



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, August 04, 2025 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

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**AGENDA**

**CALL TO ORDER**

**INTRODUCTION OF GUESTS/VISITORS**

**ADOPTION OF AGENDA**

1. Motion adopting the Regular Meeting Agenda.

**APPROVAL OF MINUTES**

2. Motion approving the Minutes of the Regular Meeting of July 21, 2025.

**FINANCIAL AFFAIRS**

3. Motion approving the list of bills paid for the previous month.
4. Motion approving semi-annual budget to actuals for the current year.

**ACTION ITEMS**

**Power, Light, and Water Committee**

5. Motion approving Change Order No. 1, to MDR Construction, Inc., of Columbia, Mississippi, to extend the contract time by 159 days, relative to the 15kV Electric Distribution Circuit #21 Upgrade Project.
6. Motion approving Change Order No. 5, to Penzel Construction Company, Inc., of Jackson, Missouri, to extend the contract time by 90 days, relative to the Building Addition & Renovation of Jackson Fire Station No. 1 Project.
7. Motion approving Change Order No. 8, in the amount of \$4,800.00, to Herzog Excavating & Demolition, LLC, of Perryville, Missouri, relative to the Disposal of Stockpiled Brush Program.
8. Bill proposing an Ordinance amending Chapter 3 (Administration) of the Code of Ordinances, relative to City Clerk duties as Assessor.
9. Bill proposing an Ordinance amending Chapter 3 (Administration) of the Code of Ordinances, relative to the City Collector.

**Street, Sewer, and Cemetery Committee**

- [10.](#) Motion to bring from the table a Bill proposing an Ordinance approving the rezoning of 312, 316, 320, and 324 North High Street, from R-4 (General Residential) District to C-3 (Central Business) District, as submitted by the City of Jackson, Missouri.
- [11.](#) Bill proposing an Ordinance approving the rezoning of 312, 316, 320, and 324 North High Street, from R-4 (General Residential) District to C-3 (Central Business) District, as submitted by the City of Jackson, Missouri.
- [12.](#) Motion accepting the bid of Lappe Cement Finishing, Inc., of Friedheim, Missouri, in the amount of \$348,420.56, relative to the 2025 Annual Concrete Pavement Improvement Program.
- [13.](#) Bill proposing an Ordinance authorizing a contractual agreement with Lappe Cement Finishing, Inc., relative to the 2025 Annual Concrete Pavement Improvement Program.
- [14.](#) Bill proposing an Ordinance approving the Final Plat of Goggin Subdivision No. 1, as submitted by James and Belinda Goggin.

## **NON-AGENDA CITIZEN INPUT**

### **INFORMATION ITEMS**

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

### **EXECUTIVE SESSION**

*Due to a lack of items, an executive session is not anticipated.*

### **ADJOURN**

Posted on 8/1/2025 at 4:00 PM.



## CITY OF JACKSON

### MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, July 21, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

### MINUTES

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

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

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

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

Motion to Adopt the Agenda )

Motion made by Alderman Fraley, seconded by Alderman Unger, to adopt the agenda, as presented. Ayes-7; Nays-0; Absent-1.

Public Hearing to Consider a request to )  
Rezone 312, 316, 320, and 324 North )  
High Street, from R-4 District to C-3 )  
District, as submitted by the City of )  
Jackson, Missouri )

Now comes forth a public hearing to consider a request to rezone 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.

Now comes forth Building and Planning Manager Larry Miller to present, to the Board and public, the City of Jackson's plans to deed the property to Cape Girardeau County, Missouri who plans to build a parking lot that they will manage.

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

Now comes forth John Koenig with the American Legion post 158 to speak in favor of the proposed rezoning. He would like to see the proposed parking lot be available as overflow for their parking lot and vice versa.

Mayor asks for anyone that wants to speak in opposition.

Now comes forth Paul Schniedermeyer to inquire who currently owns the lots. He has concerns about traffic and questions who the proposed parking lot is for.

Now comes forth Randy Earnest of 319 N. Hope to ask that there be a privacy fence put on the property and he is concerned about the increased noise since the houses on N. High Street were torn down.

Now comes forth Jamie Meyer of 325 N. Hope, she states that she agrees with everything that Randy mentioned and she is worried about people visiting the jail and walking through her yard as well as the rocks that are currently there washing out and her children getting hurt.

Now comes forth Ross Tilghman of 301 N. Hope. He asks how many votes it will take for the rezoning to be approved. He is also concerned about noise and light pollution as well as the lack of privacy with people visiting the jail and the cameras on the jail that point in the



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**MINUTES**

direction of their home. He suggests that trees be planted to block the noise and light that may come from the proposed parking lot and suggests that there be landscaping in the proposed parking lot.

The Public Hearing is now closed by Mayor Hahs.

Motion to Approve the Minutes of the       )  
 July 7, 2025, Regular Board Meeting       )

Motion made by Alderman Stroder, seconded by Alderwoman Williams, to approve the minutes of the preceding Regular Board Meeting of Monday, July 7, 2025. Ayes-7; Nays-0; Absent-1.

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

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





# CITY OF JACKSON

## MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, July 21, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

## MINUTES

### CITY COLLECTOR'S REPORT FOR JUNE 2025

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

Respectfully Submitted,

City Collector

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

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



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**MINUTES**

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

<u>ELECTRIC</u>	4,528.73
<u>WATER</u>	5,745.00
<u>WASTEWATER</u>	0.00
<u>GENERAL REVENUE</u>	25,454.69
<u>LANDFILL</u>	1,639.93
<u>CEMETERY</u>	7,125.00
<u>PARK</u>	2,232.50
<u>PARK FOUNDATION</u>	546.00
<u>RECREATIONAL DEVELOPMENT</u>	16,762.00
<u>STORMWATER MAINTENANCE FUND</u>	505.10
<u>TRUST &amp; AGENCY</u>	3,000.00
<u>HEALTH INSURANCE FUND</u>	1,973.18
<u>INMATE SECURITY FUND</u>	0.00
<u>TRANSPORTATION SALES TAX</u>	1,282.50
<u>RECREATIONAL SALES TAX FUND</u>	11,491.76
<u>REPORT TOTAL</u>	<u>82,286.39</u>

***Water & Light Deposit Accounts***  
 JUNE, 2025

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

<i>Balance Consists of :</i>	
Checking Account for US Bank	\$53,297.07
Investments	\$210,000.00
	<u>\$263,297.07</u>

## CITY TREASURER'S REPORT FOR JUNE 2025

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

Respectfully Submitted,

*Angela Birk*

Angela Birk, City Clerk/Treasurer

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

TOTAL 10,474,290.91



## CITY OF JACKSON

## MAYOR &amp; BOARD OF ALDERMEN REGULAR MEETING

Monday, July 21, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

## MINUTES



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**

Monday, July 21, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

**MINUTES**

Motion to set a Public Hearing for                   )  
 Monday, August 18, 2025, to Consider        )  
 the Proposed 2025 Tax Rates                    )

Motion made by Alderman Reiminger, seconded by Alderman Seabaugh, to set a public hearing for Monday, August 18, 2025, at 6:00 p.m., to consider the proposed 2025 Parks and Recreation, General Revenue, Cemetery, and Band Tax Rates. Ayes-7; Nays-0; Absent-1.

Motion to Approve the Semi-Annual               )  
 Financial Statement, ending June 30,            )  
 2025    )

Motion made by Alderman Reiminger, seconded by Alderwoman Williams, to approve the Semi-Annual Financial Statement, ending June 30, 2025. Ayes-7; Nays-0; Absent-1.

Motion to Record in the Minutes the               )  
 Disposal of City Records which have            )  
 Met their Retention Life                            )

Motion made by Alderman Reiminger, seconded by Alderman Stroder, to record in the minutes the disposal of City records which have met their retention life and were destroyed in compliance with the guidelines according to the Missouri Secretary of State's Record Retention Schedule, under RSMo 109.230(4). Ayes-7; Nays-0; Absent-1. The following records were disposed of by bulk shredding on July 16, 2025, by The Shred Truck:

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



## CITY OF JACKSON

### MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, July 21, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

### MINUTES

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

Motion to Accept the 2025 Electric Utility )  
 Rate Study Update, as prepared by )  
 1898 & Co., a part of Burns & McDonnell )  
 Engineering Company, Inc., of Kansas )  
 City, Missouri )

Motion made by Alderman Reiminger, seconded by Alderman Seabaugh, to accept the 2025 Electric Utility Rate Study Update, as prepared by 1898 & Co., a part of Burns & McDonnell Engineering Company, Inc., of Kansas City, Missouri. Ayes-7; Nays-0; Absent-1.

