



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Tuesday, September 03, 2024 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.

APPROVAL OF MINUTES

2. Motion approving the Minutes of the Regular Meeting of August 19, 2024.

FINANCIAL AFFAIRS

3. Motion approving payment of the semimonthly bills.

ACTION ITEMS

Power, Light, and Water Committee

4. Motion setting the annual City of Jackson Employee Appreciation and Christmas Luncheon for Thursday, December 5, 2024, from 11:00 a.m. to 1:00 p.m., at the Jackson Civic Center.
5. Bill proposing an Ordinance amending Chapter 5 (Alcoholic beverages) of the Code of Ordinances, relative to public intoxication.
6. Bill proposing an Ordinance amending Chapter 45 (Offenses) of the Code of Ordinances, relative to marijuana.

Street, Sewer, and Cemetery Committee

7. Motion approving payment in the amount of \$9,311.90 to United Land Title, relative to the acquisition of right of way and an easement from B2VS, LLC, for the Roundabout Project at North High Street and Deerwood Drive.
8. Motion approving Task Order Authorization No. 24-07, in the amount of \$3,440.00, to Koehler Engineering & Land Surveying, Inc., of Cape Girardeau, relative to providing engineering services under the Jackson North Industrial Park Subdivision Preliminary Plat and Roadway Descriptions Project.
9. Motion accepting the bid of Fronabarger Concreters, Inc., of Oak Ridge, Missouri, in the amount of \$668,415.00, relative to the Jackson North Industrial Park Infrastructure Project.

- [10.](#) Bill proposing an Ordinance authorizing a contractual agreement with Fronabarger Concreters, Inc., relative to the Jackson North Industrial Park Infrastructure Project.
- [11.](#) Bill proposing an Ordinance authorizing a supplemental agreement with the Missouri Highways and Transportation Commission, extending the date to be under contract to May 12, 2025, relative to the East Main Street Sidewalk Improvements Project.
- [12.](#) Bill proposing an Ordinance authorizing the Mayor to execute a Utility Easement Deed on East Jefferson Street between South Hope Street and South Ohio Street, to the City of Jackson, Missouri.
- [13.](#) Bill proposing an Ordinance accepting the dedication of a Utility Easement Deed on East Jefferson Street between South Hope Street and South Ohio Street, from the City of Jackson, Missouri.
- [14.](#) Bill proposing an Ordinance vacating the East Jefferson Street public right of way between South Hope Street and South Ohio Street, as requested by the Roman Catholic Diocese of Springfield-Cape Girardeau.

NON-AGENDA CITIZEN INPUT

INFORMATION ITEMS

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

EXECUTIVE SESSION

Motion to have executive session. Authority is Section 610.021(2), Revised Statutes of Missouri, as amended, relative to leasing, purchase, or sale of real estate.

ADJOURN

Posted on 08/30/2024 at 4:00 PM.



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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, Shana Williams, David Hitt, Katy Liley, David Reiminger, and Wanda Young. Present-8; Absent-0.

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

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

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

Motion to Adopt the Agenda)

Motion made by Alderman Fraley, seconded by Alderwoman Liley, to adopt the agenda, as presented. Ayes-8; Nays-0; Absent-0.

Public Hearing to Consider the proposed)
 2024 General Revenue, Parks &)
 Recreation, Cemetery, and Band Tax)
 Rates)

Now comes forth a public hearing to consider the proposed 2024 General Revenue, Parks & Recreation, Cemetery, and Band Tax Rates.

Now comes forth Assistant City Administrator Liza Walker to report that the tax rates are unchanged from the 2023 but because of an increase in assessed values our tax revenue should increase by approximately \$80,000.00.

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

No one speaks at the Public Hearing.

The Public Hearing is now closed by Mayor Hahs.

Motion to Approve the Minutes of the)
 August 5, 2024, Regular Board Meeting)

Motion made by Alderwoman Liley, seconded by Alderman Hitt, to approve the minutes of the preceding Regular Board Meeting of Monday, August 5, 2024. Ayes-8; Nays-0; Absent-0.

Motion to Approve Bills of August, 2024)

Now is presented the Semimonthly Bills Report, in the various funds for the month of August, 2024. Motion made by Alderman Hitt, seconded by Alderwoman Young, to approve the Semimonthly Bills in the various funds for August, 2024. Ayes-8; Nays-0; Absent-0.

Motion to Approve the City Collector's)
 Electric, Water & Sewer, Taxes &)
 Licenses, and Refuse Report for)
 July, 2024)

Motion made by Alderwoman Young, seconded by Alderman Seabaugh, to approve the City Collector's Electric, Water & Sewer, Taxes & Licenses, and Refuse Report for July, 2024. Ayes-8; Nays-0; Absent-0.



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MINUTES

CITY COLLECTOR'S REPORT FOR JULY 2024						
DESCRIPTION	ELECTRIC FUND	WATER FUND	WASTEWATER FUND	LANDFILL FUND	GEN. REV. FUND	TOTAL
Trash Stickers	-	-	-	2,109.60	-	2,109.60
UTILITY COLLECTIONS	1,406,522.57	303,750.05	227,722.13	68,129.85	200.00	2,006,324.60
Adjustments - Penalties	-	-	-	-	-	-
Adjustments - Taxes	-	-	-	-	-	-
Adjustments - Service Fees	-	-	-	-	-	-
NET UTILITY COLLECTIONS	1,406,522.57	303,750.05	227,722.13	68,129.85	200.00	2,006,324.60
Business/Contractor Licenses	-	-	-	-	1,455.00	1,455.00
Event Fees/Misc. Charges	1,325.00	-	-	-	-	1,325.00
NON-UTILITY COLLECTIONS	1,325.00	-	-	-	1,455.00	2,780.00
Misc. Adjustments	-	-	-	-	-	-
Interest on Collector's bank account	-	-	-	-	-	966.85
Cash in bank	-	-	-	-	-	2,010,071.45
Missouri Sales Tax payment	(39,136.58)	(8,253.35)	-	-	-	(47,389.93)
TO CITY TREASURER					\$	1,962,681.52
Respectfully Submitted,						
<i>Jean Bousard</i>						
City Collector						

Motion to Approve the July, 2024)
City Clerk's and Treasurer's Reports)



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CITY CLERK'S REPORT FOR THE MONTH OF July 2024

<u>ELECTRIC</u>	6,142.22
<u>WATER</u>	7,545.00
<u>WASTEWATER</u>	0.00
<u>GENERAL REVENUE</u>	51,179.16
<u>LANDFILL</u>	13,015.56
<u>CEMETERY</u>	14,925.00
<u>PARK</u>	2,429.75
<u>PARK FOUNDATION</u>	2,280.00
<u>RECREATIONAL DEVELOPMENT</u>	23,114.00
<u>STORMWATER MAINTENANCE FUND</u>	1,255.66
<u>TRUST & AGENCY</u>	2,520.00
<u>HEALTH INSURANCE FUND</u>	1,274.38
<u>INMATE SECURITY FUND</u>	0.00
<u>TRANSPORTATION SALES TAX</u>	741.88
<u>RECREATIONAL SALES TAX FUND</u>	10,560.75
<u>REPORT TOTAL</u>	136,983.36

Water & Light Deposit Accounts
 JULY, 2024

Beginning Balance July 1, 2024:	\$274,040.25
TOTAL DEPOSITS	\$11,890.11
TOTAL REFUNDS	\$17,243.75
Ending Balance July 31, 2024:	\$268,686.61

<i>Balance Consists of :</i>	
Checking Account for US Bank	\$58,686.61
Investments	\$210,000.00
	<u>\$268,686.61</u>



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Ordinance No. 24-66 Re: To Authorize)
 A Contractual Agreement with Matthew)
 Winters, relative to employment as)
 City Administrator)

The matter of authorizing a Contractual Agreement with Matthew Winters, relative to employment as City Administrator, came on for consideration. Alderman Reiminger introduced Bill No. 24-66, being for an ordinance entitled as follows:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE AN EMPLOYMENT AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND MATTHEW WINTERS, OF POPLAR BLUFF, MISSOURI, RELATIVE TO EMPLOYMENT AS CITY ADMINISTRATOR; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

On a motion made by Alderman Reiminger, seconded by Alderman Seabaugh, Bill No. 24-66 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 Seabaugh, Bill No. 24-66 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. 24-66 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Young-aye; Alderman Hitt-aye; Alderwoman Williams-aye; Alderman Reiminger-aye; Alderman Seabaugh-aye; Alderman Fraley-aye; Alderwoman Liley-aye; and Alderman Stroder-aye.

BILL NO. 24-66

ORDINANCE NO. 24-66

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE AN EMPLOYMENT AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND MATTHEW WINTERS, OF POPLAR BLUFF, MISSOURI, RELATIVE TO EMPLOYMENT AS CITY ADMINISTRATOR; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

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

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

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

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, approve the contract attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **Matthew Winters, of Poplar Bluff, Missouri**. It is the belief of the Mayor and Board of Aldermen that it is in the best interest of the citizens of the City of Jackson, Missouri, that the City enters into said contract.



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

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

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

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

FIRST READING: August 19, 2024.

SECOND READING: August 19, 2024.

PASSED AND APPROVED this 19th day of August, 2024, by a vote of 8 ayes, 0 nays, 0 abstentions and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
 Mayor

ATTEST:

Angela Birk (signed)
 City Clerk

Ordinance No. 24-67 Re: To Authorize)
 The Mayor to sign a Depository)
 Agreement with First State Community)
 Bank)

The matter of authorizing the Mayor to sign a Depository Agreement with First State Community Bank, came on for consideration. Alderman Reiminger introduced Bill No. 24-67, being for an ordinance entitled as follows:

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

On a motion made by Alderman Reiminger, seconded by Alderwoman Williams, Bill No. 24-67 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderman Reiminger, seconded by Alderwoman Williams, Bill No.



