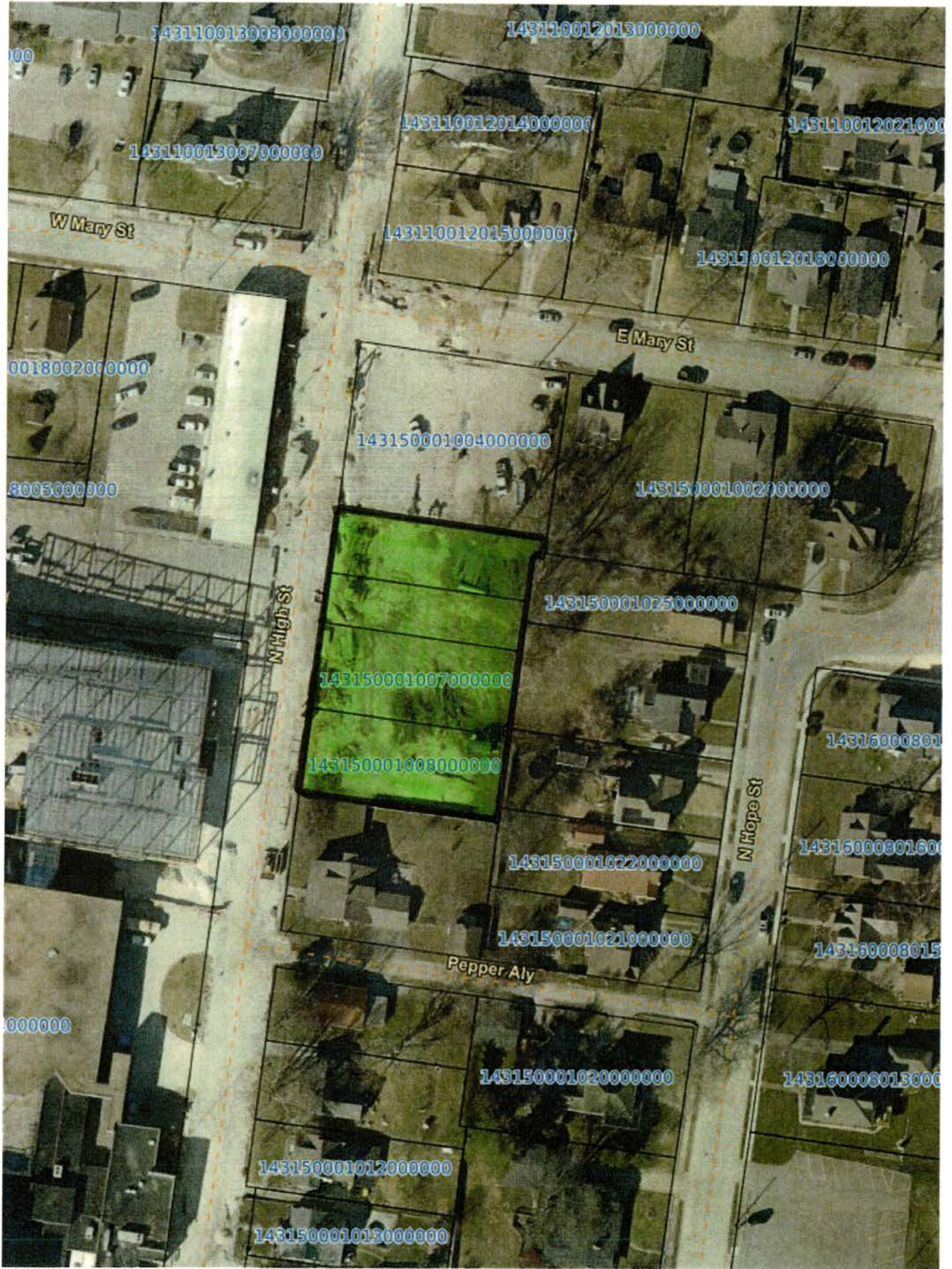
Building & Planning Manager

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

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

573-243-2300 ext.2029 (ph)
573-243-3322 (fax)
permits@jacksonmo.org

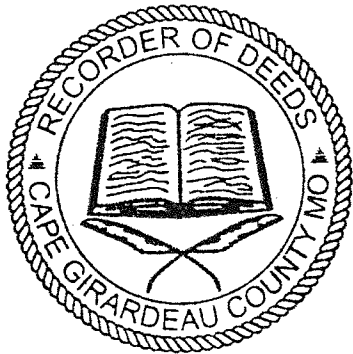
APPLICATION FEE: \$200.00





Property Owners Within 185' Map

eRecorded
DOCUMENT #
2025-04432



ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
06/10/2025 09:08:48 AM
REC FEE: 36.00
PAGES: 5

