



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, July 07, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

AGENDA

CALL TO ORDER

INTRODUCTION OF GUESTS/VISITORS

ADOPTION OF AGENDA

1. Motion adopting the Regular Meeting Agenda.

PUBLIC HEARINGS

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

APPROVAL OF MINUTES

3. Motion approving the Minutes of the Regular Meeting of June 16, 2025.

FINANCIAL AFFAIRS

4. Motion approving the list of bills paid for the previous month.

ACTION ITEMS

Power, Light, and Water Committee

5. Motion changing the date of the Mayor and Board of Aldermen Regular Meeting and Study Session from Monday, September 1, 2025 to Tuesday, September 2, 2025, at 6:00 p.m., in observance of the Labor Day holiday.
6. Motion changing the date of the Mayor and Board of Aldermen Regular Meeting and Study Session from Monday, September 15, 2025 to Monday, September 22, 2025, at 6:00 p.m., due to the Missouri Municipal League's Annual Conference.
7. Motion approving Change Order No. 4, in the amount of \$72,336.88, to Penzel Construction Company, Inc., of Jackson, Missouri, relative to the Building Addition & Renovation of Jackson Fire Station No. 1 Project.
8. Motion approving Change Order No. 7, in the amount of \$33,000.00, to Herzog Excavating & Demolition, LLC, of Perryville, Missouri, relative to the Disposal of Stockpiled Brush Program.

- [9.](#) Bill proposing an Ordinance amending Chapter 3 (Administration) of the Code of Ordinances, relative to banking of city funds.
- [10.](#) Bill proposing an Ordinance re-adopting Chapter 1, Article VIII, of the Code of Ordinances, relative to ethics.

Street, Sewer, and Cemetery Committee

- [11.](#) Motion approving the Preliminary Plat of the Jackson North Industrial Park Subdivision Phase II, as submitted by the City of Jackson, Missouri.
- [12.](#) Bill proposing an Ordinance approving the Final Plat of Deer Ridge Subdivision, as submitted by WPSD Properties, LLC.
- [13.](#) Bill proposing an Ordinance approving the Final Plat of Old Orchard Town Homes Subdivision, as submitted by Fruitland Investments, Inc. and Lydon Properties, LLC.
- [14.](#) Bill proposing an Ordinance authorizing the Mayor to execute a Utility Easement Deed on West Madison Street, to the City of Jackson, Missouri.
- [15.](#) Bill proposing an Ordinance accepting the dedication of a Utility Easement Deed on West Madison Street, from the City of Jackson, Missouri.
- [16.](#) Bill proposing an Ordinance authorizing the Mayor to execute a Permanent Easement Agreement with the Reorganized School District R-II of Cape Girardeau County, Missouri.
- [17.](#) Bill proposing an Ordinance accepting a Permanent Easement from the Reorganized School District R-II of Cape Girardeau County, Missouri.
- [18.](#) Bill proposing an Ordinance vacating the public right of way of West Madison Street between Colorado Street and South Oklahoma Street, as requested by the Reorganized School District R-II of Cape Girardeau County, Missouri.

NON-AGENDA CITIZEN INPUT

INFORMATION ITEMS

- 19. Report by Mayor
- 20. Reports by Board Members
- 21. Report by City Attorney
- 22. Report by City Administrator

EXECUTIVE SESSION

Motion to have executive session. Authority is Section 610.021(19)(b), Revised Statutes of Missouri, as amended, relative to existing or proposed security systems.

ADJOURN

Posted on 7/3/2025 at 4:00 PM.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, June 16, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

The Board of Aldermen met in the Regular Session with Mayor Pro Tem Dave Reiminger in the chair and the following Board Members present: Mike Seabaugh, Eric Fraley, Mark Unger, Katy Liley, Shana Williams, and Wanda Young. Present-7; Absent-1: Steve Stroder

The meeting is opened by Mayor Pro Tem Dave Reiminger with the Pledge of Allegiance and a Moment of Silent Prayer.

Mayor Pro Tem Dave Reiminger to)
 Recognize Guests and Visitors)

Now comes forth Mayor Pro Tem Dave Reiminger 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-7; Nays-0; Absent-1.

Patrick Bonnot with MIRMA to Present)
 A check to Jackson Police Department)
 For a grant award for the purchase of)
 Body cameras, car cameras, and a)
 Security system)

Now comes forth MIRMA's Loss Control & Member Services Director Patrick Bonnot to present a check to Assistant Chief of Police Alex Broch for a grant award for the purchase of body cameras, car cameras, and a security system.

Motion to Approve the Minutes of the)
 June 2, 2025, Regular Board Meeting)

Motion made by Alderwoman Liley, seconded by Alderman Unger, to approve the minutes of the preceding Regular Board Meeting of Monday, June 2, 2025. Ayes-7; Nays-0; Absent-1.

Motion to Approve the City Collector's)
 Electric, Water & Sewer, Taxes &)
 Licenses, and Refuse Report for)
 May, 2025)

Motion made by Alderwoman Williams, seconded by Alderman Unger, to approve the City Collector's Electric, Water & Sewer, Taxes & Licenses, and Refuse Report for May, 2025. Ayes-7; Nays-0; Absent-1.

CITY COLLECTOR'S REPORT FOR MAY 2025



CITY OF JACKSON

MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, June 16, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

MINUTES

DESCRIPTION	ELECTRIC FUND	WATER FUND	WASTEWATER FUND	LANDFILL FUND	GEN. REV. FUND	TOTAL
Service Charges (includes internal transfers)	1,109,121.17	279,799.80	232,307.66	68,463.08	-	1,689,691.71
Penalties	7,578.70	1,936.86	1,538.15	454.29	-	11,508.00
Sales Tax	31,176.68	8,219.86	-	-	-	39,396.54
Disconnect Fees	2,999.81	-	-	-	-	2,999.81
Returned Transaction Fees	540.00	-	-	-	-	540.00
Customer Relocation Fees	-	-	-	-	375.00	375.00
Trash Stickers	-	-	-	1,864.00	-	1,864.00
UTILITY COLLECTIONS	1,151,416.36	289,966.52	233,845.81	70,781.37	375.00	1,746,375.06
Adjustments - Penalties	-	-	-	-	-	-
Adjustments - Taxes	-	-	-	-	-	-
Adjustments - Service Fees	-	-	-	-	-	-
NET UTILITY COLLECTIONS	1,151,416.36	289,966.52	233,845.81	70,781.37	375.00	1,746,375.06
Business/Contrador Licenses	-	-	-	-	715.00	715.00
Event Fees/Misc Charges	-	-	-	-	-	-
NON-UTILITY COLLECTIONS	-	-	-	-	715.00	715.00
Misc. Adjustments	-	-	-	-	-	-
Interest on Collector's bank account	-	-	-	-	-	840.12
Cash in bank	-	-	-	-	-	1,747,930.18
Missouri Sales Tax payment	(31,176.68)	(8,219.86)	-	-	-	(39,396.54)
TO CITY TREASURER					\$	1,708,533.64

Respectfully Submitted,

City Collector



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, June 16, 2025 at 6:00 PM
 Board Chambers, City Hall, 101 Court St.

MINUTES

Motion to Approve the May, 2025)
 City Clerk's and Treasurer's Reports)

Motion made by Alderwoman Young, seconded by Alderman Seabaugh, to approve the City Clerk's and Treasurer's Reports for May, 2025. Ayes-7; Nays-0; Absent-1.

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

<u>ELECTRIC</u>	11,626.36
<u>WATER</u>	4,845.00
<u>WASTEWATER</u>	450.00
<u>GENERAL REVENUE</u>	29,374.31
<u>LANDFILL</u>	2,673.22
<u>CEMETERY</u>	10,925.00
<u>PARK</u>	3,057.50
<u>PARK FOUNDATION</u>	5,500.00
<u>RECREATIONAL DEVELOPMENT</u>	19,458.00
<u>STORMWATER MAINTENANCE FUND</u>	928.58
<u>TRUST & AGENCY</u>	725.00
<u>HEALTH INSURANCE FUND</u>	2,670.25
<u>INMATE SECURITY FUND</u>	0.00
<u>TRANSPORTATION SALES TAX</u>	1,009.28
<u>RECREATIONAL SALES TAX FUND</u>	12,251.00
<u>REPORT TOTAL</u>	<u>105,493.50</u>

Water & Light Deposit Accounts
 MAY, 2025

Beginning Balance May 1, 2025:	\$264,497.14
TOTAL DEPOSITS	\$15,231.54
TOTAL REFUNDS	\$11,609.98
Ending Balance May 31, 2025:	\$268,118.70

Balance Consists of:

Checking Account for US Bank	\$58,118.70
Investments	<u>\$210,000.00</u>
	\$268,118.70



CITY OF JACKSON

MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, June 16, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

MINUTES

CITY TREASURER'S REPORT FOR MAY 2025

FUND	FUND BALANCES 05-01-2025	RECEIPTS	TRANSFER OF FUNDS	DISBURSEMENTS	FUND BALANCES 05-31-2025	INVESTMENTS	CASH BALANCE 05-31-2025
ELECTRIC FUNDS							
Operation & Maintenance	-	1,192,078.33	(41,578.73)	1,150,499.60	-	-	-
Electric Surplus Fund	3,112,489.13	-	17,524.97	15,827.70	3,114,186.40	1,436,000.00	1,678,186.40
Electric Capital Projects Fund	4,711,557.70	-	-	-	4,711,557.70	3,405,000.00	1,306,557.70
WATER & SEWER FUNDS							
Water Operation & Maint.	-	321,647.36	(189,567.49)	132,079.87	-	-	-
Water Revenue Bond Fund	622,516.06	-	161,653.75	306,792.28	477,377.53	-	477,377.53
Water & Sewer Deprec. Res. Fund	30,000.00	-	-	-	30,000.00	30,000.00	-
Water & Sewer Bond Reserve Fund	50,000.00	-	-	-	50,000.00	50,000.00	-
Water & Sewer Contingent Fund	30,000.00	-	-	-	30,000.00	30,000.00	-
Water & Sewer Surplus Fund	11,781,961.44	3,207.39	183,116.15	26,215.58	11,942,069.40	9,413,128.60	2,528,940.80
Water Replacement Fund	840,782.50	-	-	-	840,782.50	765,000.00	75,782.50
Water Capital Projects	399,638.00	-	-	-	399,638.00	-	399,638.00
Wastewater Operation & Maint.	-	239,907.05	(177,755.23)	62,151.82	-	-	-
Wastewater Replacement Fund	1,060,919.04	7,665.11	-	-	1,068,584.15	859,171.63	209,412.52
Wastewater Capital Projects	399,362.00	-	-	-	399,362.00	-	399,362.00
Wastewater Revenue Bond Fund	115.52	-	-	-	125,565.52	-	125,565.52
W & S Construction Fund	3,019,972.83	-	-	13,682.91	3,006,289.92	2,250,000.00	756,289.92
General Revenue Fund	754,837.12	2,194,601.77	(96,385.53)	2,700,590.44	152,462.92	137,765.95	14,696.97
Landfill Fund	838,459.07	95,234.41	(7,338.90)	152,615.36	773,739.22	610,000.00	163,739.22
Cemetery Fund	1,037,526.05	24,201.15	(5,076.60)	21,007.78	1,035,642.82	652,000.00	383,642.82
City Park Fund	321,021.90	5,371.97	(6,852.60)	59,015.74	260,525.53	-	260,525.53
Public Park Foundation Fund	234,296.32	9,577.19	-	12,163.50	231,710.01	65,000.00	166,710.01
Recreational Development Fund	242,883.46	19,458.00	-	32,340.07	230,001.39	-	230,001.39
Band Fund	0.00	1,425.12	-	1,425.13	(0.01)	-	(0.01)
ARPA Fund	849,295.32	-	-	58,085.39	791,209.93	775,000.00	16,209.93
Road Use Tax Fund	989,343.99	87,507.80	-	-	1,076,851.79	532,038.18	544,813.61
Stormwater Maintenance Fund	314,003.29	4,135.97	-	-	318,139.26	209,000.00	109,139.26
Trust and Agency Fund	916,439.46	26,165.67	12,871.62	30,052.93	925,423.82	582,740.60	342,683.22
Health Insurance Fund	1,343,070.25	22,262.53	150,232.89	184,980.05	1,330,585.62	1,045,000.00	285,585.62
Inmate Security Fund	17,965.12	80.00	-	-	18,045.12	-	18,045.12
Equitable Sharing Fund	3,617.07	-	-	-	3,617.07	-	3,617.07
Transportation Sales Tax Fund	1,809,840.18	120,203.16	-	6,031.02	1,924,012.32	1,470,455.27	453,557.05
Transportation Capital Projects Fund	622,845.17	-	-	-	622,845.17	-	622,845.17
Sales Tax Fund	1,654,608.90	260,392.59	-	-	1,915,001.49	1,357,527.98	557,473.51
Recreation Sales Tax Fund	188,413.84	70,501.20	(844.30)	27,556.45	230,514.29	50,000.00	180,514.29
Public Safety Sales Tax Fund	117,492.76	116,386.00	-	-	233,878.76	-	233,878.76
Fire Protection Sales Tax Fund	61,641.63	58,250.16	-	-	119,891.79	-	119,891.79
Capital Projects Construction Fund	2,702,804.67	-	-	271,217.52	2,431,587.15	2,390,000.00	41,587.15
Economic Dev. Reserve Fund	994,771.03	-	-	-	994,771.03	850,000.00	144,771.03
CDBG Grant Fund	57,345.75	-	-	13,242.40	44,103.35	-	44,103.35
I-55 Corridor Special Alloc. Fund	3,372.59	-	-	-	3,372.59	-	3,372.59
TOTALS	42,135,209.16	4,880,259.93	(0.00)	5,277,573.54	41,863,345.55	28,964,828.21	12,898,517.34

Respectfully Submitted,

Angela Birk, City Clerk/Treasurer

Cash on Hand	1,675.00
General Account	11,184,691.63
Collectors Account	1,708,533.64
Equitable Sharing Fund	3,617.07

TOTAL	12,898,517.34
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CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, June 16, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

MINUTES

Motion to Accept the 2024 City of Jackson Annual Audit Report)

Now comes forth Jeffrey Stroder of Beussink, Hey, Roe & Stroder, LLC to present the 2024 City of Jackson Audit Report to the Mayor and Board of Aldermen. Motion made by Alderman Seabaugh, seconded by Alderwoman Williams, to accept the 2024 City of Jackson Annual Audit Report, as prepared by Beussink, Hey, Roe, and Stroder, LLC, of Cape Girardeau, Missouri. Ayes-7; Nays-0; Absent-1.

Motion to Authorize the Use of Outside Loud Speakers at 542 West Independence Street, on Saturday, June 21, 2025, for the Elks Lodge Luau As submitted by Nicole Lynne Sweeney of the Jackson Elks Lodge #2652)

Now comes forth Becky Jacobs of the Elks Lodge to explain the request. Motion made by Alderman Seabaugh, seconded by Alderwoman Williams, to authorize the use of outside loud speakers at 542 West Independence Street, on Saturday, June 21, 2025, between the hours of 1:00 p.m. and 11:30 p.m., for the Elks Lodge Luau, as submitted by Nicole Lynne Sweeney of the Jackson Elks Lodge #2652, and to waive any restrictions relative to activity noise levels under Chapter 43 of the Code of Ordinances during said event. Ayes-7; Nays-0; Absent-1.

Motion to Approve the Mayor's Appointments of UJRO Executive Director Kaci Hubbard and Jackson R-2 School District Superintendent Keenan Kinder to the Economic Development Board)

Motion made by Alderman Seabaugh, seconded by Alderwoman Williams to approve the Mayor's appointment of UJRO Executive Director Kaci Hubbard and Jackson R-2 School District Superintendent Keenan Kinder to the Economic Development Board. Ayes-7; Nays-0; Absent-1.

