



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN STUDY SESSION
Tuesday, September 02, 2025 at 6:30 PM
Board Chambers, City Hall, 101 Court St.

AGENDA

DISCUSSION ITEMS

1. Public Works Generator Maintenance Services Agreement – proposals received
2. Compliance with MDNR Requirements for Backflow Prevention Device Tests
3. Options for the Intersection Improvements Project at East Jackson Boulevard and South Donna Drive
4. Roundabout Project at North High Street and Deerwood Drive – bid tabulation
5. Discussion of previously tabled items (unspecified)
6. Additional items (unspecified)

Posted on 8/29/2025 at 4:00 PM.



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: August 27, 2025

RE: Generator Maintenance Services Contract Proposals

The City has carried ongoing annual maintenance service agreements for large industrial generators at two of our water wells through a three-year contract with CK Power that has now expired. Those two agreements were budgeted into the line item of wastewater equipment maintenance in 2025. Not budgeted for 2025 was the need to add similar service agreements for maintenance of the relatively new Kimbeland lift station and for our Wastewater Plant backup generators. These critical generators also need to receive all annual inspections and service needed to ensure they work properly during an extended power outage.

Proposals were received for Generator Maintenance Services for the following items:

Alternate #1:

- Kohler Industrial Generator at Water Well #4
- Kohler Industrial Generator at Water Well #6
- Kohler Industrial Generator at Kimbeland Lift Station

Alternate #2:

- Cummins Industrial Generator for backup operation Ultraviolet Treatment units and high water pumps at the Wastewater Plant

Alternate #3:

- Cummins Industrial Generator for backup operation of remainder of the Wastewater Plant

The specifications were written so that the City can accept any combination of the Alternates from one or more proposers.

Although CK Power was slightly higher for each of their generator prices, their total cost difference for the three Kohler generators is very minor and they have already serviced two of those generators this year. Therefore, I recommend CK Power be awarded the three-year agreement for the three Kohler generators at an annual cost of \$8,610.00 and three year total of \$25,830.00.

I also recommend that Cummins, Inc. be awarded the two new Cummins generator annual maintenance agreements for a three-year period at an annual cost of \$6,041.96 and a three-year total of \$18,125.88. Gene

Based on these recommendations, the expected budget increase for 2025 with the addition of the three additional generators would be \$8,911.96 and would become regularly budgeted items for future years.

CITY OF JACKSON
2025 Generator Services
BID TABULATION SHEET
 PROPOSAL DUE DATE: August 19, 2025, 10:00 a.m.

Alternate #1 - Kohler Model 145OZT4
WELLS 4 & 6 and KIMBELAND LIFT STATION

BID ITEMS	CK POWER	CUMMINS INC
1 Semi-Annual Inspection	\$ 800.00	\$ 549.51
2 Annual Lube, Oil, Filter Change	\$ 1,185.00	\$ 999.63
3 Annual Water Filter Change	INCLUDED	INCLUDED
4 Annual Fuel Filter Change	INCLUDED	INCLUDED
5 Annual 2-Hr Load Bank Testing	\$ 595.00	\$ 1,038.76
6 Annual Anti-Freeze Testing	\$ 50.00	\$ 61.91
7 Annual Oil Testing	\$ 60.00	\$ 61.35
8 Fuel Testing & Treatment	\$ 180.00	\$ 107.17
ANNUAL TOTAL PER GENERATOR	\$ 2,870.00	\$ 2,818.33
ANNUAL FOR 3 GENERATORS	\$ 8,610.00	\$ 8,454.99
TOTAL FOR 3-YR AGREEMENT	\$ 25,830.00	\$ 25,364.97

Alternate #2 - Cummins/Onan Model DSGAB-1341416
WASTEWATER PLANT UV TREATMENT

BID ITEMS	CK POWER	CUMMINS INC
1 Semi-Annual Inspection	\$ 852.00	\$ 549.51
2 Annual Lube, Oil, Filter Change	\$ 1,195.00	\$ 999.63
3 Annual Water Filter Change	INCLUDED	INCLUDED
4 Annual Fuel Filter Change	INCLUDED	INCLUDED
5 Annual 2-Hr Load Bank Testing	\$ 585.00	\$ 1,038.76
6 Annual Anti-Freeze Testing	\$ 50.00	\$ 61.91
7 Annual Oil Testing	\$ 60.00	\$ 61.35
8 Fuel Testing & Treatment	\$ 180.00	\$ 107.17
ANNUAL TOTAL	\$ 2,922.00	\$ 2,818.33
TOTAL FOR 3-YR AGREEMENT	\$ 8,766.00	\$ 8,454.99