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24-67 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. 24-67 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Hitt-aye; Alderman Fraley-aye; Alderman Reiminger-abstain; Alderman Seabaugh-aye; Alderman Stroder-aye; Alderwoman Young-aye; Alderwoman Williams-aye; and Alderwoman Liley-abstain.

BILL NO. 24-67

ORDINANCE NO. 24-67

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

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

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

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

1. That the Mayor is hereby, authorized and directed to sign a depository agreement with **First State Community Bank**. Said agreement is attached hereto and incorporated herein by reference.

2. That all of said depository agreement shall have a one-year term under a depository agreement as required by state statute.

3. That said bank shall be a depository for all demand deposits of checking account funds of the City in an unlimited amount subject only to the deposit of securities as required by; Sections 110.010 and 110.020, RSMo.

4. That said bank shall be authorized to hold idle investment funds of the City, subject to the required deposit of securities as required by Section 110.010 and 110.020, RSMo.

5. The Treasurer of the City shall, whenever the City accumulates idle funds, invest said funds in time certificates of deposits, based upon the highest sealed bids received from the designated depositories. All of such investment funds shall be in One Hundred Thousand Dollars (\$100,000.00) or more increments. The Treasurer shall notify the depositories of available money for bid by phone, electronic transmission or United States Mail.



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

FIRST READING: August 19, 2024.

SECOND READING: August 19, 2024.

PASSED AND APPROVED this 19th day of August, 2024, by a vote of 8 ayes, 0 nays, 0 abstentions and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST: By: Dwain L. Hahs (signed)
 Mayor

Angela Birk (signed)
 City Clerk

Ordinance No. 24-68 Re: To Approve a)
 Memorandum of Understanding with the)
 County of Cape Girardeau, Missouri,)
 Relative to primary electric service rates)
 At the Cape Girardeau County Jail)

The matter of approving a Memorandum of Understanding with the County of Cape Girardeau, Missouri, relative to primary electric service rates at the Cape Girardeau County Jail, located at 216 North Missouri Street, came on for consideration. Alderman Reiminger introduced Bill No. 24-68, being for an ordinance entitled as follows:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND THE COUNTY OF CAPE GIRARDEAU, MISSOURI, RELATIVE TO PRIMARY ELECTRIC SERVICE RATES AT THE CAPE GIRARDEAU COUNTY JAIL; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

On a motion made by Alderman Reiminger, seconded by Alderman Stroder, Bill No. 24-68 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. 24-68 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. 24-68 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Liley-aye Alderman Hitt-aye; Alderman Fraley-aye; Alderman Reiminger-aye; Alderman Seabaugh-aye; Alderman Stroder-aye; Alderwoman Young-aye; and Alderwoman Williams-aye.

BILL NO. 24-68

ORDINANCE NO. 24-68

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND THE COUNTY OF CAPE GIRARDEAU, MISSOURI, RELATIVE TO PRIMARY ELECTRIC SERVICE RATES



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AT THE CAPE GIRARDEAU COUNTY JAIL; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

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

WHEREAS, the Mayor and Board of Aldermen of the City of Jackson, Missouri, deem it advisable to enter into said memorandum of understanding.

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

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

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

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

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

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

FIRST READING: August 19, 2024.

SECOND READING: August 19, 2024.

PASSED AND APPROVED this 19th day of August, 2024, by a vote of 8 ayes, 0 nays, 0 abstentions and 0 absent.



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CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
 Mayor

ATTEST:

Angela Birk (signed)
 City Clerk

Ordinance No. 24-69 Re: To Set the)
 2024 General Revenue, Parks &)
 Recreation, Cemetery, and Band Tax)
 Rates)

The matter of setting the 2024 General Revenue, Parks & Recreation, Cemetery, and Band Tax Rates, came on for consideration. Alderman Reiminger introduced Bill No. 24-69, being for an ordinance entitled as follows:

AN ORDINANCE ESTABLISHING THE AMOUNT OF MONEY NECESSARY TO BE RAISED BY TAXATION FOR GENERAL REVENUE, PARKS & RECREATION, CEMETERY, AND BAND PURPOSES DURING THE ENSUING FISCAL YEAR; FIXING THE ANNUAL RATE OF LEVY THEREFORE; AND STATING WHEN THIS ORDINANCE SHALL TAKE EFFECT.

On a motion made by Alderman Reiminger, seconded by Alderman Seabaugh, Bill No. 24-69 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. 24-69 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. 24-69 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Fraley-aye; Alderwoman Liley-aye Alderman Hitt-aye; Alderman Reiminger-aye; Alderman Seabaugh-aye; Alderman Stroder-aye; Alderwoman Young-aye; and Alderwoman Williams-aye.

BILL NO. 24-69

ORDINANCE NO. 24-69

AN ORDINANCE ESTABLISHING THE AMOUNT OF MONEY NECESSARY TO BE RAISED BY TAXATION FOR GENERAL REVENUE, PARKS & RECREATION, CEMETERY, AND BAND PURPOSES DURING THE ENSUING FISCAL YEAR; FIXING THE ANNUAL RATE OF LEVY THEREFORE; AND STATING WHEN THIS ORDINANCE SHALL TAKE EFFECT.

WHEREAS, in accordance with Missouri Statutes as made and provided, the City is empowered to establish taxation for purposes upon the assessed valuation of the City for general revenue purposes, for parks & recreation fund, for cemetery maintenance, and for band fund; and

WHEREAS, in accordance with said statutory authorization, the City must establish rates after holding a public hearing for the current tax year of 2024; and

WHEREAS, the City has held a public hearing as required by statute.



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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 the amount of money necessary to be raised by taxation during the ensuing fiscal year on the assessed valuation of all properties situated in the City of Jackson, Missouri, for general revenue purposes is One Million Seven Hundred Eighty Thousand Seven Hundred Eighty-Seven Dollars (\$1,780,787.00); for city parks & recreation purposes is Three Hundred Seventy-Three Thousand Five Hundred Eighty-Five Dollars (\$373,585.00); for cemetery purposes is Two Hundred Thirty Thousand Sixty-One Dollars (\$230,061.00); and for band purposes is Two Hundred Thirty Thousand Sixty-One Dollars (\$230,061.00).

Section 2. That the total assessed valuation of all property in the City, as shown by a certified abstract transmitted to the Board of Aldermen of the City of Jackson by the County Clerk of Cape Girardeau County, Missouri is Three Hundred One Million Five Hundred Twenty-One Thousand Six Hundred Twenty-Eight Dollars (\$301,521,628.00).

Section 3. That the Board of Aldermen of the City hereby establishes the rate of levy for general revenue purposes at Fifty-Nine and Six Hundredths Cents (\$0.5906) on each One Hundred Dollars (\$100.00) assessed valuation on all property situated in the City of Jackson, Missouri.

Section 4. That the Board of Aldermen of the City hereby establishes the rate of levy for city parks & recreation purposes at Twelve and Thirty-Nine Hundredths Cents (\$0.1239) on each One Hundred Dollars (\$100.00) assessed valuation on all property situated in the City of Jackson, Missouri.

Section 5. That the Board of Aldermen of the City hereby establishes the rate of levy for cemetery purposes at Seven and Sixty-Three Hundredths Cents (\$0.0763) on each One Hundred Dollars (\$100.00) assessed valuation on all property situated in the City of Jackson, Missouri.

Section 6. That the Board of Aldermen of the City hereby establishes the rate of levy for band purposes at Seven and Sixty-Three Hundredths Cents (\$0.0763) on each One Hundred Dollars (\$100.00) assessed valuation on all property situated in the City of Jackson, Missouri.

Section 7. If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such



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

FIRST READING: August 19, 2024.

SECOND READING: August 19, 2024.

PASSED AND APPROVED this 19th day of August, 2024, by a vote of 8 ayes, 0 nays, 0 abstentions and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST: By: Dwain L. Hahs (signed)
 Mayor

Angela Birk (signed)
 City Clerk

Motion to Approve Change Order No. 1)
 To Gunner Energy Corporation d/b/a)
 General Acrylics, of Mt. Vernon, Illinois,)
 Relative to the Tennis Court Repair &)
 Resurfacing Project)

Motion made by Alderwoman Liley, seconded by Alderman Fraley, to approve Change Order No. 1, extending the contract time by 30 days, to Gunner Energy Corporation d/b/a General Acrylics, of Mt. Vernon, Illinois, relative to the Tennis Court Repair & Resurfacing Project. Ayes-8; Nays-0; Absent-0.

Motion to Approve Change Order No. 4)
 To Herzog Excavating & Demolition, LLC)
 Of Perryville, Missouri, relative to the)
 Disposal of Stockpiled Brush Program)

Motion made by Alderwoman Liley, seconded by Alderman Hitt, to approve Change Order No. 4, in the amount of \$12,400.00, to Herzog Excavating & Demolition, LLC, of Perryville, Missouri, relative to the Disposal of Stockpiled Brush Program. Ayes-8; Nays-0; Absent-0.

Motion to Authorize the City Staff to)
 Prepare a request on behalf of the City)
 Of Jackson, Missouri, for a text)
 Amendment to Chapter 65 (Zoning) of)
 The Code of Ordinances, relative to)
 Applications for voluntary annexation)
 With zoning)

Motion made by Alderwoman Liley, seconded by Alderwoman Young, to authorize the City Staff to prepare a request on behalf of the City of Jackson, Missouri, for a text amendment



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to Chapter 65 (Zoning) of the Code of Ordinances, relative to application for voluntary annexation with zoning. Ayes-8; Nays-0; Absent-0.