Motion to Approve Task Order Authorization No. 25-05, to Strickland Engineering, Inc., of Jackson, Missouri, Relative to providing Inspection Services, under the Water System Facility Plan Implementation Project, Phase 2, Project 2E – Part 1)

Motion made by Alderman Seabaugh, seconded by Alderwoman Williams to approve Task Order Authorization No. 25-05, in the amount of \$75.00 per hour for a Resident Inspector, and \$150.00 per hour for an Engineer IV, to Strickland Engineering, Inc., of Jackson, Missouri, relative to providing inspection services under the Water System Facility Plan Implementation Project, Phase 2, Project 2E – Part 1. Ayes-7; Nays-0; Absent-1.

Motion to Accept the proposal from Emergency Networking, LLC, of Columbus, Ohio, relative to providing Services for cloud-based records Management at Jackson Fire Rescue)



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, June 16, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Motion made by Alderman Seabaugh, seconded by Alderwoman Williams to accept the proposal of Emergency Networking, LLC, of Columbus, Ohio, relative to providing cloud-based records management at Jackson Fire Rescue. Ayes-7; Nays-0; Absent-1.

Ordinance No. 25-58 Re: To Authorize a)
 Contractual agreement with Emergency)
 Networking, LLC, relative to providing)
 Cloud-based records management at)
 Jackson Fire Rescue)

The matter of authorizing a contractual agreement with Emergency Networking, LLC, relative to providing cloud-based records management at Jackson Fire Rescue, came on for consideration. Alderman Seabaugh introduced Bill No. 25-60, being for an ordinance entitled as follows:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACTUAL AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND *EMERGENCY NETWORKING, LLC*, OF COLUMBUS, OHIO, RELATIVE TO *PROVIDING SERVICES FOR CLOUD-BASED RECORDS MANAGEMENT AT JACKSON FIRE RESCUE*; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

On a motion by Alderman Seabaugh, seconded by Alderwoman Williams, Bill No. 25-60 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderman Seabaugh, seconded by Alderwoman Williams, Bill No. 25-60 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor Pro Tem thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 25-58 and was signed and approved by Mayor Pro Tem Dave Reiminger and attested by the City Clerk. On roll call: Alderwoman Young-aye; Alderman Seabaugh-aye; Alderman Unger-aye; Alderman Fraley-aye; Alderwoman Williams-aye; Alderwoman Liley-aye; Alderman Stroder-absent; and Alderman Reiminger-aye.

BILL NO. 25-60

ORDINANCE NO. 25-58

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACTUAL AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND *EMERGENCY NETWORKING, LLC*, OF COLUMBUS, OHIO, RELATIVE TO *PROVIDING SERVICES FOR CLOUD-BASED RECORDS MANAGEMENT AT JACKSON FIRE RESCUE*; 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:



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MAYOR & BOARD OF ALDERMEN REGULAR MEETING
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Board Chambers, City Hall, 101 Court St.

MINUTES

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 **Emergency Networking, LLC, of Columbus, Ohio**. 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: June 16, 2025.

SECOND READING: June 16, 2025.

PASSED AND APPROVED this 16th day of June, 2025, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

By: Dave Reiminger (signed)
 Mayor Pro Tem

Angela Birk (signed)
 City Clerk

Motion to Accept the bid from The)
 Mason Medic, of Cape Girardeau,)
 Missouri, relative to the City Hall)
 Tuckpointing and Masonry Repairs)
 Project)

Motion made by Alderman Seabaugh, seconded by Alderwoman Williams to accept the bid, in the amount of \$32,450.00, from The Mason Medic, of Cape Girardeau, Missouri, relative to the City Hall Tuckpointing and Masonry Repairs Project. Ayes-7; Nays-0; Absent-1.



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Board Chambers, City Hall, 101 Court St.

MINUTES

Ordinance No. 25-59 Re: To Authorize a)
 Contractual agreement with The)
 Mason Medic, relative to the City Hall)
 Tuckpointing and Masonry Repairs)
 Project)

The matter of authorizing a contractual agreement with The Mason Medic, relative to the City Hall Tuckpointing and Masonry Repairs Project, came on for consideration. Alderman Seabaugh introduced Bill No. 25-61, being for an ordinance entitled as follows:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACTUAL AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND THE MASON MEDIC, OF CAPE GIRARDEAU, MISSOURI, RELATIVE TO *THE CITY HALL TUCKPOINTING AND MASONRY REPAIRS PROJECT*; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

On a motion by Alderman Seabaugh, seconded by Alderwoman Williams, Bill No. 25-61 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderman Seabaugh, seconded by Alderwoman Williams, Bill No. 25-61 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor ProTem thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 25-59 and was signed and approved by Mayor Pro Tem Dave Reiminger and attested by the City Clerk. On roll call: Alderman Unger-aye; Alderwoman Williams-aye; Alderwoman Young-aye; Alderman Fraley-aye; Alderman Seabaugh-aye; Alderwoman Liley-aye; Alderman Stroder-absent; and Alderman Reiminger-aye.

BILL NO. 25-61

ORDINANCE NO. 25-59

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACTUAL AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND THE MASON MEDIC, OF CAPE GIRARDEAU, MISSOURI, RELATIVE TO *THE CITY HALL TUCKPOINTING AND MASONRY REPAIRS 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 **The Mason Medic, of Cape Girardeau, Missouri**. It is the



CITY OF JACKSON
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Board Chambers, City Hall, 101 Court St.

MINUTES

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: June 16, 2025.

SECOND READING: June 16, 2025.

PASSED AND APPROVED this 16th day of June, 2025, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

By: Dave Reiminger (signed)
 Mayor Pro Tem

Angela Birk (signed)
 City Clerk

Ordinance No. 25-60 Re: To Amend)
 Chapter 59 (Taxation) of the Code)
 Of Ordinances, relative to adult use)
 Non-medical marijuana)

The matter of amending Chapter 59 (Taxation) of the Code of Ordinances, relative to adult use non-medical marijuana, came on for consideration. Alderman Seabaugh introduced Bill No. 25-62, being for an ordinance entitled as follows:

**AN ORDINANCE AMENDING CHAPTER 59, ARTICLE VI OF THE CODE OF
 ORDINANCES OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO SALES
 TAX; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.**

On a motion by Alderman Seabaugh, seconded by Alderwoman Williams, Bill No. 25-62 was placed on its first reading and was read by title, considered and discussed and was duly



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, June 16, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

MINUTES

passed. On a motion by Alderman Seabaugh, seconded by Alderwoman Williams, Bill No. 25-62 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor Pro Tem thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 25-60 and was signed and approved by Mayor Pro Tem Dave Reiminger and attested by the City Clerk. On roll call: Alderwoman Liley-aye; Alderman Seabaugh-aye; Alderman Reiminger-aye; Alderman Fraley-aye; Alderman Unger-aye; Alderwoman Williams-aye; Alderwoman Young-aye; and Alderman Stroder-absent.

BILL NO. 25-62

ORDINANCE NO. 25-60

AN ORDINANCE AMENDING CHAPTER 59, ARTICLE VI OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO SALES TAX; 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 59, Article VI, Section 59-156, of the Code of Ordinances of the City of Jackson, Missouri, is hereby **added** to read as follows:

“Sec. 59-156. Adult use non-medical marijuana sales tax—Imposition.

Pursuant to the authority granted by this state and the citizens of this city, there is hereby imposed a tax on all sellers for the privilege of engaging in the business of selling adult use non-medical marijuana at retail to the extent and in the manner provided by state law. The rate of tax shall be three (3) percent on the receipts from sale at retail of all adult use non-medical marijuana within the limits of the city. Said tax shall be collected pursuant to Missouri law as made and provided.”

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.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, June 16, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

FIRST READING: June 16, 2025.

SECOND READING: June 16, 2025.

PASSED AND APPROVED this 16th day of June, 2025, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dave Reiminger (signed)
Mayor Pro Tem

ATTEST:

Angela Birk (signed)
City Clerk

Motion to Set a public hearing to)
Consider a request to vacate the public)
Right of way of West Madison Street)
Between Colorado Street and South)
Oklahoma Street, as requested by the)
Reorganized School District R-II of Cape)
Girardeau County, Missouri)

Motion made by Alderwoman Liley, seconded by Alderman Fraley, to set a public hearing for Monday July 7, 2025, at 6:00 p.m., to consider a request to vacate the public right of way of West Madison Street between Colorado Street and South Oklahoma Street, as requested by the Reorganized School District R-II of Cape Girardeau County, Missouri. Ayes-7; Nays-0; Absent-1.

Motion to Set a public hearing to)
Consider a request for the rezoning of)
312, 316, 320, and 324 North High)
Street, from R-4 (General Residential))
District to C-3 (Central Business) District)
As submitted by the City of Jackson,)
Missouri)

Motion made by Alderwoman Liley, seconded by Alderman Unger, to set a public hearing for Monday July 21, 2025, at 6:00 p.m., to consider a request for the rezoning of 312, 316, 320, and 324 North High Street, from R-4 (General Residential) District to C-3 (Central Business) District, as submitted by the City of Jackson, Missouri. Ayes-7; Nays-0; Absent-1.

Motion to Renew a Contractual)
Agreement with Precise Target Locating,)
LLC, of Cape Girardeau, Missouri,)
Relative to providing services under the)
Underground Facilities Locating and)
Marking Services Program)

Motion by Alderwoman Liley, seconded by Alderwoman Young to renew a contractual agreement with Precise Target Locating, LLC, of Cape Girardeau, Missouri, and holding the ticket price at \$38.00 for the term ending June 30, 2026, relative to providing services under the Underground Facilities Locating and Marking Services Program. Ayes-7; Nays-0; Absent-1.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
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Board Chambers, City Hall, 101 Court St.

MINUTES

Motion to approve Change Order No. 3,)
 To Fronabarger Concreters, Inc., of Oak)
 Ridge, Missouri, relative to the Jackson)
 North Industrial Park Infrastructure)
 Project)

Motion made by Alderwoman Liley, seconded by Alderman Fraley, to approve Change Order No. 3, to Fronabarger Concreters, Inc., of Oak Ridge, Missouri, to extend the contract time by 21 days, and to increase the contract amount by \$7,405.00, relative to the Jackson North Industrial Park Infrastructure Project. Ayes-7; Nays-0; Absent-1.

Ordinance No. 25-61 Re: To Amend the)
 "Stop Street Designation Schedule" -)
 Schedule VI, by adding a designation on)
 Trussworks Boulevard)

The matter of amending the "Stop Street Designation Schedule" – Schedule VI, by adding a designation on Trussworks Boulevard, came on for consideration. Alderwoman Liley introduced Bill No. 25-63, being for an ordinance entitled as follows:

AN ORDINANCE AMENDING THE "STOP STREET DESIGNATION SCHEDULE, SCHEDULE VI," PASSED AND APPROVED THE 18TH DAY OF NOVEMBER, 1985, BY ADDING THERETO CERTAIN STOP STREET DESIGNATIONS.

On a motion by Alderwoman Liley, seconded by Alderman Unger, Bill No. 25-63 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 Unger, Bill No. 25-63 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor Pro Tem thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 25-61 and was signed and approved by Mayor Pro Tem Dave Reiminger and attested by the City Clerk. On roll call: Alderman Fraley-aye; Alderwoman Williams-aye; Alderman Seabaugh-aye; Alderman Reiminger-aye; Alderman Unger-aye; Alderwoman Young-aye; Alderwoman Liley-aye; and Alderman Stroder-absent.

BILL NO. 25-63

ORDINANCE NO. 25-61

AN ORDINANCE AMENDING THE "STOP STREET DESIGNATION SCHEDULE, SCHEDULE VI," PASSED AND APPROVED THE 18TH DAY OF NOVEMBER, 1985, BY ADDING THERETO CERTAIN STOP STREET DESIGNATIONS.

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

Section 1. The "Stop Street Designation Schedule, Schedule VI," passed and approved on the 18th day of November, 1985, is hereby amended by adding thereto the following stop street designations:

TRUSSWORKS BOULEVARD: On Trussworks Boulevard at its intersection with Cane Creek Road, traffic on Trussworks Boulevard to stop.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, June 16, 2025 at 6:00 PM
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Section 2. It is the intent of the Mayor and Board of Aldermen of the City of Jackson, Missouri, that this ordinance become and be made a part of the “Stop Street Designation Schedule, Schedule VI,” of the City of Jackson, Missouri, and the City Clerk is directed to amend said schedule in accordance herewith.

Section 3. The City Administrator of the City of Jackson, Missouri, is hereby directed to cause stop signs to be placed at the above streets in accordance herewith.

Section 4. This ordinance shall not be codified in the Code of Ordinances of the City of Jackson, Missouri, but kept on file in the office of the City Clerk.

Section 5. 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 6. This ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: June 16, 2025.

SECOND READING: June 16, 2025.

PASSED AND APPROVED this 16th day of June, 2025, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dave Reiminger (signed)
 Mayor Pro Tem

ATTEST:

Angela Birk (signed)
 City Clerk

Ordinance No. 25-62 Re: To Amend the)
 “Parking Prohibited Schedule” -)
 Schedule IX, by adding a designation on)
 Trussworks Boulevard)

The matter of amending the “Parking Prohibited Schedule” – Schedule IX, by adding a designation on Trussworks Boulevard, came on for consideration. Alderwoman Liley introduced Bill No. 25-64, being for an ordinance entitled as follows:

AN ORDINANCE AMENDING THE "PARKING PROHIBITED SCHEDULE, SCHEDULE IX," PASSED AND APPROVED THE 18TH DAY OF NOVEMBER, 1985, BY ADDING THERETO NO PARKING DESIGNATIONS.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
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Board Chambers, City Hall, 101 Court St.

MINUTES

On a motion by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 25-64 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 25-64 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor Pro Tem thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 25-62 and was signed and approved by Mayor Pro Tem Dave Reiminger and attested by the City Clerk. On roll call: Alderman Reiminger-aye; Alderman Fraley-aye; Alderwoman Williams-aye; Alderman Seabaugh-aye; Alderman Unger-aye; Alderwoman Young-aye; Alderwoman Liley-aye; and Alderman Stroder-absent.

BILL NO. 25-64

ORDINANCE NO. 25-62

AN ORDINANCE AMENDING THE "PARKING PROHIBITED SCHEDULE, SCHEDULE IX," PASSED AND APPROVED THE 18TH DAY OF NOVEMBER, 1985, BY ADDING THERETO NO PARKING DESIGNATIONS.

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

Section 1. The "Parking Prohibited Schedule, Schedule IX," passed and approved on the 18th day of November, 1985, is hereby amended by adding thereto the following no parking designation:

TRUSSWORKS BOULEVARD: Along both sides of Trussworks Boulevard, for its entire distance.

Section 2. It is the intent of the Mayor and Board of Aldermen of the City of Jackson, Missouri, that this ordinance become and be made a part of the "Parking Prohibited Schedule, Schedule IX," and the City Clerk of the City of Jackson, Missouri, is directed to replace said schedule in accordance herewith.

Section 3. The City Administrator of the City of Jackson, Missouri, is hereby directed to cause "No Parking Here to Corner" signs, or other appropriate signage, to be placed at the locations set forth hereinabove.

Section 4. This ordinance shall not be codified in the Code of Ordinances of the City of Jackson, Missouri, but kept on file in the office of the City Clerk.

Section 5. 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.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
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MINUTES

Section 6. This ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: June 16, 2025.

SECOND READING: June 16, 2025.

PASSED AND APPROVED this 16th day of June, 2025, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dave Reiminger (signed)
 Mayor Pro Tem

ATTEST:

Angela Birk (signed)
 City Clerk

Fire Chief Jason Mouser to Bring)
 Information To the Board of Aldermen)

Fire Chief Jason Mouser informed the Board of the timeline of events regarding the fire that occurred at 119 S High Street on Thursday June 5, 2025.

Motion to Adjourn the Meeting)

Meeting concluded at 6:38 P.M., on a motion made by Alderman Fraley, seconded by Alderwoman Liley, to adjourn the meeting. Ayes-7; Nays-0; Absent-1.