CCO FORM: RW01
Approved: 06/93 (TLP)
Revised: 03/23 (JDS)
Modified:

COUNTY: Cape Girardeau
ROUTE: 61
PROJECT: J9P3735
FED. PROJECT: N/A
PARCEL: 01-02-03-04
SE1040

QUITCLAIM DEED

THIS INDENTURE, made this 7th day of May, 2025, between the State of Missouri, acting by and through the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, 105 W. Capitol Avenue, Jefferson City, Missouri 65102, (hereinafter, "Grantor") and The City of Jackson, 101 Court Street Jackson, MO 63755 of the County of Cape Girardau, State of Missouri, (hereinafter, "Grantee").

WITNESSETH: In consideration of the payment of the sum of One and NO/100 DOLLARS (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to the Grantee a tract of land, lying situated and being in the County of Cape Girardeau, State of Missouri, and described as follows:

That part of grantor's land lying in US Survey No. 2250, Township 31 North, Range 12 East of the Fifth Principal Meridian, Cape Girardeau County and more particularly described in Exhibit A attached hereto.

Grantee, by acceptance of this conveyance, covenants and agrees for itself, its successors and assigns, to allow known or unknown utility facilities currently located on the property, whether of record or not, to remain on the property, and to grant the current and subsequent owners of those facilities the right to maintain, construct and reconstruct the facilities and their appurtenances over, under, and across the land herein conveyed, along with the right of ingress and egress across the land herein conveyed to and from those utilities.

Grantee by acceptance of this conveyance, covenants and agrees for itself, its successors and assigns: to allow known or unknown utility facilities currently located on

the property, whether of record or not, to remain on the property; to grant the current and subsequent owners of those facilities the right to maintain, reconstruct, increase, remove or alter the facilities and their appurtenances on, over, under and across the land herein conveyed; to permit the utility facility owners to trim and remove trees and vegetation inconsistent with or detrimental to the utility facilities or the safety of persons and property; to grant the utility facility owner the right of ingress and egress across the land herein conveyed to and from those utilities.

TO HAVE AND TO HOLD THE SAME, with all and singular rights, immunities, privileges, and appurtenances thereunto belonging, unto the said Grantee, its heirs and assigns forever.

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

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

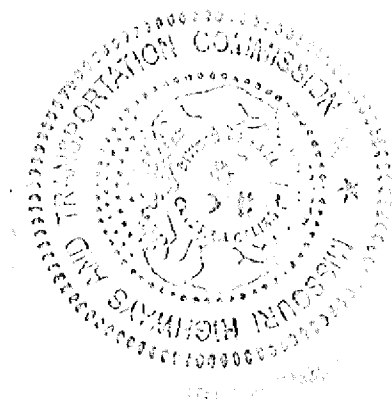
By

Warren K. Erelman
Warren K. Erelman, Chair

ATTEST

By

Deborah H. Gense
Secretary to the Commission



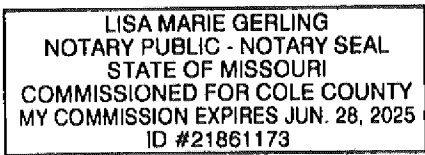
ACKNOWLEDGMENT BY COMMISSION

STATE OF MISSOURI _____)
COUNTY OF Cole) ss

On this 7th day of May, 2025, before me appeared WARREN K. GROMAN personally known to me, who being by me duly sworn, did say that he/she is the Chair of the Missouri Highways and Transportation Commission and the seal affixed to the foregoing instrument is the official seal of said Commission and that said instrument was signed in behalf of said Commission by authority of the Missouri Highways and Transportation Commission and said Warren Erdman acknowledged said instrument to be the free act and deed of said Commission.

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

Lisa Marie Gerling
Notary Public
[Place SEAL under signature]



My Commission Expires: 6/28/2025

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

EXHIBIT A DESCRIPTION

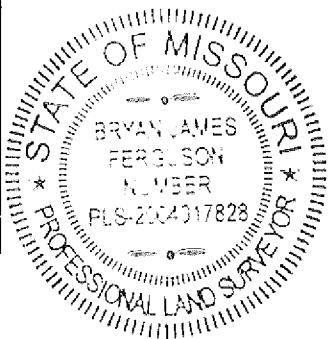

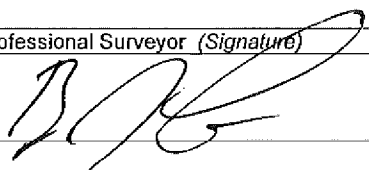
That part of grantor's land lying in US Survey No. 2250, Township 31 North, Range 12 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri, lying on the Easterly or left side of hereinafter-described Rte. 61 surveyed centerline, to wit:

