



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN STUDY SESSION
Monday, August 07, 2023 at 7:00 PM
Board Chambers, City Hall, 101 Court St.

AGENDA

DISCUSSION ITEMS

- [1.](#) Extend contract with the Roman Catholic Diocese of Springfield-Cape Girardeau to abandon East Jefferson Street for the New Church Building
- [2.](#) Main Street and Greensferry Road Striping Project – bid tabulation
3. Amendments to Chapter 65 (Zoning) regarding towing companies
4. Amendments to Chapter 65 (Zoning) regarding attached or painted signs
- [5.](#) Reapproval of the Preliminary Plat of Jackson North Industrial Park Subdivision
6. Walk Jackson Program
- [7.](#) Contract addendum for the Soccer Park Mowing and Trimming Services Program
8. Discussion of previously tabled items (unspecified)
9. Additional items (unspecified)

Posted on 8/4/2023 at 4:00 PM.



July 11, 2023

Mr. Dwain Hahs, Mayor
City of Jackson
101 Court St.
Jackson, MO 63755

RE: Agreement to Vacate Jefferson Street

Honorable Mayor Hahs,

On behalf of the Diocese of Springfield-Cape Girardeau and Immaculate Conception Parish here in Jackson I am requesting an amendment to the Agreement to Vacate a portion of East Jefferson Street in Jackson, MO.

As you may know, we have been engaged in an extensive capital campaign to raise the funds necessary to build a new church. We have been very successful in this effort, despite significant challenges due to the Covid Pandemic that halted our efforts for over a year. We have currently raised \$8.7 million and are continuing to seek additional pledges that will bring us to the \$10.8 million estimated to be needed for the Phase I Church Building. We are confident we will be able to bridge the remaining gap in the coming weeks and months.

We are on a planned schedule to be able to begin construction by late 2024, with the possibility of an early site, demolition, and utilities package early next year. The 2018 agreement executed between the City and the Diocese had a time limit requiring construction to begin within 5 years. Unfortunately, due to the pandemic and the extreme construction inflation that occurred since 2018, we have been delayed in reaching that goal.

Therefore, we wish to invoke paragraph two of the agreement and request at this time the City's approval to extend the agreement up to two years, setting a new expiration date of November 30, 2025.

Deacon Al Stoverink continues to serve as our coordinator for all aspects of this project. If you have any detailed questions feel free to contact him directly at 573-243-3182 (office) or 573-579-5948 (cell), or email icdeaconal@gmail.com. Please advise us of any particular process or schedule we need to follow and let us know if you have any concerns.

God Bless,

Reverend Randolph Tochtrop
Reverend Randolph Tochtrop

ADDENDUM TO AGREEMENT

THIS ADDENDUM, effective as of the date on which all parties hereto execute this Addendum, amends and supplements that Agreement by and between **CITY OF JACKSON, MISSOURI** (“City”) and **ROMAN CATHOLIC DIOCESE OF SPRINGFIELD-CAPE GIRARDEAU**, (“Diocese”) with the effective date of December 17, 2018 (the “Agreement”).

WHEREAS, City and Diocese wish to extend the date by which construction must begin as stated in paragraph two (2) of the Agreement.

NOW, THEREFORE, for adequate consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree to amend the Agreement as follows:

2. In the event the Diocese has not begun construction within seven (7) years of the date of this Agreement, then this Agreement shall expire. It is provided, however, that the parties may agree to extend this Agreement upon approval of the extension by both the City and the Diocese.

City and Diocese acknowledge that they have read and agreed to the terms and conditions of this Addendum, and they understand it will become legally binding upon signing.

DATE: _____

City of Jackson, Missouri

Dwain Hahs, Mayor

ATTEST:

Liza Walker, City Clerk

DATE: _____

Roman Catholic Diocese of Springfield-Cape Girardeau

By: _____

Print: _____

Title: _____



City of Jackson

TO: Mayor and Board of Aldermen

CC: Jim Roach, City Administrator

FROM: Anna Bergmark, City Engineer

DATE: August 1, 2023

RE: Main Street and Greensferry Road Striping Bid Tabulations

Attached you will find the bid tabulations for the Main Street and Greensferry Road Striping Project. Staff recommends awarding both the base bid and the bid alternate to Road Runner Safety Services, Inc of Jackson MO for \$ 39,782.25.