Motion to Transfer a Special Use Permit )  
 Granted to McCombs Funeral Home, )  
 Inc., to Rollings Funeral Service, LLC )  
 d/b/a McCombs Funeral Home and )  
 Cremation Center, located at 640 West )  
 Independence Street )

Motion made by Alderman Fraley, seconded by Alderman Unger, to transfer a Special Use Permit granted to McCombs Funeral Home, Inc., to Rollings Funeral Service, LLC d/b/a McCombs Funeral Home and Cremation Center, located at 640 West Independence Street. Ayes-7; Nays-0; Absent-1.

Motion to Approve Task Order )  
 Authorization No. 25-06 to Dille Pollard )  
 LLC, of Poplar Bluff, Missouri, relative to )  
 Providing architectural services under )  
 The Jackson Civic Center Expansion )  
 Project )

Motion made by Alderman Fraley, seconded by Alderwoman Young, to approve Task Order Authorization No. 25-06, in the amount of \$15,000.00, to Dille Pollard LLC, of Poplar



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**MINUTES**

Bluff, Missouri, relative to providing architectural services under the Jackson Civic Center Expansion Project. Ayes-7; Nays-0; Absent-1.

Motion to Approve Task Order )  
 Authorization No. 25-07 to Bacon Farmer )  
 Workman Engineering & Testing, Inc., of )  
 Cape Girardeau, Missouri, relative to )  
 Providing engineering services under )  
 The Swimming Pool Renovations Project)

Motion made by Alderman Fraley, seconded by Alderman Unger, to approve Task Order Authorization No. 25-07, in the amount of \$14,000.00, to Bacon Farmer Workman Engineering & Testing, Inc., of Cape Girardeau, Missouri, relative to providing engineering services under the Swimming Pool Renovations Project. Ayes-7; Nays-0; Absent-1.

Motion to Lay on the Table a Bill )  
 Proposing an Ordinance approving the )  
 Rezoning of 312, 316, 320, and 324 )  
 North High Street, from R-4 District to )  
 C-3 District, as submitted by the City of )  
 Jackson, Missouri )

Motion made by Alderman Fraley, seconded by Alderwoman Young, to lay on the table a Bill proposing an Ordinance approving the rezoning of 312, 316, 320, and 324 North High Street, from R-4 (General Residential) District to C-3 (Central Business) District, as submitted by the City of Jackson, Missouri. Ayes-7; Nays-0; Absent-1.

Motion to Adjourn the Meeting )

Meeting concluded at 6:25 P.M., on a motion made by Alderman Fraley, seconded by Alderman Unger, to adjourn the meeting. Ayes-7; Nays-0; Absent-1.

**ATTEST:**

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**City Clerk**



# MEMO



**To:** Mayor and Board of Aldermen  
**From:** Don Schuette  
**Date:** Thursday, July 31, 2025  
**Re:** Change Order #1 15 KV Circuit 21 Upgrade (MDR Construction Inc.)

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Mayor and Board of Aldermen,

Please see the attached Change Order #1 for the 15 KV Circuit 21 Upgrade Project.

The attached change order is for additional time from the original contract completion dates. The reconstruction portion of the project is approximately 95% complete. The additional time requested is due to material delays for circuit protection apparatus. (Viper Recloser) As we are all becoming deeply aware, some materials are unbelievably difficult to obtain in a timely manner. No project cost increase is requested for this change order, just a time extension.

The contractor, MDR Construction Inc , has been very responsive and very diligent in their efforts to complete this portion of the project as quickly as possible. I recommend the requested extension be granted and approved.

Thank you for your consideration regarding this request, please let me know if you have additional questions or concerns.

Best regards,

Don Schuette

Director of Electric Utilities

101124

82084

CHANGE ORDER No. 1

Project: **15kV Circuit #21 Upgrade**

Date of Issuance: 7/22/2025

Owner: **City of Jackson**

Address: **101 Court Street, Jackson, MO 63755**

Contractor: MDR Construction Inc.

Owner's Project No.: \_\_\_\_\_

Engineer/Architect: **Allen & Hoshall, Inc.**

Engineer/Architect's Project No.: **82084**

You are directed to make the following changes in the Contract Documents.

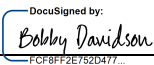
Description: Change final completion date to December 23<sup>rd</sup>, 2025 due to material delay.

Purpose of Change Order: Viper Switch Delivery Delay

Attachments:

<div>CHANGE IN CONTRACT PRICE:</div> <div>Base Contract Price \$ _____</div> <div>Authorized Amendments \$ _____</div> <div>Original Contract Price \$ _____</div>	<div>CHANGE IN CONTRACT TIME:</div> <div>Original Contract Time</div> <div><u>July 17, 2025</u></div> <div>days or date</div>
<div>Net Change from previous Change Orders</div> <div>No. _____ thru No. _____</div> <div>\$ _____</div>	<div>Net Change from previous Change Orders</div> <div>No. <u>1</u> thru No. <u>-</u></div> <div><u>0</u></div> <div>days</div>
<div>Original Contract Price prior to this Change Order</div> <div>\$ _____</div>	<div>Contract Time Prior to this Change Order</div> <div><u>July 17, 2025</u></div> <div>days or date</div>
<div>Net Increase (Decrease) of this Change Order</div> <div>\$ _____</div>	<div>Net Increase (Decrease) of this Change Order</div> <div><u>159</u></div> <div>days</div>
<div>Contract Price with all approved Change Orders</div> <div>Original Contract Price \$ _____</div> <div>Total Change Orders \$ _____</div> <div>Current Contract Price \$ _____</div>	<div>Contract Time with all approved Change Orders</div> <div><u>December 23, 2025</u></div> <div>days or date</div>

RECOMMENDED:

By: 

Allen & Hoshall, Inc.

Engineer/Architect

Date: 7/22/2025

APPROVED:

By: \_\_\_\_\_

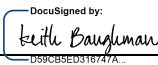
City of Jackson

Owner

Date: \_\_\_\_\_

End of Document

APPROVED:

By: 

MDR Construction Inc.

Contractor

Date: 7/22/2025



## 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: August 4, 2025

RE: Fire Station No. 1 Renovation Project- Change Order No. 5:  
Extension of Contract Time- 90 Days

The proposed Change Order No. 5 extends the project final completion date by 90 days from August 4, 2025 to November 2, 2025. There is no additional cost associated with this time extension.

The time extension is in consideration of four (4) issues:

1. Repair damage to electronic systems caused by lightning.
2. Allow additional time to install the digital sign
3. Assure adequate time to complete roof work.
4. Allow landscaping work to be completed during more favorable weather conditions.

City staff recommends that the Mayor and Board of Aldermen approve the proposed Change Order No.5 for the Building Addition & Renovation of Jackson Fire Station #1 project to extend the completion date to November 2, 2025.

**Change Order****No. 5**Date of Issuance: 07/29/2025

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:**

Final completion date extended due to delivery date for new digital sign extending past current contract.

**Attachments (list documents supporting change):**

N/A

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:

\$ 3,618,700.00[Increase] [Decrease] from previously approved  
Change Orders No. 1 to No. 4:\$ 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. 4: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): 90Ready for final payment (days): 90

Contract Times with all approved Change Orders:

Substantial completion (date): 09/01/2025Ready for final payment (date): 11/02/2025**RECOMMENDED:**By: M. D. Smith  
Engineer (Authorized Signature)Date: 07/29/2025**ACCEPTED:**By: \_\_\_\_\_  
Owner (Authorized Signature)

Date: \_\_\_\_\_

**ACCEPTED:**By: J. R. Rott  
Contractor (Authorized Signature)Date: 7-29-2025

# MEMO



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

**From:** Rodney Bollinger, Director of Administrative Services

**Date:** August 1, 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.

While disposing of the previous pile of brush under Change Order 7, another pile accumulated during the month of July. This proposal is an additional fee to remove the newest brush from the site. Herzog's equipment is still on the tract and the City staff would like to clear the land of all brush before their crews demobilize.

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 8 be accepted.



# City of Jackson

## CHANGE ORDER

PROGRAM: Disposal of Stockpiled Brush

DATE OF ISSUANCE: August 4, 2025

CHANGE ORDER NO.: 8

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 a new pile of brush from the site accumulated between July 1 and July 31, 2025.