Alternate #3 - Cummins/Onan Model NTA-855-GS2
WASTEWATER TREATMENT PLANT

BID ITEMS	CK POWER	CUMMINS INC
1 Semi-Annual Inspection	\$ 920.00	\$ 549.51
2 Annual Lube, Oil, Filter Change	\$ 1,491.00	\$ 1,215.41
3 Annual Water Filter Change	INCLUDED	INCLUDED
4 Annual Fuel Filter Change	INCLUDED	INCLUDED
5 Annual 2-Hr Load Bank Testing	\$ 800.00	\$ 1,228.28
6 Annual Anti-Freeze Testing	\$ 50.00	\$ 61.91
7 Annual Oil Testing	\$ 60.00	\$ 61.35
8 Fuel Testing & Treatment	\$ 180.00	\$ 107.17
ANNUAL TOTAL	\$ 3,501.00	\$ 3,223.63
TOTAL FOR 3-YR AGREEMENT	\$ 10,503.00	\$ 9,670.89



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: August 27, 2025

RE: Compliance with MoDNR Requirements for Backflow Prevention Device Tests

A recent annual inspection by the Missouri Department of Natural Resources (MoDNR) of our water facilities cited a deficiency in the number of backflow prevention device test results on file with the City. Backflow prevention devices prevent accidental siphoning or backflow of contaminants into our public water system, and they are required for certain types of businesses and for fire sprinkler systems and landscape irrigation systems by MoDNR and our city code.

Due to the currently noted deficiency, our Water Facilities Foreman and I have, for the past few months, been actively seeking out all businesses and residential properties with backflow devices and making sure the test results are submitted by the property owner or their certified backflow prevention tester.

Notifications were initially mailed to the property owners of 81 business locations on May 27th informing them of the requirement to submit a backflow prevention test. A notice was also mailed on June 13th to 67 residential properties that were known to have lawn irrigation systems. Both mailings generated a significant number of responses. On July 11th, a second notice was mailed to 42 businesses who had not responded, either with their test result, or with evidence that they were not required to have a backflow device. Again a number of responses were generated.

To date, MoDNR has not issued a formal violation and has granted us two time extensions to continue to try to obtain all test results. 100% compliance is required.

The purpose of this email is to make the Board aware that a final notice is being mailed this week to the remaining 15 businesses and 5 residential locations who have still not responded. This notice gives a final deadline of September 15th, immediately after which we are required to shut off the water service until the property is in compliance

with a tested and properly functioning device. That is a drastic measure for a business to suffer, and the last thing we want to do is shut off anyone's water service! However, there is no other enforcement method available in our code which is based on MoDNR requirements. We must now fully enforce our code or face a formal MoDNR violation, more intensive inspections, and fines. In our best effort to prevent this, I am also in the process of calling all of these locations to personally discuss with them the necessity of having their system tested within the required timeframe.

In this process, we discovered there are 24 additional residential irrigation systems installed with a backflow alternative that was deemed approvable by the city several years ago but has now been found not to be testable. MoDNR does not allow an exemption from the testing requirement, so replacement backflow preventers must be installed at each of these locations. The cost of each replacement is \$950 each (one is \$1,150 due to a difference in parts). Due to this unique combination of circumstances, we do not feel that it should be the burden of the homeowner to pay for this replacement and doubt all the replacements could be successfully accomplished by property owners in the time frame allowed. The City will reimburse the contractor for the replacement costs.

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



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: August 28, 2025

RE: Donna Drive Intersection Improvement Options

The City's long-standing request for a turn lane on East Jackson Boulevard at Donna Drive has risen on the MODOT STIP to the point where they will design it in 2026 with expected construction in 2027. Last week they held a meeting with city staff to discuss several options for the intersection and need to know the City's preference on the southern extension of Donna Drive and connection with Kimbel Lane before they begin design.

MODOT was also aware of a plan by Jackson Tire/Charlie's Fast Lube to redesign the flow of traffic within their own property and will be taking that into consideration as much as possible in their design. Two conceptual layouts provided by Jason Glueck of Jackson Tire are attached.

The options for altering the Donna Drive intersection are as follows (with correspondingly labeled attachments). For Options #1, 2 & 3, the city would be responsible for all costs of extending Donna Drive south of East Jackson Boulevard and altering Kimbel Lane.

Option #1: Design and construct the turn lane on Jackson Blvd. to Donna Drive, soften the corners and upgrade the stop lights.