Bid Tabulations**Main Street and Greensferry Road Striping**

Bid Opening: 8/1/2023

Opened by: Anna Bergmark

Witnessed By: Janet Sanders

BASE BID

ITEM	DESCRIPTION	EST. QTY.	UNITS	Engineer Estimate		Road Runners	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
101	Pavement Marking 4 inch white and yellow (High Build Waterborne) Type L Beads	28,400	LF	\$1.00	\$28,400.00	\$1.09	\$30,956.00
102	Stop Bars 24" White	200	LF	\$14.00	\$2,800.00	\$11.50	\$2,300.00
103	Single Direction Arrow	16	Each	\$300.00	\$4,800.00	\$115.00	\$1,840.00
104	Two Direction Arrow	1	Each	\$300.00	\$300.00	\$230.00	\$230.00

Base Bid Total: \$36,300.00

\$35,326.00

Alternate Bid 1

ITEM	DESCRIPTION	EST. QTY.	UNITS	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
201	Milled Centerline Rumble Strips	775	LF	\$5.75	Not Available	\$5.75	\$4,456.25

Alternate Bid Total: Not Available

Alternate Bid Total: \$4,456.25

Base Bid + Alt \$39,782.25

MEMO



TO: Mayor Hahs and Members of the Board of Aldermen
FROM: Larry Miller, Building & Planning Manager
DATE: August 1, 2023
SUBJECT: Jackson North Industrial Park – Preliminary Plat Renewal

It's the time of year again to renew the preliminary plat of the Jackson North Industrial Park to keep it current. The plat is attached.

PRELIMINARY PLAT PHASE II OF JACKSON NORTH INDUSTRIAL PARK SUBDIVISION

THAT PART OF UNITED STATES PRIVATE SURVEY NO. 804 AND THAT PART 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

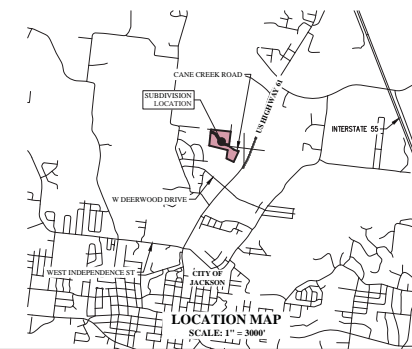
DESCRIPTION OF SURVEY

THAT PART OF UNITED STATES PRIVATE SURVEY NO. 804 AND THAT PART 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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