☒ See Attachments

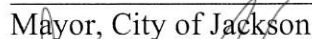
CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIME
Original Contract Price: \$28,600.00	Original Contract End Date: December 31, 2023
Previous Change Orders: \$101,100.00	Net Change from Previous Change Orders: 0 days
Contract Price prior to this Change Order: \$129,700.00	Contract End Date prior to this Change Order: December 31, 2025
Net Increase (Decrease) of this Change Order: \$4,800.00	Net Increase (Decrease) of this Change Order: 0 days
Contract Price with all approved Change Orders: \$134,500.00	Contract End Date with all approve Change Orders: December 31, 2025

Recommended By:

  
Director of Administrative Services

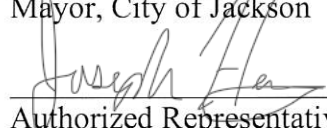
7/31/2025  
Date

Approved By:

  
Mayor, City of Jackson

\_\_\_\_\_  
Date

Accepted By:

  
Authorized Representative  
of the Contractor

7/31/2025  
Date







# City of Jackson

---

**To: Mayor and Board of Aldermen**

**From: Angela Birk**

**Date: July 17, 2025**

**Re: Chapter 3 Section 3-212**

---

City Attorney Curt Poore has prepared an amendment to Chapter 3, Article V, Division 2, Section 3-212 of the Code of Ordinances of the City of Jackson, Missouri, that currently assigns certain property assessment duties to the City Clerk in conjunction with the County Assessor; these assessment duties are no longer performed by the City Clerk and are instead performed by the elected County Assessor's Office for Cape Girardeau County, Missouri.

Please let me know if you have any questions.

BILL NO. 25-\_\_

ORDINANCE NO. 25-\_\_

**AN ORDINANCE REPEALING SECTION 3-212 OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO THE CITY CLERK'S DUTIES AS ASSESSOR; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.**

**WHEREAS**, Chapter 3, Article V, Division 2, Section 3-212 of the Code of Ordinances of the City of Jackson, Missouri, assigns certain property assessment duties to the City Clerk in conjunction with the County Assessor; and

**WHEREAS**, these assessment duties are no longer performed by the City Clerk and are instead performed by the elected County Assessor's Office for Cape Girardeau County, Missouri; and

**WHEREAS**, the Board of Aldermen finds it necessary to repeal Section 3-212 to reflect the current practice and eliminate outdated provisions.

**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 V, Division 2, Section 3-212 of the Code of Ordinances of the City of Jackson, Missouri, titled "Same—As assessor," is hereby repealed in its entirety.

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. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

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: August 4, 2025.

SECOND READING: August 4, 2025.

PASSED AND APPROVED this 4th day of August, 2025, by a vote of \_\_\_\_\_ ayes, \_\_\_\_\_ nays, \_\_\_\_\_ abstentions and \_\_\_\_\_ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk





# City of Jackson

---

**To: Mayor and Board of Aldermen**

**From: Angela Birk**

**Date: July 17, 2025**

**Re: Chapter 3, Article IV, Division 2**

---

City Attorney Curt Poore has prepared an amendment to Chapter 3, Article IV, Division 2, Elective Officers, in the Code of Ordinances; it is necessary to repeal the provisions under Chapter 3, Article IV, Division 2, and to amend the Code to place the City Collector under a new section for Appointive Officers to accurately reflect the appointed status of the office.

Please let me know if you have any questions.

BILL NO. 25-\_\_

ORDINANCE NO. 25-\_\_

**AN ORDINANCE REPEALING AND AMENDING PROVISIONS OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO THE CITY COLLECTOR; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.**

**WHEREAS**, the City of Jackson, Missouri, has previously amended its Code of Ordinances to designate the City Collector as an appointed officer rather than an elected officer; and

**WHEREAS**, the provisions relating to the City Collector remain incorrectly placed under Chapter 3, Article IV, Division 2, Elective Officers, in the Code of Ordinances; and

**WHEREAS**, it is necessary to repeal the provisions under Chapter 3, Article IV, Division 2, and to amend the Code to place the City Collector under a new section for Appointive Officers to accurately reflect the appointed status of the office;

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

Section 1. Chapter 3, Article IV, Division 2, Sections 3-170 and 3-171 of the Code of Ordinances of the City of Jackson, Missouri, pertaining to the City Collector as an elective officer, are hereby repealed in their entirety.

Section 2. A new Chapter 3, Article V, Division 5, is hereby created in the Code of Ordinances of the City of Jackson, Missouri, and shall include the following provisions:

**“DIVISION V. - CITY COLLECTOR**

**Sec. 3-250. - Appointment of City Collector; Term; Removal.** There is hereby created the office of city collector, who shall be appointed by the mayor with the consent and approval of the majority of the members of the board of aldermen. The city collector may be removed from office at any time by the mayor with the approval of a majority of the members elected to the board of aldermen.

**Sec. 3-251. - Duties; Collection; Reports.**

(a) **Duties.** It shall be the duty of the city collector to pay into the treasury no less than monthly all monies received by the city collector from all sources which may be levied by law or ordinance and to collect all licenses of every description authorized by law to be collected.

(b) **Daily Deposit of Collections.** All collections made by the city collector shall be deposited daily in a bank designated by the board of aldermen in an account entitled "The City of Jackson, Missouri."

(c) **Monthly Report to Board of Aldermen; Form and Contents of Report.** The city collector shall make a report to the board of aldermen each month reporting the total amount collected on water, light, and sewer bills, taxes, licenses, and all other collections made by the city collector. There shall be a cash reconciliation of the city collector's accounts presented with the report as of the last business day of the preceding month for which the city collector's report is made. The form of the report shall be as designated from time to time by the board of aldermen.

(d) **Annual Report to Board of Aldermen.** The city collector shall make an annual report of collections and receipts of the city collector, which shall be made to the board of aldermen not later than the second regular meeting in the month of January of each year.

**Secs. 3-252 - 3-259. - Reserved."**

Section 3. It is the intent of the Mayor and Board of Aldermen and it is hereby ordained that this ordinance shall become and be made a part of the Code of Ordinances of the City of Jackson, Missouri, and that sections of this ordinance may be renumbered to accomplish such intention.

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

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

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

FIRST READING: August 4, 2025.

SECOND READING: August 4, 2025.

PASSED AND APPROVED this 4th day of August, 2025, by a vote of \_\_\_\_\_ ayes, \_\_\_\_\_  
nays, \_\_\_\_\_ abstentions and \_\_\_\_\_ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

# MEMO



**TO:** Mayor Hahs and Members of the Board of Aldermen

**FROM:** Larry Miller, Building & Planning Manager

**DATE:** August 1, 2025

**SUBJECT:** Bill Proposing an Ordinance Approving the Rezoning of 312, 316, 320, and 324 North High Street from R-4 (General Residential) to C-3 (Central Business)

---

The City of Jackson is proposing rezoning properties at 312, 316, 320, and 324 North High Street from R-4 (General Residential) District to C-3 (Central Business) District. This was discussed during the study session at the June 16, 2025, meeting.

The Planning & Zoning Commission reviewed the request and recommended approval at its June meeting, finding the rezoning consistent with the City's comprehensive plan and supportive of continued downtown redevelopment. Following the P&Z recommendation, a public hearing was held at the Board of Aldermen meeting on July 21, 2025, according to the City Code and state law.

Attached for your consideration is a Bill proposing an Ordinance to approve the rezoning of the above-listed properties. If approved, this action will bring the parcels into the C-3 District and support their future commercial or mixed-use redevelopment.

The vote on the bill was tabled during the July 21, 2025, board meeting. It requires a majority vote of five (5) members for approval.

BILL NO. 25-\_\_

ORDINANCE NO. 25-\_\_

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

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

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

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

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

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

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

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

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

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

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

FIRST READING: August 4, 2025.

SECOND READING: August 4, 2025.

PASSED AND APPROVED this 4th day of August, 2025, by a vote of \_\_ ayes, \_\_ nays, \_\_ abstentions and \_\_ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



# City of Jackson

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

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

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

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

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

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

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



**THE ABOVE APPLICATION IS:**

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

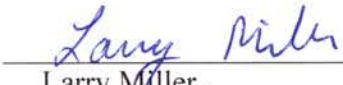
By a roll call of 6 ayes, 0 nays, 0 abstentions, and 3 absent this 11th day of  
June        2025.