Motion to Approve payment to United)
 Land Title, relative to the acquisition of)
 Right of way and an easement from)
 Nabors Land Development, LLC, for the)
 Roundabout Project at North High Street)
 And Deerwood Drive)

Motion made by Alderwoman Liley, seconded by Alderman Fraley, approving payment in the amount of \$6,207.56 to United Land Title, relative to the acquisition of right of way and an easement from Nabors Land Development, LLC, for the Roundabout Project at North High Street and Deerwood Drive. Ayes-8; Nays-0; Absent-0.

Ordinance No. 24-70 Re: To Authorize a)
 License Agreement with McQuade)
 Enterprises, LLC, of Jackson, Missouri,)
 Relative to the City mural on East Main)
 Street)

The matter of authorizing a License Agreement with McQuade Enterprises, LLC, of Jackson, Missouri, relative to the City mural on East Main Street, came on for consideration. Alderwoman Liley introduced Bill No. 24-70, being for an ordinance entitled as follows:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A LICENSE AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND MCQUADE ENTERPRISES, LLC, OF JACKSON, MISSOURI, RELATIVE TO THE CITY MURAL ON EAST MAIN STREET; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

On a motion made by Alderwoman Liley, seconded by Alderman Hitt, Bill No. 24-70 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 Hitt, Bill No. 24-70 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. 24-70 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; Alderwoman Liley-aye Alderman Hitt-aye; Alderman Seabaugh-aye; Alderman Stroder-aye; Alderwoman Young-aye; and Alderwoman Williams-aye.

BILL NO. 24-70

ORDINANCE NO. 24-70

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A LICENSE AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND MCQUADE ENTERPRISES, LLC, OF JACKSON, MISSOURI, RELATIVE TO THE CITY MURAL ON EAST MAIN STREET; 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 an agreement attached hereto and incorporated herein as if fully set forth; and



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, August 19, 2024 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

WHEREAS, the Mayor and Board of Aldermen of the City of Jackson, Missouri, deem it advisable to enter into said 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 agreement attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **McQuade Enterprises, LLC, of Jackson, 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 agreement.

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

Section 3. That the City Clerk of the City of Jackson is hereby authorized and directed to attest to the signature of the Mayor on the attached 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: August 19, 2024.

SECOND READING: August 19, 2024.

PASSED AND APPROVED this 19th day of August, 2024, by a vote of 8 ayes, 0 nays, 0 abstentions and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

By: Dwain L. Hahs (signed)
 Mayor

Angela Birk (signed)
 City Clerk



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, August 19, 2024 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Motion to Adjourn the Meeting)

Meeting concluded at 6:16 P.M., on a motion made by Alderman Fraley, seconded by Alderwoman Liley, to adjourn the meeting. Ayes-8; Nays-0; Absent-0.

ATTEST:

Mayor

City Clerk

BILL NO. 24-____

ORDINANCE NO. 24-____

AN ORDINANCE AMENDING CHAPTER 5 OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO ALCOHOLIC BEVERAGES; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

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

Section 1. That Chapter 5, Article I, Section 5-7, of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended to read as follows:

“Sec. 5-7. Consumption of alcoholic beverages in public places.

It shall be unlawful for any person to drink intoxicating liquor or nonintoxicating beer upon the public streets, parking lots, alleys, highways, thoroughfares, or sidewalks within the city unless the city has issued appropriate permits for activities that allow consumption at specific events.”

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, Missouri, and that sections of this ordinance may be renumbered to accomplish such intention.

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.

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

FIRST READING: September 3, 2024.

SECOND READING: September 3, 2024.

PASSED AND APPROVED this 3rd day of September 2024, by a vote of _____ ayes,
_____ nays, _____ abstentions and _____ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk

BILL NO. 24-__

ORDINANCE NO. 24-__

AN ORDINANCE AMENDING CHAPTER 45 OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO MARIJUANA; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

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

Section 1. That Chapter 45, Article IX, Division 1, Section 45-906, of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended to read as follows:

“Sec. 45-906. Controlled substances; definitions; prohibited acts.

A. Definitions for the purpose of this section:

1. “Controlled substance” means a drug, substance or immediate precursor as referred to in Schedules I through V, listed in Chapter 195, Revised Statutes of Missouri, except marijuana as defined by Article XIV of the Constitution of Missouri.

2. “Drug paraphernalia” means all equipment, products and materials of any kind which are used, intended for use or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling or otherwise introducing into the human body a controlled substance or an imitation controlled substance in violation of Chapter 195, Revised Statutes of Missouri.

B. It is unlawful for any person to use, or to possess with intent to use, drug paraphernalia, to plant, propagate, cultivate, grow, harvest, manufacture, compound, convert, produce, process, prepare, test, analyze, pack, repack, store, contain, conceal, inject, ingest, inhale, or otherwise introduce into the human body a controlled substance or an imitation controlled substance as set forth in RSMo 195.017.

C. It is unlawful for any person to place in any newspaper, magazine, handbill or other publication any advertisement, knowing, or under circumstances where one reasonably should know, that the purpose of the advertisement, in whole or in part, is to promote the sale of objects designed or intended for use as drug paraphernalia.

D. It is unlawful for any person to use, or to possess with intent to use, an imitation controlled substance in violation of this chapter.

E. It is unlawful for any person to place in any newspaper, magazine, handbill or other publication, or to post or distribute in any public place, any advertisement or solicitation with reasonable knowledge that the purpose of the advertisement or solicitation is to promote the distribution of imitation controlled substances.”

Section 2. That Chapter 45, Article IX, Division 1, Section 45-907, of the Code of Ordinances of the City of Jackson, Missouri, is hereby added as follows:

“Sec. 45-907. Marijuana.

A. Definitions for the purpose of this section:

1. To “Smoke Marijuana” means inhaling, exhaling, burning, or possessing any lighted cigar, cigarette, pipe, bong, or any other device used for the delivery of marijuana. This specifically includes the use of an electric or electronic smoking device, that creates an aerosol of vapor, in any manner, or in any form.

2. To “Consume Marijuana” means to ingest marijuana, by any means other than smoking. This includes, but is not limited to ingesting edibles, marijuana infused drinks, and eating food prepared with marijuana as an ingredient.

3. “Public Place” means any public or private property, or portion of public or private property that is open to the general public, including, but not limited to sidewalks, streets, bridges, parks, schools, and businesses.

4. All other definitions contained in this section are the same as used in Article XIV of the Missouri Constitution.

B. Marijuana use in a Vehicle:

1. No person shall smoke, consume, or be under the influence of marijuana while they are operating or are in physical control of any motor vehicle or other motorized form of transportation.

2. No person shall smoke marijuana within a motor vehicle or other motorized form of transportation, whether or not the vehicle is being operated.

3. Marijuana may not be stored or transported in any motor vehicle or other motorized form of transportation, unless it is stored in a sealed, odor-proof package, container, or receptacle.

C. Minors:

1. No person under the age of twenty-one (21) years may use, consume, smoke, possess, purchase, or attempt to purchase marijuana.

2. No person shall distribute, deliver, or sell with or without consideration, marijuana to any person under the age of twenty-one (21) years.

D. Public Use of Marijuana:

1. No person shall smoke or consume marijuana in any public place.

2. No person shall possess, smoke, or consume marijuana or possess marijuana accessories on the grounds of a public or private preschool, daycare, elementary school, secondary school, institution of higher education, vocational training facility, or on a school bus.

3. No person shall possess or consume marijuana on the grounds of a correctional facility.

E. Marijuana Cultivation and Distribution:

1. No person shall grow, cultivate, distribute, deliver, sell, possess or manufacture with the intent to distribute, deliver or sell marijuana unless specifically licensed or otherwise authorized to do so under Missouri law or Article XIV of the Missouri Constitution.

2. No person shall grow or cultivate any marijuana plant in an unlocked space or any place that is visible by normal, unaided vision from a public place.

F. No person shall possess marijuana, marijuana products, or marijuana plants in excess of the weight or quantity limitations of Missouri law or Article XIV of the Missouri Constitution.

G. It shall be a rebuttable presumption that products, containers, or packages labeled as containing marijuana actually contain marijuana and need not be tested to verify the presence of marijuana. A defendant may challenge the

presumption that marijuana is present, but the burden of proof of such challenge shall be on the defendant.

H. Penalties:

1. A person under the age of twenty-one (21) years who violates this section shall be subject to a civil penalty not to exceed \$100 and forfeiture of marijuana. Any such person shall be provided the option of attending up to four hours of drug education or counseling in lieu of the civil penalty. This limitation shall only apply to violations related to public consumption and possession of three ounces or less of marijuana.
2. A person over the age of twenty-one (21) years who violates this section is subject to a civil penalty not to exceed \$100.
3. A person who grows or cultivates marijuana in violation of this section is subject to a civil penalty not to exceed \$250 and forfeiture of the marijuana.
4. A person of any age who possesses more than the weight or quantity of marijuana as authorized by Article XIV Missouri Constitution is subject to the following:
 - a. For the first violation, a civil penalty of \$250 and forfeiture of the marijuana.
 - b. For the second violation, a civil penalty of \$500 and forfeiture of the marijuana.
 - c. For the third or subsequent violation, a civil penalty of \$1000 and forfeiture of the marijuana.
 - d. The civil penalty may be satisfied by the performance of community service. The rate of pay down shall be either \$15 per hour, or the minimum wage of the State of Missouri that is effective at the time of judgment, whichever is greater.”

Section 3. 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, Missouri, and that sections of this ordinance may be renumbered to accomplish such intention.

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.

