



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN STUDY SESSION

Tuesday, February 17, 2026 at 6:30 PM

Board Chambers, City Hall, 101 Court St.

AGENDA

DISCUSSION ITEMS

1. Discussion of a Liquor License Application for Good News Brewing Company at 131 South High Street
2. Discussion of the Community Outreach Board's Special Event Permit application for *Cruisin' Uptown Jackson*
3. Discussion of the Uptown Jackson Revitalization Organization's Special Event Permit application for *Jackson in Bloom*
4. Report from the Park Board – Meeting of February 9
5. Report from the Planning & Zoning Commission – Meeting of February 11
6. Electric Substation Relay Testing – engineering services proposal
7. Replat of Blocks C, D, and J of Russell Heights Cemetery
8. MS4 Annual Report of the Storm Water Management Plan to MDNR
9. Discussion of Previously Tabled Items (unspecified)
10. Additional Items (unspecified)

Posted on 2/13/2026 at 4:00 PM.



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Liza Walker, Assistant City Administrator

DATE: February 13, 2026

RE: Good News Brewing Company – Liquor License Application

Good News Brewing Company, to be located at 131 South High Street, has submitted a liquor license application for the sale of alcohol at this location. Due to the close proximity to New McKendree Methodist Church (less than 100 feet), approval by the Board of Aldermen is required. The liquor license application and letter of request from Mr. Dan Tripp are included.

A public discussion will take place at the March 2, 2026, Regular Session. Letters were mailed to property owners within 100 feet of 131 South High Street on Friday, February 13, 2026, inviting them to the public discussion.

If you have any questions, please do not hesitate to reach out.

To Whom It May Concern,

My name is Dan Tripp, and I appreciate the opportunity to share our story and plans for Good News Brewing Company in the City of Jackson.

I am originally from Cape Girardeau and attended Southeast Missouri State University, where I earned a degree in elementary education and completed student teaching assignments in Jackson. While my professional career began in education, I always carried a long-term goal of eventually opening a neighborhood brewpub.

That goal began through an unexpected path. Years ago, I was part of a small Bible study where friends began brewing beer together—not as a business, but as a way to build relationships and community outside traditional church settings. Brewing created a natural environment for connection, and what began as a hobby gradually became a mission.

In 2017, that vision became a reality with the opening of Good News Brewing Company in O’Fallon, Missouri. Since then, we have expanded brewing and retail operations to Defiance and Augusta, Missouri, where we currently brew, and opened additional locations in downtown St. Charles and Wildwood, Missouri. Across all locations, our focus has remained consistent: creating neighborhood gathering spaces centered on food, drink, and community. Our sourdough, wood-fired pizza has become a core part of our business alongside our beer.

My brother, Robert Tripp, and his wife, Terry Tripp, are Jackson residents and plan to serve as the day-to-day operators of the Jackson location, with the long-term intention of assuming ownership. This project represents a family investment in the Jackson community. Our plan is to convert the existing Barrel 131 space in Uptown Jackson into a family-friendly brewpub offering craft beer, spirits, wine, soft drinks, and wood-fired pizza. Our intent is not to operate a bar-focused establishment, but rather a neighborhood space where families, friends, and visitors can gather.

We would also like to clarify licensing requirements. Under Missouri law, microbreweries are not permitted to self-distribute beer, including transfers to their own retail locations. To operate lawfully, Good News Brewing Company transitioned from a microbrewery license to a Liquor Manufacturer license, which allows limited self-distribution through a wholesale solicitor sublicense. Missouri statutes (RSMo 311.070 and 311.095) support this structure.

To comply with Missouri law, each location owned by our family must hold a Liquor Manufacturer Solicitor license. The Jackson location will be licensed accordingly. No beer, wine, or spirits will be manufactured or distilled on-site. On rare occasions, we may participate in limited private-label projects for charitable or business partnerships, as permitted under our license.

When deciding between Jackson and Cape Girardeau for our next location, community response played a major role. While Cape offered size and population, Jackson reminded us why Good News Brewing exists—to be a gathering place rooted in relationships and community. Our mission remains to share Good News by being good neighbors.

We appreciate your time and consideration and look forward to working collaboratively with the City as we move forward.

Respectfully,

Dan Tripp
Founder, Good News Brewing Company



CITY OF JACKSON, MISSOURI APPLICATION FOR CITY LIQUOR LICENSE

Check all license(s) that apply:

- 1) X Retailers of intoxicating liquor, light wines, malt liquor (beer) and nonintoxicating beer whether by drink, original package, and location to be consumed, except Sale on Sunday, twenty-five dollars (\$25.00).
- 2) X Retailers of intoxicating liquor, light wines, malt liquor (beer) and nonintoxicating beer whether by drink, original package, not to be consumed upon the premises where sold, and sold Sundays, in addition to all other fees required by law of such retailer, two hundred dollars (\$200.00).
- 3) X Manufacturers or distillers of intoxicating liquors containing alcohol in excess of five (5) percent by weight or malt liquor (beer) containing not more than five (5) percent of alcohol by weight, five hundred dollars (\$500.00).

Check One:

Sole Proprietor Partnership Corporation Limited Liability Corporation

Licensee's Name Good News Brewing, LLC

Doing Business As Good News Brewing Company

Address 131 S. High St. Jackson, MO 63775

Phone Number 314-608-2903

Legal Description of Premises (or attach a copy). All of the part of Lot 17+53 in the Original Town of Jackson, Cape Girardeau County

Are you in Present Possession of Premises Described Above? Yes X No _____

Specify if you own, rent or lease the premises lease

If renting or leasing provide the landlord's name and address: _____
MJHobbs Holdings, LLC PO Box 758, Jackson, MO 63755

For Internal Purposes Only:

What is the distance in feet measured in a straight line from the nearest point of the above-described premises to the nearest point of the premises of the nearest school, church, or other building regularly used as a place of religious worship? _____

Has the applicant secured all State permits? _____

Does the applicant have a current business license? _____

State the following for each owner in the business known as: Good News Brewing

A) Name Daniel J. Tripp Residence 2890 S Highway 94, Defiance, MO 63341
 Full Name
 Previous Residence _____
 Date of Birth ██████ Social Security Number ██████ Telephone (314) 608-2903
 Percentage Owned % 50

B) Name Anne M. Tripp Residence 2890 S Highway 94, Defiance, MO 63341
 Full Name
 Previous Residence _____
 Date of Birth ██████ Social Security Number ██████ Telephone (314) 805-6701
 Percentage Owned % 50

C) Name _____ Residence _____
 Full Name
 Previous Residence _____
 Date of Birth _____ Social Security Number _____ Telephone () _____
 Percentage Owned % _____

D) Name _____ Residence _____
 Full Name
 Previous Residence _____
 Date of Birth _____ Social Security Number _____ Telephone () _____
 Percentage Owned % _____

If any owner/operator is a naturalized citizen, give information concerning admission to citizenship. Name _____
 Date _____ Court _____

I, the undersigned, hereby apply to the City Clerk, of the City of Jackson, State of Missouri, for the license above described on the above-described premises and for the purpose of inducing the City Clerk to issue to me said license, I make the statements or answers hereinafter set out and understand and agree that if any statements or answers made herein are untrue and the license herein applied for is granted, such license may be revoked or suspended by said Board and I further understand and agree that if I, or any of my employees, shall violate the provisions of any Ordinances of the City of Jackson, Missouri or knowingly allow any other person to do so upon the licensed premises, the Board may suspend or revoke the license granted hereunder. Applicant further agrees that if the license is granted, inspections may be made in accordance with the regulations as set forth in the ordinances of the said City, and at other reasonable times. I also authorize the City of Jackson to do a Police background check. We are, and will continue to be throughout the term for which this license is sought, the owners and operators of the business for which this license is sought.

I/We, Daniel J. Tripp Anne M. Tripp
Print Name Print Name

Print Name Print Name

being of lawful age, being first duly sworn upon their oath, depose and say that they have read this application and fully understands same and that they know the contents thereof and the answers and statements contained therein and that the same are true.

SIGNED: [Signature]
SIGNED: Anne M Tripp
SIGNED: _____
SIGNED: _____

DATE: 2/9/26

STATE OF MISSOURI)
COUNTY OF ST. CHARLES)) SS.

Subscribed to and sworn before me this 9th day of February,
2026. My Commission expires: Jan. 18, 2027.



Nidhi Vyas.
Notary Public

Revised Statutes of Missouri, RSMo Section 311.080

311.080. Sale of liquor prohibited near schools and churches, exceptions. — 1. No license shall be granted for the sale of intoxicating liquor, as defined in this chapter, within one hundred feet of any school, church or other building regularly used as a place of religious worship, unless the applicant for the license shall first obtain the consent in writing of the board of alderman, city council, or other proper authorities of any incorporated city, town, or village, except that when a school, church or place of worship shall hereafter be established within one hundred feet of any place of business licensed to sell intoxicating liquor, the license shall not be denied for this reason. Such consent shall not be granted until at least ten days' written notice has been provided to all owners of property within one hundred feet of the proposed licensed premises.