**CITY OF JACKSON, MISSOURI**

  
Harry Dryer, Chairman

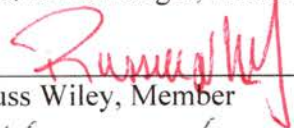
ATTEST:

        
Tony Koeller, Secretary

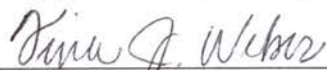
  
Larry Miller,  
Building & Planning Manager

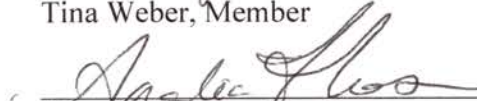
        
Bill Fadler, Member

  
Travis Niswonger, Member

  
Russ Wiley, Member

  
Heather Harrison, Member

  
Tina Weber, Member

  
Angelia Thomas, Member

        
Michelle Weber, Member



## REZONING / SPECIAL USE PERMIT APPLICATION

### City of Jackson, Missouri

APPLICATION DATE: June 2, 2025

TYPE OF APPLICATION: ☒ Rezoning ☐ Special Use Permit

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

312, 316, 320, and 324 N High Street

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

Property Owner Name(s): City of Jackson

Mailing Address: 101 Court St

City, State ZIP: Jackson, MO 63755

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

Proposed Property Owner(s):

Mailing Address:

City, State, ZIP

**CONTACT PERSON HANDLING APPLICATION:**

Contact Name: Larry Miller

Mailing Address: 101 Court St

City, State ZIP: Jackson, MO 63755

Contact's Phone: (573) 243-2300

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

**CURRENT ZONING:** (check all that apply)

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

CURRENT USE OF PROPERTY: Vacant Lots

PROPOSED ZONING: (check all that apply)

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

PROPOSED USE OF PROPERTY: Parking Lot

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

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

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

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

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

**OWNER SIGNATURES:**

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

*Larry Miller*

*Building & Planning Manager*

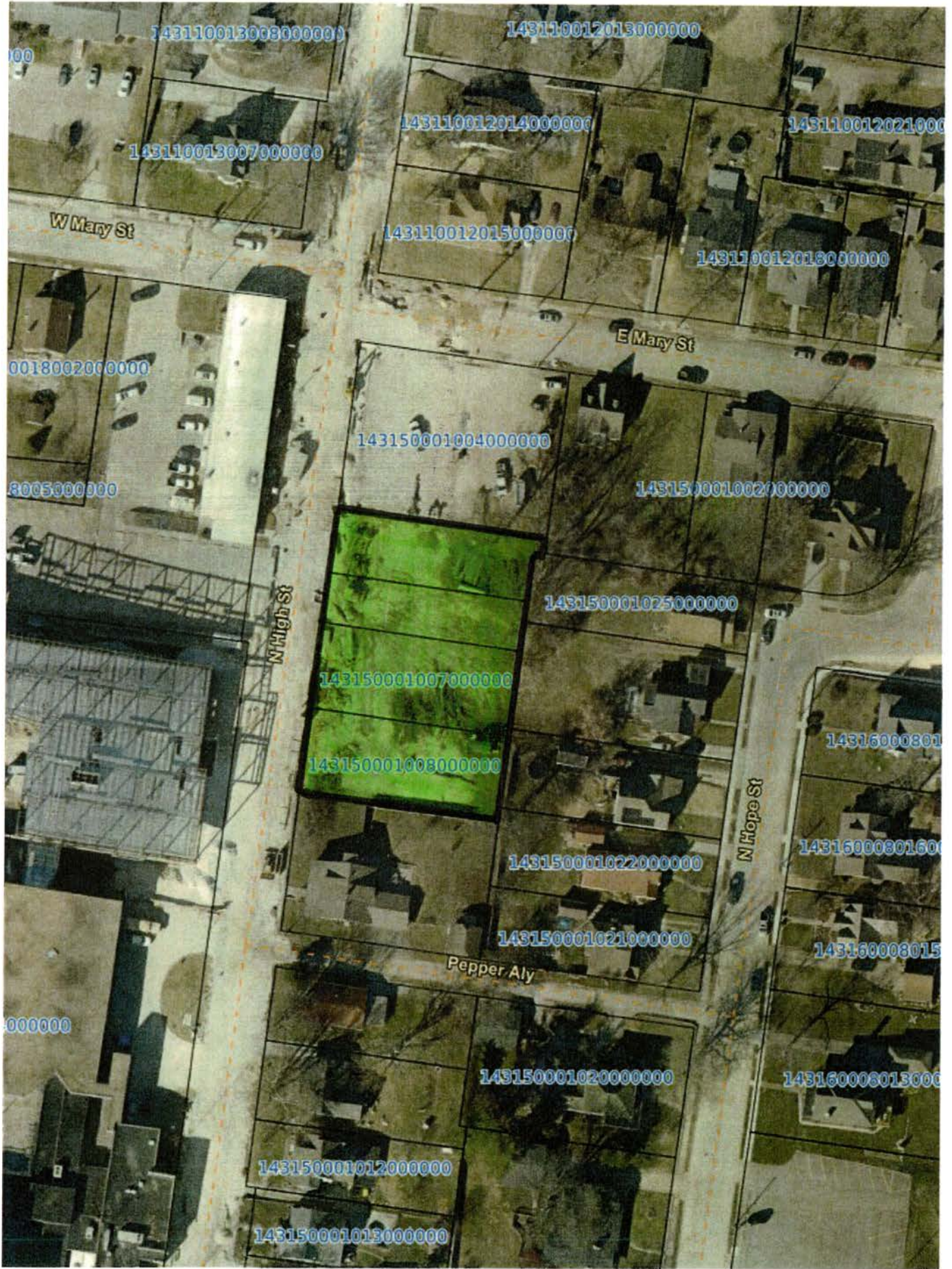
Please submit this application along with appropriate non-refundable application fee to:

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

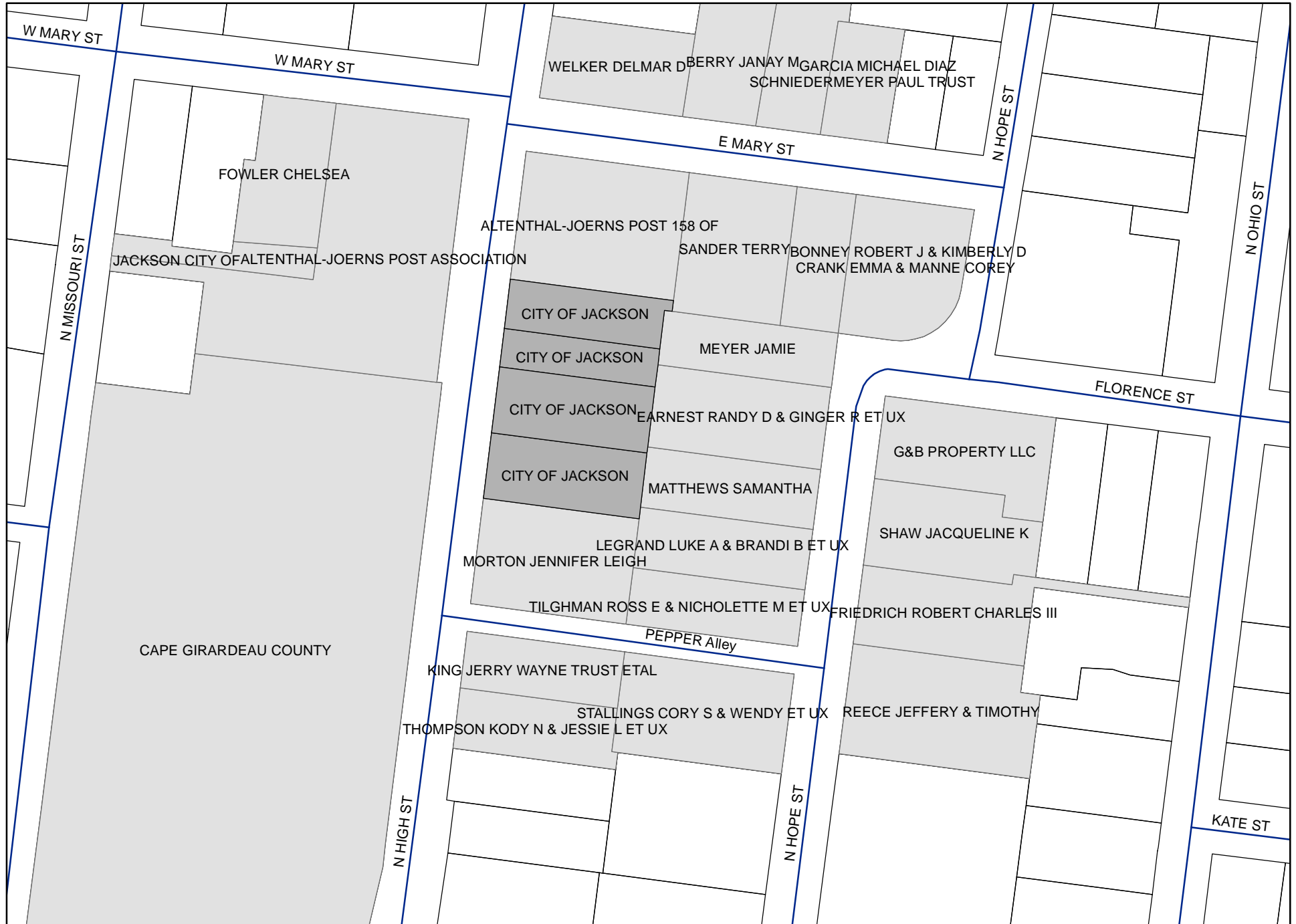
573-243-2300 ext.2029 (ph)  
573-243-3322 (fax)  
[permits@jacksonmo.org](mailto:permits@jacksonmo.org)