ATTEST:

 Mayor Pro Tem

 City Clerk



PUBLIC WORKS MEMORANDUM

City of Jackson

TO: Mayor and Board of Aldermen

CC: Matt Winters, City Administrator

FROM: George L. Harris P.E., City Engineer

DATE: July 7, 2025

RE: Fire Station No. 1 Renovation Project- Change Order No. 4:

The proposed Change Order No. 4 is for an amount of \$72,336.88 and is comprised of the nine (9) items listed below:

1. Overhead Power for Truck Equipment.....	\$6,601.94
2. Exterior Flood Light and Pole Relocation.....	\$1,706.25
3. Upgrade Existing Sign with New Digital Sign.....	\$34,731.62
4. Interior Finish Changes.....	\$4,391.55
5. Water Main Leak Repair.....	\$8,736.91
6. Staining Brick on New Exterior Walls.....	\$5,796.00
7. Repair Soffit with Existing Hole.....	\$2,625.00
8. Electrical Changes (misc.).....	\$3,247.61
9. Training Room Audio/Visual (AV).....	\$4,200.00
TOTAL CHANGE ORDER AMOUNT.....	\$72,336.88

A general description of each item is presented below.

Items 1. Overhead Power for Truck Equipment involves an upgrade to overhead power connections for recharging fire truck equipment and components. The upgrade enhances accessibility and capability of the connections. The upgrades were requested by the Fire Department to improve operations.

Items 2. Exterior Flood Light and Pole Relocation is self-explanatory. The relocation was requested by the Fire Department to provide light to areas better suited to improve operations.

Item 3. Upgrade Existing Sign with New Digital Sign is self-explanatory.

Item 4. Interior Finish Changes includes a change in floor finishes and alterations to a new door. The upgrades were improvements to provide a higher level of durability and were requested by the Fire Department.

Item 5. Water Main Leak Repair the existing water service line to the fire station building failed at a pipe joint location and was repaired by the contractor.

Item 6. Staining Brick on New Exterior Walls attempts to secure new brick that matched the existing brick were not successful. A potential vender demonstrated the ability to closely match the existing brick by actually staining some of the new bricks.

Item 7. Repair Soffit with Existing Hole repairs to existing holes in soffits were upgraded through installation of complete panel pieces rather than small patches on existing panels. The upgrades were requested by the Fire Department for better appearance and to reduce locations that might be subject to future corrosion.

Item 8. Electrical Changes (misc.) several miscellaneous upgrades to the electrical system were required to provide adequate service to equipment supplied through the allowances including, the extractor (used to dry and sanitize fire fighter gear) and the commercial oven provided to the kitchen area.

Item 9. Training Room Audio/Visual (AV) required changes at the training room in the fire station to accommodate installation of audio/visual equipment being supplied through the allowances; i.e., a smart board and two TV displays.

Recommendation:

City staff recommends that the Mayor and Board of Aldermen approve the proposed Change Order No.4 for the Building Addition & Renovation of Jackson Fire Station #1 project in the amount of \$72,336.88.

Change Order**No. 4**Date of Issuance: 06/12/2025 Effective Date: _____

Project: Jackson Fire Station #1 Building Addition and Renovations	Owner: City of Jackson	Owner's Contract No.: 24-35
Contract: General Contract	Date of Contract: 04/02/2024	
Contractor: Penzel Construction Company, Inc.	Engineer's Project No.: 22-273	

The Contract Documents are modified as follows upon execution of this Change Order:**Description:**

1. Various upgrades and improvements discovered during the renovation process

Attachments (list documents supporting change):

1. Summary page including COR 014, 016, 017a, 018, 019, 020, 021, 023 & 024 from Penzel Construction

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 3,618,700.00[Increase] [Decrease] from previously approved
Change Orders No. 1 to No. 3:\$ 50,289.56

Contract Price prior to this Change Order:

\$ 3,668,989.56[Increase] [~~Decrease~~] of this Change Order:\$ 72,336.88

Contract Price incorporating this Change Order:

\$ 3,751,326.44**CHANGE IN CONTRACT TIMES:**Original Contract Times: ☐ Working days ☒ Calendar daysSubstantial completion (date): 05/01/2025Ready for final payment (date): 07/01/2025[Increase] [~~Decrease~~] from previously approved Change Orders
No. 1 to No. 3:Substantial completion (days): 33Ready for final payment (days): 33

Contract Times prior to this Change Order:

Substantial completion (date): 06/03/2025Ready for final payment (date): 08/04/2025

[Increase] [Decrease] of this Change Order:

Substantial completion (days): n/aReady for final payment (days): n/a

Contract Times with all approved Change Orders:

Substantial completion (date): 06/03/2025Ready for final payment (date): 08/04/2025**RECOMMENDED:**By: MJD SGA

Engineer (Authorized Signature)

Date: 06/12/2025**ACCEPTED:**

By: _____

Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: _____

Contractor (Authorized Signature)

Date: _____

Change Order 4 Summary - Jackson Fire Station #1		
COR No.	Description	Amount
014	Overhead Power for Truck Equipment	\$ 6,901.94
016	Exterior Flood Light and Pole Relocation	\$ 1,706.25
017a	Digital Sign	\$ 34,731.62
018	Interior Finish Changes	\$ 4,391.55
019	Water Main Leak Repair	\$ 8,736.91
020	Staining Brick	\$ 5,796.00
021	Repair Soffit Panels with Existing Holes	\$ 2,625.00
023	Misc Electrical Changes	\$ 3,247.61
024	Training Room AV	\$ 4,200.00
Total		\$ 72,336.88

Jackson Fire Station #1 Renovation
ESI 6 - Change Order Request 014
Overhead Power for Truck Equipment
4/25/2025

Subcontractors

Item	Description	Subcontractor	Amount	
1	Overhead Power for Truck Equipment	KT Power	6,573.28	
2				
3				
			Subcontractor Subtotal	6,573.28
			OH&P	328.66 5%
			Subcontractor Total	6,901.94

Self-Performed

Item	Description	Vendor	Amount	
1				
			Self Performed Subtotal	-
			OH&P	15%
			Self Performed Total	-
			Grand Total	\$ 6,901.94

Jackson Fire Station #1 Renovation
ESI 8 - Change Order Request 016
Light Pole Relocation and Added Flood Light
 4/16/2025

Subcontractors

Item	Description	Subcontractor	Amount
1	Light Pole Relocation/Added Flood Light	KT Power	1,625.00

Subcontractor Subtotal	1,625.00	
OH&P	81.25	5%
<i>Subcontractor Total</i>	<i>1,706.25</i>	

Self-Performed

Item	Description	Vendor	Amount
------	-------------	--------	--------

1

Self Performed Subtotal	-	
OH&P		15%
<i>Self Performed Total</i>	<i>-</i>	

Grand Total	\$ 1,706.25
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Jackson Fire Station #1 Renovation
Change Order Request 017a
Digital Sign - Coast to Coast Option
4/28/2025

Subcontractors

Item	Description	Subcontractor	Amount	
1	Digital Sign	Coast to Coast Signs	24,000.00	
2	(1) - 30 amp Circuit to Sign	KT Power	2,386.30	
3	Landscaping - Plants, Rock, Fabric, Edging	Cassi Holcomb	1,500.00	
			Subcontractor Subtotal	27,886.30
			OH&P	1,394.32 5%
			<i>Subcontractor Total</i>	<u><u>29,280.62</u></u>

Self-Performed

Item	Description	Vendor	Amount	
1	Supervision Time	Penzel	\$ 2,880.00	
2	Remove Landscaping Around Sign, Grade Area	Penzel	\$ 1,860.00	
			Self Performed Subtotal	4,740.00
			OH&P	711.00 15%
			<i>Self Performed Total</i>	<u><u>5,451.00</u></u>

PERMIT FEE NOT INCLUDED

Grand Total \$ 34,731.62

Jackson Fire Station #1 Renovation

Change Order Request 018

Changes to Interior Finishes

6/5/2025

Subcontractors

Item Description	Subcontractor	Amount	
1 Carpet Changes	RFC	1,300.00	
2 Sealed Concrete Floor Changes	Thompson Coatings	300.00	
	Subcontractor Subtotal	1,600.00	
	OH&P	80.00	5%
	<i>Subcontractor Total</i>	<i>1,680.00</i>	

Self-Performed

Item Description	Vendor	Amount	
1 Slabs for Door 143, Electric Strikes for 013 & 014	Cape Paint and Glass	\$ 2,357.87	
2			
	Self Performed Subtotal	2,357.87	
	OH&P	353.68	15%
	<i>Self Performed Total</i>	<i>2,711.55</i>	

Grand Total	<u><u>\$ 4,391.55</u></u>
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Jackson Fire Station #1 Renovation
Change Order Request 019
Water Main Repair
5/13/2024

Subcontractors

Item	Description	Subcontractor	Amount	
1	Fix Leak on 4" Water Main	Fronabarger	3,273.87	
2	Replace Concrete Removed to Find Leak (312.5 SF of 8" Thick Driveway & 56 SF of 4" Thick Sidewalk.)	Fronabarger	5,047.00	
			Subcontractor Subtotal	8,320.87
			OH&P	416.04 5%
			<i>Subcontractor Total</i>	<u><u>8,736.91</u></u>

Self-Performed

Item	Description	Vendor	Amount	
1				
			Self Performed Subtotal	-
			OH&P	- 15%
			<i>Self Performed Total</i>	<u><u>-</u></u>

Grand Total \$ 8,736.91

Jackson Fire Station #1 Renovation

Change Order Request 020

Brick Staining

6/5/2025

Subcontractors

Item Description	Subcontractor	Amount	
1 Stain New Bricks	Terry Helm Masonry	5,520.00	
	Subcontractor Subtotal	5,520.00	
	OH&P	276.00	5%
	Subcontractor Total	5,796.00	

Self-Performed

Item Description	Vendor	Amount	
1			
2			
	Self Performed Subtotal	-	
	OH&P	-	15%
	Self Performed Total	-	

Grand Total \$ 5,796.00

Jackson Fire Station #1 Renovation
Change Order Request 021
Repair Soffit Panels with Existing Holes
6/10/2025

Subcontractors

Item Description	Subcontractor	Amount	
1 Repair Approx 20 Soffit Panels with Existing Holes	Meinershagen Roofing	2,500.00	
	Subcontractor Subtotal	2,500.00	
	OH&P	125.00	5%
	<i>Subcontractor Total</i>	<i>2,625.00</i>	

Self-Performed

Item Description	Vendor	Amount	
1			
2			
	Self Performed Subtotal	-	
	OH&P	-	15%
	<i>Self Performed Total</i>	<i>-</i>	

Grand Total \$ 2,625.00

Jackson Fire Station #1 Renovation

Change Order Request 023

Misc Electrical Changes

6/11/2025

Subcontractors

Item	Description	Subcontractor	Amount	
1	Range/Hood Disconnect Changes	KT Power	1,069.83	
2	Panel H Relocation	KT Power	1,244.23	
3	Outlet for Soap Dispenser at Extractor	KT Power	778.90	
Subcontractor Subtotal			3,092.96	
OH&P			154.65	5%
<i>Subcontractor Total</i>			<u><u>3,247.61</u></u>	

Self-Performed

Item	Description	Vendor	Amount	
1				
2				
Self Performed Subtotal			-	
OH&P			-	15%
<i>Self Performed Total</i>			<u><u>-</u></u>	

Grand Total	\$	<u><u>3,247.61</u></u>
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Jackson Fire Station #1 Renovation

Change Order Request 024

Training Room AV

6/11/2025

Subcontractors

Item	Description	Subcontractor	Amount	
1	Training Room AV Setup	KT Power	4,000.00	
2				
3				
			Subcontractor Subtotal	4,000.00
			OH&P	200.00
			Subcontractor Total	4,200.00
				5%

Self-Performed

Item	Description	Vendor	Amount	
1				
2				
			Self Performed Subtotal	-
			OH&P	-
			Self Performed Total	-
				15%

Grand Total \$ 4,200.00

MEMO



To: Mayor Dwain Hahs and Members of the Board of Aldermen

From: Rodney Bollinger, Director of Administrative Services

Date: June 30, 2025

Re: Disposal of Stockpiled Brush Program

Back in July 2024, our contract with Herzog Excavating & Demolition, LLC, of Perryville, Missouri, was extended by the Mayor and Board of Aldermen to allow for the contractor to continue work on the Disposal of Stockpiled Brush Program through the end of 2025. The City's stockpiled brush is stored on the tract located behind Mondi on N. High St. (Highway 61) in the Jackson North Industrial Park.

Since disposing of last winter's pile of brush under Change Order 6, more piles of brush and leaves quickly accumulated this spring and summer. The proposed fee is significantly higher this time because of the public infrastructure project under the CDBG for Trussworks. Herzog's crews could not access the yard waste site for several months due to the construction of the water, sewer, and roadways. As a result, the current pile is considerably larger than normal. This proposal is an additional fee to remove the newest piles of brush from the site.

With the contractor's good history of working with the City of Jackson on this program and reasonable fee for this additional work, I recommend to the Board of Aldermen that Change Order 7 be accepted.



City of Jackson

CHANGE ORDER

PROGRAM: Disposal of Stockpiled Brush

DATE OF ISSUANCE: July 7, 2025

CHANGE ORDER NO.: 7

OWNER: City of Jackson – 101 Court Street, Jackson, Missouri 63755

CONTRACTOR: Herzog Excavating & Demolition, LLC – 24 Green Meadows Ln., Perryville, Missouri 63775

THIS CHANGE ORDER MODIFIES THE ORIGINAL CONTRACT AS FOLLOWS:

This is an additional cost for the contractor remove new piles of brush from the site accumulated between February 9, 2025, and June 30, 2025.

☐ See Attachments

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIME
Original Contract Price: \$28,600.00	Original Contract End Date: December 31, 2023
Previous Change Orders: \$68,100.00	Net Change from Previous Change Orders: 0 days
Contract Price prior to this Change Order: \$96,700.00	Contract End Date prior to this Change Order: December 31, 2025
Net Increase (Decrease) of this Change Order: \$33,000.00	Net Increase (Decrease) of this Change Order: 0 days
Contract Price with all approved Change Orders: \$129,700.00	Contract End Date with all approve Change Orders: December 31, 2025

Recommended By:


Director of Administrative Services

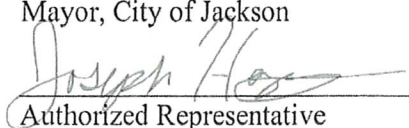
7/1/2025
Date

Approved By:

Mayor, City of Jackson

Date

Accepted By:


Authorized Representative
of the Contractor

7/1/2025
Date


Herzog Excavating & Demolition LLC

24 Green Meadows Ln.

Perryville, Missouri 63775

herzogexcavatingdemolition@gmail.com

(573) 768-1398

Estimate

Submitted on 06/30/2025

Estimate for

City of Jackson

101 Court Street

Jackson, Missouri 63755

Project

Disposal of Stockpiled Brush Program

June 2025

Estimate Expiration

30 Days

Description
Total price

Remove and dispose of brush, wood chippings,

grass clippings

\$33,000.00

Subtotal

\$33,000.00

 Notes: *Thank you for your business!*
Total \$33,000.00

THE LIMBAUGH FIRM
— ATTORNEYS AT LAW —
EST. 1916

Memo

To: Mayor, Board of Aldermen and Staff

From: COP

Date: June 10, 2025

Re: Section 3-2. Banking of city funds.

Missouri State Statute, Section 95.355, granted cities broad discretion to select depositories for City funds. That section was repealed and in its place was adopted Section 110.075 which sets forth factors the city must consider for the selection of depositories.

This new statute requires an amendment to Section 3-2 of the City Code of Ordinances for the banking of City funds. The proposed amended Section 3-2 brings the City code in compliance with the State statute.

BILL NO. 25-__

ORDINANCE NO. 25-__

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

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

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

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

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

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

“Sec. 3-2. Banking of city funds.

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

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

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

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

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

FIRST READING: July 7, 2025.