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Liza Walker, Assistant City Administrator

DATE: February 12, 2026

RE: Cruisin' Uptown Jackson

Jackson Community Outreach Board Member Dan Buckenmyer and Uptown Jackson Revitalization Organization Director Kaci Hubbard will be present to discuss the details of the planned changes to the Cruisin' Uptown Jackson events. The Special Event Permit Application is included.

If you have any questions, please do not hesitate to reach out.

From: noreply@civicplus.com
Sent: Thursday, January 22, 2026 11:32 AM
To: clerk@jacksonmo.org; rbollinger@jacksonmo.org
Subject: Online Form Submittal: Special Event Permit Application

Special Event Permit Application

Applicant Information

All Special Event Permit Applications for events are to be filed at least fourteen (14) days prior to initial advertisement of the event. Events requesting use of the Leist Memorial Band Shell or pyrotechnics must be submitted at least thirty (30) days prior to the initial advertisement of the event. Submission of the application does not constitute approval of the permit. A permit will be issued to the applicant upon City approval.

Applicant Name	Dan Buckenmyer
Email Address	danbuckenmyer@gmail.com
Address	403 N NEAL ST
City	Jackson
State	MO
Zip Code	63755
Phone Number	5732256593
Business or Organization Name	Cruising Uptown Jackson / Revvin Rides Imaging
Event Contact Name	DANIEL BUCKENMYER
Event Contact Person Phone Number	5732256593
Event Contact Person Email Address	danbuckenmyer@gmail.com

Event Information

Event Name	Cruising Uptown Jackson
Is this a new event?	No
If no, previous event location:	Barton Square
Type of Event	Other
Other	Car Show/Cruise In
Event Description	Monthly relaxed car show/cruise-in on High or Barton
Anticipated Attendance	40-70 cars
Event Date	3/14/2026
Event Setup/Cleanup Time	4:00 PM - 8:30 PM
Event Time	5:00 PM - 8:00 PM

(Section Break)

Property/Location Information

Address	Barton Square and S. High Street
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Event Activities and Organization

Answer "Yes" or "No" to indicate if any of the following will be part of the event.

Closure or blockade of city street(s)?	Yes
Description of street closure:	S. High Street 3/14, 5/9, 8/8, 9/19, Barton Sq/Main St (High to 61) 4/25, 6/20, 10/3
Outdoor loud speaker use?	Yes
Temporary electric power hookups needed?	Yes
Temporary water hookups needed?	No

Park band shell requested?	No
Alcoholic beverages sold by event organizers or participating vendors/sponsors/others?	No
Alcoholic beverages served at no charge by event organizers or participating vendors/sponsors/others?	No
Alcoholic beverages allowed as BYOB (Bring Your Own Beverage) with open containers?	No
Beer/wine garden?	No
Tents (excluding canopies open on all sides)?	No
Carnival rides, inflatable rides, or animal rides?	No
Animal shows, parades, displays or activities?	Yes
If yes, please specify:	Possible kids games and activities.
Temporary restroom facilities located on city street, sidewalk, park, or other city property?	Yes
If yes, name of firm:	Jackson Community Outreach Board
Private security?	No
Private trash disposal provided?	No
Food and/or beverage sales?	Yes
Merchandise sales and/or sales of services?	Yes

Pyrotechnics or fireworks? No

Required Documentation/Fees

1) Site Plan

For events other than those contained within a park pavilion - attach a detailed site plan for the proposed location showing all applicable event facilities and activities. Site plan should include the entire location to be utilized by the event and include:

- Requested street closure blockade locations.
- Emergency vehicle access (blocked streets require maintenance of an 18' wide fire lane containing no parked vehicles, trailers, stages, vendor booths, tents, etc. (Some temporary, lightweight tables and chairs may be allowed to encroach into fire lane, upon approval of the Fire Marshal.)
- Merchandise/service vendor locations (specific names of vendors not required on site plan)
- Food vendor locations (specific names of vendors not required on site plan)
- Location of rides and other attractions/activities, and all tent locations (vendor locations are assumed to possibly include pop-up canopies and are not required to be shown separately as tents).
- Stage locations/lighting plans/sound system locations.
- A complete list of all vendors selling merchandise, services, or food/beverage at the event, including their contact information.
- For parades and run/walks, a map of the entire route, staging area, starting and finish lines.
- Any other pertinent features of the event.

Site plan upload *Field not completed.*

2) For events including the sale of alcohol: *Field not completed.*

3) Only for events including the sale of alcohol:

A City of Jackson Temporary Caterer's or Picnic License for the sale of intoxicating beverages is required. Please submit the required \$10 license fee to the City Clerk's office along with the application for this license, if applicable. This license will be issued to the applicant/organization for the event.

4) Only for event applicants/organizations selling food, beverages, merchandise, or services at the event:

A current City of Jackson vendor's license is required for the organization, unless the organization is a non-profit corporation or the business already has a City of Jackson Business License. Please submit a completed City of Jackson Business License Application, Missouri Certificate of No Tax Due (<http://dor.mo.gov/tax/business/sales/notaxdue/>), and required license fee for application for this license.

5) For all events involving businesses, organizations, or not for profits, and for all events selling alcoholic beverages or providing alcohol free of charge: *Field not completed.*

Applicant Responsibilities

1. The applicant is responsible for maintaining lawful use of any location and/or facilities, and must report immediately to the Jackson Police Department any illegal activity or disturbance occurring at the event.

2. The applicant is responsible for the care of any city-provided barricades, utility equipment, and other city-provided items before, during, and after the event. Street barricades will be provided on site, and are to be set in place by the applicant no sooner than the beginning of the approved street closure time, and must be removed to the side of streets no later than the ending of the approved street closure time.

3. The applicant is expected to contact adjacent property owners and obtain their consent to any street closure requests which temporarily restrict access to any private property.

4. The applicant is responsible for restoring the area to a presentable appearance immediately upon the close of the event.

Site inspections may occur prior to or during the event by City staff. Failure to obtain the required permit and/or failure to abide by the conditions of an issued permit, or to abide by City ordinances or state or federal law may result in revocation of the permit and/or closure of the event.

HOLD HARMLESS AGREEMENT:

To the fullest extent permitted by law, applicant agrees to indemnify, defend and hold harmless the City of Jackson, its officers, agents, volunteers, lessees, invitees, and employees from and against all suits, claims, damages, losses, and expenses, including but not limited to attorneys' fees, court costs, or alternative dispute resolution costs arising out of, or related to the use of City's facilities, buildings, equipment or infrastructure under this agreement involving an injury to a person or persons, whether bodily injury or other personal injury (including death), or damage to property (including loss of use or diminution in value), but only to the extent that such suits, claims, damages, losses or expenses are caused by the negligence or other wrongdoing of applicant its officers, agents and volunteers, or anyone directly or indirectly employed or hired by the applicant or anyone for whose acts the applicant may be liable, regardless of whether caused in part by the negligence or wrongdoing of City and any of its agents or employees.