Donna Drive is extended south with a gradual S-Curve. Kimbel Lane is cut off from Jackson Blvd. and realigned to intersect with Donna Drive. Access to the west side of Jackson Tire and east side of ZX is maintained. This option has the most impact on the Jackson Tire/Charlie's property and is also located the closest to the front corner of the Teen Challenge building.

Option #2: Essentially the same as Option #1 but with tighter curves and somewhat less impact on the two adjacent properties.

Option #3: Design and construct the turn lane on Jackson Blvd. to Donna Drive, soften the corners and upgrade the stop lights.

Kimbel Lane is cut off from Jackson Blvd. but not realigned. Donna Drive is designed to curve into an intersection with the existing Kimbel Lane.

Option #4 (no drawing provided): Design and construct the turn lane on Jackson Blvd. to Donna Drive, soften the corners and upgrade the stop lights.

Do nothing to extend Donna Drive to the south or alter Kimbel Lane. Kimbel Lane remains open to East Jackson Blvd. If the City chooses Option #4, all project cost will be MoDOT's, except utility relocation if it is required.

With Options #1, 2, and 3, MODOT will cover all design costs, including the extension of Donna Drive and alteration of Kimbel Lane. The city could also elect to abandon any unnecessary portion of Kimbel Lane north of the eastern access of ZX, which would revert each half to the adjoining property owners.

Design and engineering cost of this project will be covered by MoDOT even if we decide to do the Donna drive south extension and Kimbel Lane alteration.

The southern extension of Donna Drive is on the major street plan as a collector street. A clip of the Major Street Plan is also attached.

To facilitate this project moving forward, the Board will need to discuss these options and select the preferred option which staff can relay to MODOT.