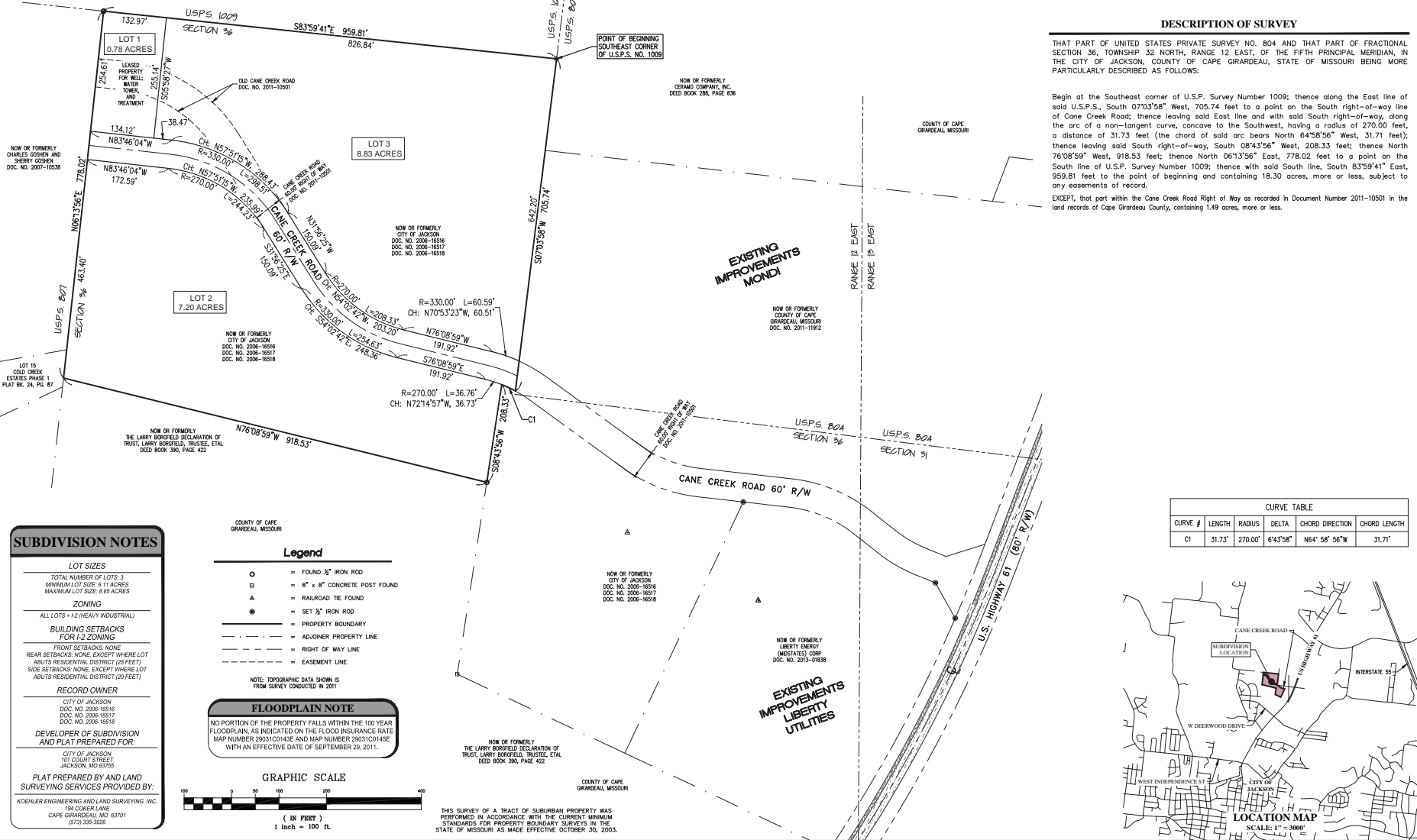
Begin at the Southeast corner of U.S.P. Survey Number 1009; thence along the East line of said U.S.P.S., South 07°03'58" West, 705.74 feet to a point on the South right-of-way line of Cane Creek Road; thence leaving said East line and said South right-of-way line, along the arc of a non-tangent curve, concave to the Southwest, having a radius of 270.00 feet, a distance of 31.73 feet (the chord of said arc bears North 64°58'56" West, 31.71 feet); thence leaving said South right-of-way, South 08°43'56" West, 208.33 feet; thence North 76°08'59" West, 198.53 feet; thence North 06°13'56" East, 778.02 feet to a point on the South line of U.S.P. Survey Number 1009; thence with said South line, South 83°59'41" East, 959.81 feet to the point of beginning and containing 18.30 acres, more or less, subject to any easements of record.

EXCEPT, that part within the Cane Creek Road Right of Way as recorded in Document Number 2011-10501 in the land records of Cape Girardeau County, containing 1.49 acres, more or less.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	31.73	270.00	6°43'58"	N64°58'56"W
				31.71'



NORTH FROM MISSOURI
STATE PLANE COORDINATE
SYSTEM GRID NORTH



SUBDIVISION NOTES

LOT SIZES

TOTAL NUMBER OF LOTS: 3
MINIMUM LOT SIZE: 0.11 ACRES
MAXIMUM LOT SIZE: 8.85 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 64502

PLAT PREPARED BY AND LAND SURVEYING SERVICES PROVIDED BY:

KOEHLER ENGINEERING AND LAND SURVEYING, INC.