Signature: Daniel Buckenmyer

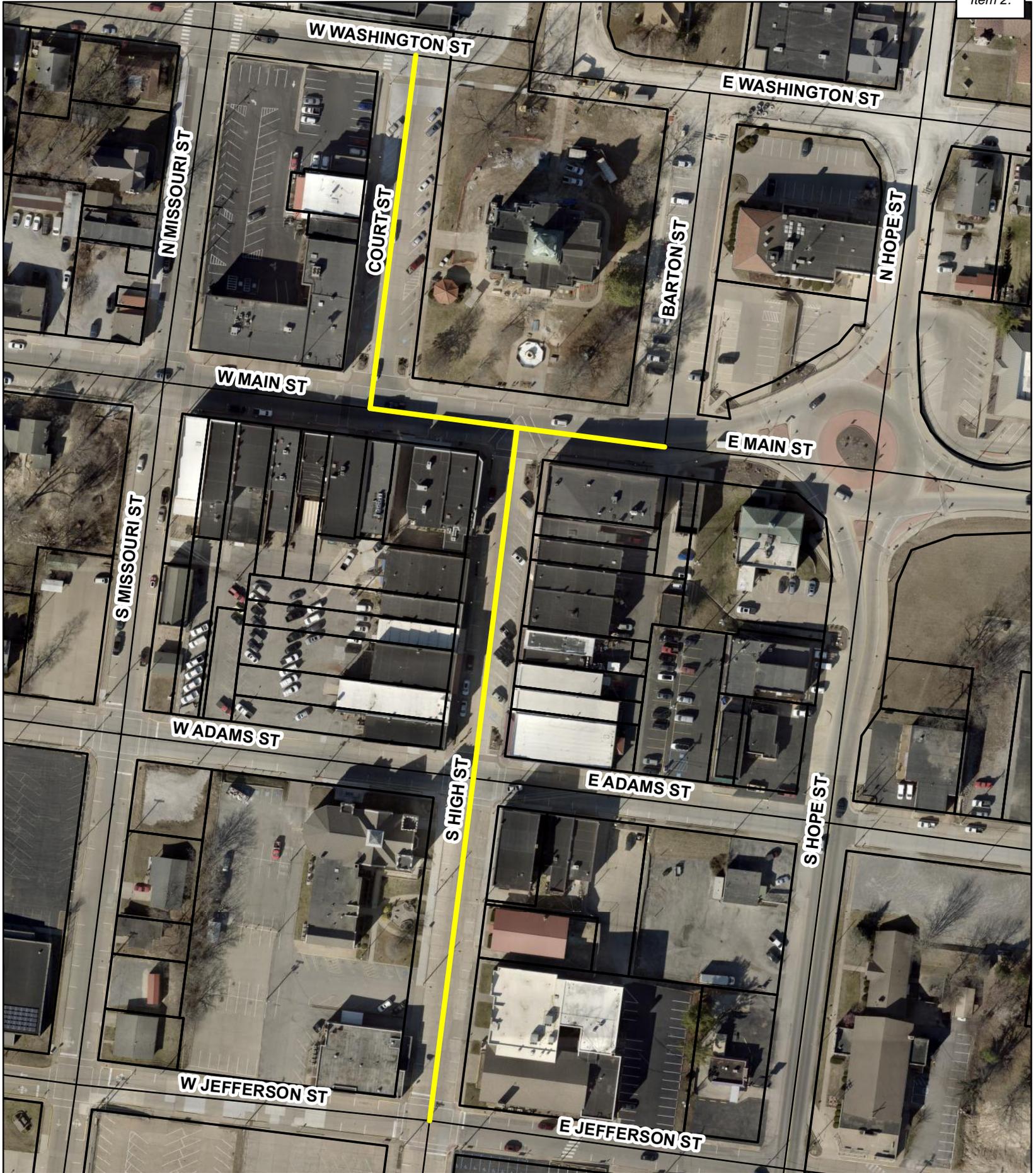
Date of Application 1/22/2026

Email not displaying correctly? [View it in your browser.](#)



Cruisin' Uptown Jackson 2026

Item 2.



Legend

-  Road Closure
-  Street Centerlines
-  Parcels



0 62.5 125 250 Feet

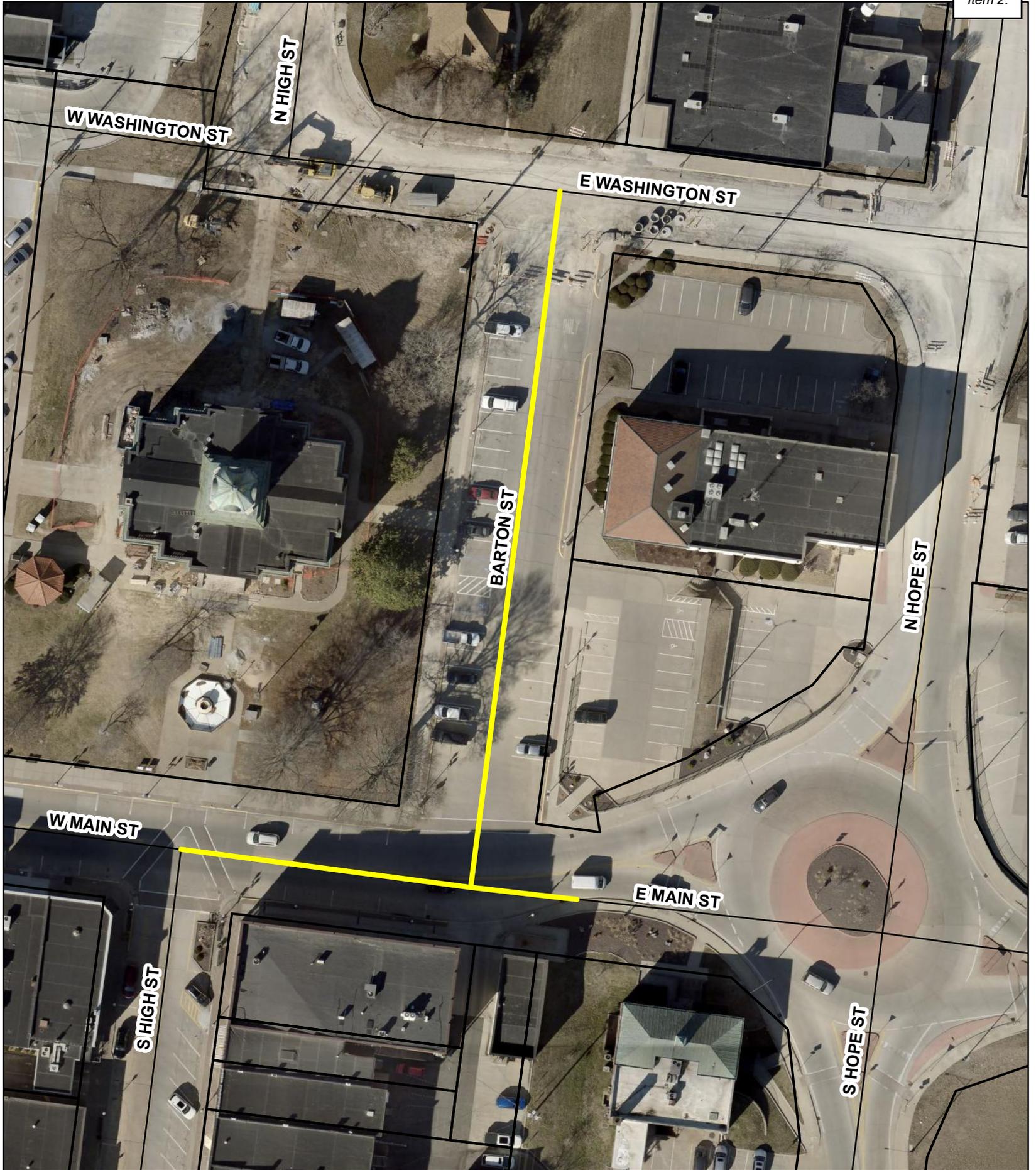
Made by: Rachel Heise
Date : 1/2026

Road Closure Dates:
3/14/26
5/9/26
8/8/26
9/9/26



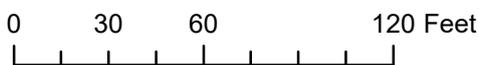
Cruisin' Uptown Jackson 2026

Item 2.



Legend

-  Road Closure
-  Street Centerlines
-  Parcels



Road Closure Dates:

4/25/26
6/20/26
10/3/26

Made by: Rachel Heise
Date: 1/2026





City of Jackson

TO: Mayor and Board of Aldermen

FROM: Liza Walker, Assistant City Administrator

DATE: February 12, 2026

RE: Jackson in Bloom

Uptown Jackson Revitalization Organization Director Kaci Hubbard and Events Coordinator Jess Girard will be present to discuss the details of the upcoming Jackson in Bloom event.

If you have any questions, please do not hesitate to reach out.

MEMO



To: Mayor and Board of Aldermen
From: Jason Lipe, Parks and Recreation Director
Date: Friday, February 13, 2026
Re: February 9 Park Board Report

During the February Park Board meeting, the Park Board reviewed the proposed cost estimate for the Civic Center renovation proposal from Dille Pollard, and discussed plans for Park Day, which will be held beginning at 9 am on Saturday, April 25 at Pavilion 1 in the City Park.



CITY OF JACKSON
PARK BOARD MEETING
Monday, February 09, 2026 at 6:00 PM
Jackson Civic Center, 381 East Deerwood Drive

AGENDA

BOARD MEMBERS PRESENT

RECOGNITION OF VISITORS

READING OF PREVIOUS MEETING MINUTES

1. January 2026 Minutes

OLD BUSINESS FROM PREVIOUS MEETINGS

2. Civic Center Renovation Task Order
3. Park Day

NEW BUSINESS

CIVIC CENTER REPORT

4. Civic Center Report

PARKS & RECREATION DIRECTOR'S REPORT

5. Park Director's Report

ADJOURNMENT

Posted on 02/06/2026 at 04:00 PM.



Designing Solutions.

Owner: City of Jackson, MO
Project: Jacson Civic Center - Proposed Expansion & Renovations
Date: Jan 30, 2026

The following represents our **Opinion of Probable Construction Costs** for the expansion and renovations as shown on the drawings dated Nov. 17, 2025. These anticipated costs will be updated should the City elect to move forward and as plans are developed in greater detail.