SECOND READING: July 7, 2025.

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

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

BY: _____
Mayor

City Clerk

BILL NO. 25-__

ORDINANCE NO. 25-__

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

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

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

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

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

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

FIRST READING: July 7, 2025.

SECOND READING: July 7, 2025.

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

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

BY: _____
Mayor

City Clerk

ARTICLE VIII. - ETHICS CODE

Sec. 1-80. - Definitions.

As used in this chapter unless the context clearly requires otherwise:

Commission means the Missouri Ethics Commission.

Dependent child or *dependent child in his custody* means all children, stepchildren, foster children and wards under the age of eighteen (18) residing in his household and who receive in excess of fifty (50) percent of their support from him.

Public document means a state tax return or a document or other record maintained for public inspection without limitation of the right of access to it and a document filed in juvenile court proceeding.

Substantial interest means ownership by the individual, his spouse or his dependent children, whether singularly or collectively, directly or indirectly of ten (10) percent or more of any business entity, or of an interest having a value of ten thousand dollars (\$10,000.00) or more, or the receipt by an individual, his spouse or his dependent children, whether singularly or collectively, or a salary, gratuity or other compensation or remuneration of five thousand dollars (\$5,000.00), or more, per year from individual, partnership, organization or association within any calendar year.

Substantial personal or private interest in any measure, bill, order or ordinance means any interest in a measure, bill, order or ordinance which results from a substantial interest in a business entity.

(Ord. No. 3812, § 2, 2-1-99)

Sec. 1-81. - Substantial personal or private interest—Report required.

Any member of the governing body of the city who has a substantial personal or private interest in any measure, bill, order or ordinance proposed or pending before such governing body shall, before he passes on the measure, bill, order or ordinance, file a written report of the nature of the interest with the city clerk and such statement shall be recorded in the appropriate journal or other record of proceedings of the city.

(Ord. No. 3812, § 2, 2-1-99)

Sec. 1-82. - Compliance.

Any member of the governing body of the city shall be deemed to have complied with the requirements of section 1-81 if he has filed, at any time before he passes on such measure, bill, order or ordinance, a financial interest statement pursuant to section 1-85 which discloses the basis for his substantial personal

or private interest or interests that he may have therein. Any such person may amend his financial interest statement to disclose any subsequently acquired substantial interest at any time before he passes on any measure, bill, order or ordinance and shall be relieved of the provisions of section 1-81.

(Ord. No. 3812, § 2, 2-1-99)

Sec. 1-83. - Effect on other laws.

Nothing in sections 1-80 through 1-86 shall be interpreted as exempting any individual from applicable provisions of any other laws of this state or the provisions of any charter or ordinance of other political subdivisions in the state.

(Ord. No. 3812, § 2, 2-1-99)

Sec. 1-84. - Persons required to file a financial interest statement.

Each elected official, the chief administrative officer and the chief purchasing officer of the city, and each official or employee of the city who is authorized by the governing body of the city to promulgate rules and regulations with the force of law or to vote on the adoption of rules and regulations with the force of law shall be required to file a financial interest statement as required by section 1-85.

(Ord. No. 3812, § 2, 2-1-99)

Sec. 1-85. - Financial interest statement requirements.

The following requirements with respect to disclosure of substantial interests must be met:

- (1) Disclosure in writing of the following described transactions, if any such transactions were engaged in during the calendar year:
 - a. For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars (\$500.00), if any, that such person had with the city other than compensation received as an employee or payment of any tax, fee or penalty due to the city and other than transfers for no consideration to the city.
 - b. The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars (\$500.00), if any, that any business entity in which such person had a substantial interest had with the city, other than payment of any tax, fee or penalty due to the city or transactions involving payment for providing utility service to the city, and other than transfer for no consideration to the city.
- (2) The chief administrative officer and chief purchasing officer of the city shall disclose in writing the following information:

- a. The name and address of each of the employers of such person from whom income of one thousand dollars (\$1,000.00) or more was received during the year covered by the statement.
 - b. The name and address of each sole proprietorship which he owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in which he was a partner or participant; the name and address of each partner or co-participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the secretary of state; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten (10) percent or more of any class of the outstanding stock or limited partners' units; and the name of any publicly traded corporation or limited partnership which is listed on a regulated stock exchange or automated quotation system in which the person owned two (2) percent or more of any class of outstanding stock, limited partnership units or other equity interests.
 - c. The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.
- (3) Duplicate disclosure reports made pursuant to this section shall be filed with the commission and the city clerk. The city clerk shall maintain such disclosure reports available for public inspection and copying during normal business hours.

(Ord. No. 3812, § 2, 2-1-99)

Sec. 1-86. - Time for filing.

The financial interest statements shall be filed at the following times, but no person is required to file more than one (1) financial interest statement in any calendar year:

- (1) Each candidate for elective office shall file a financial interest statement no later than the forty-fifth day after the last day for filing for the election at which he seeks nomination or election, and the statement shall be for the twelve (12) months prior to the closing date, except that in the event an individual does not become a candidate until later than the forty-fifth day after the last day for filing for the election, the statement shall be filed within ten (10) days of his becoming a candidate. An individual required to file a financial interest statement because of his candidacy for office prior to a primary election in accordance with this section is also required to amend such statement within seven (7) days prior to the following general election to reflect any changes in financial interest during the interim. The appropriate elections authority shall provide to the candidate at the time of filing for election written notice of the candidates' obligation to file under this article and the candidate shall sign a statement acknowledging receipt of such notice.

- (2) Each person appointed to office and each official or employee described in section 1-84 who is not otherwise covered in this section shall file the statement within thirty (30) days of such appointment or employment.
- (3) Every other person required by this chapter to file a financial interest statement shall file the statement annually not later than the first day of May and the statement shall cover the calendar year ending the immediately preceding December 31; provided that any member of the governing body of the city may supplement his financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement.
- (4) The deadline for filing any statement required by this chapter shall be 5:00 p.m. of the last day designated for filing the statement. When the last day of filing falls on a Saturday or Sunday or on an official state holiday, the deadline for filing is extended to 5:00 p.m. on the next day which is not a Saturday or Sunday or official holiday. Any statement required within specified time shall be deemed to be timely filed if it is postmarked not later than midnight of the day previous to the date designated for filing the statement.

(Ord. No. 3812, § 2, 2-1-99)

MEMO



TO: Mayor Hahs and Members of the Board
FROM: Larry Miller, Building & Planning Manager
DATE: July 3, 2025
SUBJECT: Approval of Preliminary Plat – Jackson North Industrial Park Subdivision, Phase II

The Planning & Zoning Commission has reviewed and recommended approval of the Preliminary Plat for Jackson North Industrial Park Subdivision Phase II.

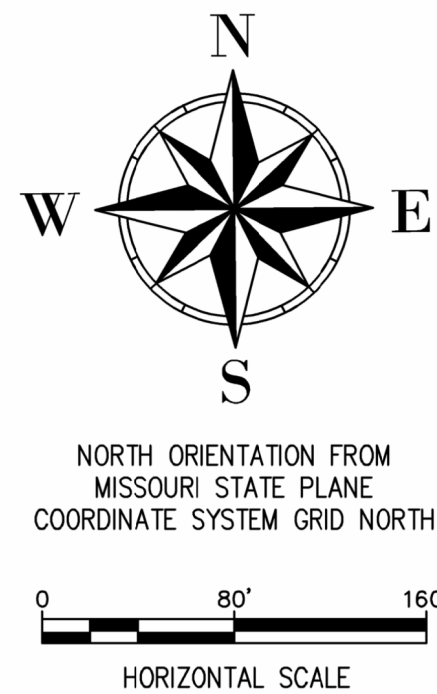
This plat replaces a previously expired version and reflects updated lot configurations to support ongoing industrial development. Lots 1, 2, and 5 are available for sale. Lots 3 and 4, which contain key utility infrastructure, will remain in City ownership.

Staff recommends Board approval of the Preliminary Plat as presented.

PRELIMINARY PLAT PHASE II FOR JACKSON NORTH INDUSTRIAL PARK SUBDIVISION

THAT PART OF SOUTHEAST QUARTER OF FRACTIONAL SECTION 36, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

LINE TABLE		
LINE #	DIRECTION	LENGTH
L3	S27°49'59"W	62.24'
L4	S13°51'01"W	12.45'
L5	S76°08'59"E	19.00'
L6	S13°51'01"W	60.00'
L7	N13°51'01"E	60.00'
L8	S76°08'59"E	19.00'
L9	N13°51'01"E	12.45'
L10	N27°49'59"E	62.24'



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	36.76'	270.00'	N72°14'58"W	36.73'
C3	31.61'	330.00'	N73°24'22"W	31.59'
C4	31.30'	22.00'	S68°35'08"W	28.72'
C5	41.49'	170.00'	S20°50'30"W	41.39'
C6	32.99'	21.00'	S31°08'59"E	29.70'
C7	32.99'	21.00'	N58°51'01"E	29.70'
C8	56.13'	230.00'	N20°50'30"E	55.99'
C9	31.30'	22.00'	N12°55'09"W	28.72'
C10	60.59'	330.00'	N70°53'23"W	60.51'
C11	31.73'	270.00'	S64°58'56"E	31.71'
C13	48.81'	200.00'	S20°50'30"W	48.69'

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP NUMBER 29031C0143E AND MAP NUMBER 29031C0145E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

SUBDIVISION NOTES

LOT SIZES

TOTAL NUMBER OF LOTS: 5
MINIMUM LOT SIZE: 0.73 ACRES
MAXIMUM LOT SIZE: 8.89 ACRES

ZONING

ALL LOTS = I-2 (HEAVY INDUSTRIAL)

BUILDING SETBACKS FOR I-2 ZONING

FRONT SETBACKS: NONE
REAR SETBACKS: NONE, EXCEPT WHERE LOT ABUTS RESIDENTIAL DISTRICT (25 FEET)
SIDE SETBACKS: NONE, EXCEPT WHERE LOT ABUTS RESIDENTIAL DISTRICT (20 FEET)

RECORD OWNER

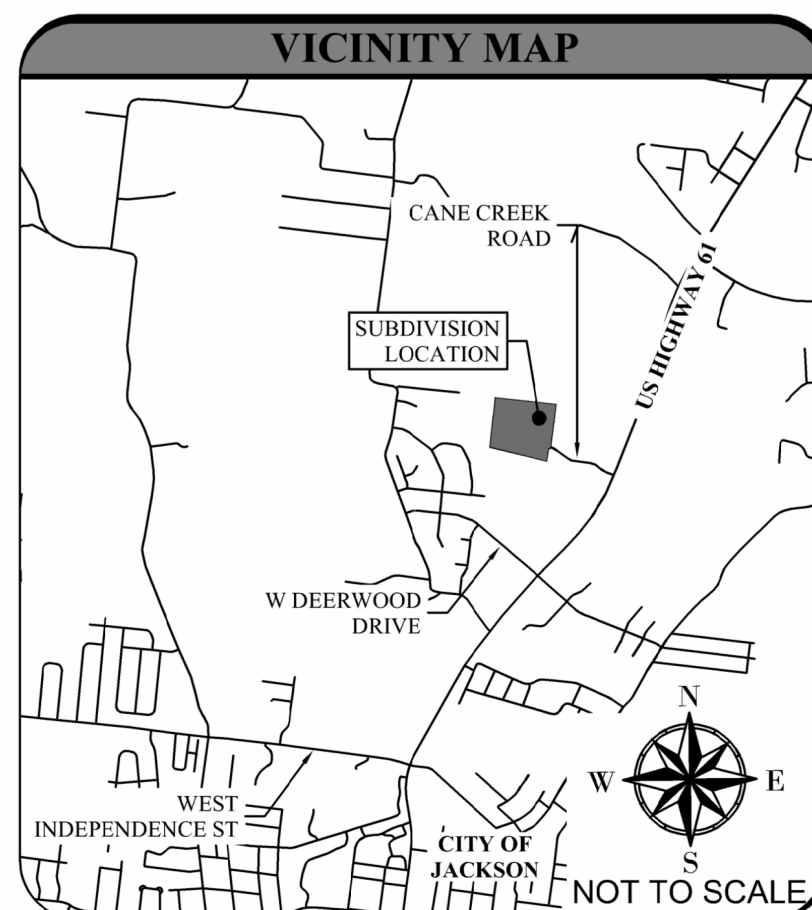
CITY OF JACKSON
DOC. NO. 2006-16516
DOC. NO. 2006-16517
DOC. NO. 2006-16518

DEVELOPER OF SUBDIVISION AND PLAT PREPARED FOR:

CITY OF JACKSON
101 COURT STREET
JACKSON, MO 63755

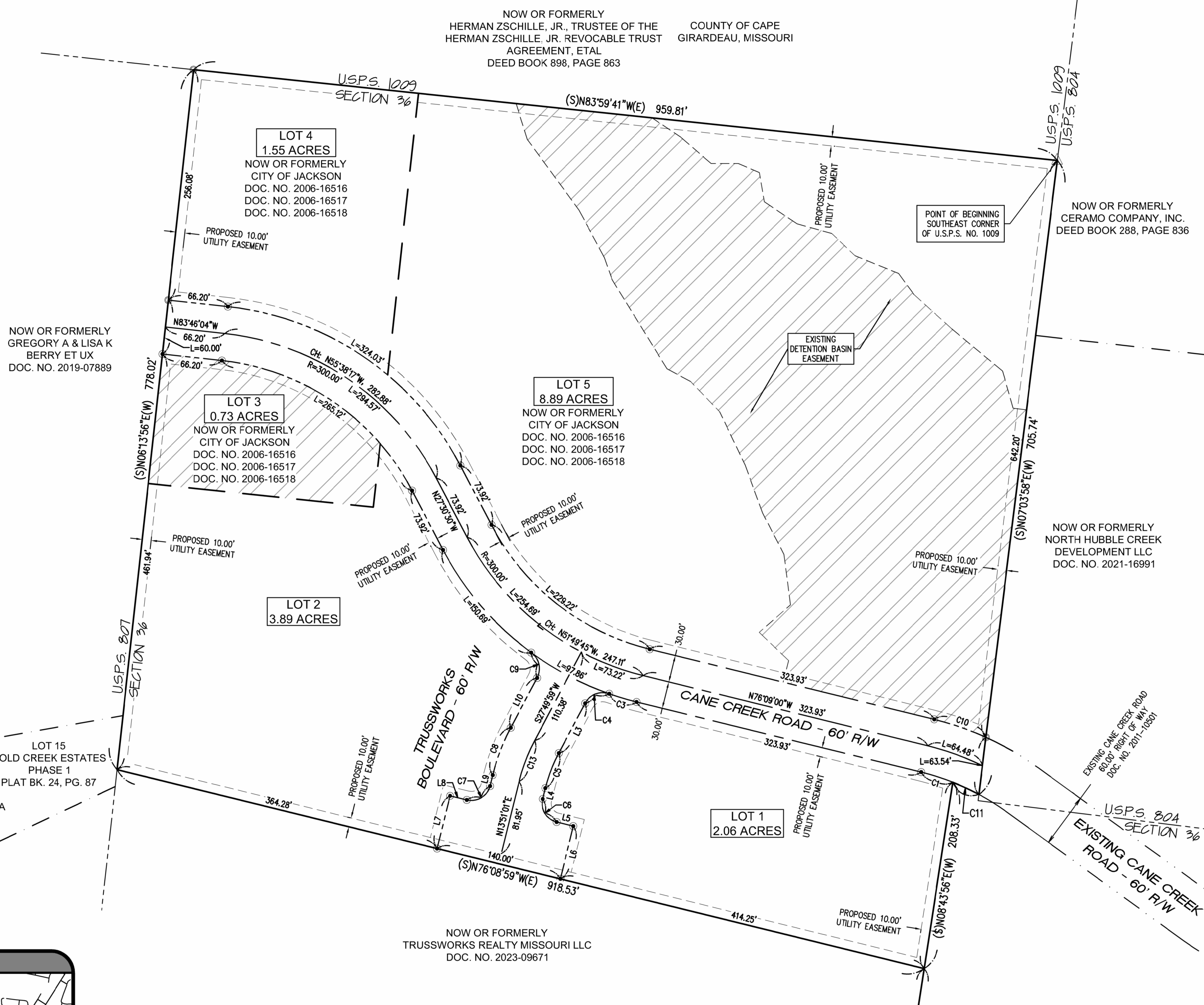
PLAT PREPARED BY AND LAND SURVEYING SERVICES PROVIDED BY:

KOEHLER ENGINEERING AND LAND SURVEYING, INC.
194 COKER LANE
CAPE GIRARDEAU, MO 63701
(573) 335-3026



LEGEND

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD
- = BOUNDARY LINE
- = LOT LINE
- = CENTERLINE
- = EXTERNAL PROPERTY LINE
- = RIGHT-OF-WAY LINE
- = EXISTING RIGHT-OF-WAY LINE



THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS MADE EFFECTIVE JULY 31, 2022

KOEHLER

Professional Engineers & Land Surveyors

194 Coker Lane
Cape Girardeau, Missouri 63701
Ph: (573) 335 - 3026 Fax: (573) 335 - 3049
MO PLS Corp. Certificate #000262

DRAWN BY:	SUSAN DOODS	REV DATE	DESCRIPTION	INITIALS
CHECKED BY:	TRAVIS STEFFENS	05/21/25	ADDRESS CITY REVIEW COMMENTS	SD
SURVEY DATE:	-----	05/22/25	ADDRESS CITY REVIEW COMMENTS	SD
DRAWING DATE:	FEBRUARY 20, 2025			
DRAWING NO:	39538			

MEMO



TO: Mayor Hahs and Members of the Board
FROM: Larry Miller, Building & Planning Manager
DATE: July 3, 2025
SUBJECT: Approval of Final Plat – Deer Ridge Subdivision

The Planning & Zoning Commission has reviewed and recommended approval of the Final Plat for Deer Ridge Subdivision, submitted by WPSD Properties, LLC.