**APPLICATION FEE: \$200.00**



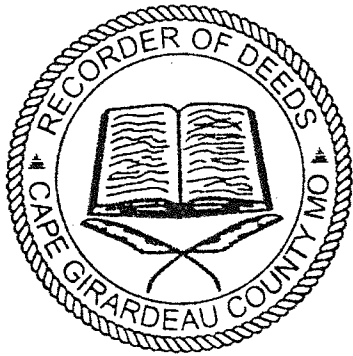






Property Owners Within 185' Map

eRecorded  
DOCUMENT #  
2025-04432



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

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

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

QUITCLAIM DEED

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

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

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

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

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

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

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

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

MISSOURI HIGHWAYS AND  
TRANSPORTATION COMMISSION

By Warren K. Erelman  
Warren K. Erelman, Chair

ATTEST:  
By Deborah H. Jensen  
Secretary to the Commission





ACKNOWLEDGMENT BY COMMISSION

STATE OF MISSOURI \_\_\_\_\_)

COUNTY OF Cole )

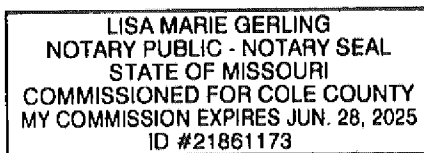
ss

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

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

Lisa Marie Gerling

Notary Public

[Place SEAL under signature]

My Commission Expires: 6/28/2025

## MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

## EXHIBIT A DESCRIPTION

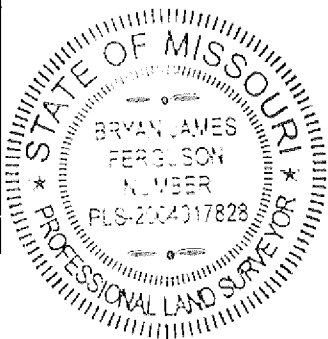

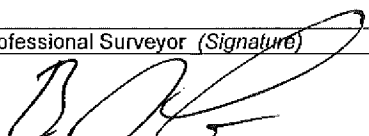
That part of grantor's land lying in US Survey No. 2250, Township 31 North, Range 12 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri, lying on the Easterly or left side of hereinafter-described Rte. 61 surveyed centerline, to wit:

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

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

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

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

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

## MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

## EXHIBIT A DESCRIPTION

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



## PUBLIC WORKS MEMORANDUM

# City of Jackson

**TO:** Mayor and Board of Aldermen

**FROM:** Janet Sanders, Director of Public Works

**DATE:** July 24, 2025

**RE:** 2025 Concrete Pavement Improvement Program

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Attached is the tabulation from the 2025 Concrete Pavement Improvement Program bids opened July 8<sup>th</sup>. I recommend accepting both the base and alternate bids of Lappe Cement Finishing for a total of \$348,420.56.

Also attached is the associated contract for this project which I request be authorized for the Mayor to sign on behalf of the City.

**CITY OF JACKSON**  
 2025 Concrete Pavement Improvement Program  
 PROPOSAL DUE DATE: July 8, 2025, 10:00 a.m.

**TABULATION SHEET**

CONTRACTOR	Base Bid	Alternate #1	Addendum Included	TOTAL BID	BID BOND Y/N
Fronabarger Concreters, Inc	\$ 377,277.10	\$ 8,399.70	Y	\$ 385,676.80	Y
Lappe Cement Finishing, Inc	\$ 342,571.88	\$ 5,848.68	Y	\$ 348,420.56	Y
Kluesner Construction, Inc	\$ 348,039.01	\$ 8,710.80	Y	\$ 356,749.81	Y
Mike Light Cement Finishing Inc	\$ 344,403.07	\$ 6,844.20	Y	\$ 351,247.27	Y

Signed by opener: *George Sanders*

Signed by witness: *George Sanders*

BILL NO. 25-\_\_

ORDINANCE NO. 25-\_\_

**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 *LAPPE CEMENT FINISHING, INC.*, OF FRIEDHEIM, MISSOURI, RELATIVE TO 2025 ANNUAL CONCRETE PAVEMENT IMPROVEMENT PROGRAM; 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 **Lappe Cement Finishing, Inc., of Friedheim, Missouri**. It is the belief of the Mayor and Board of Aldermen that it is in the best interest of the citizens of the City of Jackson, Missouri, that the City enters into said contract.

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

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

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

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

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

FIRST READING: August 4, 2025.

SECOND READING: August 4, 2025.

PASSED AND APPROVED this 4th day of August, 2025, by a vote of \_\_ ayes, \_\_ nays, \_\_ abstentions and \_\_ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

BY: \_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**SECTION IV - CONTRACT AGREEMENT**

THIS CONTRACT (the “Contract”) is entered into this

\_\_\_\_\_ day of \_\_\_\_\_, 2025,

by and between the **CITY OF JACKSON, MISSOURI**, Owner of the Project, hereinafter referred to as “City”, and

**LAPPE CEMENT FINISHING, INC**

hereinafter referred to as “Contractor,” in connection with that work or improvement known as

**2025 Concrete Pavement Improvement Program**

to be constructed for the City located at: Various Locations.

**WHEREAS**, the City has selected the aforesaid Contractor for the Project and by Ordinance No. \_\_\_\_\_ has awarded the Contractor the Contract for the amounts named in the proposal/bid from the Contractor dated July 8, 2025, a copy of which is incorporated herein.

**NOW, THEREFORE**, the parties agree as follows:

- A. The Contract Documents for the Project are incorporated herein and shall describe this Project and nothing herein shall modify said Contract Documents. The Contract Documents may also consist of such special provisions, addendums, appendices, plans, and specifications as may be necessary for the Project.
- B. The Contractor shall perform the Work in compliance with the Contract Documents.
- C. The Contractor shall supply all labor, materials, equipment, and supervision necessary to complete all of the Work as described in the Contract Documents.
- D. The Work shall be commenced and completed according to the Project schedule, subject to such extensions and modifications as are made pursuant to the Contract Documents.
- E. The City shall pay the Contractor for performance of the Work, subject to additions and deductions as provided in the Contract Documents, the Contract Price of

\_\_\_\_\_  
\$348,420.56  
(figures)

\_\_\_\_\_  
*Three hundred forty-eight thousand four hundred twenty dollars & 56 cents*  
(words)

more fully described in the Contract Documents. All provisions regarding retention, security in lieu of retention, and liquidated damages are fully set forth in the Contract Documents.

**IN WITNESS WHEREOF**, the parties hereto have hereunto set their hands and seals the day and year first above written.



CITY:

City of Jackson, Missouri

\_\_\_\_\_  
Dwain Hahs, Mayor

ATTEST:

\_\_\_\_\_  
Angela Birk, City Clerk

Address:  
101 Court Street  
Jackson, Missouri 63755

CONTRACTOR:

\_\_\_\_\_  
Contractor Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

ATTEST:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

Address:  
  
\_\_\_\_\_  
  
\_\_\_\_\_

**SECTION II - BID FORM**

**1. Bid Recipient**

Sealed bids will be received by the Office of the City Clerk until

**10 A.M. Local Time on Tuesday, July 8, 2025,**

at which time and place they will be publicly opened and read aloud. No bids will be accepted after this time, and no electronic or facsimile submittals will be accepted.