Section 6. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

FIRST READING: September 3, 2024.

SECOND READING: September 3, 2024.

PASSED AND APPROVED this 3rd day of September 2024, by a vote of _____ ayes, _____ nays, _____ abstentions and _____ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk



PUBLIC WORKS MEMORANDUM

City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: August 29, 2024

RE: Deerwood Roundabout – Right-of-Way from B2VS

Attached is the escrow agreement signed by B2VS for their portion of the right-of-way for the Deerwood Roundabout. B2VS is the owner of the Anytime Fitness building in the southwest quadrant of the proposed roundabout.

This is the second of the four property owners to reach an agreement with MODOT on the right-of-way. MODOT is handling all right-of-way and easement acquisition for this cost-share project.

CCO FORM: RW08
 Approved: 04/92 (TWJ)
 Revised: 06/21 (BDG)
 Modified:

COUNTY: Cape Girardeau
 ROUTE: 61
 JOB NO.: JSE0048
 FED. PROJ. NO.: _____
 PARCEL: 01

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION ESCROW AGREEMENT

THIS ESCROW AGREEMENT is entered into by and between the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION (Commission), The City of Jackson (City) and B2VS, LLC (Owner), and United Land Title (Escrow Agent), and Montgomery Bank (Mortgagee). Any party named above may receive a portion of the proceeds of this transaction, but not all named parties are required to sign this agreement.

WITNESSETH:

WHEREAS, the Owner(s) own the following described property located in Cape Girardeau County, Missouri;

A tract of land being part lot 74 of "Terrace Park Estates", recorded in Plat Book 23 Page 37 of Cape Girardeau County, Missouri, being more particularly described in the attached Exhibit A.

WHEREAS, the Commission / City has agreed with the Owner(s) to purchase said property; and

WHEREAS, the Owner(s) are agreeable to conveying said property to Commission.

NOW, THEREFORE, in consideration of the mutual promises, covenants and representations in this Agreement, the parties agree as follows:

1. CONSIDERATION: The consideration for the conveyance is Eight Thousand Five Hundred And NO/100 Dollars (\$8,500.00), and the Owner(s) hereby deliver to the Escrow Agent a properly executed and acknowledged warranty deed dated the 22 day of August, 2024, conveying the above-described property. This deed shall be delivered to the Commission by the Escrow Agent upon the Commission's delivering to the Escrow Agent the specified purchase price. The purchase price is to be delivered to the Escrow Agent by the City of Jackson on or before the 5 day of September, 2024, in the form of a check made payable to the above named Escrow Agent. The Escrow Agent will disburse all funds, and act as representative for all the above named parties.

2. POSSESSION OF PROPERTY: Owners hereby agree to vacate and give peaceable possession of said above-described property to the Commission upon payment of the consideration specified in CONSIDERATION paragraph above, by City of Jackson to Escrow Agent. The Owners hereby waive all statutory and common law notice to vacate said premises and, as a further consideration for this agreement, do hereby consent that Commission may institute all necessary legal proceedings to obtain possession of the property at any time after Commission becomes entitled to possession of said property under this agreement.

3. DISCLOSURE OF HAZARDOUS SUBSTANCES ON PROPERTY ACQUIRED:

The Owner(s) represent that to the best of Owner(s) knowledge and belief, there has been no generation, transportation, storage, treatment, disposal, release, leakage, spillage or emission of any hazardous or toxic substance or material or any aboveground or underground petroleum product contamination on the subject property during the Owner(s) ownership or during previous ownerships at least insofar as the Owner(s) have observed or have been informed. In the alternative, if the Owner(s) have knowledge of any of the aforementioned events occurring on the subject property, that information is set out below. If at any time during the period between the execution of this Agreement and the closing thereof, the Owner(s) have actual knowledge of, learn of, or have a reason to believe that any of the aforementioned events occurred on the subject property, the Owner(s) shall give notice to the Commission immediately. This Agreement is conditional upon full disclosure of any such information by the Owner(s).

4. TERMINATION: The Commission may, at its discretion, void this Agreement if the Owner(s) reveal the existence of hazardous substances on the property or if an environmental assessment reveals environmental contamination subjecting the property to costs of removal or remediation under state or federal law.

5. LAWS OF MISSOURI TO GOVERN: This Agreement shall be construed according to the laws of the State of Missouri.

6. DEED OF RELEASE: This Agreement is contingent upon the mortgagee for the deed of trust recorded in Document #2019-06427 in the office of the Recorder of Deeds for Cape Girardeau County, Missouri, releasing its interest in the property herein described by providing a partial deed of release, prior to the Escrow Agent's recording of the conveyance deed. Owner(s) hereby agree that the Escrow Agent is to pay to mortgagee the amount necessary to secure release of said deed of trust, if mortgagee requires payment. If funds are insufficient to cover the amount necessary to secure the release, or if the mortgagee refuses to accept payment and to release said deed of trust, the Escrow Agent shall refund the amount of the purchase price to the Commission and this Agreement shall become null and void.

7. ESCROW AGENT RESPONSIBILITIES: The Escrow Agent, in consideration of the sum of one dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, hereby agrees to perform the following:

A. ESCROW AGENT ACTIONS PRIOR TO RECEIVING PAYMENT:

- Accept and hold the conveyance documents in escrow until City delivers consideration for the property to the Escrow Agent.
- Certify copies of conveyance documents for use in securing payment of the purchase price.
- Cease escrow process if notified by Commission that acquisition is terminated as a result of the provisions of TERMINATION paragraph, and return all conveyance documents to respective grantors.

B. ESCROW AGENT ACTIONS UPON RECEIPT OF PAYMENT:

- Extend title from date of commitment to closing date.
- Obtain Deed of Release as set out in DEED OF RELEASE paragraph.
- Withhold funds and disburse for delinquent taxes, if any.
- Disburse funds to those indicated as payees in CONSIDERATION paragraph.
- Record conveyance documents and releases.

C. ESCROW AGENT FINAL ACTIONS:

- Deliver to the Commission the original deed of conveyance with recording information, title policy and CERTIFICATE OF DISBURSEMENT OF FUNDS, with the billing for title services.
- Compile all information necessary for the completion of, prepare and file Internal Revenue Service Form 1099-S, 1099-I, and 1099-MISC, "Proceeds from Real Estate Transactions", with respect to the conveyance.

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

**MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION**

BY: Michael Cervantes

TITLE: Right of Way Specialist

Executed by the Commission
this 22 day of August, 2024.

**UNITED LAND TITLE
ESCROW AGENT**

BY: Jessica Edmann

TITLE: Supervisor

Executed by the Escrow Agent
this 22 day of August, 2024.

OWNER (S):

SIGNATURES

Laurie Bole

ADDRESS

2451 N. High, Jackson 63755

PHONE NO.

573-755-5100

First owner executed on the 22 day of August, 2024.

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

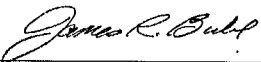
EXHIBIT A - PROPERTY DESCRIPTION

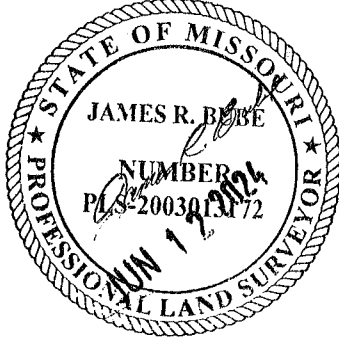
PARCEL 1 - NEW ROW

ALL BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE-GRID NORTH.

A TRACT OF LAND BEING PART LOT 74 OF "TERRACE PARK ESTATES", RECORDED IN PLAT BOOK 23 PAGE 37 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS, SAID TRACT ALSO BEING PROPERTY NOW OR FORMERLY OWNED BY B2VS, LLC, AS RECORDED IN DOCUMENT #2014-08199 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERN LINE OF U.S. HIGHWAY 61 (A.K.A. NORTH HIGH STREET), SAID POINT BEING 56.38 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+32.89 OF THE HERINAFTER DESCRIBED CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE LEAVING SAID NORTHWESTERN LINE OF U.S. HIGHWAY 61, NORTH 08 DEGREES 34 MINUTES 41 SECONDS WEST, 25.42 FEET TO A POINT BEING 76.38 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+17.29 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE NORTH 25 DEGREES 57 MINUTES 32 SECONDS WEST, 25.17 FEET TO THE SOUTHWESTERN LINE OF WEST DEERWOOD DRIVE (60 FEET WIDE), SAID POINT BEING 99.93 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+08.47 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE ALONG SAID SOUTHWESTERN LINE OF WEST DEERWOOD DRIVE THE FOLLOWING COURSES AND DISTANCES: SOUTH 49 DEGREES 22 MINUTES 13 SECONDS EAST, 22.63 FEET TO A POINT OF CURVE, SAID POINT BEING 77.33 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+07.39 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AND ARC LENGTH OF 32.35 FEET AND WHOSE CHORD BEARS, SOUTH 03 DEGREES 02 MINUTES 12 SECONDS EAST, 28.93 FEET TO A POINT OF COMPOUND CURVE ON SAID NORTHWESTERN LINE OF U.S. HIGHWAY 61 (A.K.A. NORTH HIGH STREET), SAID POINT BEING 56.38 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+27.24 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE ALONG SAID NORTHWESTERN LINE OF U.S. HIGHWAY 61 (A.K.A. NORTH HIGH STREET), ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,509.19 FEET, AND ARC LENGTH OF 5.68 FEET AND WHOSE CHORD BEARS, SOUTH 43 DEGREES 16 MINUTES 58 SECONDS WEST, 5.68 FEET TO THE

Title (name or identification of project)		County	
Job Number STP-3005(305)		CAPE GIRARDEAU	
Route U.S. 61		City (if applicable)	State
Parcel 1		JACKSON	MO
Licensee Name		Date Prepared	Sheet
(sole proprietor, partnership, corporation, LLC, or government)		06/12/2024	1 of 2
EFK Moen, LLC		Professional Surveyor Name (print)	
Civil Engineering Design		JAMES R. BUBE	
13523 Barrett Parkway Dr., Suite 250		Discipline	
St. Louis, MO 63021		Professional Land Surveyor	
		License or Certificate of Authority No.	
		MO #	2003013172
Professional Surveyor (Signature)		Date	
		JUN 12 2024	



Only the following property description contained in this "EXHIBIT" is authenticated by this seal.