This plat resubdivides the parcel at the Deer Ridge Animal Clinic into two lots. Per a written agreement between the lots, a shared private drive will access lot 2. A variance from City water service requirements is being requested due to limited demand (one bathroom, two sinks, and an exterior hose bib) and use of an existing privately owned water line maintained by WPSD Properties.

Staff supports approval of the Final Plat and the requested variance.

BILL NO. 25-__

ORDINANCE NO. 25-__

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

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

WHEREAS, the developer has designed the required improvements and has committed to construct said improvements, if any are indicated on said plat; and,

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

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

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, do hereby accept the final plat of the Deer Ridge Subdivision, a Resubdivision of a tract of land, which is attached hereto as Exhibit A, including all easements, right-of-way streets and improvements indicated thereon, if any, and subject to the terms and conditions expressed therein.

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

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

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

FIRST READING: July 7, 2025.

SECOND READING: July 7, 2025.

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

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk



SUBDIVISION APPLICATION FORM City of Jackson, Missouri

NAME OF SUBDIVISION: Deer Ridge Subdivision

DATE OF APPLICATION: May 28, 2025

PROPERTY OWNERS: (all legal property owners exactly as listed on the deed)

Names, Addresses & Phone #s: WPSD Properties, LLC
1807 N. High Street
Jackson, MO 63755
573-243-3200

CONTACT PERSON HANDLING APPLICATION:

Contact's Name: Ryan Brase

Contact's Mailing Address: 2121 Megan Dr.
Cape Girardeau, MO

Contact's Phone: 573-339-5900

ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: Bowen Engineering & Surveying
2121 Megan Dr.
Cape Girardeau, MO 63701 573-339-5900

TYPE OF SUBDIVISION APPLICATION: (check all applicable items)

- | | |
|---|--|
| <input type="checkbox"/> Preliminary plat approval | <input checked="" type="checkbox"/> Final plat approval |
| <input type="checkbox"/> Minor subdivision approval | <input checked="" type="checkbox"/> Re-subdivision plat approval |

LEGAL DESCRIPTION OF TRACT: (attach separate page if necessary)

ZONING: Indicate the current zoning district classification of the entire tract to be developed (circle all that apply):

- | | |
|------------------------------------|----------------------------------|
| R-1 Single Family Residential | C-1 Local Commercial |
| R-2 Single Family Residential | <u>C-2 General Commercial</u> |
| R-3 One and Two Family Residential | C-3 Central Business District |
| R-4 General Residential | C-4 Planned Commercial District |
| MH-1 Mobile Home Park | CO-1 Enhanced Commercial Overlay |
| CO-1 Enhanced Commercial Overlay | I-1 Light Industrial |
| | I-2 Heavy Industrial |
| | I-3 Planned Industrial Park |

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

OWNERS' SIGNATURES:

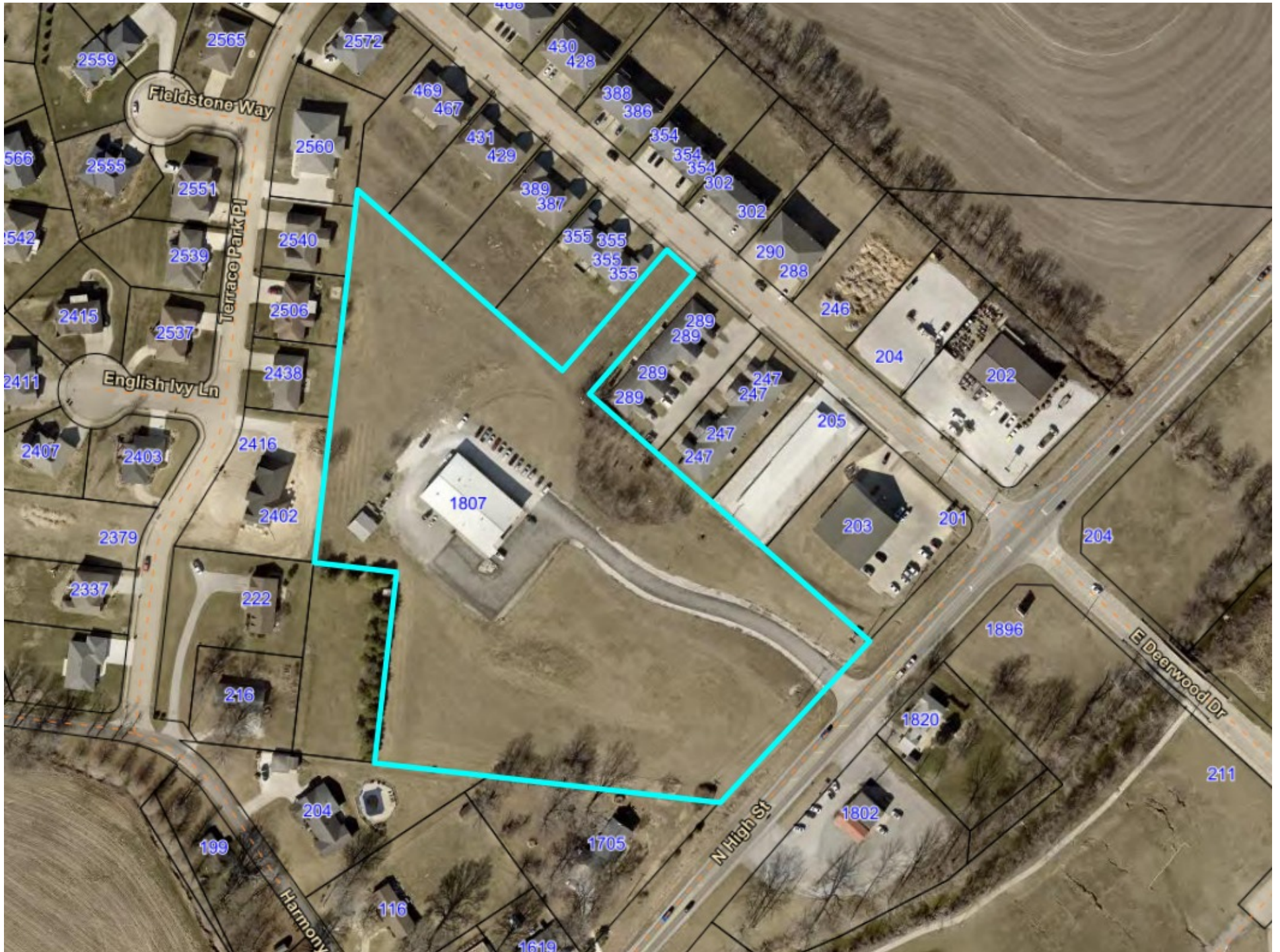
I state upon my oath that all of the information contained in this application is true. (Original signatures of all persons listed in Item No. 3)

* *[Signature]*
 + *[Signature]*

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

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

Ph: 573-243-2300 ext. 29
 Fax: 573-243-3322
 Email: permits@jacksonmo.org



SURVEY NOTES:

This Survey Creates A New 2 Lot Subdivision From The Parent Tract Recorded In Document No. 2008-03937 And Warranty Deed, Book No. 1312 - Page No. 151

Measured Dimensions Shown Without Parentheses Deed Or Record Dimensions Shown With Parentheses

Basis Of Survey Datum - Nad83, M.S.P.C. Zone 2401 East CORS Station MOJK Of The MoDOT GPS RTN Network

Latitude 37° 24' 44.45840" North
Longitude 89° 39' 00.22115" West
Ellipsoid Height 384,012 U.S. Survey Feet
Northing 575,957.276 U.S. Survey Feet
Easting 1,067,059.319 U.S. Survey Feet
Elevation 476.96 U.S. Survey Feet

As Published On National Geodetic Data Sheets, Retrieval Date December 28, 2023 And Converted From Meters To U.S. Survey Feet.

Survey Class - Urban

REFERENCES:

Record Plat of Terrace Park Estates, Plat Book No. 23 - Page No. 37

Previous Survey By Martin (PLS 2001001910), Survey Record Book No. 14 - Page No. 503

Previous Survey By Dowdy (PLS 1518), Survey Record Book No. 14 - Page No. 51

Previous Survey By Dowdy (PLS 1518), Survey Record Book No. 14 - Page No. 206

General Warranty Deed, Book No. 1312 - Page No. 151
General Warranty Deed, Document No. 2008-03937

Online Mapping Records For Cape Girardeau, County https://maps.camavision.com/capegirardeaum

ZONING INFORMATION:

Subject Property is Zoned C2, General Commercial District

Maximum Building Height: 50 Feet Not Over 5 Stories
Maximum Lot Width: None
Maximum Lot Area: None

Setbacks:
Front Yard: 30 Feet
Side Yard: 8 Feet Where Adjoining Residential Property
0 Feet Where Commercial Use Adjoins Commercial Zone
Rear Yard: 25 Feet

SURVEY MONUMENT NOTES:

- - FOUND 1/2" IRON PIN (AS NOTED)
- - SET 1/2" IRON PIN

LINE DIMENSION TABLE

NO.	BEARING	DISTANCE
1	N 83° 59' 33" W	114.94'
2	S 49° 23' 24" E	50.00'
3	N 83° 52' 26" W	114.47'

SURVEY LEGEND

CENTERLINE -----
RIGHT OF WAY LINE -----
PROPERTY LINE =====
LOT LINE -----
ADJOINER'S PROPERTY LINE -----
NEW UTILITY EASEMENT LINE -----

RECORD PLAT

DEER RIDGE SUBDIVISION

A Part of the Northeast Quarter of Fractional Section 1, Township 31 North, Range 12 East,
A Part of the Southeast Quarter of Fractional Section 36, Township 32 North, Range 12 East of the 5th P.M.
City of Jackson, County of Cape Girardeau, State of Missouri

FLOOD ZONE INFORMATION:

This site lies in Flood Zone X, Area of Minimal Flood Hazard as Indicated by FIRM Map Panel Number 29031C0143E, Dated September 29, 2011

SUBDIVISION DEDICATION

The Undersigned WPSD Properties, LLC, a Missouri Limited Liability Company, Owners in Fee of A Part of the Northeast Quarter of Fractional Section 1, Township 31 North, Range 12 East, and A Part of the Southeast Quarter of Fractional Section 36, Township 32 North, Range 12 East of the Fifth Principal Meridian, City of Jackson, County of Cape Girardeau, State of Missouri and Being More Particularly Described as Follows:

Beginning at a 1/2" Iron pin (found) at the Southeast corner of Lot 45 of said Terrace Park Estates, as shown by plat recorded in Plat Book 23, Page 37 of the land records of the County Recorder's Office; Thence N 06° 12' 51" E, 519.39 feet along the East line of Lots 45, 46, 47, 48, 49 and 50 of said Terrace Park Estates to a 1/2" Iron pin (set) on the Southwesterly line of Lot 82 of said Terrace Park Estates; Thence S 49° 23' 24" E, 372.23 feet along the Southwesterly line of Lots 82, 81, 80, 79 and 78 of said Terrace Park Estates to a 1/2" Iron pin (set); Thence leaving said Southwesterly line, N 40° 36' 36" E, 221.22 feet to a 1/2" Iron pin (set) on the South Right of Way line of West Deerwood Drive; Thence S 49° 23' 24" E, 50.00 feet, along said Right of Way line to a 1/2" Iron pin (set); Thence leaving said right of Way line, S 40° 36' 36" W, 221.22 feet to a 1/2" Iron pin (set) on the Southwesterly line of said Lot 78; Thence S 49° 23' 24" E, 518.67 feet along Southwesterly line of Lots 78, 77, 76, 75 and 74 to a 1/2" Iron pin (set) on the Westerly Right of Way line of U.S. Highway 61, said point being the beginning of a non-tangent curve, concave to the Southeast having a radius of 11,509.20 feet and a central angle of 01° 32' 35" and from which point a radial line bears S 47° 39' 29" E; Thence in a Southwesterly direction along said curve and Right of Way line a distance of 309.93 feet to a 1/2" Iron pin (found) at the Northeast corner of a tract of land recorded in Document No. 2023-04289; Thence N 83° 52' 26" W, 482.83 feet along the North line of said tract and a tract of land recorded in Document No. 2005-08965; Thence along the East and North lines of said tract, N 06° 24' 24" E, 265.94 feet to a 1/2" Iron pin (found); Thence N 83° 59' 33" W, 114.94 feet to the Point of Beginning, containing 8.23 Acres more or less.

Hereby declare that they have caused said land to be subdivided into lots as numbered and designated on this plat, and do hereby establish permanent easements for utilities, sewers and drainage, as shown on this plat, and do hereby dedicate to the public use forever streets as shown on this plat, and to hereby name said subdivision, "Deer Ridge Subdivision".

In Witness Whereof, Signed This _____ Day of _____, 2025 A.D.

Wanda Pipkin, Member Shelly R. Daume, Member
WPSD Properties, LLC WPSD Properties, LLC

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU) SS

Before Me, a Notary Public for Said State and County, Personally Appeared Wanda Pipkin And Shelly R. Daume, Known to Me to Be the Persons Described Herein, Who Acknowledged That They Executed the Foregoing Instrument as Their Free Act and Deed.

In Witness Whereof, I Hereunto Set My Hand and Affix My Official Seal This _____ Day Of _____, 2025 A.D.

Notary Public My Term Expires

I, Angela Birk, City Clerk, do hereby certify that this Plat was Approved and Accepted by the Board of Aldermen of Jackson, Missouri on This _____ Day of _____, 2025 A.D.
As approved by Ordinance No. _____

Angela Birk, City Clerk

Approved By: Dwain Hahs, Mayor

Approved By: Janet Sanders, Director of Public Works

Approved By: Harry Dryer, Chairman, Planning And Zoning Commission

SURVEYOR'S CERTIFICATION

This is to certify that at the request of Shelly Daume the tracts shown hereon were surveyed under my direct supervision, and the results of said survey are represented correctly on this plat. Said survey was executed in accordance with the current minimum standards for property boundary surveys of the Missouri Department of Agriculture, Division of Weights and Measures. There may exist other documents that could affect this parcel, of which an accurate and current title search may disclose. In witness whereof, I hereunto set my seal and signature;

This _____ Day of _____, 2025 A.D.