In providing opinions of probable construction cost, please understand that Dille Pollard Architecture has no control over the cost or availability of labor, equipment or materials, or over the market conditions or the Contractor's method of pricing. Accordingly, our opinions of probable cost are based on our professional judgment and experience. Dille Pollard Architecture makes no warranty, express or implied, that the bids received or the negotiated cost of the work will not vary from this opinion of construction cost.

SCOPE:

I.	Renovation of offices/food prep areas	\$487,720.00
II.	Ballroom Expansion	\$2,217,717.00
III.	Parking Expansion (allowance)	\$250,000.00
	Sub-Total Construction	\$2,955,437.00
	Inflation/Contingency (10%)	\$295,543.00
	Total Construction	\$3,250,980.00
	Est. Designer Fee's	\$250,000.00
	Civil Engineering	By City
	Total Development Cost	\$3,500,980.00

The Construction Costs numbers include Builder's Fee, General Conditions, Performance & Payment Bonds and Builder's Risk Insurance. An inflation/contingency allowance is recommended at this stage of the project. Not included in these costs are Furniture, Fixtures & Equipment (FF&E).

We would be happy to review the details, assumptions, and basis of these costs. As is typical at this stage, initial estimates may be higher than final construction costs, as additional information and decisions affecting cost have yet to be resolved.

Let me know if you have any questions.

V/r

A handwritten signature in blue ink that reads "Michael D. Pollard".

Michael D. Pollard
Principal

MEMO



TO: Members of the Planning and Zoning Commission
FROM: Larry Miller, Building & Planning Manager
DATE: February 12, 2026
SUBJECT: P&Z Packet

1. Text Amendment – Special Use Permits (Sec. 65-24)

The Commission reviewed a proposed amendment to Sec. 65-24 to update and clarify the City’s Special Use Permit regulations. The amendment establishes two classifications of Special Use Permits:

- (i) permits authorizing physical alterations, which run with the land; and
- (ii) permits authorizing a specific use or activity, which are personal to the applicant but may transfer to a new owner if the same approved use continues under the same conditions.

The amendment also clarifies that any change, expansion, or alteration of a special use requires a new application, and that applications (other than those triggered by ownership transfer) follow the same process as zoning amendments under Sec. 65-29.

The Commission voted to forward the amendment to the Board of Aldermen and waive their public hearing with a recommendation for approval.

2. 2024 Comprehensive Plan – Annual Report

The Implementation Committee presented its annual report on the 2024 Comprehensive Plan. The report summarized progress on priority initiatives, ongoing projects, and areas identified for continued focus. The Commission accepted the report as presented.

3. Estate Lot Residential (EL-1) District – Concept Review

The Commission reviewed a request to consider establishing a new zoning district—Estate Lot Residential (EL-1)—as recommended by the Economic Development Board. The district is intended to support large-lot, low-density residential development in areas better suited for estate-style homes. The EL-1 concept would allow infrastructure standards that reflect a semi-rural character, including locations where stormwater systems, sidewalks, and full-width streets may not be required.

Staff sought initial feedback on whether an estate residential district is appropriate for Jackson and whether it aligns with the Comprehensive Plan and subdivision regulations. The Commission discussed the concept and directed staff to prepare draft ordinance language for future review.



MEMO

To: Mayor and Board of Aldermen
From: Don Schuette
Date: Thursday, February 12, 2026
Re: Substation Breaker and Relay Testing

Mayor and Board of Aldermen,

Please see the attached proposal from Allen and Hoshall for Substation Breaker and Relay Testing.

This testing is required by Mirma every 3-5 years and the last testing was completed over 4 years ago, also included in this proposal is the upgrade of two (2) breaker reclosers for the East Substation. The two breakers existing reclosers are no longer supported or have spare parts available. One unit (circuit 19) is currently offline. Two new recloser controllers will be ordered by the city and the installation and updated drawing will be by Allen and Hoshall's engineers under this same proposal. The SCADA interconnection will then be completed by Pinnacle under a separate order.

Please let me know if you have further questions or comments.

Thank you,

Don Schuette
Director of Electric Utilities

January 28, 2026

Mr. Don Schuette, Director of Electric Utilities
City of Jackson
420 Florence
Jackson, MO 63755

RE: City of Jackson – Substation Relaying Testing Project – Engineering Services Proposal

Dear Don:

Allen & Hoshall is pleased to submit this proposal to provide professional engineering services related to the substation testing of the protective relaying for the City of Jackson’s four substations (East, Industrial, Power Plant, and West).

SCOPE OF SERVICES

The scope of the work covered by this proposal includes the following:

1. Test the transformer differential relaying at the four substations.
2. Test the substation and breaker overcurrent relaying at the four substations.
3. Verify set points and setting coordination for the relays at the four substations.
4. Testing of all Undervoltage and Overvoltage Relaying.
5. Verify the substation protective schemes accuracy including distribution line phase/ground overcurrent and transformer differential.
6. Verify substation protective relay setting files for protective devices including the substation protective devices for the distribution phase/ground overcurrent and transformer differential.
7. Replace Cooper Form 6 Recloser controls with SEL 651R Recloser Controls.
8. Provide relaying testing verification data files.

PROPOSED FEES AND AGREEMENT

We propose testing of the City of Jackson’s East, Industrial, Power Plant, and West Substations at a Not-To- Exceed cost of \$55,000.

Allen & Hoshall appreciates the opportunity to provide engineering services for The City of Jackson and is prepared to proceed with the project if this proposal is acceptable. Please contact us if you have questions or require additional information concerning this proposal.

Sincerely,

ALLEN & HOSHALL

Scott Burleson
Scott Burleson, P.E.
Senior Vice-President



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: February 12, 2026

RE: Replat of Russell Heights Cemetery Blocks C, D, & J

Attached is a replat of three blocks of Russell Heights Cemetery. No lots have yet been sold within these three blocks. The replat was necessary to correct a numbering error in one of the blocks but led to the recommendation to stub Powell Drive to the property line to allow access to the adjacent property for potential future expansion of the cemetery.

If the Board agrees with this modification, it will be brought as an ordinance to the next meeting.

RECORD PLAT OF BLOCKS C, D, AND J RUSSELL HEIGHTS CEMETERY

(BEING A REPLAT OF ALL OF BLOCKS C, D, AND J OF SAID RUSSELL HEIGHTS CEMETERY, (AS RECORDED IN PLAT BK. 2017, PG. 08152), BEING PART OF UNITED STATES PRIVATE SURVEY NO. 221, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI.)

SUBDIVISION DEDICATION

THE CITY OF JACKSON, MISSOURI, OWNER IN FEE OF THAT PART OF UNITED STATES PRIVATE SURVEY NO. 221, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCE at the Southwest corner of Block H of Russell Heights Cemetery, thence along the West line of said Block H, North 07°14'03" East, 15.88 feet, thence leaving said West line, North 82°45'57" West, 233.29 feet, to a point on the east line of Block J, to the place of beginning, thence South 07°14'03" West, 3.00 feet, thence North 82°45'57" West, 104.41 feet, thence North 04°50'47" East, 507.22 feet, thence South 82°45'56" East, 108.69 feet, thence South 07°14'03" West, 18.00 feet, thence South 82°45'57" East, 22.00 feet, thence along the arc of a noncircular curve convex to the southeast and having a radius of 18.00 feet, a distance of 38.27 feet, (the chord across said arc bearing North 52°14'04" East, 23.46 feet); thence along the south line of Kasten Drive, South 82°45'57" East, 168.29 feet to the point of curvature of a curve to the right having a radius of 15.00 feet; thence along the arc of said curve a distance of 33.56 feet, to a point on the west line of Memorial Street, thence with the west line of said street, South 07°14'03" West, 295.00 feet to the point of curvature of a curve to the right having a radius of 15.00 feet; thence along the arc of said curve a distance of 23.56 feet, thence along the south line of Powell Drive, North 82°45'56" West, 238.23 feet to a point on the west line of McArthur Street, thence along the west line of said McArthur Street, South 7°14'04" West, 164.00 feet, to the point of beginning and containing 2,377 square feet (more or less), more or less, and hereby dedicate the cemetery addition "RECORD PLAT BLOCKS C, D, AND J OF RUSSELL HEIGHTS CEMETERY," and we do hereby extend permanent easements as shown hereon, and we do hereby dedicate the above set out easements to the public use forever, and we do hereby impose certain restrictions as set out in a separate instrument, filed in the land records of Cape Girardeau County, Missouri, in Document Number _____.

IN WITNESS WHEREOF, the said City of Jackson has caused this presents to be signed by its mayor, attested by its City Clerk, and its corporate seal to be affixed thereto, this _____ day of _____ A.D., 2026.