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

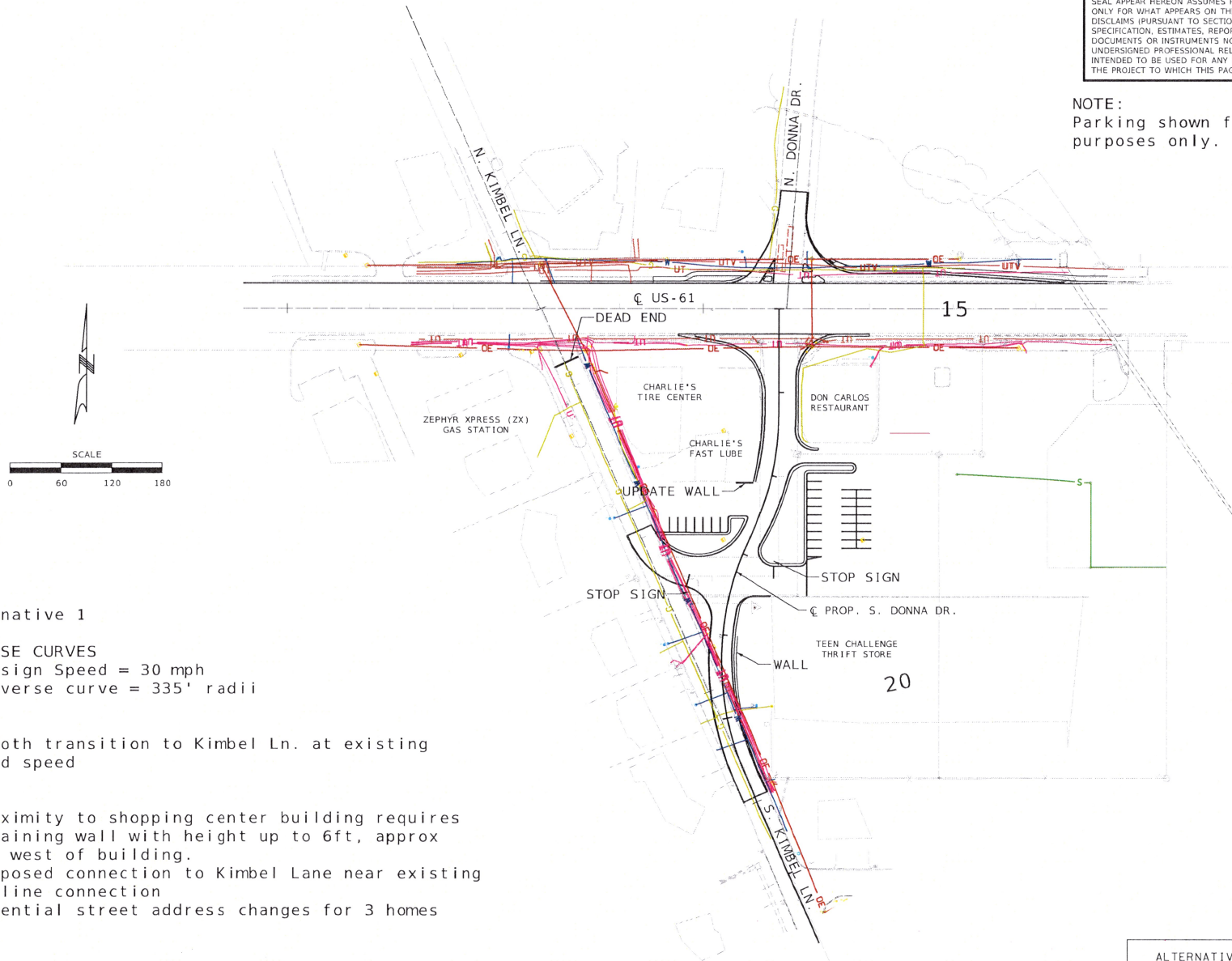
OPTION #1

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PRELIMINARY PLANS
 NOT FOR CONSTRUCTION
 SUBJECT TO CHANGE

DATE	
DATE PREPARED	8/13/2025
ROUTE	STATE
US 61	MO
DISTRICT	SHEET NO.
SE	ALT 1
COUNTY	
CAPE GIRARDEAU	
JOB NO.	JSE0071
CONTRACT ID.	
PROJECT NO.	8/13/2025
BRIDGE NO.	

NOTE:
 Parking shown for example purposes only.



Alternative 1

REVERSE CURVES

- 1. Design Speed = 30 mph
- 2. Reverse curve = 335' radii

PROS:

- Smooth transition to Kimbel Ln. at existing posted speed

CONS:

- Proximity to shopping center building requires a retaining wall with height up to 6ft, approx 40 ft west of building.
- Proposed connection to Kimbel Lane near existing gas line connection
- Potential street address changes for 3 homes