R. Christopher Bowen MO, PLS #2232

FOR REVIEW

224 West Dale
Cape Girardeau, MO 63701
Ph: 573.339.5900
www.bowenengr.com

Bowen



ENGINEERING & SURVEYING

Consulting Engineers • Land Surveyors • Testing Laboratories
Bowen Engineering & Surveying, P.C.
Engineering Corporation - Missouri State Certificate of Authority #000383
Land Surveying Corporation - Missouri State Certificate of Authority #000166

WPSD PROPERTIES, LLC
1807 N. HIGH STREET
JACKSON, MO

DESCRIPTION	DATE

Copyright © 2025 by Bowen Engineering & Surveying, P.C.

JOB NO.	S25-040
DATE	June 6, 2025
FILE	S25040.DGN
CAICE	S25040.ZIP
DWN BY	RWB
CKD BY	CCK
SCALE	1" = 100'

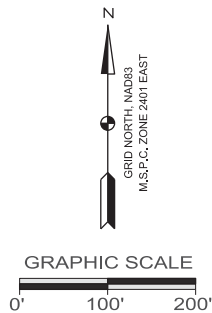
RECORD
PLAT

SHEET NO.
1 of 1

FILED FOR RECORD

State of Missouri)
County of Cape Girardeau) ss
Filed For Record This _____ Day of _____, 2025 A.D.
and Duly Recorded in Document No. _____

Andrew David Blattner, Cape Girardeau County Recorder of Deeds





Bowen

2121 Megan Drive
Cape Girardeau, MO 63701
Ph 573 339 5900
Fax 573 339 1391
www.bowenengsurv.com

ENGINEERING & SURVEYING

Incorporated

June 6, 2025

Attn: Mr. Larry Miller
Building and Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755

Re: Deer Ridge Subdivision Water Tap Variance

Mr. Miller:

Due to the existing water line tap from the main water line servicing Lot 1 currently. The owners wish to tap onto the existing water line servicing Lot 1 and provide a water service to Lot 2.

The owners respectfully request a variance to the subdivision regulations regarding the water distribution system, which requires a separate water tap connection for each lot from the main water line.

Bowen Engineering & Surveying

Chris Kelley
Survey Manager

Wanda Pipkin, Member
WPSD Properties, LLC

Shelly R. Daume, Member
WPSD Properties, LLC



PUBLIC WORKS MEMORANDUM

City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: June 27, 2025

RE: Old Orchard Town Homes Subdivision

Attached are the application form, location map, and final plat of Old Orchard Town Homes Subdivision. All subdivision infrastructure has been installed, tested, and approved and this subdivision is ready for final approval and acceptance by the City.

This subdivision is an extension of McKendree Crossing Drive on the west side of South Old Orchard Road and is to be developed as attached single-family town homes on individual lots.

As always, if you have questions, please contact me at jsanders@jacksonmo.org or 573-243-2300 x 2031.

BILL NO. 25-__

ORDINANCE NO. 25-__

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

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

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

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

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

Section 1. The Mayor and Board of Aldermen of the City of Jackson, Missouri, do hereby accept the final plat of Old Orchard Town Homes Subdivision, which is attached hereto as Exhibit A, including all easements, right-of-way streets and improvements indicated thereon and subject to the terms and conditions expressed therein; and provided however, that the final record plat shall not be recorded unless the Developer files with the Board of Aldermen a surety bond, cashier's check, or a certified check or irrevocable letter of credit upon a solvent bank, conditioned to secure the

construction of the improvements listed in Sec. 57-10 and its subsections in a satisfactory manner and not to exceed two (2) years, which has been filed.

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

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

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

FIRST READING: July 7, 2025.

SECOND READING: July 7, 2025.

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

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk



SUBDIVISION APPLICATION FORM
City of Jackson, Missouri

EXHIBIT

A

NAME OF SUBDIVISION: OLD ORCHARD TOWN HOMES SUBDIVISION

DATE OF APPLICATION: 6/26/2025

PROPERTY OWNERS: (all legal property owners exactly as listed on the deed)

Names, Addresses & Phone #s: FRUITLAND INVESTMENTS, LLC & LYNDON PROPERTIES, LLC
26806 STATE HWY B
MARBLE HILL, MO 63764

CONTACT PERSON HANDLING APPLICATION:

Contact's Name: JACOB JONES

Contact's Mailing Address: 26806 STATE HWY B
MARBLE HILL, MO 63764

Contact's Phone: 573-576-8175

ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: STRICKLAND ENGINEERING, INC
113 W MAIN ST, SUITE 1
JACKSON, MO 63755

TYPE OF SUBDIVISION APPLICATION: (check all applicable items)

- ☐ Preliminary plat approval
- ☒ Final plat approval
- ☐ Minor subdivision approval
- ☐ Re-subdivision plat approval

LEGAL DESCRIPTION OF TRACT: (attach separate page if necessary)
SEE PLAT

ZONING: Indicate the current zoning district classification of the entire tract to be developed (circle all that apply):

- R-1 Single Family Residential

R-2 Single Family Residential

R-3 One and Two Family Residential

R-4 General Residential

MH-1 Mobile Home Park

CO-1 Enhanced Commercial Overlay
- C-1 Local Commercial

C-2 General Commercial

C-3 Central Business District

C-4 Planned Commercial District

CO-1 Enhanced Commercial Overlay

I-1 Light Industrial

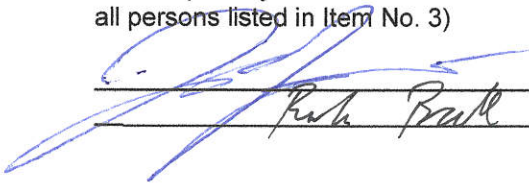
I-2 Heavy Industrial

I-3 Planned Industrial Park

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

OWNERS' SIGNATURES:

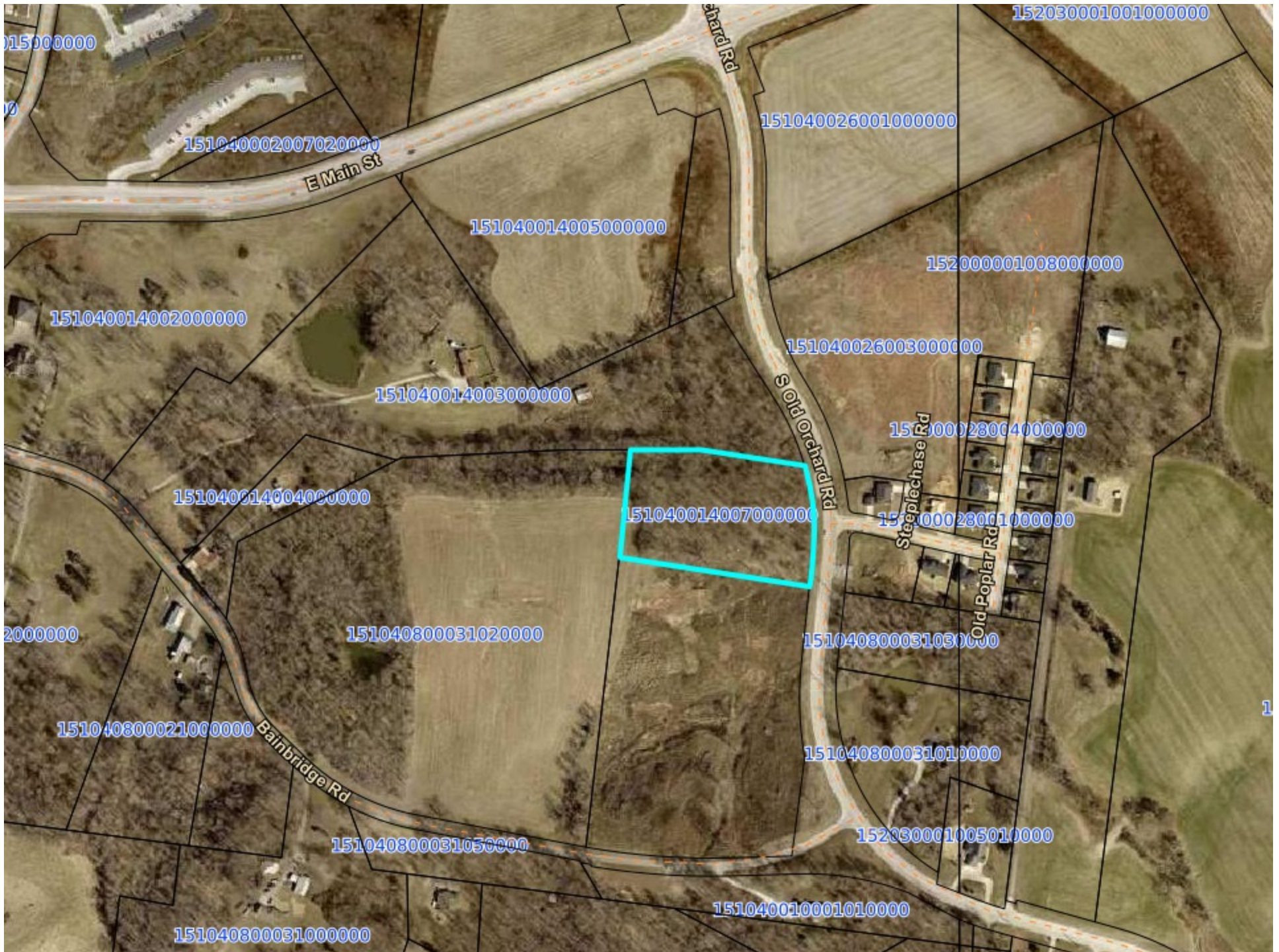
I state upon my oath that all of the information contained in this application is true. (Original signatures of all persons listed in Item No. 3)



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

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

Ph: 573-243-2300 ext. 29
Fax: 573-243-3322
Email: lmiller@jacksonmo.org



LOCATION MAP

RECORD PLAT FOR OLD ORCHARD TOWN HOMES SUBDIVISION

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



- REFERENCES**
1. DOCUMENT NO. 2023-08018 (SUBJECT)
 2. DOCUMENT NO. 2015-07483
 3. DOCUMENT NO. 2007-02559
 4. DOCUMENT NO. 2019-07202
 5. SURVEY DOCUMENT NO. 2023-08738

ACCURACY STANDARD: TYPE URBAN

SURVEYOR'S NOTE

1/2" IRON ROD WITH PLASTIC CAP SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL: 29030101036 FOR CAPE GIRARDEAU COUNTY, MISSOURI, EFFECTIVE DATE SEPTEMBER 28, 2011 AND AS SHOWN ON THE ANNEKED PLAT.

BUILDING SETBACKS

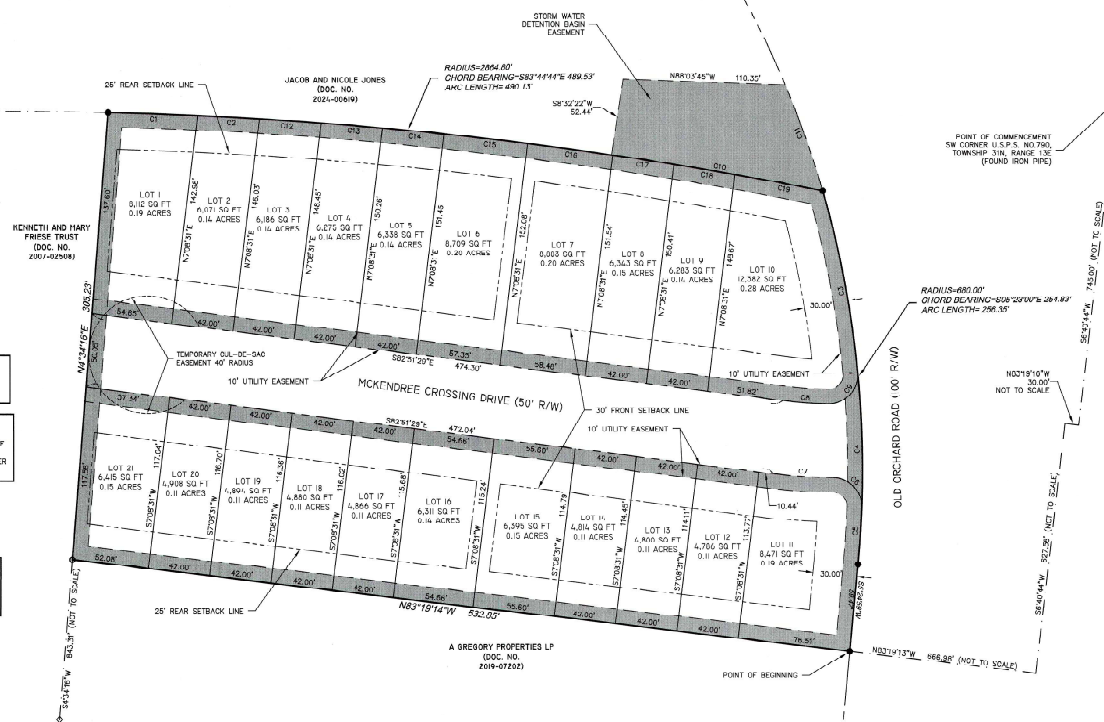
30' FRONT SETBACKS
25' REAR SETBACKS
8' SIDE SETBACKS

ZONING CLASSIFICATION

"R-3" ONE- & TWO FAMILY RESIDENTIAL DISTRICT
NO. OF LOTS = 21
SMALLEST LOT SIZE = 4,786 Sq. Ft.
LARGEST LOT SIZE = 12,362 Sq. Ft.

LEGEND

- IRON ROD W/ CAP (FOUND)
- IRON PIPE (FOUND)
- IRON ROD (FOUND)
- 1/2" IRON ROD (NOT)
- SUBDIVISION OUTBOUNDARY
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- TEMPORARY EASEMENT
- EASEMENT AREA



Curve #	Length	Radius	Chord Direction	Chord Length
C1	91.08	2864.80	N88° 02' 10" W	81.07
C2	42.11	2864.80	N87° 02' 15" W	42.11
C3	128.26	680.00	S10° 40' 46" E	128.07
C4	86.79	680.00	S1° 43' 10" E	86.73
C5	41.29	680.00	S1° 43' 37" E	41.29
C6	28.85	70.00	S48° 26' 53" E	28.48
C7	40.02	325.00	S66° 23' 04" E	40.00
C8	30.76	275.00	S88° 03' 50" E	30.76
C9	30.76	20.00	N40° 38' 40" E	27.83
C10	145.02	2004.00	N80° 10' 09" W	145.00

Curve #	Length	Radius	Chord Direction	Chord Length
C11	77.12	680.00	S10° 26' 56" E	77.08
C12	42.07	2864.80	N85° 00' 14" W	42.07
C13	42.04	2864.80	N85° 19' 16" W	42.04
C14	42.02	2864.80	N84° 28' 50" W	42.02
C15	57.35	2864.80	N83° 29' 13" W	57.35
C16	58.48	2864.80	N82° 19' 43" W	58.48
C17	47.02	2864.80	N81° 19' 25" W	47.02
C18	42.04	2864.80	N78° 28' 59" W	42.04
C19	60.83	2864.80	N78° 27' 13" W	60.83

SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF FRUITLAND INVESTMENTS LLC, AND LYNDON PROPERTIES LLC, I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND HAVE SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

IN WITNESS WHEREOF, I HAVE HEREIN SET MY SEAL AND SIGNATURE THIS _____ DAY OF _____ 20____.