This Bid shall be submitted to:

The Office of the City Clerk  
Attn: 2024 Concrete Pavement Improvement Program  
City Hall – 101 Court Street  
Jackson, Missouri 63755

The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Contract Documents to perform all Work specified or indicated in the Contract Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.

**2. Bidder's Acknowledgements**

Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid Security. This Bid will remain subject to acceptance for sixty (60) days after the Bid opening, or for such longer period of time that the Bidder may agree to in writing upon request of Owner.

**3. Bidder's Representations**

In submitting this Bid, Bidder represents that:

1. Bidder has examined and carefully studied the Bid Documents, and any data and reference items identified in the Bid Documents, and hereby acknowledges the receipt of the following Addenda:

Addendum No.	Addendum, Date
<u>#1</u>	<u>June 16th, 2025</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

2. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
3. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

4. Bidder has carefully studied all reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.
5. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bid Documents; and any Site-related reports and drawings identified in the Bid Documents, with respect to the effect of such information, observations, and documents on the cost, progress, and performance of the Work, the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, and Bidder's safety precautions and programs.
6. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price Bid and within the times required, and in accordance with the other terms and conditions of the Bid Documents.
7. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bid Documents.
8. Bidder has given Project Manager written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bid Documents, and confirms that the written resolution thereof by project Manager is acceptable to Bidder.
9. The Bid Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
10. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bid Documents.

#### 4. **Bidder's Certification**

Bidder certifies that:

1. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
2. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
3. Bidder has not solicited or induced any individual or entity to refrain from Bid; and

4. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph:

- i. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the Bid process;
- ii. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the Bid process to the detriment of Owner, (b) to establish Bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
- iii. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
- iv. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the Bid process or affect the execution of the Contract.

**5. Basis of Bid**

Bidder will complete the Work in accordance with the Contract Documents for the following price(s): Bidder acknowledges that each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item and that estimated quantities are not guaranteed and are solely for the purpose of comparison of Bids. Final payment for all unit price Bid items will be based on actual quantities determined as provided in the Contract Documents.

**6. Time of Completion**

Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment on or before the dates within the number of calendar days indicated in the Agreement. Bidder accepts the provision of the Agreement as to liquidated damages.

**7. Bid Security**

A Bid Security in the form of a bid bond, certified check, or cashier's check for an amount not less than five percent (5%) of the bid amount is required to be submitted with the bid. The company listed on the Bid Security must be the same as the company listed as "Bidder" in Section 9 of the Bid Form.

**8. Attachments to this Bid**

The following documents shall be submitted with, and made a condition of, this Bid:

- A. A Bid Security: a bid bond, certified check, or cashier's check for an amount not less than five percent (5%) of the bid amount. The company listed on the Bid Security must be the same as the company listed as "Bidder" in Section 9 of the Bid Form.

List of Proposed Major Subcontractors, if applicable.

**9. Bid Submittal**Bidder: Lappe Cement Finishing, Inc.By: Randy J. Lappe  
(signature)Attest: Jan H. Mezo  
(signature)Randy J. Lappe  
(print)Jan H. Mezo  
(print)President  
(title)Secretary  
(title)

*Note: If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.*

Date of Bid Submittal: July 8th, 2025

Address for giving notices:

2710 County Road 413Friedheim, MO 63747Phone: (573) 547-5713Email: lappecement@ccilink.netContact: Randy Lappe

Bidder's License No.: \_\_\_\_\_

**BID PROPOSAL**

2025 Concrete Pavement Program

Submitted By:

Lappe Cement Finishing, Inc.**BASE PROPOSAL**

ITEM	DESCRIPTION	EST. QTY.	UNITS	UNIT PRICE	TOTAL PRICE
101	Concrete Panels	2649.13	SY	100.00	264,913.00
102	Concrete Panels – high early	746.72	SY	104.00	77,658.88
103	Conc. ADA Sidewalk (As Needed)	----	SY	86.00	-----
104	Conc. Curb & Gutter (As Needed)	----	LF	50.00	-----
105	Add. Subgrade Material (As Needed)	-----	CY	50.00	-----

TOTAL BID PRICE: \$342,571.88  
(figures)

Three hundred forty-two thousand, five hundred seventy-one dollars + 88/100  
(words)

**ALTERNATE #1**

ITEM	DESCRIPTION	EST. QTY.	UNITS	UNIT PRICE	TOTAL PRICE
201	Concrete Panels – high early	62.22	SY	94.00	5,848.68

TOTAL ALTERNATE PRICE: \$5,848.68  
(figures)

Five thousand eight hundred forty-eight dollars + 68/100  
(words)

**10. List of Major Subcontractors**

The names of major Subcontractors to be used for this Work shall be entered in the spaces provided below. Upon award of a contract, the named Subcontractors shall be used, without exception, other than as defined in these Bid Documents.

Any substitution of named Subcontractors shall be subject to concurrence of the Owner and shall be confirmed by Change Order. Failure to furnish all information requested in this listing may be cause for Bid rejection.

	Area of Work	Name of Subcontractor (state "None" if Bidder will complete work)
1.		"None"
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

(if applicable)

**Bid Bond**

Any reference to Bidder, Surety, Owner, or other party shall be considered plural where applicable.

BIDDER *(Name and Address)*:

SURETY *(Name and Address of Principal Place of Business)*:

OWNER *(Name and Address)*:

BID

Description *(Project Name – Include Location)*:

BOND

Bond Number:

Date:

Penal Sum: \_\_\_\_\_ \$ \_\_\_\_\_  
(words) (figures)

Surety and Bidder, intending to be legally bound herby, subject to the terms set forth below, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

BIDDER

SURETY

\_\_\_\_\_  
Bidder's Name and Corporate Seal

\_\_\_\_\_  
Surety's Name and Corporate Seal

By:

By:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature (Attach Power of Attorney)

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

Attest:

Attest:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title



*Note: Addresses are to be used for giving any required notice. Provide execution by any additional parties, such as joint ventures, if necessary.*

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond shall be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation shall be null and void if:
  - a. Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
  - b. All Bids are rejected by Owner, or
  - c. Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions shall not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.
12. Modifications to this Bond:
  - a. SRF/Title 31 U.S.C Sec. 9304-9308 required statement: IMPORTANT-Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.



**UNITED FIRE & CASUALTY COMPANY**  
118 Second Avenue SE, PO Box 73909  
Cedar Rapids, Iowa 52407-3909 319-399-5700  
(A Stock Company)

**BID BOND**

KNOW ALL BY THESE PRESENTS, that we  
LAPPE CEMENT FINISHING, INC.

2710 COUNTY ROAD 413, FRIEDHEIM, MO 637477468  
as Principal, hereinafter called the Principal, and the UNITED FIRE & CASUALTY COMPANY, a corporation duly  
organized under the laws of the State of IOWA, as Surety, hereinafter called the Surety, are held and firmly bound unto  
City of Jackson

101 Court S, Jackson, MO 63755  
as Obligee, hereinafter called the Obligee, in the sum of Five and 00/100 Percent of the Bid Amount  
Dollars (\$5%), for the payment of which sum well and truly to be made, the said principal and the  
said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by  
these presents.

WHEREAS, the Principal has submitted a bid for  
  
2025 Concrete Pavement Improvement Program

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a contract with  
the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or  
contract documents with good and sufficient surety for the faithful performance of such contract and for the prompt  
payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter  
such contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the  
penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith  
contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise  
to remain in full force and effect.

Signed and sealed this 23rd day of June, 20 25.