By: _____ Attest: ANGELA BIRK, CITY CLERK
 STATE OF MISSOURI)
 County of Cape Girardeau)

On this _____ day of _____ A.D., 2026, before me personally appeared Dwan Hahs, to me personally known, who, being by me duly sworn, did say that he is the Mayor of the City of Jackson, a Municipal Corporation of the State of Missouri; and that the seal affixed to the foregoing instrument was signed and sealed in behalf of said City of Jackson by authority of its Board of Aldermen, and said Angela Birk acknowledged said instrument to be the free act and deed of said City of Jackson.

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

Notary Public: _____
 Filed for record in the office of the County Recorder of Cape Girardeau County, Missouri, in Document # _____ at Jackson, Missouri, on the _____ day of _____ A.D., 2026.

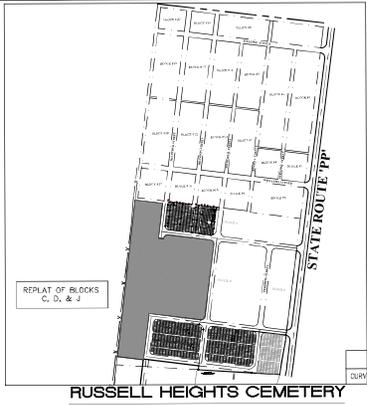
Andrew David Blatter, County Recorder
 I, Angela Birk, City Clerk of the City of Jackson, Missouri, hereby certify that this plat was approved by the City of Jackson, Missouri, by Ordinance No. _____ passed and approved this _____ day of _____ A.D., 2026.

Angela Birk, City Clerk

Dwan Hahs, Mayor

NOTES	
TOTAL AREA OF CEMETERY ADDITION 2.87 ACRES	OWNER / OPERATOR OF CEMETERY AND PLAT PREPARED FOR: THE CITY OF JACKSON, MISSOURI C/O MS. JANET SANDERS, DIR. OF PUBLIC WORKS 302 COLLETT STREET JACKSON, MO 63795
BUILDING SETBACKS (R-1 ZONING) 30' FRONT SETBACKS - 20' REAR SETBACKS - 5' SIDE SETBACKS	PLAT PREPARED BY AND LAND SURVEYING SERVICES PROVIDED BY: KOEHLER ENGINEERING, A DIVISION OF KLINGER & ASSOCIATES, P.C. 516 COLUMBIA CAPE GIRARDEAU, MO 63701 (573) 335-3369
PLOT NOTES TOTAL NUMBER OF 12'-0" X 4'-0" PLOTS = 1,310 TYPICAL ISLES 2' (INTERMEDIATE) & 1' (PRINCIPAL)	PLAT BOOK REFERENCES FORMER RUSSELL HEIGHTS CEMETERY FIRST ADDITION PLAT BOOK 1A, PAGE 66 A REPLAT OF PART OF BLOCK C OF RUSSELL HEIGHTS CEMETERY FIRST ADDITION, PLAT BOOK 2A, PAGE 78. RECORD # 141 OF BLOCKS C, D, AND J PLAT BOOK 2017, PAGE 21823
FLOODPLAIN NOTE NO PORTION OF THE CEMETERY ADDITION FALLS WITHIN THE 100-YEAR FLOODPLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAP (S30300016) WITH A MAP DATE OF SEPTEMBER 24, 2011.	
EASEMENT NOTE NO NEW EASEMENTS ARE TO BE RECEIVED IN THIS ADDITION. EXISTING EASEMENTS ARE AS NOTED HEREON.	

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C2	28.27	18.00'	90°00'00"	28.46'
C3	23.56	15.00'	90°00'00"	23.31'
C4	23.56	15.00'	90°00'00"	23.31'



RUSSELL HEIGHTS CEMETERY
 SCALE 1 : 200

REPLAT OF BLOCKS C, D, & J OF RUSSELL HEIGHTS CEMETERY, JACKSON, MISSOURI

Non-Reduced Sheet Size 30" x 42"
 N/A CLK
 MS 36-03
 CLK 2-19-26
 SHEET TITLE
 RECORD PLAT

PROJECT NO.
 DRAWING ISSUED DATE
 FEB. 2024



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Jeff Winders, City Engineer

DATE: February 12, 2026

RE: MS4/SWMP Annual Report

Attached is the Missouri Department of Natural Resources, MDNR, form MO780-3009 (12-22) for the MS4 Annual Report. This report is due to MDNR on February 28th.

We Storm Water Management Plan required the MS4 Coordinator (City Engineer) to present the Annual Report to the Board also. The report shows our successes and the areas where we need to improve.



MISSOURI DEPARTMENT OF NATURAL RESOURCES
WATER PROTECTION PROGRAM

**MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) ANNUAL
STORMWATER MANAGEMENT PROGRAM REPORT FOR
COMPREHENSIVE PERMIT (MOR04C)**

FOR OFFICE USE ONLY Item 8.

PROJECT ID NUMBER

DATE RECEIVED

Part A – MS4 PERMIT HOLDER INFORMATION

1. MS4 NAME City of Jackson Small MS4	2. NPDES PERMIT NUMBER MOR04C013	3. MS4 UNIQUE ID NO. (If applicable – co-permittees only)	
4. ADDRESS 101 Court Street	5. CITY Jackson	6. STATE MO	7. ZIP CODE 63755
8. TELEPHONE NUMBER WITH AREA CODE 573-243-2300	9. NAME OF MS4 CONTACT PERSON Jeff Winders		
10. EMAIL OF MS4 CONTACT PERSON jwinders@jacksonmo.org			
11. Is the MS4 contact person listed above different from the most recent MS4 stormwater management program annual report? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
12. Have any areas of the MS4 been added or removed from the MS4 jurisdiction due to annexation or other legal means since the most recent permit application (renewal, new, modification), or most recent MS4 stormwater management program annual report? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes , please provide a map along with a brief description as an attachment.			

Part B – REPORTING REQUIREMENTS

1. Is your MS4 subject to a TMDL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes , you are required to submit the MS4 ARAP report annually. Reports are due Feb. 28 each year. See Part F of this form.
2. Is your MS4 newly permitted (i.e., is this your first MS4 permit)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. If you are part of a co-permitted MS4 permit, will each co-permitted MS4 submit an individual stormwater management program report, or a combined MS4 stormwater management program report? <input type="checkbox"/> Individual <input type="checkbox"/> Combined
4. Reporting period year (i.e., the previous year from January 1 st to December 31 st) BEGINNING: <u>1/1/2025</u> ENDING: <u>12/31/2025</u>

Part C – STORMWATER MANAGEMENT PROGRAM PARTNERS

1. If another governmental entity implements any BMPs or MCMs for your stormwater program, please provide the following:

- a. Name of the government entity;
- b. Name of the primary contact for the government entity;
- c. Contact information (i.e., address, city, ZIP code, state, and phone number); and
- d. Specific best management practices or minimum control measures being implemented by the government entity.

It is the responsibility of the permittee to provide all information under this report regardless if programmatic BMPs or MCMs are being implemented by another governmental entity. If an entire MCM is being implemented by an alternative governmental entity, please indicated that under the appropriate MCM below.

2. Does the permittee currently utilize, or is working towards develop of an Integrated Plan? Yes No
If **Yes**, please provide a summary of the status of the Integrated Plan.

PART D – MINIMUM CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND MEASURABLE GOALS EVALUATION

An attachment is necessary for many items under the MCMs below to provide information regarding the progress toward achieving the statutory goal of reducing the discharge of pollutants to the MS4 to the maximum extent practicable to the MS4. Provide additional informative data, success stories, and experiences that support the successful implementation of your stormwater management plan (SWMP).

MCM 1. Public Education and Outreach

1. (4.1.A) Who are the target audiences? Residents and Contractors/Developers
Were any changes made to target audiences during reporting period? Yes No

2. (4.1.B) What are the target pollutants? Grass clippings, leaf litter, and sediment

Were any changes made to target pollutants during reporting period? Yes No

3. (4.1.C) Were any changes made to educational resources to be used as BMPs (materials, postings, etc.) in conjunction with the selected pollutants for the selected target audiences during reporting period? Yes No

If Yes, please include an attachment describing changes.

4. (4.1.D, 4.1.E) Were any changes made to involvement activities, or support to be used as BMPs (events, activities, etc.) in conjunction with the selected pollutants for the selected target audiences during reporting period? Yes No

If Yes, please include an attachment describing changes

5. (4.1.F) Were all BMPs for MCM 1 evaluated during reporting period? Yes No

If No, please include an attachment describing what BMPs were not evaluated and why.