A tract of land lying within the following described tract: Commencing at Station 870+71.76 on the hereinafter described Rte. 61 surveyed centerline; thence Easterly to a point 26.65 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 870+71.76, said point being the Point of Beginning; thence Easterly to a point 33.00 feet East of and at a right angle to Rte. 61 surveyed centerline Station 870+71.78; thence Easterly to a point 180.15 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 870+72.23; thence Southerly to a point 180.19 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 870+82.23; thence Westerly to a point 173.19 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 870+82.21; thence Southerly to a point 174.04 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 172+72.21; thence Westerly to a point 31.8 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 872+71.8; thence Westerly to a point 26.76 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 872+71.76; thence Northerly to the Point of Beginning.

The above-described land contains 0.67 acre of grantors land, more or less.

The Route 61 surveyed centerline from Station 845+65.00 to Station 881+43.69 is described as follows:

Commencing from the Northeast Corner of USP Survey 218, Township 31 North, Range 12 East of the Fifth Principal Meridian, Cape Girardeau County, as shown in Document No. 2014-04287; thence S4°10'10"E a distance of 3,049 feet to the Rte. 61 surveyed centerline PT Station 850+76.47 also being the Point of Beginning; thence S9°03'48"E a distance of 413.01 feet to the Rte. 61

Title (name or identification of project)		County			
SE1040 – City of Jackson Excess J9P3735 – Tr's 01 – 02 – 03 – 04		Cape Girardeau			
		City (if applicable)	State		
		Jackson	MO		
Licensee Name (sole proprietor, partnership, corporation, LLC, or government)		Date Prepared	Sheet		
 Missouri Department of Transportation 105 West Capital Jefferson City, Missouri 65102 888 ASK MODOT (888) 275-6636		03/31/2025	1	of 2	
		Professional Surveyor Name (print)			
		Bryan J. Ferguson			
		Discipline			
		Professional Land Surveyor			
		License or Certificate of Authority No.			
		MO # 2004017828			
Professional Surveyor (Signature)		Date			
		31 MAR 25			
Only the following description contained in this "EXHIBIT" is authenticated by this seal.					

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION	EXHIBIT	A	DESCRIPTION
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surveyed centerline PC Station 854+89.48; thence along the arc of a 5°00'00.0" curve to the right a distance of 326.23 feet to the Rte. 61 surveyed centerline PT Station 858+15.71, said curve having a radius of 1,145.92 feet and a deflection angle of 16°18'42.0"; thence S7°14'54"W a distance of 941.88 feet to the Rte. 61 surveyed centerline PC Station 867+57.59; thence along the arc of a 1°30'00.0" curve to the right a distance of 151.40 feet to the Rte. 61 surveyed centerline PRC Station 869+08.99, said curve having a radius of 3,819.72 feet and a deflection angle of 2°16'15.5"; thence along the arc of a 1°30'00.0" curve to the left a distance of 151.40 feet to the Rte. 61 surveyed centerline PT Station 870+60.39, said curve having a radius of 3,819.72 feet and a deflection angle of 2°16'15.5"; thence S7°14'54"W a distance of 659.48 feet to the Rte. 61 surveyed centerline PC Station 877+19.87; thence along the arc of a 114°35'29.6" curve to the left a distance of 78.57 feet to the Rte. 61 surveyed centerline PT Station 877+98.44, said curve having a radius of 50.00 feet and a deflection angle of 90°01'54.0"; thence S82°47'00"E a distance of 249.69 feet to the Rte. 61 surveyed centerline PC Station 880+48.13; thence along the arc of a 114°35'29.6" curve to the right a distance of 78.69 feet, said curve having a radius of 50.00 feet and a deflection angle of 90°10'00.0" to the Rte. 61 surveyed centerline PT Station 881+26.82, said point being S1°04'38"W a distance of 224 feet from the Northeast Corner of Lot 25 of the Original Town of Jackson in Township 31 North, Range 12 East of the Fifth Principal Meridian, said corner being marked by a 1/2" rebar as accepted by B. Ferguson PLS 2004017828; thence S7°23'00"W a distance of 16.87 feet to the Rte. 61 surveyed centerline Station 881+43.69 and there terminating. The Rte. 61 surveyed centerline also extends from the Rte. 61 surveyed centerline PT Station 850+76.47; thence along the arc of a 5°00'00.0" curve to the right a distance of 771.86 feet, said curve having a radius of 1,145.92 feet, a deflection angle of 38°35'34.8" and a back tangent of N9°03'48"W to the Rte. 61 surveyed centerline PC Station 843+04.61 and there terminating.