BRIAN W. STRICKLAND, MO-PLS 2005000068
113 WEST MAIN STREET
JACKSON, MISSOURI 63202

SUBDIVISION DEDICATION

WE, FRUITLAND INVESTMENTS LLC, AND LYNDON PROPERTIES LLC, THE OWNERS OF THAT PART OF U.S.P. SURVEY 318, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF U.S.P. NO. 790, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING A POINT ON THE EAST LINE OF SAID U.S.P. NO. 308; THENCE SOUTH 0° 04' 44" WEST ALONG SAID EAST LINE, 745.00 FEET; THENCE LEAVING SAID EAST LINE, NORTH 83° 19' 16" WEST 30.00 FEET; THENCE SOUTH 0° 04' 44" WEST 745.00 FEET; THENCE NORTH 83° 19' 16" WEST 30.00 FEET; THENCE SOUTH 0° 04' 44" WEST 745.00 FEET; THENCE SOUTH 0° 04' 44" WEST 30.00 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CURVING NORTH 83° 19' 16" WEST 30.00 FEET; THENCE NORTH 0° 04' 44" EAST 305.23 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ABANDONED CAPE GIRARDEAU NORTHERN RAILROAD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE SOUTHWEST, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2864.80 FEET, FOR AN ARC LENGTH OF 400.13 FEET; THE CHORD OF SAID ARC BEARS SOUTH 83° 44' 44" EAST 480.53 FEET, TO A POINT ON SAID WEST RIGHT OF WAY LINE OF SAID SOUTH OLD ORCHARD ROAD; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, AND ALONG SAID WEST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE SOUTHWEST, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 680.00 FEET, FOR AN ARC LENGTH OF 256.35 FEET; THE CHORD OF SAID ARC BEARS SOUTH 0° 03' 00" EAST 254.83 FEET; THENCE CURVING ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 0° 03' 00" WEST 254.83 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINING 3.70 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

DECLARE THAT WE HAVE CAUSED THE FOREGOING DESCRIBED TRACT OF LAND TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AND DESIGNATED ON THE ANNEXED PLAT AND THAT WE HAVE CAUSED SAID SUBDIVISION "OLD ORCHARD TOWN HOMES SUBDIVISION" AND DO HEREBY DEDICATE ALL RIGHT-OF-WAYS WITHIN THE FORESAID SUBDIVISION TO THE PUBLIC USE FOR FOREVER FOR STREET AND UTILITY USE, AND DO HEREBY ESTABLISH AND DEDICATE TO THE PUBLIC USE FOREVER PERMANENT UTILITY, WATER AND DRAINAGE EASEMENTS ACROSS CERTAIN PORTIONS OF THE FORESAID SUBDIVISION WHICH ARE SET FORTH ON THE ANNEXED PLAT.

IN WITNESS WHEREOF, I HAVE CAUSED THESE PRESENTS TO BE SIGNED BY US THIS _____ DAY OF _____ 20____.

JACOB JONES
FRUITLAND INVESTMENTS, LLC
A MISSOURI LIMITED LIABILITY CORPORATION

BRANDON BOOK
LYNDON PROPERTIES, LLC
A MISSOURI LIMITED LIABILITY CORPORATION

ON THIS _____ DAY OF _____ 20____, BEFORE ME APPEARED JACOB JONES, TO ME PERSONALLY KNOWN, BEING A MEMBER OF FRUITLAND INVESTMENTS LLC, AND BRANDON BOOK, TO ME PERSONALLY KNOWN, BEING A MEMBER OF LYNDON PROPERTIES LLC, WHO SHOWED ME MY IDENTITY AND THAT THEY ARE THE PROPRIETORS OF SAID SUBDIVISION AND WHO EXECUTE THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREIN SET MY HAND AND AFFIRMED BY NOTARIAL SEAL, ON THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVED BY:

DWAIN HARRIS, MAYOR

JARVIS SANDERS, PUBLIC WORKS DIRECTOR

FRANCY WITTECK, TREASURER OF BOARD OF ZONING COMMISSION

I, ANGELA BIRK, CITY CLERK OF THE CITY OF JACKSON, MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF JACKSON.

MISSOURI ON THE _____ DAY OF _____ 20____, BY ME:

NO _____ ORDINANCE NO. _____

ANGELA BIRK, CITY CLERK

STATE OF MISSOURI

COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS _____ DAY OF _____ 20____, AND DULY RECORDED

IN DOCUMENT NUMBER _____


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

STRICKLAND ENGINEERING	113 WEST MAIN STREET P.O. Box 109 JACKSON, MISSOURI 63208 Tel: 636-242-4444 Fax: 636-242-2091
	CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING
RECORD PLAT FOR OLD ORCHARD TOWN HOMES SUBDIVISION JACKSON, MO	SCALE 1"=40' DATE 12-5-24 DRAWN BY DR CHECKED BY BS PROJECT # 24-052



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Rodney W. Bollinger, Director of Administrative Services 

DATE: July 3, 2025

RE: West Madison Street Abandonment Request by Jackson R-2 Schools

As you know, the Jackson R-2 School District has requested abandonment of one block of West Madison Street to allow them the ability to provide better security for events at the football stadium. If approved, this will eliminate the existing public right of way between Colorado Street and South Oklahoma Street. In exchange, the R-2 School Board has agreed to providing public access through the high school's private parking lot through the dedication of a permanent easement agreement for public ingress and egress. A utility easement will also be retained by the City to allow access to existing utilities in W. Madison St., as well as an agreement to provide gate keys to city utility departments who may need to respond to emergency utility issues.

The following five items on the agenda will formally complete the process.

1. Ordinance authorizing the Mayor to execute a new Utility Easement Deed to be retained by the City over W. Madison St.
2. Ordinance accepting the dedication of the new Utility Easement Deed from the City.
3. Ordinance authorizing the Mayor to execute the Permanent Easement Agreement with the School District R-2.
4. Ordinance accepting the Permanent Easement Agreement. This is also the document which grants the City a new access easement over the JR2's private parking lot.
5. Ordinance vacating the public right of way of W. Madison St.

As always, please contact me if you have any questions or comments.

BILL NO. 25-__

ORDINANCE NO. 25-__

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

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

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

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

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

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

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

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

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

FIRST READING: July 7, 2025.

SECOND READING: July 7, 2025.

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

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk

EXHIBIT 1

UTILITY EASEMENT DEED

THIS DEED, made and entered into this _____ day of June, 2025, 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:

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

BEGIN AT THE NORTHWEST CORNER OF LOT 200 OF SAID ORIGINAL TOWN OF JACKSON, BEING THE SOUTHEAST CORNER OF THE INTERSECTION OF SAID WEST MADISON STREET AND COLORADO STREET; THENCE NORTH 07°15'05" EAST ALONG THE EAST RIGHT OF WAY LINE OF SAID COLORADO STREET, 49.50 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID WEST MADISON STREET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH 82°33'45" EAST ALONG SAID NORTH RIGHT OF WAY LINE, 387.02 FEET TO THE EAST RIGHT OF WAY LINE OF OKLAHOMA STREET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, SOUTH 07°29'26" WEST ALONG SAID EAST RIGHT OF WAY LINE, 49.50 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WEST MADISON STREET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, NORTH 82°33'45" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, 386.81 FEET TO THE POINT OF BEGINNING.

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

RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

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 June, 2025, 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: _____

BILL NO. 25-__

ORDINANCE NO. 25-__

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

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

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

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

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

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

FIRST READING: July 7, 2025.

SECOND READING: July 7, 2025.

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

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk

EXHIBIT 1

UTILITY EASEMENT DEED

THIS DEED, made and entered into this _____ day of June, 2025, 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:

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

BEGIN AT THE NORTHWEST CORNER OF LOT 200 OF SAID ORIGINAL TOWN OF JACKSON, BEING THE SOUTHEAST CORNER OF THE INTERSECTION OF SAID WEST MADISON STREET AND COLORADO STREET; THENCE NORTH 07°15'05" EAST ALONG THE EAST RIGHT OF WAY LINE OF SAID COLORADO STREET, 49.50 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID WEST MADISON STREET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH 82°33'45" EAST ALONG SAID NORTH RIGHT OF WAY LINE, 387.02 FEET TO THE EAST RIGHT OF WAY LINE OF OKLAHOMA STREET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, SOUTH 07°29'26" WEST ALONG SAID EAST RIGHT OF WAY LINE, 49.50 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WEST MADISON STREET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, NORTH 82°33'45" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, 386.81 FEET TO THE POINT OF BEGINNING.

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

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 June, 2025, 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: _____

BILL NO. 25-__

ORDINANCE NO. 25-__

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

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

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

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

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

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

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

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

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

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

FIRST READING: July 7, 2025.

SECOND READING: July 7, 2025.

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

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

BY: _____
Mayor

City Clerk

PERMANENT EASEMENT AGREEMENT

This Permanent Easement Agreement ("Agreement") is entered into this ____ day of _____, 2025, by and between the **City of Jackson, Missouri**, a municipal corporation ("City"), and the **Reorganized School District R-II of Cape Girardeau County, Missouri**, a political subdivision of the State of Missouri ("Jackson R-2").

RECITALS

WHEREAS, the City agreed to vacate that portion of W. Madison Street located between Colorado Street and Oklahoma Street, as more particularly described in Exhibit A attached hereto and incorporated herein by reference as shown in Ordinance No. _____ recorded in the land records of Cape Girardeau County, Missouri in Document No. _____; and

WHEREAS, the City shall retain a utility easement over the vacated portion of the W. Madison Street for maintenance, repair and operation of public utilities, as described in Exhibit A; and

WHEREAS, in consideration thereof, Jackson R-2 agrees to grant the City a permanent easement through Jackson R-2's private parking lot, starting at the end of Colorado Street and ending at Oklahoma Street, as more particularly described in Exhibit B attached hereto and incorporated herein by reference ("Easement Area"); and

WHEREAS, the parties desire to set forth the terms and conditions of the permanent easement.

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

1. **GRANT OF EASEMENT** Jackson R-2 hereby grants to the City, its successors, and assigns, a perpetual, non-exclusive easement over, across, and through the Easement Area for the purpose of public ingress and egress, including pedestrian and vehicular traffic, as described in Exhibit B.
2. **RETENTION OF UTILITY EASEMENT** The City hereby retains a perpetual, non-exclusive utility easement over, under, and across the vacated portion of W. Madison Street, as described in Exhibit A, for the purpose of installing, maintaining, repairing, replacing, and operating public utilities, including but not limited to water, sewer, electric, gas, and telecommunications facilities. Jackson R-2 shall not interfere with or obstruct the City's access to or use of the utility easement for such purposes.
3. **SCOPE OF EASEMENT** a. Permitted Uses: The Easement Area shall be used for public ingress and egress, including but not limited to pedestrian and vehicular access, consistent with the operation of a public thoroughfare. b. Restrictions: Jackson R-2 shall

not restrict, impede, or otherwise limit public ingress and egress through the Easement Area at any time, except as required for emergency repairs or maintenance, provided that reasonable notice is given to the City and access is restored promptly.

4. **LEGAL DESCRIPTIONS, PLAT, AND RECORDING FEES** The City shall be responsible for obtaining the legal descriptions for the vacated portion of W. Madison Street and the utility easement (Exhibit A); the Easement Area (Exhibit B); and the plat for the Permanent Easement. The City shall be responsible for recording the documents necessary to effectuate the terms of this Agreement. Jackson R-2 shall reimburse the City for all costs incurred in obtaining such legal descriptions, plat and recording fees within thirty (30) days from receipt of an invoice from the City.
5. **MAINTENANCE AND REPAIRS** a. Jackson R-2 shall be responsible for maintaining the Easement Area in good condition, including but not limited to repairs, resurfacing, and snow plowing (to include when school is not in session), to ensure safe and unobstructed public access. b. The City shall be responsible for maintaining signage and pavement markings within the Easement Area to ensure safe public use.
6. **INDEMNIFICATION** a. The City shall indemnify and hold harmless Jackson R-2, its officers, agents, and employees, from and against any and all claims, damages, or liabilities arising from the City's failure to maintain signage and pavement markings within the Easement Area. b. Jackson R-2 shall indemnify and hold harmless the City, its officers, agents, and employees, from and against any and all claims, damages, or liabilities arising from Jackson R-2's failure to maintain the Easement Area as required herein.
7. **INSURANCE** Jackson R-2 shall maintain general liability insurance covering the Easement Area with minimum coverage of \$1,000,000 per occurrence and \$2,000,000 aggregate. The City shall be named as an additional insured on said policy, and Jackson R-2 shall provide the City with proof of such insurance annually. Neither party waives the defense of sovereign immunity or any other immunity by requiring or maintaining such insurance.
8. **TERM AND TERMINATION** The easement granted herein shall be perpetual unless terminated by mutual written agreement of the parties (or their respective successors or assigns), executed with the same formalities as this Agreement and recorded in the Recorder's Office for Cape Girardeau County, Missouri.
9. **RECORDING** This Agreement shall be recorded in the Recorder's Office for Cape Girardeau County, Missouri, and shall run with the land, binding and inuring to the benefit of the parties' successors and assigns.
10. **GOVERNING LAW AND VENUE** This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri. Any disputes arising under this Agreement shall be filed in the Circuit Court of Cape Girardeau County, Missouri.

11. ENTIRE AGREEMENT This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, or agreements, whether written or oral, concerning the subject matter hereof. Any amendments to this Agreement must be in writing and signed by both parties.

12. SOVEREIGN IMMUNITY Nothing in this Agreement shall be construed as a waiver of either party's sovereign immunity or any other immunities provided by law, except as expressly provided herein.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

City of Jackson, Missouri

Dwain Hahs, Mayor

ATTEST:

Angela Birk, City Clerk

REORGANIZED SCHOOL DISTRICT R-II OF CAPE
GIRARDEAU COUNTY, MISSOURI

Brian Thompson , President

ATTEST:

Sara Cook , Secretary

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

On this ____ day of _____, 2025, before me personally appeared Brian Thompson, to me known to be the President of the Board of Education for the Reorganized School District R-II of Cape Girardeau County, Missouri, a political subdivision of the State of Missouri, and said instrument was signed by authority of the Board of Education, and the said _____ acknowledged said instrument to be the free act and deed of said political subdivision.

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:

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

On this ____ day of _____, 2025, before me personally appeared Dwain Hahs, to me known to be the person described and who, being by me first duly sworn, did say that he is MAYOR of the CITY OF JACKSON, MISSOURI, a municipal corporation of the State of Missouri, and said instrument was signed on behalf of said municipal corporation by authority of its Board of Aldermen, and the said Dwain Hahs acknowledged said instrument to be the free act and deed of said municipal corporation.

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:

EXHIBIT A
[Legal Description of Vacated Portion of W. Madison Street]

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

BEGIN AT THE NORTHWEST CORNER OF LOT 200 OF SAID ORIGINAL TOWN OF JACKSON, BEING THE SOUTHEAST CORNER OF THE INTERSECTION OF SAID WEST MADISON STREET AND COLORADO STREET; THENCE NORTH $07^{\circ}15'05''$ EAST ALONG THE EAST RIGHT OF WAY LINE OF SAID COLORADO STREET, 49.50 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID WEST MADISON STREET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH $82^{\circ}33'45''$ EAST ALONG SAID NORTH RIGHT OF WAY LINE, 387.02 FEET TO THE EAST RIGHT OF WAY LINE OF OKLAHOMA STREET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, SOUTH $07^{\circ}29'26''$ WEST ALONG SAID EAST RIGHT OF WAY LINE, 49.50 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WEST MADISON STREET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, NORTH $82^{\circ}33'45''$ WEST ALONG SAID SOUTH RIGHT OF WAY LINE, 386.81 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.44 ACRES, (19,152 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

EXHIBIT B

[Legal Description of Easement Area]

THAT PART OF VACATED COLORADO STREET, THAT PART OF VACATED WEST MONROE STREET, THAT PART OF VACATED ST. LOUIS IRON MOUNTAIN AND SOUTHERN RAILWAY RIGHT OF WAY, AND THAT PART OF LOTS 204 AND 205, ALL IN THE ORIGINAL TOWN OF JACKSON, MISSOURI, PLAT BOOK 1, PAGE 21 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 204 OF SAID ORIGINAL TOWN OF JACKSON; THENCE SOUTH 82°33'45" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF WEST MADISON STREET, 7.37 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE SOUTH 82°33'45" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 24.02 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, SOUTH 09°30'34" WEST 12.02 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 101.00 FEET, FOR AN ARC LENGTH OF 28.77 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 17°40'10" WEST 28.67 FEET); THENCE SOUTH 25°49'46" WEST 26.63 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 176.00 FEET, FOR AN ARC LENGTH OF 66.93 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 14°56'05" WEST 66.53 FEET); THENCE SOUTH 04°02'23" WEST 49.03 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, FOR AN ARC LENGTH OF 45.34 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 39°15'24" EAST 41.15 FEET); THENCE SOUTH 82°33'11" EAST 345.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH OKLAHOMA STREET; THENCE SOUTH 07°29'26" WEST ALONG SAID WEST RIGHT OF WAY LINE, 24.00 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, NORTH 82°33'11" WEST 395.86 FEET; THENCE NORTH 04°02'23" EAST 99.91 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, FOR AN ARC LENGTH OF 76.06 FEET, (THE CHORD OF SAID ARC BEARS NORTH 14°56'05" EAST 75.60 FEET); THENCE NORTH 25°49'46" EAST 19.75 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, FOR AN ARC LENGTH OF 35.60 FEET, (THE CHORD OF SAID ARC BEARS NORTH 17°40'10" EAST 35.48 FEET); THENCE NORTH 09°30'34" EAST 4.27 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT CONTAINS 0.34 ACRES, (14,775 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

*Permanent Easement
Jackson R-2's Private Parking Lot*

BILL NO. 25-__

ORDINANCE NO. 25-__

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

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

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

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

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

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

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

FIRST READING: July 7, 2025.