6. Were the measurable goals for all BMPs for MCM 1 successfully reached? Yes No

If No, were the measurable goals or BMPs evaluated/modified in an effort for success in the next reporting period? Yes No

For each of the BMPs under this MCM, please provide a brief summary of how the measurable goals were achieved and documented. For any BMPs where the measurable goals were not achieved, provide a brief summary of how the BMP evaluated/modified in an effort for success in the coming reporting year.

7. Were the BMPs for MCM 1 determined effective/successful for this reporting period? Yes No

If No, were the BMPs determined to be ineffective/unsuccessful evaluated for modification or replacement? Yes No

8. Were any changes made to MCM 1 during the reporting period that were not covered above, including the addition of programmatic BMPs?

Yes No

If Yes, please include an attachment describing changes.

MCM 2. Public Involvement and Participation

1. (4.2.A, 4.2.B, 4.2.C) Completing 4.2.A-4.2.C in this form is only applicable during permit renewal OR as a result of major modification to the SWMP. If neither of these apply during this reporting period, please check N/A here and skip to 3 below. N/A

2. Was a public notice period held during reporting period? Yes No

Was the public notice posted on the MS4 website? Yes No

Was a public information meeting held for the public notice during this reporting period? Yes No

If Yes, what was the attendance for the meeting? _____

Were any comments received? Yes No If Yes, how many? _____

3. (4.2.D) Were any changes to publicly available method to accept public inquiries, or concerns, and to take information provided by the public about stormwater and stormwater related topics made during reporting period? Yes No

If Yes, please include an attachment describing changes.

4. Were all BMPs and tracking methods for 4.2.D evaluated during reporting period? Yes No

If No, please include an attachment describing what BMPs were not evaluated and why.

5. (4.2.E) Does the permittee utilize a stormwater management panel or committee during the reporting period? Yes No

If Yes, was the panel or committee determined to be effective/successful for this reporting period? Yes No

If the permittee does not currently utilize a stormwater management panel or committee, did the permittee evaluate the potential benefits of utilizing a stormwater management panel or committee? Yes No

6. Were any changes to 4.2.E made during reporting period? Yes No

If Yes, please include an attachment describing changes.

7. (4.2.F) On what date did the permittee provide an update to the governing board on the status of, or updates on, the Stormwater Management Program, including compliance with the program for this reporting period? _____

8. (4.2.I) Were all tracking mechanisms and databases for MCM 2 evaluated during this reporting period? Yes No

If No, please include an attachment describing why the mechanisms were not evaluated.

9. Were the measurable goals for all BMPs for MCM 2 successfully reached? Yes No

If No, were the measurable goals or BMPs evaluated/modified in an effort for success in the next reporting period? Yes No

For each of the BMPs under this MCM, please provide a brief summary of how the measurable goals were achieved and documented. For any BMPs where the measurable goals were not achieved, provide a brief summary of how the BMP evaluated/modified in an effort for success in the coming reporting year.

10. Were the programmatic BMPs for MCM 2 determined effective/successful for this reporting period? Yes No

If No, were the BMPs determined to be ineffective/unsuccessful evaluated for modification or replacement? Yes No

11. Were any changes made to MCM 2 during the reporting period that were not covered above, including the addition of programmatic BMPs?

Yes No

If Yes, please include an attachment describing changes.

12. (4.3.A) Were any changes to the storm sewer system map made during reporting period? Yes No

13. (4.3.C) Were any changes made to the ordinance for prohibition of non-stormwater into the storm sewer system during this reporting period? Yes No

14. (4.3.D) Was the measurable goal for dry weather field screening met? Yes No

If No, were the measurable goals evaluated/modified in an effort for success in the next reporting period? Yes No

15. (4.3.H) Were the priority areas evaluated for this reporting period? Yes No
 If **Yes**, were the priority areas determined to be appropriate for the next reporting period? Yes No
 Will additional or new priority areas be identified for the next reporting period? Yes No

16. (4.3.J) Were any illicit discharge investigations conducted during this reporting period? Yes No
 If **Yes**, were the investigation procedures, response times, and tracking mechanisms determined to be appropriate for the next reporting period?
 Yes No
 If **No**, were the BMPs determined to be ineffective/unsuccessful evaluated for modification or replacement? Yes No

17. (4.3.K) Were MCM 3 enforcement procedures evaluated during this reporting period? Yes No
 If **No**, please include an attachment describing why the procedures were not evaluated.

18. (4.3.L) Were all tracking mechanisms and databases for MCM 3 evaluated during this reporting period? Yes No
 If **No**, please include an attachment describing why the mechanisms were not evaluated.

19. (4.3.M, 4.3.Q) Were all outreach and internal training procedures for MCM 3 evaluated during this reporting period? Yes No
 If **No**, please include an attachment describing why the procedures were not evaluated.

20. Were the measurable goals for all BMPs for MCM 3 successfully reached? Yes No
 If **No**, were the measurable goals or BMPs evaluated/modified in an effort for success in the next reporting period? Yes No
For each of the BMPs under this MCM, please provide a brief summary of how the measurable goals were achieved and documented. For any BMPs where the measurable goals were not achieved, provide a brief summary of how the BMP evaluated/modified in an effort for success in the coming reporting year.

21. (4.3.N - 4.3.R) Were the programmatic BMPs for MCM 3 determined effective/successful for this reporting period? Yes No
 If **No**, were the BMPs determined to be ineffective/unsuccessful evaluated for modification or replacement? Yes No

22. Were any changes made to MCM 3 during this reporting period that were not covered above, including the addition of programmatic BMPs?
 Yes No
 If **Yes**, please include an attachment describing changes.

MCM 4. Construction Site Stormwater Runoff Control

1. (4.4.A) Were any changes to the ordinance for construction site stormwater made during this reporting period? Yes No
 If **Yes**, please include an attachment describing changes.

2. (4.4.B) Were the pre-construction plan review procedures evaluated during this reporting period? Yes No
 If **No**, please include an attachment describing why the review procedures were not evaluated.

3. (4.4.C) Were the procedures for construction site inspections, evaluated during this reporting period? Yes No
 If **No**, please include an attachment describing why the procedures were not evaluated.

4. (4.4.D) Were construction site enforcement procedures evaluated during this reporting period? Yes No
 If **No**, please include an attachment describing why the procedures were not evaluated.

5. (4.4.E) Were the procedures for requiring construction site operators to conduct site inspections evaluated during this reporting period?
 Yes No
 If **No**, please include an attachment describing why the procedures were not evaluated.

6. (4.4.F, 4.4.G) Were all tracking mechanisms and databases for MCM 4 evaluated during this reporting period? Yes No
 If **No**, please include an attachment describing why the mechanisms and/or databases were not evaluated.

7. (4.4.J) Were all procedures for public submittal of concerns or information related to construction sites evaluated during this reporting period?
 Yes No
 If **No**, please include an attachment describing why the procedures were not evaluated.

8. (4.4.K) Were all internal training procedures for MCM 4 evaluated for effectiveness during this reporting period? Yes No
 If **No**, please include an attachment describing why the procedures were not evaluated.

9. (4.4.L) Were all procedures outlining the local inspection and enforcement for MCM 4 evaluated during this reporting period?
 Yes No
 If **No**, please include an attachment describing why the document(s) were not evaluated.

10. Were the measurable goals for all programmatic BMPs for MCM 4 successfully reached? Yes No
 If **No**, were the measurable goals or programmatic BMPs evaluated/modified in an effort for success in the next reporting period?
 Yes No
For each of the programmatic BMPs under this MCM, please provide a brief summary of how the measurable goals were achieved and documented. For any BMPs where the measurable goals were not achieved, provide a brief summary of how the BMP evaluated/modified in an effort for success in the coming reporting year.

11. (4.4.H, 4.4.I, 4.4.M) Were the programmatic BMPs and procedures for MCM 4 determined effective/successful for this reporting period?
 Yes No

12. Were any changes made to MCM 4 during the reporting period that were not covered above, including the addition of programmatic BMPs?
 Yes No
 If **Yes**, please include an attachment describing changes.

MCM 5. Post-Construction Stormwater Management in New Development and Redevelopment

1. (4.5.A) Were any changes to the ordinance for post-construction runoff site stormwater made during this reporting period? Yes No
If **Yes**, please include an attachment describing changes.

2. (4.5.B) Were any changes to the permittee's strategy to minimize water quality impact made during this reporting period? This includes any policy or ordinance changes to either structural or non-structural controls. Yes No
If **Yes**, please include an attachment describing changes.

3. Were all strategies (programmatic BMPs) for 4.5.B evaluated during this reporting period? Yes No
If **No**, please include an attachment describing what BMPs were not evaluated and why.

4. (4.5.C) Were the pre-construction plan review procedures evaluated during this reporting period? Yes No
If **No**, please include an attachment describing why these procedures were not evaluated.