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION EXHIBIT A -PROPERTY DESCRIPTION

POINT OF BEGINNING CONTAINING 389 SQUARE FEET OR 0.009 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS BY EFK MOEN, L.L.C. DURING THE MONTH OF APRIL, 2024.

CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 STATION 804+00.00-812+99.68 OF STP-3005(305) RELATIVE TO THE EXISTING CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61) STATION 804+00.00-820+34.43

THE CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 OF STP-3005(305)/CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61) IS DESCRIBED AS FOLLOWS:

ALL BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE-GRID NORTH.

COMMENCING AT A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 1 OF RECORD PLAT OF JACKSON NORTH INDUSTRIAL PARK SUBDIVISION – PHASE I, AS DESCRIBED BY DOCUMENT NUMBER 2014-02837 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS; THENCE SOUTH 13 DEGREES 52 MINUTES 16 SECONDS WEST, 1,450.95 FEET TO STATION 804+00.00 ON THE EXISTING CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61); THENCE LEAVING SAID EXISTING CENTERLINE, SOUTH 45 DEGREES 38 MINUTES 17 SECONDS EAST, 6.39 FEET TO START STATION 804+00.00 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 OF STP-3005(305); THENCE ALONG SAID CONSTRUCTION CENTERLINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 44 DEGREES 21 MINUTES 43 SECONDS WEST, 315.03 FEET TO PC STATION 807+15.03 AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11428.80 FEET, AND ARC LENGTH OF 584.64 FEET AND WHOSE CHORD BEARS, SOUTH 42 DEGREES 53 MINUTES 47 SECONDS WEST, 584.58 FEET TO END STATION 812+99.68; THENCE LEAVING SAID CONSTRUCTION CENTERLINE, NORTH 48 DEGREES 33 MINUTES 58 SECONDS WEST, 6.39 FEET TO STATION 813+00.00 OF SAID EXISTING CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61), SAID POINT BEING A POINT OF NON-TANGENTIAL CURVE; THENCE ALONG SAID EXISTING CENTERLINE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11459.19 FEET, AND ARC LENGTH OF 627.73 FEET AND WHOSE CHORD BEARS, SOUTH 39 DEGREES 51 MINUTES 52 SECONDS WEST, 627.65 FEET TO PT STATION 819+27.73 AND SOUTH 38 DEGREES 17 MINUTES 43 SECONDS WEST, 106.70 FEET TO STATION 820+34.43 AND THE POINT OF ENDING, SAID POINT OF ENDING BEING DISTANT SOUTH 24 DEGREES 13 MINUTES 43 SECONDS EAST, 614.37 FEET FROM A FOUND ½ INCH IRON ROD AT THE SOUTHEAST CORNER OF SURVEY 807, TOWNSHIP 31 NORTH, RANGE 12 EAST, AS PER SURVEY FOR DR. WANDA PIPKIN (LARRY BORGFELD), AS RECORDED IN SRB. 14, PG 51 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS.

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

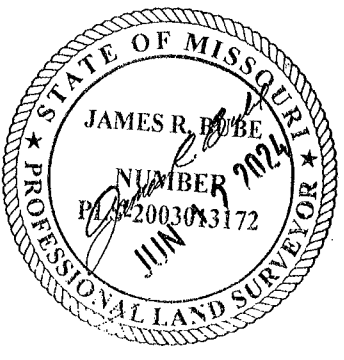

EXHIBIT A - PROPERTY DESCRIPTION

PARCEL 1 - NEW CONTROLLED ACCESS ROW

ALL BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE-GRID NORTH.

ALL ABUTTERS' RIGHTS OF DIRECT ACCESS BETWEEN THE HIGHWAY NOW KNOWN AS ROUTE 61, AND GRANTORS' ABUTTING LAND IN LOT 74 OF "TERRACE PARK ESTATES", RECORDED IN PLAT BOOK 23 PAGE 37 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS, SAID TRACT ALSO BEING PROPERTY NOW OR FORMERLY OWNED BY B2VS, LLC, AS RECORDED IN DOCUMENT #2014-08199 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF WEST DEERWOOD DRIVE (60 FEET WIDE), SAID POINT BEING 175.48 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+12.06 OF THE HERINAFTER DESCRIBED CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE ALONG SAID SOUTHWESTERN LINE OF WEST DEERWOOD DRIVE, SOUTH 49 DEGREES 22 MINUTES 13 SECONDS EAST, 75.64 FEET TO A POINT BEING 99.93 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+08.47 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE LEAVING SAID SOUTHWESTERN LINE OF WEST DEERWOOD DRIVE, SOUTH 25 DEGREES 57 MINUTES 32 SECONDS EAST, 25.17 FEET TO A POINT BEING 76.38 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+17.29 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 08 DEGREES 34 MINUTES 41 SECONDS EAST, 25.42 FEET TO A POINT OF NON-TANGENTIAL CURVE ON SAID NORTHWESTERN LINE OF U.S. HIGHWAY 61 (A.K.A. NORTH HIGH STREET), SAID POINT BEING 56.38 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+32.89 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE ALONG SAID NORTHWESTERN LINE OF U.S. HIGHWAY 61 (A.K.A. NORTH HIGH STREET), ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,509.19 FEET, AND ARC LENGTH OF 119.23 FEET AND WHOSE CHORD BEARS, SOUTH 42 DEGREES 58 MINUTES 19 SECONDS WEST, 119.23 FEET TO THE POINT OF ENDING, SAID POINT OF ENDING BEING 56.38 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 810+51.53 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; .

Title (name or identification of project)		County			
Job Number STP-3005(305)		CAPE GIRARDEAU			
Route U.S. 61		City (if applicable)	State		
Parcel 1		JACKSON	MO		
Licensee Name		Date Prepared	Sheet		
(sole proprietor, partnership, corporation, LLC, or government)		06/12/2024	1 of 2		
EFK Moen, LLC		Professional Surveyor Name (print)			
Civil Engineering Design		JAMES R. BUBE			
13523 Barrett Parkway Dr., Suite 250		Discipline			
St. Louis, MO 63021		Professional Land Surveyor			
		License or Certificate of Authority No.			
		MO # 2003013172			
Professional Surveyor (Signature)		Date		Only the following property description contained in this "EXHIBIT" is authenticated by this seal.	
		JUN 12 2024			

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION EXHIBIT A -PROPERTY DESCRIPTION

CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 STATION 804+00.00-812+99.68 OF STP-3005(305) RELATIVE TO THE EXISTING CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61) STATION 804+00.00-820+34.43

THE CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 OF STP-3005(305)/CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61) IS DESCRIBED AS FOLLOWS:

ALL BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE-GRID NORTH.

COMMENCING AT A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 1 OF RECORD PLAT OF JACKSON NORTH INDUSTRIAL PARK SUBDIVISION – PHASE I, AS DESCRIBED BY DOCUMENT NUMBER 2014-02837 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS; THENCE SOUTH 13 DEGREES 52 MINUTES 16 SECONDS WEST, 1,450.95 FEET TO STATION 804+00.00 ON THE EXISTING CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61); THENCE LEAVING SAID EXISTING CENTERLINE, SOUTH 45 DEGREES 38 MINUTES 17 SECONDS EAST, 6.39 FEET TO START STATION 804+00.00 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 OF STP-3005(305); THENCE ALONG SAID CONSTRUCTION CENTERLINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 44 DEGREES 21 MINUTES 43 SECONDS WEST, 315.03 FEET TO PC STATION 807+15.03 AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11428.80 FEET, AND ARC LENGTH OF 584.64 FEET AND WHOSE CHORD BEARS, SOUTH 42 DEGREES 53 MINUTES 47 SECONDS WEST, 584.58 FEET TO END STATION 812+99.68; THENCE LEAVING SAID CONSTRUCTION CENTERLINE, NORTH 48 DEGREES 33 MINUTES 58 SECONDS WEST, 6.39 FEET TO STATION 813+00.00 OF SAID EXISTING CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61), SAID POINT BEING A POINT OF NON-TANGENTIAL CURVE; THENCE ALONG SAID EXISTING CENTERLINE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11459.19 FEET, AND ARC LENGTH OF 627.73 FEET AND WHOSE CHORD BEARS, SOUTH 39 DEGREES 51 MINUTES 52 SECONDS WEST, 627.65 FEET TO PT STATION 819+27.73 AND SOUTH 38 DEGREES 17 MINUTES 43 SECONDS WEST, 106.70 FEET TO STATION 820+34.43 AND THE POINT OF ENDING, SAID POINT OF ENDING BEING DISTANT SOUTH 24 DEGREES 13 MINUTES 43 SECONDS EAST, 614.37 FEET FROM A FOUND ½ INCH IRON ROD AT THE SOUTHEAST CORNER OF SURVEY 807, TOWNSHIP 31 NORTH, RANGE 12 EAST, AS PER SURVEY FOR DR. WANDA PIPKIN (LARRY BORGFELD), AS RECORDED IN SRB. 14, PG 51 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS.