Melissa L. Hoyden  
(WITNESS)

[Signature]  
(WITNESS)

LAPPE CEMENT FINISHING, INC.  
By [Signature] (Seal)  
(PRINCIPAL)  
President  
(TITLE)

UNITED FIRE & CASUALTY COMPANY  
(SURETY)  
By [Signature]  
(ATTORNEY-IN-FACT)





UNITED FIRE & CASUALTY COMPANY, CEDAR RAPIDS, IA  
 UNITED FIRE & INDEMNITY COMPANY, WEBSTER, TX  
 FINANCIAL PACIFIC INSURANCE COMPANY, LOS ANGELES, CA  
**CERTIFIED COPY OF POWER OF ATTORNEY**  
 (original on file at Home Office of Company – See Certification)

KNOW ALL PERSONS BY THESE PRESENTS, That UNITED FIRE & CASUALTY COMPANY, a corporation duly organized and existing under the laws of the State of Iowa; UNITED FIRE & INDEMNITY COMPANY, a corporation duly organized and existing under the laws of the State of Texas; and FINANCIAL PACIFIC INSURANCE COMPANY, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint

RACHEL NASH, JULIA NELSON, TERINA DILLAHAY, NATASHA UHL, RACHEL EMMENDORFER, EACH INDIVIDUALLY

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed \$20,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed. The Authority hereby granted shall expire October 19th, 2025, unless sooner revoked by UNITED FIRE & CASUALTY COMPANY, UNITED FIRE & INDEMNITY COMPANY, and FINANCIAL PACIFIC INSURANCE COMPANY.

This Power of Attorney is made and executed pursuant to and by authority of the following bylaw duly adopted by the Boards of Directors of UNITED FIRE & CASUALTY COMPANY, UNITED FIRE & INDEMNITY COMPANY, and FINANCIAL PACIFIC INSURANCE COMPANY.

**"Article VI – Surety Bonds and Undertakings"**

Section 2, Appointment of Attorney-in-Fact. "The President or any Vice President, or any other officer of the Companies may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Companies in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. The signature of any officer authorized hereby, and the Corporate seal, may be affixed by facsimile to any power of attorney or special power of attorney or certification of either authorized hereby; such signature and seal, when so used, being adopted by the Companies as the original signature of such officer and the original seal of the Companies, to be valid and binding upon the Companies with the same force and effect as though manually affixed. Such attorneys-in-fact, subject to the limitations set forth in their respective certificates of authority shall have full power to bind the Companies by their signature and execution of any such instruments and to attach the seal of the Companies thereto. The President or any Vice President, the Board of Directors or any other officer of the Companies may at any time revoke all power and authority previously given to any attorney-in-fact

IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its vice president and its corporate seal to be hereto affixed this 20th day of June, 2025.



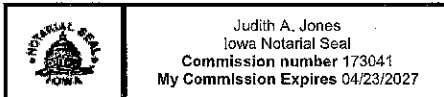
UNITED FIRE & CASUALTY COMPANY  
 UNITED FIRE & INDEMNITY COMPANY  
 FINANCIAL PACIFIC INSURANCE COMPANY

By: *Kyanna M. Saylor*

Vice President

State of Iowa, County of Linn, ss:

On this 20th day of June, 2025 before me personally came Kyanna M. Saylor to me known, who being by me duly sworn, did depose and say, that she resides in Cedar Rapids, State of Iowa; that she is a Vice President of UNITED FIRE & CASUALTY COMPANY, a Vice President of UNITED FIRE & INDEMNITY COMPANY, and a Vice President of FINANCIAL PACIFIC INSURANCE COMPANY, the corporations described in and which executed the above instrument; that she knows the seal of said corporations; that the seal affixed to the said instrument is such corporate seal, that it was so affixed pursuant to authority given by the Board of Directors of said corporations and that she signed her name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.



*Judith A. Jones*

Notary Public  
 My commission expires: 04/23/2027

I, Mary A. Bertsch, Assistant Secretary of United Fire & Casualty Company and Assistant Secretary of United Fire & Indemnity Company, and Assistant Secretary of Financial Pacific Insurance Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporations as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATIONS, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have hereunto subscribed my name and affixed the corporate seal of the said Corporations. this 23rd day of June, 2025.



By: *Mary A. Bertsch*

Assistant Secretary,  
 UF&C, UF&I & FPIC

BPOA0053 1217

Inquiries: Surety Department 118 Second Ave SE Cedar Rapids, IA 52401



County Road 413 • Friedheim, MO 63747

576-5471-5715

Received by:  
Julie D. Hagan  
07/18/2025  
8:03 AM

Bid Enclosed :

- City of Jackson
- 2025 Annual Concrete Pavement Improvement Program

# MEMO



**TO:** Mayor Hahs and Members of the Board of Aldermen  
**FROM:** Larry Miller, Building & Planning Manager  
**DATE:** August 1, 2025  
**SUBJECT:** Bill Proposing an Ordinance Approving the Final Plat of Goggin Subdivision No. 1

---

The City of Jackson received a request from James and Belinda Goggin for approval of the Final Plat of Goggin Subdivision No. 1. The Planning & Zoning Commission reviewed this plat on July 9, 2025, and recommended approval of the subdivision along with the requested variances. The request was discussed at the July 21, 2025, Board of Aldermen meeting during the study session.

As part of the subdivision approval process, the following three variances were requested and approved:

- Variance 1: Allow the subdivision to be processed as a minor subdivision with the creation of one additional lot, avoiding the major subdivision classification under Chapter 57 of the Jackson Code of Ordinances.
- Variance 2: Permit Lots 3, 4, and 5 to be created without direct public street frontage. Due to the location of existing buildings dating back to the 1980s, a 20-foot ingress/egress easement was dedicated to serve these lots.
- Variance 3: Allow the existing shared water service line to remain for Lots 2, 3, 4, and 5, granting relief from the subdivision regulation that typically requires separate water tap connections for each lot.

Attached is a Bill proposing an Ordinance to approve the Final Plat of Goggin Subdivision No. 1, incorporating these three variances. Upon adoption, the plat will be filed with the Recorder of Deeds.

Since variances are requested, the board will need a supermajority of six (6) votes for approval.





## SUBDIVISION APPLICATION FORM City of Jackson, Missouri

NAME OF SUBDIVISION: Goggin Subdivision No. 1

DATE OF APPLICATION: May 5, 2025

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

Names, Addresses & Phone #s: James & Belinda Goggin  
4580 State Hwy W  
Cape Girardeau, Mo 63701  
573-270-7766

### CONTACT PERSON HANDLING APPLICATION:

Contact's Name: Ryan Brase

Contact's Mailing Address: 2121 Megan Dr  
Cape Girardeau, Mo 63701

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)

☐ Preliminary plat approval

☒ Final plat approval

☐ Minor subdivision approval

☒ 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):

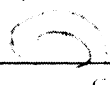
R-1 Single Family Residential  
R-2 Single Family Residential  
R-3 One and Two Family Residential  
R-4 General Residential  
MH-1 Mobile Home Park  
CO-1 Enhanced Commercial Overlay

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)

 *Belinda Haggin*  
*James Haggin*

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. 2029  
Fax: 573-243-3322  
Email: [permits@jacksonmo.org](mailto:permits@jacksonmo.org)





SURVEY NOTES:

This Survey Creates A New 5 Lot Subdivision From The Parent Tract Recorded In Document No. 2022-12102

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

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

Latitude 37° 24' 44.5840" 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:

Previous Survey By Dowdy (LS 1518) Dated Nov. 24, 1886  
Record Plat For Stone Creek Subd., Doc. No. 2017-11789  
Record Plat For Stone Creek Subd. No.2, Doc. No. 2021-12476

Corrective General Warranty Deed, Document No. 2022-12102  
General Warranty Deed, Document No. 2018-00720  
General Warranty Deed, Document No. 2022-01829  
General Warranty Deed, Book No. 375 - Page No. 648

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

SURVEY LEGEND

CENTERLINE	---
RIGHT OF WAY LINE	----
PROPERTY LINE	=====
LOT LINE	-----
ADJOINER'S PROPERTY LINE	-----
EXISTING EASEMENT LINE	- - - - -
NEW UTILITY EASEMENT LINE	=====
AREA TO BE DEDICATED FOR R/W	XXXXXX
PRIVATE UTILITY EASEMENT	XXXXXX

ZONING INFORMATION:

Subject Property is Zoned C2, General Commercial District

Maximum Building Height: 50' 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
- - FOUND IRON PIPE

FLOOD ZONE INFORMATION:

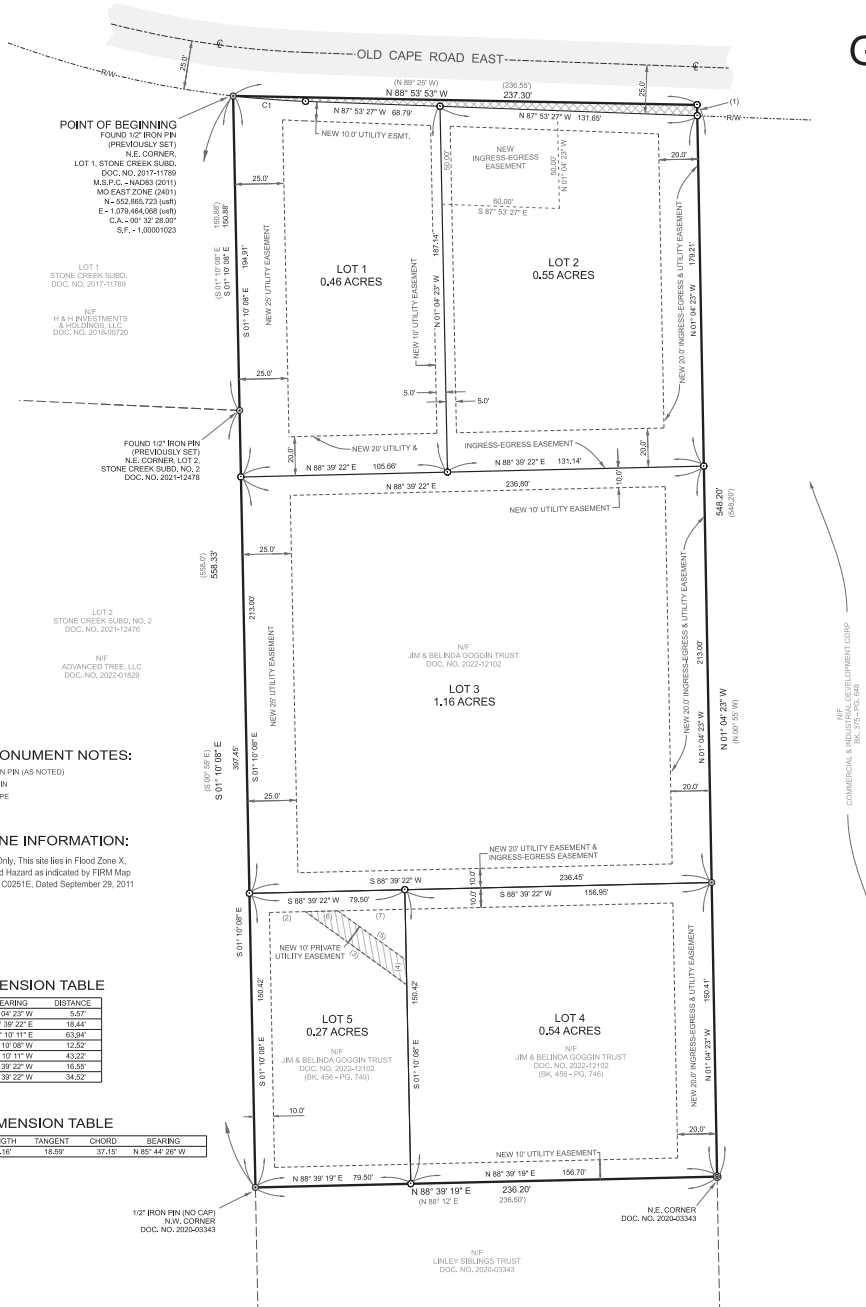
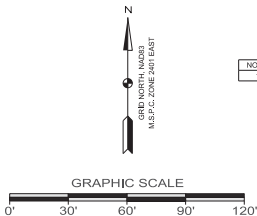
By Graphic Plotting Only. This site lies in Flood Zone X,  
Area of Minimal Flood Hazard as indicated by FIRIM Map  
Panel Number 29031C0251E, Dated September 29, 2011

LINE DIMENSION TABLE

NO.	BEARING	DISTANCE
1	N 01° 04' 23" W	5.57'
2	N 88° 39' 22" E	18.44'
3	S 54° 10' 11" E	63.94'
4	N 01° 10' 08" W	12.52'
5	N 54° 10' 11" W	43.22'
6	S 88° 39' 22" W	16.89'
7	S 88° 39' 22" W	34.52'

CURVE DIMENSION TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
1	485.19'	04° 18' 01"	37.19'	18.59'	37.19'	N 88° 44' 26" W



RECORD PLAT  
**GOGGIN SUBDIVISION NO.1**  
A PART OF THE SOUTHWEST QUARTER, NORTHEAST QUARTER, SECTION 21,  
T 31 N, R 13 E, OF THE 5th P.M.,  
CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU,  
STATE OF MISSOURI

SUBDIVISION DEDICATION

The Undersigned James B. Goggin and Belinda M. Goggin, Husband and Wife, the Owners of a Part of the Southwest Quarter, Northeast Quarter, Section 21, Township 31 North, Range 13 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 Northeast corner of Lot 1, Stone Creek Subdivision as recorded in Document No. 2017-11789 of the land records of the County Recorder's Office; Thence S 01° 10' 08" E, 558.33 feet along the East line thereof and the East line of Stone Creek Subdivision as recorded in Document No. 2021-12476 to a 1/2" Iron pin (found) at the Northwest corner of a tract of land recorded in Document No. 2020-03943; Thence N 88° 39' 19" E, 236.20 feet to a 1/2" Iron pin (found) at the Northeast corner of said tract, said point being on the East line of a tract of land recorded in Book 375, Page No. 648; Thence N 01° 04' 23" W, 548.20 feet along said East line to the Northeast corner of a tract recorded in Document No. 2022-12102; Thence N 88° 39' 22" W, 237.30 feet along the North line thereof to the Point of Beginning, containing 3.01 Acres more or less.

Herby 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 do hereby name said subdivision, "Goggin Subdivision".

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

James B. Goggin, Owner Belinda M. Goggin, Owner

STATE OF MISSOURI }  
COUNTY OF CAPE GIRARDEAU } ss

Before Me, a Notary Public for Said State and County, Personally Appeared James B. Goggin and Belinda M. Goggin, 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: Dwayne Hahs, Mayor

Approved By: Janet Sanders, Director of Public Works

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

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 Blatner, Cape Girardeau County Recorder of Deeds

SURVEYOR'S CERTIFICATION

This is to certify that at the request of Jim Goggin the tracts shown herein 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

2231 Maple Dale  
Box 273 Box 299 Box 300  
Cape Girardeau, MO 63701  
www.boweneng.com  
**Bowen**  
**ENGINEERING & SURVEYING**  
Consulting Engineers • Land Surveyors • Testing Laboratories  
1000 South Main Street, Suite 100, Cape Girardeau, MO 63703  
Land Surveyor's Certificate of Authority #2020105

JIM GOGGIN  
4580 STATE HWY W  
CAPE GIRARDEAU, MO

DESCRIPTION	DATE

Created: 11/20/24  
Drawn/Engineered & Surveyed: P.C.

JOB NO.	S25-0304
DATE	JUNE 18, 2025
FILE	C250304-06-01 DGN
CAUSE	S250304-28P
DWN BY	RWB
CHK BY	CKK
SCALE	1" = 80'

RECORD  
PLAT

SHEET NO.  
1 of 1



# Bowen

## ENGINEERING & SURVEYING

Incorporated

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

July 9, 2025

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

**Re: Request for a Variance Goggin Subdivision No. 1**

Mr. Miller:

Request 1)

To avoid a major subdivision classification as stated in the City's Land Subdivision Regulations (Chapter 57 of the Jackson Code of Ordinances) the owner respectfully requests the allowance of the minor subdivision be allowed with the One additional Lot be approved.

Request 2)

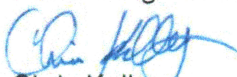
Lots 3, 4 & 5 do not have frontage on a public street mainly due to the location of the existing buildings on said Lots date back to the 1980's. The creation of Goggin Subdivision No. 1, a new 20 feet wide ingress-egress easement will be to benefit said Lots 3, 4 & 5. The owner is respectfully requesting this variance be approved.

Request 3)

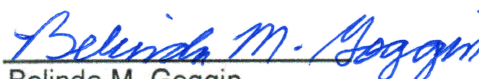
Due to the existing water line servicing each of the proposed Lots 2, 3, 4 & 5 currently.

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.

Sincerely,  
Bowen Engineering & Surveying

  
Chris Kelley  
Survey Manager

  
James B. Goggin  
Owner

  
Belinda M. Goggin  
Owner