104 COKER LANE

CAPE GIRARDEAU, MO 63701

(573) 335-3026

COUNTY OF CAPE
GIRARDEAU, MISSOURI

Legend

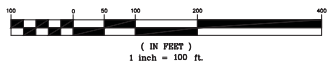
- = FOUND 3/4" IRON ROD
- = 8" x 8" CONCRETE POST FOUND
- △ = RAILROAD TIE FOUND
- = SET 3/4" IRON ROD
- = PROPERTY BOUNDARY
- - - = ADJOINER PROPERTY LINE
- - - = RIGHT OF WAY LINE
- - - = EASEMENT LINE

NOTE: TOPOGRAPHIC DATA SHOWN IS
FROM SURVEY CONDUCTED IN 2011

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR
FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE
MAP NUMBER 20031C0143E AND MAP NUMBER 20031C0145E
WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

GRAPHIC SCALE



NOW OR FORMERLY
THE LARRY BORGFELD DECLARATION OF
TRUST, LARRY BORGFELD, TRUSTEE, ETAL
DEED BOOK 390, PAGE 422

THIS SURVEY OF A TRACT OF SUBURBAN PROPERTY WAS
PERFORMED IN ACCORDANCE WITH THE CURRENT MINIMUM
STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE
STATE OF MISSOURI AS MADE EFFECTIVE OCTOBER 30, 2003.

KE KOEHLER
ENGINEERING AND LAND SURVEYING, INC.

City Engineering and Surveying Services
104 Coker Lane - Cape Girardeau, MO 63701
Phone: 573.335.3026 - Fax: 573.335.3049
www.koehlereengineering.com

PRELIMINARY PLAT FOR
CITY OF JACKSON, MO

101 COURT STREET
JACKSON MO 63755
PH: 573.245-3566

PRELIMINARY

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PRELIMINARY PLAT

KILLS PLOT NO. 3076
DESIGNED BY
DRAWN BY
CHECKED BY
DATE 08.30.2017

1 OF 1

MEMO



To: Mayor and Board of Aldermen
From: Jason Lipe, Parks and Recreation Director
Date: Friday, August 04, 2023
Re: Soccer Park Mowing and Trimming Contract Addendum

The addition of fields 12 & 13 at the Jackson Soccer Park has necessitated a change in the type of mower used and the height at which the grass is mowed other than what is specified in the original contract with Kevin Rockhill DBA Rockhill & Sons Lawncare. As such, an addendum to the original contract is being proposed to reduce the acreage mowed and per mowing price from \$355 per mowing to \$315 per mowing. Also included in the addendum is a one-year extension to include the 2025 mowing season.

ADDENDUM TO CONTRACT AGREEMENT

THIS ADDENDUM, effective as of the date on which all parties hereto execute this Addendum, amends and supplements that Contract Agreement by and between **CITY OF JACKSON, MISSOURI** (“City”) and **KEVIN ROCKHILL DBA ROCKHILL & SONS LAWNCARE** (“Contractor”) with the effective date of April 4, 2022 (the “Contract”).

WHEREAS, City and Contractor wish to amend terms of the Contract.

NOW, THEREFORE, for adequate consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree to amend the Contract as follows:

- \$315.00 (Three Hundred Fifteen Dollars) per mowing and trimming (32.61 acres) event in Soccer Park
- **DURATION OF CONTRACT:** The duration of the contract shall run annually from April 1 through November 30 for four consecutive years – 2022, 2023, 2024 and 2025. However, the City reserves the right to suspend mowing and trimming cycles in situations of drought or extreme rainfall/flooding.

City and Contractor acknowledge that they have read and agreed to the terms and conditions of this Addendum, and they understand it will become legally binding upon signing.

DATE: _____

City of Jackson, Missouri

Dwain Hahs, Mayor

ATTEST:

Liza Walker, City Clerk

DATE: _____

Kevin Rockhill DBA Rockhill & Sons Lawncare

By: _____

Print: _____

Title: _____