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

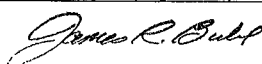
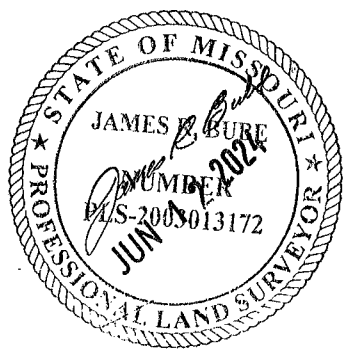
EXHIBIT A - PROPERTY DESCRIPTION

PARCEL 1 - NEW PERMANENT EASEMENT

ALL BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE-GRID NORTH.

A TRACT OF LAND BEING PART LOT 74 OF "TERRACE PARK ESTATES", RECORDED IN PLAT BOOK 23 PAGE 37 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS, SAID TRACT ALSO BEING PROPERTY NOW OR FORMERLY OWNED BY B2VS, LLC, AS RECORDED IN DOCUMENT #2014-08199 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERN LINE OF U.S. HIGHWAY 61 (A.K.A. NORTH HIGH STREET), SAID POINT BEING 56.38 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+63.11 OF THE HERINAFTER DESCRIBED CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE LEAVING SAID NORTHWESTERN LINE OF U.S. HIGHWAY 61, NORTH 08 DEGREES 40 MINUTES 36 SECONDS EAST, 35.30 FEET TO A POINT BEING 76.38 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+34.20 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE NORTH 49 DEGREES 34 MINUTES 10 SECONDS WEST, 33.95 FEET TO A POINT BEING 110.29 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+35.86 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE NORTH 40 DEGREES 45 MINUTES 02 SECONDS EAST, 27.12 FEET TO THE SOUTHWESTERN LINE OF WEST DEERWOOD DRIVE (60 FEET WIDE), SAID POINT BEING 111.50 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+09.03 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE ALONG SAID SOUTHWESTERN LINE OF WEST DEERWOOD DRIVE, SOUTH 49 DEGREES 22 MINUTES 13 SECONDS EAST, 11.59 FEET TO A POINT BEING 99.93 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+08.47 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE LEAVING SAID SOUTHWESTERN LINE OF WEST DEERWOOD DRIVE, SOUTH 25 DEGREES 57 MINUTES 32 SECONDS EAST, 25.17 FEET TO A POINT BEING 76.38 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+17.29 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 08 DEGREES 34 MINUTES 41 SECONDS EAST, 25.42 FEET TO A POINT OF NON-TANGENTIAL CURVE ON SAID NORTHWESTERN LINE OF U.S. HIGHWAY 61 (A.K.A. NORTH HIGH STREET), SAID POINT BEING 56.38 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+32.89 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE ALONG SAID NORTHWESTERN LINE OF U.S.

Title (name or identification of project)		County	
Job Number STP-3005(305)		CAPE GIRARDEAU	
Route U.S. 61		City (if applicable)	State
Parcel 1		JACKSON	MO
Licensee Name		Date Prepared	Sheet
(sole proprietor, partnership, corporation, LLC, or government)		06/12/2024	1 of 2
EFK Moen, LLC		Professional Surveyor Name (print)	
Civil Engineering Design		JAMES R. BUBE	
13523 Barrett Parkway Dr., Suite 250		Discipline	
St. Louis, MO 63021		Professional Land Surveyor	
		License or Certificate of Authority No.	
		MO # 2003013172	
Professional Surveyor (Signature)		Date	
		JUN 12 2024	
			
Only the following property description contained in this "EXHIBIT" is authenticated by this seal.			

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION EXHIBIT A -PROPERTY DESCRIPTION

HIGHWAY 61 (A.K.A. NORTH HIGH STREET), ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,509.19 FEET, AND ARC LENGTH OF 30.37 FEET AND WHOSE CHORD BEARS, SOUTH 43 DEGREES 11 MINUTES 35 SECONDS WEST, 30.37 FEET TO THE POINT OF BEGINNING CONTAINING 1,291 SQUARE FEET OR 0.030 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS BY EFK MOEN, L.L.C. DURING THE MONTH OF APRIL, 2024.

CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 STATION 804+00.00-812+99.68 OF STP-3005(305) RELATIVE TO THE EXISTING CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61) STATION 804+00.00-820+34.43

THE CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 OF STP-3005(305)/CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61) IS DESCRIBED AS FOLLOWS:

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KOEHLER ENGINEERING & LAND SURVEYING, INC.

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

August 22nd, 2024

Mr. Larry Miller
 Building and Planning Manager
 City of Jackson, Missouri
 101 Court Street
 Jackson, Missouri 63755
 Via email

RE: North Industrial Park – Plat and Roadway Descriptions with Exhibits

Mr. Miller,

I wish to thank you and the City of Jackson for the opportunity to provide this proposal for professional services related to the above noted project.

In accordance with your request, our services would be as follows:

1. Revise the Preliminary plat to reflect the current lot and roadway configurations resultant of the present Project Scotland Infrastructure.
2. Prepare a legal description and plat for the new right of way on Cane Creek Road.
3. Prepare a legal description and plat for the right of way on Cane Creek Road to be abandoned.
4. Prepare a new legal description and plat of Trussworks Blvd.

Our proposed fees for the work would be as follows:

1. We would prepare all four items noted above for a lump sum amount of \$3,440.00.

We will complete all of the items noted above within 30 days from receipt of notice to proceed.

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

Best Regards,

KOEHLER ENGINEERING &
 LAND SURVEYING, INC.

Chris Koehler, PE, PLS

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

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

August 22, 2024

Honorable Dwain Hahs, Mayor
City of Jackson, Missouri
101 Court Street
Jackson, Missouri 63755

RE: North Jackson Industrial Park, "Project Scotland", Recommendation of Award

Mr. Hahs,

On August 22, 2024, bids were received and opened in the office of the City Administrator for the above referenced project. Four bids were received, with the cost ranging from the low bid totaling \$668,415.00 to the high bid totaling \$918,042.80. An Engineer's Estimate was previously provided with a cost estimate of \$758,713.00. The project has an available construction funding budget of \$766,686.48. The low bidder was Fronabarger Concreters, Inc. of Oak Ridge, MO, with the bid of \$668,415.00. The bid is well within the engineer's estimate and available construction funds. There were no irregularities in any of the bid submissions.

There were three addendums issued during the bid period, and all bidders acknowledged the receipt of addendum. All bidders provided the necessary bid security with their submissions as well. All bidders signed their bid submissions and completed their bidder qualification statements.

After a review of the submitted bids, my recommendation is that the project be awarded to Fronabarger Concreters, Inc., of Oak Ridge, Missouri, as the lowest responsive bid for the project, for the contract amount of \$668,415.00.

We have reviewed the supporting documentation submitted with the bid opening and found it to be in order and in compliance with the City and project requirements.

This letter is to constitute a formal recommendation that the City of Jackson, MO enter into an agreement and execute a contract with Fronabarger Concreters, Inc. to complete the above referenced project, together with all other requirements indicated on the project plans, for the total sum of \$668,415.00. I have included the following with this recommendation.

- Certified Bid Tabulation with Engineer's Estimate
- Bid Summary from opening
- Affidavit of Publication
- Full Bid Packet submitted from Fronabarger Concreters (lowest bidder)
- Full Bid Packet submitted from Strack Excavating (2nd lowest bidder)

If the City approves this recommendation of award, we will notify the contractor and request certificates of insurance and performance and payment bonds. We will have the same in hand prior to preparing final contracts for signature and issuing a notice to proceed. I will prepare a



formal notice of award and forward it to the Contractor if the Board elects to proceed in this manner.

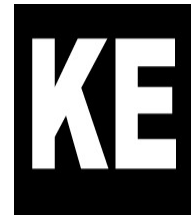
Thank you for the opportunity to continue to provide services to the City of Jackson for this project. If you need any further information, have any questions, or I can be of any further assistance in any capacity, please contact me at your earliest convenience.

Best Regards,

KOEHLER ENGINEERING &
LAND SURVEYING, INC.

A handwritten signature in blue ink, appearing to read 'Chris Koehler', with a stylized flourish at the end.

Chris Koehler, PE, PLS
Enclosures



Bid Opening - Summary Data

August 22nd, 2024

10:00 a.m.

Plan Holder	Bid Security Attached (Y/N)	Acknowledgement of Addenda 1-3	<u>Contract #1</u>
Mike Light Cement	Yes	Yes	No Bid Submitted
Lappe Cement Finishing, Inc.	Yes	Yes	No Bid Submitted
Fronabarger Concreters, Inc.	Yes	Yes	\$ 668,415.00
Dumey Excavation	Yes	Yes	No Bid Submitted
Nip Kelley Equipment Company, Inc.	Yes	Yes	\$ 918,042.80
Putz Construction Co.	Yes	Yes	\$ 897,708.10
Strack Excavating	Yes	Yes	\$ 796,047.83
Jokerst, Inc.	Yes	Yes	No Bid Submitted
Schuessler Excavating, LLC	Yes	Yes	No Bid Submitted
RL Persons	Yes	Yes	No Bid Submitted

BILL NO. 24-__

ORDINANCE NO. 24-__

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND *FRONABARGER CONCRETERS, INC., OF OAK RIDGE, MISSOURI*, RELATIVE TO THE *JACKSON NORTH INDUSTRIAL PARK INFRASTRUCTURE PROJECT*; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

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

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

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

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, approve the contract attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **Fronabarger Concreters, Inc., of Oak Ridge, Missouri.** It is the belief of the Mayor and Board of Aldermen that it is in the best interest of the citizens of the City of Jackson, Missouri, that the City enters into said contract.