SECOND READING: July 7, 2025.

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

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk

PERMANENT EASEMENT AGREEMENT

This Permanent Easement Agreement ("Agreement") is entered into this ____ day of _____, 2025, by and between the **City of Jackson, Missouri**, a municipal corporation ("City"), and the **Reorganized School District R-II of Cape Girardeau County, Missouri**, a political subdivision of the State of Missouri ("Jackson R-2").

RECITALS

WHEREAS, the City agreed to vacate that portion of W. Madison Street located between Colorado Street and Oklahoma Street, as more particularly described in Exhibit A attached hereto and incorporated herein by reference as shown in Ordinance No. _____ recorded in the land records of Cape Girardeau County, Missouri in Document No. _____; and

WHEREAS, the City shall retain a utility easement over the vacated portion of the W. Madison Street for maintenance, repair and operation of public utilities, as described in Exhibit A; and

WHEREAS, in consideration thereof, Jackson R-2 agrees to grant the City a permanent easement through Jackson R-2's private parking lot, starting at the end of Colorado Street and ending at Oklahoma Street, as more particularly described in Exhibit B attached hereto and incorporated herein by reference ("Easement Area"); and

WHEREAS, the parties desire to set forth the terms and conditions of the permanent easement.

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

1. **GRANT OF EASEMENT** Jackson R-2 hereby grants to the City, its successors, and assigns, a perpetual, non-exclusive easement over, across, and through the Easement Area for the purpose of public ingress and egress, including pedestrian and vehicular traffic, as described in Exhibit B.
2. **RETENTION OF UTILITY EASEMENT** The City hereby retains a perpetual, non-exclusive utility easement over, under, and across the vacated portion of W. Madison Street, as described in Exhibit A, for the purpose of installing, maintaining, repairing, replacing, and operating public utilities, including but not limited to water, sewer, electric, gas, and telecommunications facilities. Jackson R-2 shall not interfere with or obstruct the City's access to or use of the utility easement for such purposes.
3. **SCOPE OF EASEMENT** a. Permitted Uses: The Easement Area shall be used for public ingress and egress, including but not limited to pedestrian and vehicular access, consistent with the operation of a public thoroughfare. b. Restrictions: Jackson R-2 shall

not restrict, impede, or otherwise limit public ingress and egress through the Easement Area at any time, except as required for emergency repairs or maintenance, provided that reasonable notice is given to the City and access is restored promptly.

4. **LEGAL DESCRIPTIONS, PLAT, AND RECORDING FEES** The City shall be responsible for obtaining the legal descriptions for the vacated portion of W. Madison Street and the utility easement (Exhibit A); the Easement Area (Exhibit B); and the plat for the Permanent Easement. The City shall be responsible for recording the documents necessary to effectuate the terms of this Agreement. Jackson R-2 shall reimburse the City for all costs incurred in obtaining such legal descriptions, plat and recording fees within thirty (30) days from receipt of an invoice from the City.
5. **MAINTENANCE AND REPAIRS** a. Jackson R-2 shall be responsible for maintaining the Easement Area in good condition, including but not limited to repairs, resurfacing, and snow plowing (to include when school is not in session), to ensure safe and unobstructed public access. b. The City shall be responsible for maintaining signage and pavement markings within the Easement Area to ensure safe public use.
6. **INDEMNIFICATION** a. The City shall indemnify and hold harmless Jackson R-2, its officers, agents, and employees, from and against any and all claims, damages, or liabilities arising from the City's failure to maintain signage and pavement markings within the Easement Area. b. Jackson R-2 shall indemnify and hold harmless the City, its officers, agents, and employees, from and against any and all claims, damages, or liabilities arising from Jackson R-2's failure to maintain the Easement Area as required herein.
7. **INSURANCE** Jackson R-2 shall maintain general liability insurance covering the Easement Area with minimum coverage of \$1,000,000 per occurrence and \$2,000,000 aggregate. The City shall be named as an additional insured on said policy, and Jackson R-2 shall provide the City with proof of such insurance annually. Neither party waives the defense of sovereign immunity or any other immunity by requiring or maintaining such insurance.
8. **TERM AND TERMINATION** The easement granted herein shall be perpetual unless terminated by mutual written agreement of the parties (or their respective successors or assigns), executed with the same formalities as this Agreement and recorded in the Recorder's Office for Cape Girardeau County, Missouri.
9. **RECORDING** This Agreement shall be recorded in the Recorder's Office for Cape Girardeau County, Missouri, and shall run with the land, binding and inuring to the benefit of the parties' successors and assigns.
10. **GOVERNING LAW AND VENUE** This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri. Any disputes arising under this Agreement shall be filed in the Circuit Court of Cape Girardeau County, Missouri.

11. ENTIRE AGREEMENT This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, or agreements, whether written or oral, concerning the subject matter hereof. Any amendments to this Agreement must be in writing and signed by both parties.

12. SOVEREIGN IMMUNITY Nothing in this Agreement shall be construed as a waiver of either party's sovereign immunity or any other immunities provided by law, except as expressly provided herein.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

City of Jackson, Missouri

Dwain Hahs, Mayor

ATTEST:

Angela Birk, City Clerk

REORGANIZED SCHOOL DISTRICT R-II OF CAPE
GIRARDEAU COUNTY, MISSOURI

Brian Thompson , President

ATTEST:

Sara Cook , Secretary

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

On this ____ day of _____, 2025, before me personally appeared Brian Thompson, to me known to be the President of the Board of Education for the Reorganized School District R-II of Cape Girardeau County, Missouri, a political subdivision of the State of Missouri, and said instrument was signed by authority of the Board of Education, and the said _____ acknowledged said instrument to be the free act and deed of said political subdivision.

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:

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

On this ____ day of _____, 2025, before me personally appeared Dwain Hahs, to me known to be the person described and who, being by me first duly sworn, did say that he is MAYOR of the CITY OF JACKSON, MISSOURI, a municipal corporation of the State of Missouri, and said instrument was signed on behalf of said municipal corporation by authority of its Board of Aldermen, and the said Dwain Hahs acknowledged said instrument to be the free act and deed of said municipal corporation.

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:

EXHIBIT A
[Legal Description of Vacated Portion of W. Madison Street]

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

BEGIN AT THE NORTHWEST CORNER OF LOT 200 OF SAID ORIGINAL TOWN OF JACKSON, BEING THE SOUTHEAST CORNER OF THE INTERSECTION OF SAID WEST MADISON STREET AND COLORADO STREET; THENCE NORTH $07^{\circ}15'05''$ EAST ALONG THE EAST RIGHT OF WAY LINE OF SAID COLORADO STREET, 49.50 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID WEST MADISON STREET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH $82^{\circ}33'45''$ EAST ALONG SAID NORTH RIGHT OF WAY LINE, 387.02 FEET TO THE EAST RIGHT OF WAY LINE OF OKLAHOMA STREET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, SOUTH $07^{\circ}29'26''$ WEST ALONG SAID EAST RIGHT OF WAY LINE, 49.50 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WEST MADISON STREET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, NORTH $82^{\circ}33'45''$ WEST ALONG SAID SOUTH RIGHT OF WAY LINE, 386.81 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.44 ACRES, (19,152 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

EXHIBIT B

[Legal Description of Easement Area]

THAT PART OF VACATED COLORADO STREET, THAT PART OF VACATED WEST MONROE STREET, THAT PART OF VACATED ST. LOUIS IRON MOUNTAIN AND SOUTHERN RAILWAY RIGHT OF WAY, AND THAT PART OF LOTS 204 AND 205, ALL IN THE ORIGINAL TOWN OF JACKSON, MISSOURI, PLAT BOOK 1, PAGE 21 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 204 OF SAID ORIGINAL TOWN OF JACKSON; THENCE SOUTH 82°33'45" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF WEST MADISON STREET, 7.37 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE SOUTH 82°33'45" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 24.02 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, SOUTH 09°30'34" WEST 12.02 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 101.00 FEET, FOR AN ARC LENGTH OF 28.77 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 17°40'10" WEST 28.67 FEET); THENCE SOUTH 25°49'46" WEST 26.63 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 176.00 FEET, FOR AN ARC LENGTH OF 66.93 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 14°56'05" WEST 66.53 FEET); THENCE SOUTH 04°02'23" WEST 49.03 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, FOR AN ARC LENGTH OF 45.34 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 39°15'24" EAST 41.15 FEET); THENCE SOUTH 82°33'11" EAST 345.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH OKLAHOMA STREET; THENCE SOUTH 07°29'26" WEST ALONG SAID WEST RIGHT OF WAY LINE, 24.00 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, NORTH 82°33'11" WEST 395.86 FEET; THENCE NORTH 04°02'23" EAST 99.91 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, FOR AN ARC LENGTH OF 76.06 FEET, (THE CHORD OF SAID ARC BEARS NORTH 14°56'05" EAST 75.60 FEET); THENCE NORTH 25°49'46" EAST 19.75 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, FOR AN ARC LENGTH OF 35.60 FEET, (THE CHORD OF SAID ARC BEARS NORTH 17°40'10" EAST 35.48 FEET); THENCE NORTH 09°30'34" EAST 4.27 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT CONTAINS 0.34 ACRES, (14,775 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

BILL NO. 25-__

ORDINANCE NO. 25-__

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

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

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

BEGIN AT THE NORTHWEST CORNER OF LOT 200 OF SAID ORIGINAL TOWN OF JACKSON, BEING THE SOUTHEAST CORNER OF THE INTERSECTION OF SAID WEST MADISON STREET AND COLORADO STREET; THENCE NORTH 07°15'05" EAST ALONG THE EAST RIGHT OF WAY LINE OF SAID COLORADO STREET, 49.50 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID WEST MADISON STREET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH 82°33'45" EAST ALONG SAID NORTH RIGHT OF WAY LINE, 387.02 FEET TO THE EAST RIGHT OF WAY LINE OF OKLAHOMA STREET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, SOUTH 07°29'26" WEST ALONG SAID EAST RIGHT OF WAY LINE, 49.50 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WEST MADISON STREET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, NORTH 82°33'45" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, 386.81 FEET TO THE POINT OF BEGINNING.

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

and,

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

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

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

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

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

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

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

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

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

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

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

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

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

FIRST READING: July 7, 2025.

SECOND READING: July 7, 2025.

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

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

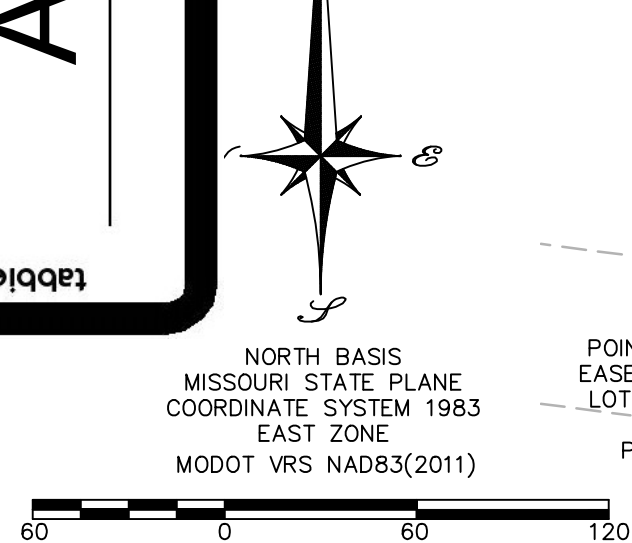
City Clerk

EXHIBIT

A

RIGHT OF WAY ABANDONMENT AND EASEMENT SURVEY FOR THE CITY OF JACKSON

Part of West Madison Street, Part of Vacated Colorado Street, Part of Vacated Monroe Street, Part of Vacated St. Louis Iron Mountain & Southern Railway, and Part of Lots 204 and 205 all in the Original Town of Jackson, in the City of Jackson and County of Cape Girardeau, Missouri.

**REFERENCES**

1. DOCUMENT NO. 2006-07087 (SUBJECT)
2. BOOK 1037, PAGE 292 (SUBJECT)
3. DOCUMENT NO. 2006-06722, ORDINANCE NO. 06-71 (SUBJECT)
4. DOCUMENT NO. 2006-09641 (SUBJECT)
5. DOCUMENT NO. 2006-16114, ORDINANCE NO. 06-152 (SUBJECT)
6. DOCUMENT NO. 2013-09310, ORDINANCE NO. 13-41 (SUBJECT)
7. DOCUMENT NO. 2013-13632
8. DOCUMENT NO. 2012-08069
9. ORIGINAL TOWN OF JACKSON, PLAT BOOK 1, PAGE 21
10. WALTER KNOX ADDITION TO THE CITY OF JACKSON, PLAT BOOK 3, PAGE 48

FLOODPLAIN NOTE

NO PORTION OF THE SURVEYED PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29031C0143E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

ACCURACY STANDARD: TYPE URBAN

LEGEND

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

SURVEYOR NOTE

THIS SURVEY IS BASED ON CURRENT AVAILABLE PUBLIC RECORDS AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE HAS BEEN MADE.

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS _____ DAY OF _____, 2025 AND DULY

RECORDED IN DOCUMENT NUMBER _____

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

RIGHT OF WAY ABANDONMENT- DESCRIPTION (WEST MADISON STREET)

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

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THE HEREIN DESCRIBED TRACT CONTAINS 0.44 ACRES, (19,152 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

EASEMENT- DESCRIPTION

THAT PART OF VACATED COLORADO STREET, THAT PART OF VACATED WEST MONROE STREET, THAT PART OF VACATED ST. LOUIS IRON MOUNTAIN AND SOUTHERN RAILWAY RIGHT OF WAY, AND THAT PART OF LOTS 204 AND 205, ALL IN THE ORIGINAL TOWN OF JACKSON, MISSOURI, PLAT BOOK 1, PAGE 21 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

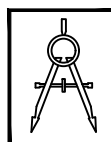
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THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS MADE EFFECTIVE JUNE 1, 2022. IN WITNESS WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 11TH DAY OF JUNE 2025.

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



**STRICKLAND
ENGINEERING**

113 WEST MAIN STREET
JACKSON, MISSOURI 63755
TEL: 573-243-4080
FAX: 573-243-2191

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

**RIGHT OF WAY
ABANDONMENT &
EASEMENT SURVEY FOR
THE CITY OF JACKSON, MO**

SCALE 1"=60'
DATE 06-11-2025
DRAWN BY RA
CHECKED BY DR
PROJECT # 25-141