5. (4.5.D) Were procedures for long-term operation and maintenance of the post-development BMPs evaluated during this reporting period? Yes No
If **No**, please include an attachment describing why these procedures were not evaluated.

6. (4.5.E) Were the procedures for inspections or requiring inspections, evaluated during this reporting period? Yes No
If **No**, please include an attachment describing why these procedures were not evaluated.

7. Were the measurable goals for all BMPs for 4.5.E successfully reached? Yes No
If **No**, were the measurable goals evaluated/modified in an effort for success in the next reporting period? Yes No

8. (4.5.F, 4.5.G) Were compliance and enforcement procedures evaluated during this reporting period? Yes No
If **No**, please include an attachment describing what BMPs were not evaluated and why.

9. (4.5.H) Was the inventory of all post-construction BMPs, including the tracking mechanism, evaluated during this reporting period? Yes No
If **No**, please include an attachment describing why these procedures were not evaluated.

10. (4.5.I) Were all tracking mechanisms for post-construction BMP inspections, including the tracking mechanism, evaluated during this reporting period? Yes No
If **No**, please include an attachment describing why these procedures were not evaluated.

11. (4.5.L) Were all training procedures for inspections evaluated for effectiveness during this reporting period? Yes No
No, please include an attachment describing why these procedures were not evaluated

12. Were the measurable goals for all programmatic BMPs for MCM 5 successfully reached? Yes No
If **No**, were the measurable goals or programmatic BMPs evaluated/modified in an effort for success in the next reporting period? Yes No

For each of the BMPs under this MCM, please provide a brief summary of how the measurable goals were achieved and documented. For any BMPs where the measurable goals were not achieved, provide a brief summary of how the BMP evaluated/modified in an effort for success in the coming reporting year.

13. (4.5.J, 4.5.K, 4.5.M) Were programmatic BMPs and procedures for MCM 5 determined effective/successful for this reporting period? Yes No
If **No**, were the programmatic BMPs determined to be ineffective/unsuccessful evaluated for modification or replacement? Yes No

14. Were any changes made to MCM 5 during the reporting period that were not covered above, including the addition of programmatic BMPs? Yes No
If **Yes**, please include an attachment describing changes.

MCM 6. Pollution Prevention/Good Housekeeping for Municipal Operations

1. (4.6.A) Did the permittee maintain and utilize an employee training program for MS4 municipal operations staff? Yes No
What date or dates was the training held during this reporting period? _____

2. Were any changes to the training program made during reporting this period? Yes No
If **Yes**, please include an attachment describing changes.

3. (4.6.B) Were the following topics covered during training for this reporting period?

- Vehicle and equipment washing; Yes No Not applicable
- Fluid disposal and spills; Yes No Not applicable
- Fleet, equipment, and building maintenance; Yes No Not applicable
- Park, open space maintenance procedures (including fertilizer, herbicide, pesticide application); Yes No Not applicable
- New construction, road maintenance, and land disturbances; Yes No Not applicable
- Stormwater system maintenance; Yes No Not applicable
- MS4 operated salt and de-icing operations; Yes No Not applicable
- Fueling; Yes No Not applicable
- Solid waste disposal; Yes No Not applicable
- Street sweeper operations; Yes No Not applicable
- Illicit Discharges; Yes No Not applicable

4. (4.6.C) Were training materials, written procedures for the training program, and a schedule for topics evaluated during this reporting period? Yes No
If **No**, please include an attachment describing what BMPs were not evaluated and why.

5. (4.6.D) Was a list of municipal operations/facilities impacted by the MS4 permit maintained and evaluated during this reporting period? Yes No
6. (4.6.E) Was a list of all industrial facilities owned or operated by the permittee which are subject to NPDES permits for discharges of stormwater associated with industrial activity, maintained and evaluated during this reporting period? Yes No
7. (4.6.F) Were controls and procedures for reducing or eliminating the discharge of floatables and pollutants from municipal facilities evaluated during this reporting period? Yes No
If No, please include an attachment describing what elements and procedures were not evaluated and why.
8. Were inspections conducted on these facilities at minimum annually? Yes No
9. Were the stormwater control measures and other programmatic BMPs for 4.6.E determined effective/successful for this reporting period? Yes No
If No, were the BMPs, and procedures determined to be ineffective/unsuccessful evaluated for modification or replacement?
 Yes No
10. (4.6.G) Were procedures for proper disposal of waste removed from the MS4 structures and areas of jurisdiction evaluated during this reporting period? Yes No
If No, please include an attachment describing why the procedures were not evaluated.
11. (4.6.H) Was washing of municipal vehicles and/or equipment taking place on a facility owned and/or operated by the permittee during this reporting period? Yes No
If Yes, were procedures for proper disposal of wash water evaluated during this reporting period? Yes No
If No, please include an attachment describing what procedures were not evaluated and why.
12. (4.6.I) Did the permittee maintain written Stormwater Pollution Prevention Plans or an Operations and Maintenance Manual for all applicable MS4 facilities during this reporting period? Yes No
If No, please include an attachment describing why the document(s) were not created and/maintained.
13. Did the permittee evaluate the results, controls, and inspection procedures to ensure compliance with the permit and determine if changes are needed? This evaluation may also aid in finding priority areas or pollutants in relation to MCM 3, or adding more education in relation to MCM 1. Yes No
If No, please include an attachment describing what BMPs were not evaluated and why.
14. (4.6.J) Were any new flood management projects reviewed or begun during this reporting period? Yes No
If Yes, were procedures used to determine if there are impacts to water quality for the new project? Yes No
15. Were the measurable goals for all BMPs for MCM 6 successfully reached? Yes No
If No, were the measurable goals evaluated/modified in an effort for success in the next reporting period? Yes No
- For each of the BMPs under this MCM, please provide a brief summary of how the measurable goals were achieved and documented. For any BMPs where the measurable goals were not achieved, provide a brief summary of how the BMP evaluated/modified in an effort for success in the coming reporting year.**
16. (4.6.K, 4.6.L, 4.6.M) Were BMPs for MCM 6 determined effective/successful for this reporting period? Yes No
If No, were the BMPs determined to be ineffective/unsuccessful evaluated for modification or replacement? Yes No
17. Were any changes made to MCM 6 during the reporting period that were not covered above? Yes No
If Yes, please include an attachment describing changes.

Part E – MONITORING DATA WATER SAMPLE(S) ANALYSIS

Please include monitoring data collected during the reporting period.

PARAMETER OR INDICATOR	FREQUENCY (Ongoing monitoring or single diagnostic event or date)	RESULT	DRY WEATHER SAMPLE?	WET WEATHER SAMPLE?
			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

1. Are any of the parameters being sampled due to the MS4 being subject to an established or approved Total Maximum Daily Load?
 Yes No
If Yes, please indicate the parameter/pollutant.

2. Does the data support water quality attainment or support trend data toward water quality attainment?

Yes No

If **Yes**, please describe.

Part F – TOTAL MAXIMUM DAILY LOAD (TMDL) ASSUMPTIONS AND REQUIREMENTS ATTAINMENT (ARAP) PLAN

1. Is your MS4 subject to an established or approved TMDL? Yes No

If **No**, please continue to Part G of this report.

2. Has the permittee submitted the TMDL ARAP to the Department for review and approval? Yes No

If **No**, please submit the annual status report providing a brief update on the status of completion of the TMDL ARAP per 6.1.H of the permit.

PART G – SUBMIT REPORT TO:

The facility must register in the Department's eDMR system through the Missouri Gateway for Environmental Management (MoGEM) before the first report is due. Registration and other information regarding MoGEM can be found at; [MoGEM Splash Page](#). Information about the eDMR system can be found at [eDMR Splash Page](#). To access the eDMR system, use: [MoGEM Login](#).

For assistance using the eDMR system, contact edmr@dnr.mo.gov or call 855-789-3889 or 573-526-2082.

OPTIONAL QUESTIONS REGARDING MILITARY SERVICE

Have you or an immediate family member ever served in the U.S. Armed Forces?

Yes

No

If yes, would you like information about military-related services in Missouri?

Yes

No

PART H - CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

SIGNATURE OR PERMITTEE (LEGALLY RESPONSIBLE PERSON)

DATE SIGNED

NAME (PRINTED OR TYPED)

Jeffrey L, Winders

TITLE

City Engineer/MS4Coordinator

Attachment to Missouri Department of Natural Resources (MDNR)
Form 780-3009 (12-22)

City of Jackson, Mo. Annual MS4 Report

1/1/2025 to 12/31/2025

ANNUAL REPORT

Part A – MS4 Permit Holder Information

11. The previous city engineer retired in November 2025. The current city engineer started December 1, 2025. The city engineer is the designated responsible person for the cities MS4 program.