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

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

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

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

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

FIRST READING: September 3, 2024.

SECOND READING: September 3, 2024.

PASSED AND APPROVED this 3rd day of September, 2024, by a vote of __ ayes, __ nays, __ abstentions and __ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

BY: _____
Mayor

City Clerk

CONTRACT

THIS AGREEMENT, made this _____ day of _____, 2024, by and between

The City of Jackson, MO

(Corporate Name and Owner)

Herein through its _____ Mayor _____, and
(Title of Authorized Official)

Fronabarger Concreters, Incorporated,

~~STRIKE OUT~~ (a corporation) ~~(a partnership)~~

~~INAPPLICABLE*~~ (an individual doing business as _____) of

2390 State Highway 'E', _____, County of Cape Girardeau, and State of
Missouri, Hereinafter called "Contractor."

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the OWNER, the CONTRACTOR hereby agrees with the OWNER to commence and complete the construction described as follows:

Furnishing all labor and materials for the construction of Municipal Infrastructure, including earthwork, storm and sanitary sewers, potable waterlines, roadway paving, and related improvements for the North Jackson Industrial Park, as indicated on the plans and specifications thereof, with all work to be completed in a total of 180 calendar days or less from the date of Notice to Proceed.

Hereinafter called the project, for the sum of Six Hundred Sixty-eight Thousand, Four hundred Fifteen and 00/100 Dollars (\$ \$668,415.00) and all extra work in connection therewith, under the terms as stated in the General and Special Conditions of the Contract; and at his (its or their) own proper cost and expense to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary to complete the said project in accordance with the conditions and prices stated in the Proposal, the General Conditions, Supplemental General Conditions, and Special Conditions of the contract, the plans, which include all maps, plats, blue prints, and other drawings and printed or written explanatory matter thereof, the specifications and contract documents therefore as prepared by Koehler Engineering and Land Surveying, Inc., herein entitled the Engineer, all of which are made a part hereof and collectively evidence and constitute the contract.

The Contractor hereby agrees to commence work under this contract on or before a date to be specified in a written "Notice to Proceed" of the Owner and to fully complete the project within 180 consecutive calendar days thereafter. The Contractor further agrees to pay, as liquidated damages, the sum of \$ 750.00 for each consecutive calendar day thereafter as hereinafter provided in Paragraph 15 of the General Conditions.

The OWNER agrees to pay the CONTRACTOR in current funds for the performance of the contract, subject to additions and deductions, as provided in the General Conditions of the Contract, and to make payments on account thereof as provided in Paragraph 19, "Payments to Contractor, " of the General Conditions.

IN WITNESS WHEREOF, the parties to these presents have executed this contract in six (6) counterparts, each of which shall be deemed an original, in the year and day first above mentioned.

ATTEST: _____
THE CITY OF JACKSON, MISSOURI
(Owner)

MS. ANGELA BIRK, CITY CLERK

By _____
HON. DWAIN HAHS, MAYOR

(Witness)

SEAL

FRONABARGER CONCRETERS, INC.
(Contractor)

MS. KELLY TUCKER, (Secretary)

By _____
MR. DAVID McMULLIN, PRES.

(Witness)

3290 STATE HIGHWAY 'E', OAK RIDGE, MO 63769
(Address and ZIP Code)

Note: Secretary of the Owner should attest. If Contractor is a corporation, Secretary should attest.

CERTIFICATE OF OWNER'S ATTORNEY

I, the undersigned, Curtis O. Poore, the duly authorized and acting legal representative of City of Jackson, Missouri, do hereby certify as follows:

I have examined the attached contract(s) and surety bonds and the manner of execution thereof, and I am of the opinion that each of the aforesaid agreements has been duly executed by the proper parties thereto acting through their duly authorized representatives; that said representatives have full power and authority to execute said agreements on behalf of the respective parties named thereon; and that the foregoing agreements constitute valid and legally binding obligations upon the parties executing the same in accordance with terms, conditions and provisions thereof.

(Signature)

(Date)



PUBLIC WORKS MEMORANDUM

City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: August 29, 2024

RE: Missouri Highway and Transportation Commission Program Agreement Supplement

Attached is a supplemental agreement to the existing Missouri Highway and Transportation Commission Transportation Alternatives Funds Program Agreement for construction of the East Main Sidewalk project from Bellevue Street to Shawnee Boulevard.

The original program agreement was entered in November of 2022 and the City hired Bacon Farmer Workman as the consulting and design engineer. The original agreement lists the date for the city to have a contractor under contract as 8/12/2024. We were proceeding through the process until we encountered delay in the environmental approvals. We have been waiting since May for approval by the State Historic Preservation Office. That final approval must be received by MODOT before they can issue their final approval of our construction plans and allow us to start acquiring right-of-way.

The new date is the date chosen by MODOT and we expect it to be sufficiently extended.

BILL NO. 24-__

ORDINANCE NO. 24-__

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A SUPPLEMENTAL AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND THE *MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION*, RELATIVE TO *THE EAST MAIN STREET SIDEWALK IMPROVEMENTS PROJECT*; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

WHEREAS, the Mayor and Board of Aldermen have been presented an 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 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 agreement attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and the **Missouri Highways and Transportation Commission**. 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 agreement.

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

Section 3. That the City Clerk of the City of Jackson is hereby authorized and directed to attest to the signature of the Mayor on the attached 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: September 3, 2024.

SECOND READING: September 3, 2024.

PASSED AND APPROVED this 3rd day of September, 2024, by a vote of __ ayes, __ nays, __ abstentions and __ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

BY: _____
Mayor

City Clerk

CCO FORM: FS31

Approved: 11/15 (MWH)

Revised: 10/22 (MWH)

Modified:

Cape Girardeau County

City of Jackson

Project TAP-3000(009)

CFDA Number: 20.205

CFDA Title: Highway Planning and Construction

Award name/number: TAP - 3000(009)

Award Year: 2022

Federal Agency: Federal Highway Administration, Department of Transportation

**MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
TRANSPORTATION ENHANCEMENTS FUNDS
SUPPLEMENTAL AGREEMENT**

THIS SUPPLEMENTAL AGREEMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and the City of Jackson (hereinafter, "City").

WITNESSETH:

WHEREAS, on December 7, 2022, the Commission and the City previously entered into a Transportation Enhancements Funds Agreement as to public improvements designated as TAP-3000(009), for the construction of sidewalks, (hereinafter, "Original Agreement"); and

WHEREAS, the Commission and the City now desire to revise the Original Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations contained herein, the parties agree as follows:

(1) REVISION: Paragraph(s) 3 of the Original Agreement are removed and replaced with the following:

(3) REASONABLE PROGRESS POLICY: The project as described in this agreement will be under construction contract award by May 12, 2025. If the project is withdrawn for not meeting reasonable progress, the city agrees to repay the Commission for any progress payments made to the city for the project and agrees that the Commission may deduct progress payments made to the city from future payments to the city.

(2) ORIGINAL AGREEMENT: Except as otherwise modified, amended, or supplemented by this Supplemental Agreement, the Original Agreement between the parties shall remain in full force and effect and shall extend and apply to this Supplemental

Agreement as if fully written in this Supplemental Agreement.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

Executed by the City this _____ (date).

Executed by the Commission this _____ (date).

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

CITY OF JACKSON

Title: _____

By _____
Title: _____

ATTEST:

ATTEST:

Secretary to the Commission

By _____
Title: _____

Approved as to Form:

Approved as to Form:

Commission Counsel

Title: _____

Ordinance No.: _____

*Utility Easement Deed – at E Jefferson Street***BILL NO. 24-__****ORDINANCE NO. 24-__**

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 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 of the City of Jackson, Missouri, approve the conveyance of the Utility Easement Deed Marked attached hereto and incorporated herein as if fully set forth between the City of Jackson, Missouri, a municipal corporation and the City of Jackson, Missouri, a municipal corporation. It is the belief of the Mayor and Board of Aldermen of the City of Jackson, Missouri that it is in the best interests of the citizens of the City of Jackson, Missouri, 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 of the City of Jackson, Missouri, 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 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. This ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: September 3, 2024.

SECOND READING: September 3,2024.

PASSED AND APPROVED this 3rd day of September, 2024, by a vote of _____ ayes, _____ nays, _____ abstentions and _____ absent.

(SEAL)

CITY OF JACKSON, MISSOURI

BY: _____
Mayor

ATTEST:

City Clerk

*Utility Easement Deed – at E Jefferson Street***BILL NO. 24-__****ORDINANCE NO. 24-__**

**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.**

WHEREAS, the **City of Jackson, Missouri**, of the County of Cape Girardeau, State of Missouri, deeded to the City of Jackson, Missouri, the property described in the Utility Easement Deed attached hereto.

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 deed 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 deed.

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

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

FIRST READING: September 3, 2024.

SECOND READING: September 3, 2024.

PASSED AND APPROVED this 3rd day of September 2024, by a vote of _____ ayes,
_____ nays, _____ abstentions and _____ absent.