DESCRIPTION

DATE

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION



GBA

16305 SWINLEY RIDGE RD
 ST. JOE
 CHESTERFIELD, MO 63091
 314.231.9100
 GBA.com

GEORGE BUTLER
 ASSOCIATES, INC.
 P.E. ENGINEER 020133
 ARCHITECT 000212
 P.L. LAND SURVEYOR 000559

ALTERNATIVE 1 EXHIBIT
 SOUTH DONNA DRIVE
 SHEET 1 OF 3

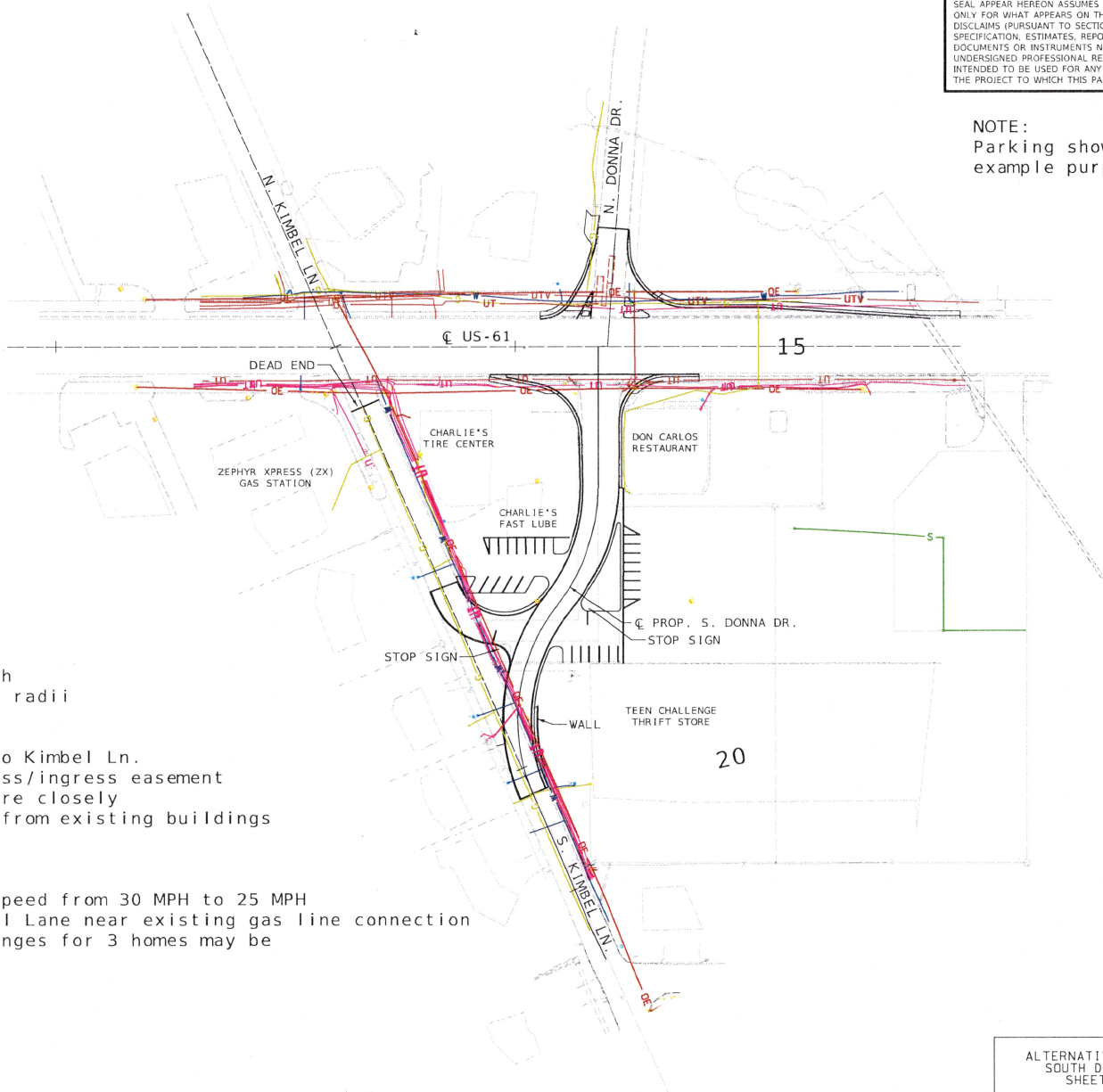
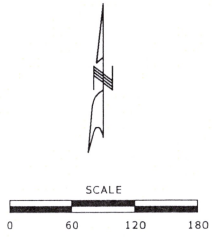
OPTION #2

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PRELIMINARY PLANS
 NOT FOR CONSTRUCTION
 SUBJECT TO CHANGE

NOTE:
 Parking shown for
 example purposes only.

DATE	8/13/2025
DATE PREPARED	8/13/2025
ROUTE	US 61
STATE	MO
DISTRICT	SE
SHEET NO.	ALT 2
COUNTY	CAPE GIRARDEAU
JOB NO.	JSE0071
CONTRACT ID.	
PROJECT NO.	8/13/2025
BRIDGE NO.	



Alternative 2

REVERSE CURVES

1. Design Speed = 25 mph
2. Reverse Curve = 200' radii

PROS:

- Smooth transition into Kimbel Ln.
- Follows existing egress/ingress easement through parking area more closely
- Increased separation from existing buildings at curves

CONS:

- Reduction in posted speed from 30 MPH to 25 MPH
- Proposed tie to Kimbel Lane near existing gas line connection
- Potential address changes for 3 homes may be required