12. There were two annexations in 2025 for a total of 2.33 acres.

- SEMO Land Development, LLC – 1.25 acres (Feb 2025)
- MHRR LLC – 1.08 acres (Mar 2025)

Part B – Reporting Requirements

The city is not subject to TMDL's

Part C – Stormwater Management Program Partners

No integrated plans

Part D – Minimum Control Measures, Best Management Practices, and Measurable Goals Evaluation

No changes were made in the past year to the Storm Water Management Plan (SWMP.) The city was audited in 2025 by MDNR SERO staff, and found to have deficiencies in the plan's execution. Upon review by the new city engineer, it is believed the plan is working, however there may have been a breakdown in communicating and documenting items.

MCM 1 – Public Education and Outreach

5. (4.1.F) The BMP's for MCM 1 were looked at in an audit performed by the MDNR in 2025. The new city engineer began looking at these in December of 2025. The plan is to restart what was in the plan and evaluate and change throughout 2026.

6. See item 5 above. As the MCM's were reviewed post audit it is believed the BMPs were mostly appropriate. The breakdown appears to be in documentation and communication. Right now, the SWMP will be managed and evaluated stressing documentation of items as we move forward. We are attempting to restart the stream team as hindsight shows this was an effective tool in community education and involvement.

MCM 1 – Public Education and Outreach

There were press releases mad on March 11, 2025 and October 27, 2025 highlighting the recycling center and brush drop off hours. The utility bills list the yard waste pick up dates for each month. The Parks and Recreation department held their annual park day for cleaning up and trash pickup at the city parks on April 27, 2025. Including the above mentioned activities there were approximately 30+ social media posts reminding city residents about using the city services for waste removal or other related items.

We are looking at restarting the cities stream team.

25 truckloads of debris were removed from the sweeper pit. The sweeper runs approximately 10 months of the year and takes 2 months to sweep the whole city. We also place the debris from storm drain cleanout in this pit to be hauled off.

Approximately 430 loads of yard waste were hauled off for 2025.

MCM 2 – Public Involvement and Participation

7. (4.2.F) It appears this was overlooked for 2025. We could not find a record of the annual report being presented to our Board. We did find where it was prepared for MDNR and dated February 28, 2025.

8. – 10. The measurable goals are difficult to track. We have received customer requests and they were addressed as they came in with none left open at this time. The city engineer is still familiarizing with the cities MS4 program. As he becomes familiar with this these will be evaluated

MCM 3 – Illicit Discharge and Detection Elimination

14. (4.3.D) Records of the field screening could not be found. Starting now we will inspect the outfalls at an accelerated rate. We are also looking for a class or instructions on the best way to conduct these inspections.

17. (4.3.K) No enforcement actions were taken during this period; therefore, no evaluations were necessary.

18. (4.3.L) As stated above the city engineer is still familiarizing with the cities MS4 program. As he becomes familiar with this these will be evaluated.

19. (4.3.M & 4.3.Q) As stated above the city engineer is still familiarizing with the cities MS4 program. As he becomes familiar with this these will be evaluated.

20. (4.3.M & 4.3.Q) Evidence cannot be found of the BMPs being reported or tracked. However, in discussion between the city engineer and the foremen, it is believed the BMPs are being performed per the training received at the beginning of this permit cycle. The engineer is reviewing ways to improve this tracking.

21. (4.3.N – 4.3.R) We were audited on MCM 1-3 by MDNR SERO and were found unsatisfactory. This is the definition of unsuccessful. Moving forward with the comments from SERO staff and training we are looking for ways to improve this. BMPs going forward will be evaluated and changes will be made.

MCM 4 – Storm Site Stormwater Runoff Control

6. (4.4.F, 4.4.G) With the new city engineer tracking is being changed to his preferences. After the tracking is developed and necessary changes will be made.

MCM 4 was reviewed in December by the city engineer as there were two grading permits to be evaluated and initial site inspections. In training to follow city procedures he reviewed the above MCM and used them for evaluation of the site.

MCM 5 – Post Construction Management in New Development and Redevelopment

5. (4.5.D) In the changeover of engineers this was not performed.

6. (4.5.E) In the changeover of engineers this was not performed.

7. (4.5.E) In the changeover of engineers this was not performed.

8. – 9. (4.5.F – 4.5.M) In the changeover of engineers this was not performed. Looking at last year's report and knowing what was found in the audit of MCM 1-3. This is a priority to remedy in the next year.

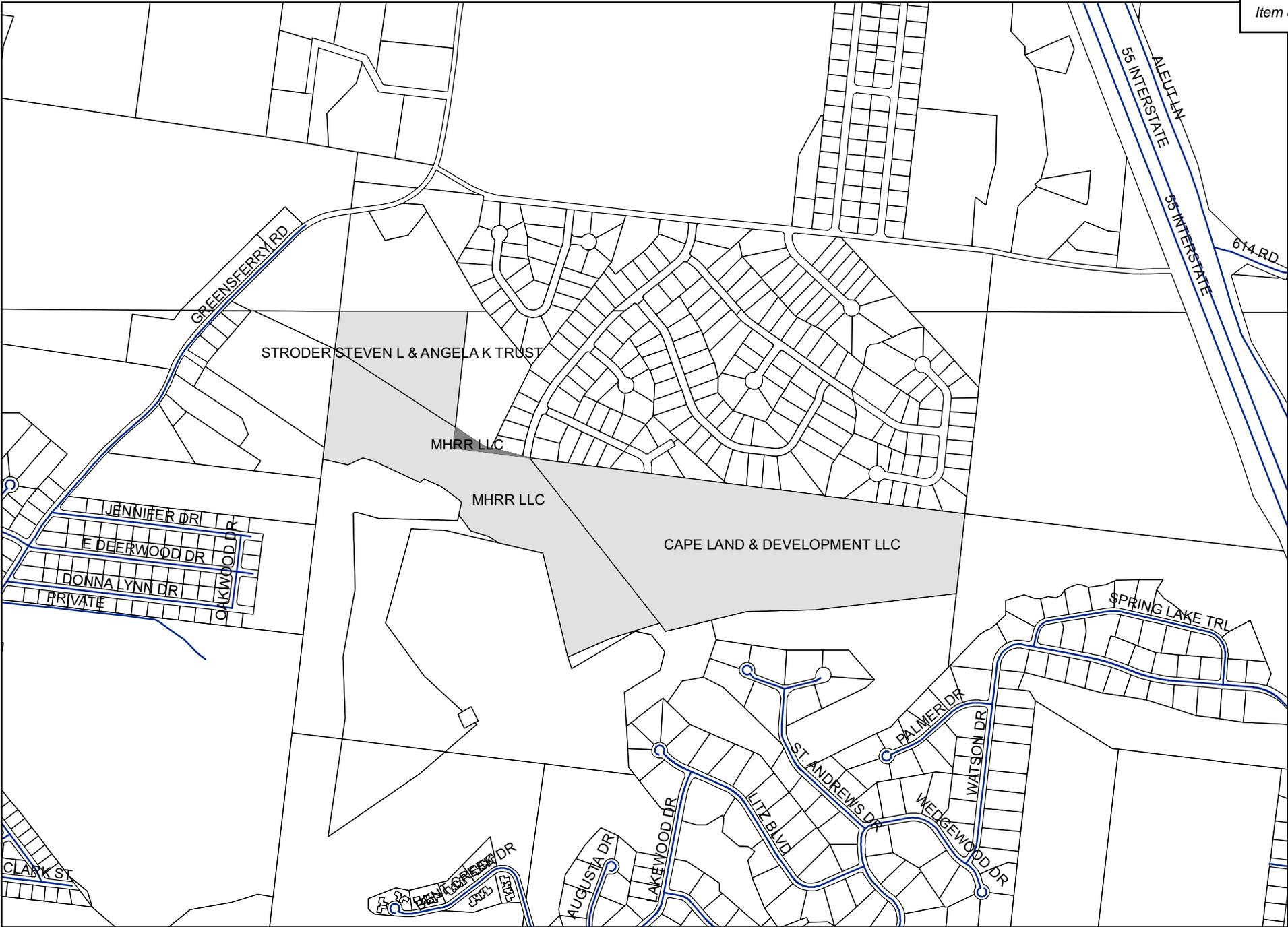
MCM 6 – Pollution Prevention/Good Housekeeping for Municipal Operations

4. (4.6.C) In looking at the plan there is training in place, and it appears as recent as 2022 training was provided. There is no documentation that training has happened for 2025.

11. (4.6.H) Unable to find documentation but believe the wash are is disposing of waste water properly.

13. Documentation of this could not be found.

As with MCM 5, MCM 6 will be a priority to evaluate in the next cycle.



Properties within 185' of proposed annexation of Terrace Above the Greens Subdivision

345 W Jackson Trail

Item 8.