(SEAL)

CITY OF JACKSON, MISSOURI

BY: _____
Mayor

ATTEST:

City Clerk

BILL NO. 24-__

ORDINANCE NO. 24-__

AN ORDINANCE VACATING A CERTAIN PORTION OF EAST JEFFERSON 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 Roman Catholic Diocese of Springfield – Cape Girardeau has requested vacation of the following described area in the City of Jackson, Missouri, to-wit:

A Part of United States Private Survey No. 527, Township 31 North, Range 12 East of the Fifth Principal Meridian, City of Jackson, County of Cape Girardeau, State of Missouri, Being More Particularly Described as Follows:

Beginning at the Southwest corner of Lot No. 43 of the Original Town of Jackson, Missouri as recorded in the land records of the County Recorder's Office in Plat Book No. 1 at Page No. 21, said point also being the intersection of the North right of way line of E. Jefferson Street and the East right of way line of S. Hope Street; Thence S 82° 37' 29" E, 296.98 feet along the North right of way line of said E. Jefferson Street to the Southeast corner of Lot No. 127 of the aforementioned Original Town of Jackson, Missouri, said point also being the intersection of the North right of way line of E. Jefferson Street and the West right of way line of S. Ohio Street; Thence S 07° 26' 00" W, 49.50 feet along the West right of way line of S. Ohio Street to the Northeast corner of Lot No. 128 of the aforementioned Original Town of Jackson, Missouri, said point also being the intersection of the South right of way line of E. Jefferson Street and the West right of way line of S. Ohio Street; Thence N 82° 37' 29" W, 297.12 feet along the South right of way line of E. Jefferson Street to the Northwest corner of Lot No. 144 of the aforementioned Original Town of Jackson, Missouri, said point also being the intersection of the South right of way line of E. Jefferson Street and the East right of way line of S. Hope Street; Thence N 07° 35' 33" E, 49.50 feet along the East right of way line of S. Hope Street, to the point of beginning, containing 0.34 acres more or less.

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 East Jefferson 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: the Roman Catholic Diocese of Springfield – Cape Girardeau.

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

Section 4. That the adjacent property owner is the Croman Catholic Diocese of Springfield – Cape Girardeau and it has notice indicating the City's intent to vacate a portion of East Jefferson 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 a portion of East Jefferson 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, May 16, 2018. That said notice announced a public hearing for 6:00 p.m. on Monday, June 4, 2018.

Section 6. That a public hearing was held as scheduled before the Board of Aldermen on Monday, June 4, 2018, at 6:00 p.m.

Section 7. That with due consideration the Mayor and Board of Aldermen do hereby vacate that portion of the street right-of-way known as East Jefferson 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 abutting property owners.

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: September 3, 2024.

SECOND READING: September 3, 2024.

PASSED AND APPROVED this 3rd day of September, 2024, by a vote of _____ ayes, _____ nays, _____ abstentions and _____ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk

STATE OF MISSOURI)
) SS
COUNTY OF CAPE GIRARDEAU)

On this _____ day of _____, 2024, before me personally appeared Dwain Hahs, to me personally known, who being duly sworn did say that he is Mayor for the City of Jackson, a Municipal Corporation of the State of Missouri, and that the seal affixed to this instrument is the seal of said City and that the said instrument was signed and sealed on behalf of said City by authority of its Board of Aldermen, and the said Dwain Hahs acknowledges said instrument to be the free act and deed of said City.

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

Notary Public

UTILITY EASEMENT DEED

THIS DEED, made and entered into this _____ day of _____, 2024, by and between **THE CITY OF JACKSON, MISSOURI**, a Municipal Corporation of the County of Cape Girardeau, State of Missouri, Grantor, and **THE CITY OF JACKSON, MISSOURI**, a Municipal Corporation of the County of Cape Girardeau, State of Missouri, Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration, paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents **GRANT** unto the said Grantee, **AN EASEMENT** for the following purposes:

To construct, maintain, repair, replace, and operate general utilities and services of whatsoever kind and necessary appurtenances thereto, over, upon, across, under, in, and through the following described real estate in the City of Jackson, County of Cape Girardeau, and State of Missouri, to-wit:

A part of United States Private Survey No. 527, Township 31 North, Range 12 East of the Fifth Principal Meridian, City of Jackson, County of Cape Girardeau, State of Missouri, Being More Particularly Described as Follows:

Beginning at the Southwest corner of Lot No. 43 of the Original Town of Jackson, Missouri as recorded in the land records of the County Recorder's Office in Plat Book No. 1 at Page No. 21, said point also being the intersection of the North right of way line of East Jefferson Street and the East right of way line of South Hope Street; Thence S 82° 37' 29" E, 296.98 feet along the North right of way line of said East Jefferson Street to the Southeast corner of Lot No. 127 of the aforementioned Original Town of Jackson, Missouri, said point also being the intersection of the North right of way line of East Jefferson Street and the West right of way line of South Ohio Street; Thence S 07° 26' 00" W, 49.50 feet along the West right of way line of South Ohio Street to the Northeast corner of Lot No. 128 of the aforementioned Original Town of Jackson, Missouri, said point also being the intersection of the South right of way line of East Jefferson Street and the West right of way line of South Ohio Street; Thence N 82° 37' 29" W, 297.12 feet along the South right of way line of East Jefferson Street to the Northwest corner of Lot No. 144 of the aforementioned Original Town of Jackson, Missouri, said point also being the intersection of the South right of way line of East Jefferson Street and the East right of way line of South Hope Street; Thence N 07° 35' 33" E, 49.50 feet along the East right of way line of South Hope Street, to the point of beginning, containing 0.34 acres more or less.

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

IN WITNESS WHEREOF, the said Grantor has executed these presents the day and year first above written.

CITY OF JACKSON, MISSOURI

Dwain Hahs, Mayor

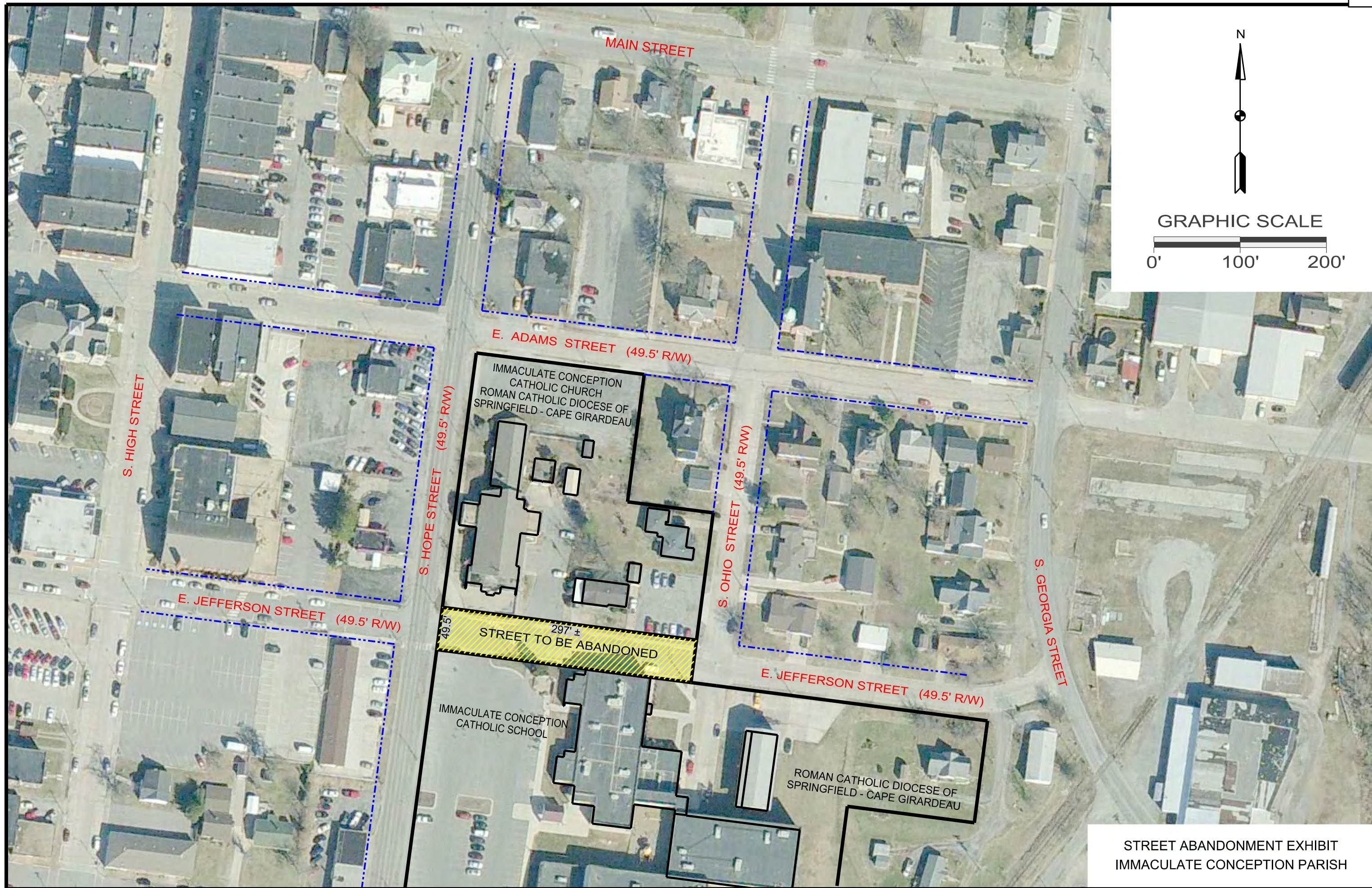
STATE OF MISSOURI)
) ss.
COUNTY OF CAPE GIRARDEAU)

On this ____ day of _____, 2024, before me personally appeared Dwain Hahs, to me known to be the person who executed the within document as the Mayor of City of Jackson, Missouri, a Municipal Corporation of the County of Cape Girardeau, Missouri, and is authorized to execute the within document on behalf of City of Jackson, and acknowledged to me that he executed the same as his free act and deed and as the free act and deed of said City of Jackson for the purposes therein stated.

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

Notary Public
State of Missouri
County of Cape Girardeau

My term expires: _____



STREET ABANDONMENT EXHIBIT
IMMACULATE CONCEPTION PARISH