DESCRIPTION	DATE

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

105 WEST CAPITOL
 JEFFERSON CITY, MO 65102
 1-888-ASK-MISSOURI (1-888-275-6636)

GBA

16305 SWINGLEY RIDGE RD
 ST. JOE
 CHESTERFIELD, MO 63017
 314.231.0100
 GBA@gbaw.com

GEORGE BUTLER
 ASSOCIATES, INC.
 PROJ. ENGINEER 000133
 ARCHITECT 000212
 PROJ. LAND SURVEYOR 000054

ALTERNATIVE 2 EXHIBIT
 SOUTH DONNA DRIVE
 SHEET 2 OF 3

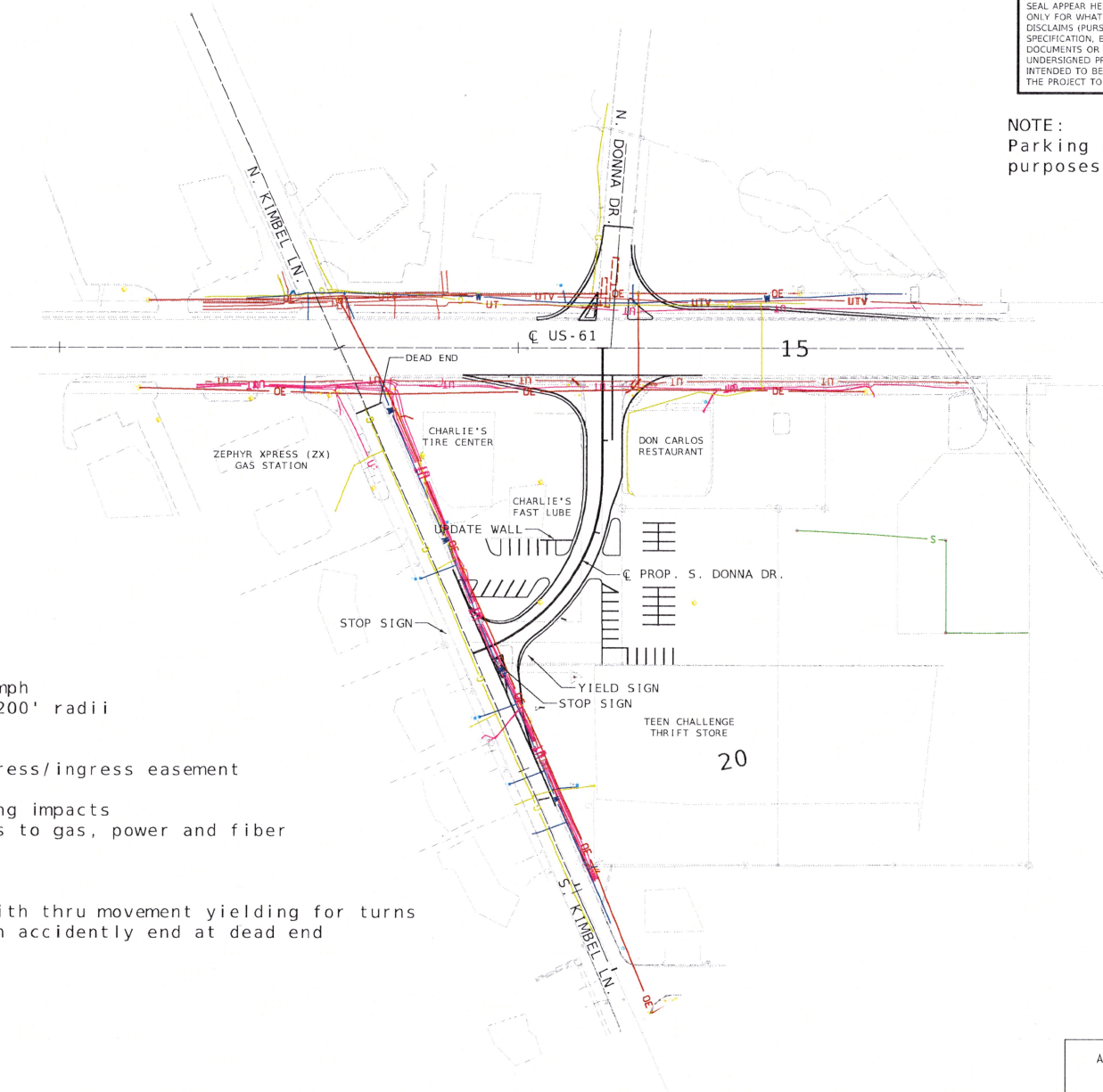
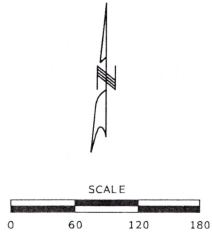
OPTION #3

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PRELIMINARY PLANS
 NOT FOR CONSTRUCTION
 SUBJECT TO CHANGE

NOTE:
 Parking shown for example purposes only.

DATE	
DATE PREPARED	8/13/2025
ROUTE	US 61
STATE	MO
DISTRICT	SE
SHEET NO.	ALT 3
COUNTY	
CAPE GIRARDEAU	
JOB NO.	
JSE0071	
CONTRACT ID.	
PROJECT NO.	
8/13/2025	
BRIDGE NO.	



Alternative 3

T-INTERSECTION

1. Design Speed = 25 mph
2. Alignment Curve = 200' radii

PROS:

- Follows existing egress/ingress easement through parking area
- Reduction in building impacts
- Reduction in impacts to gas, power and fiber utilities

CONS:

- Stop intersection with thru movement yielding for turns
- NB thru movement can accidentally end at dead end

DESCRIPTION

DATE

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

105 WEST CAPITOL
 JEFFERSON CITY, MO 65102
 1-888-ASK-MISSOURI (1-888-273-6856)

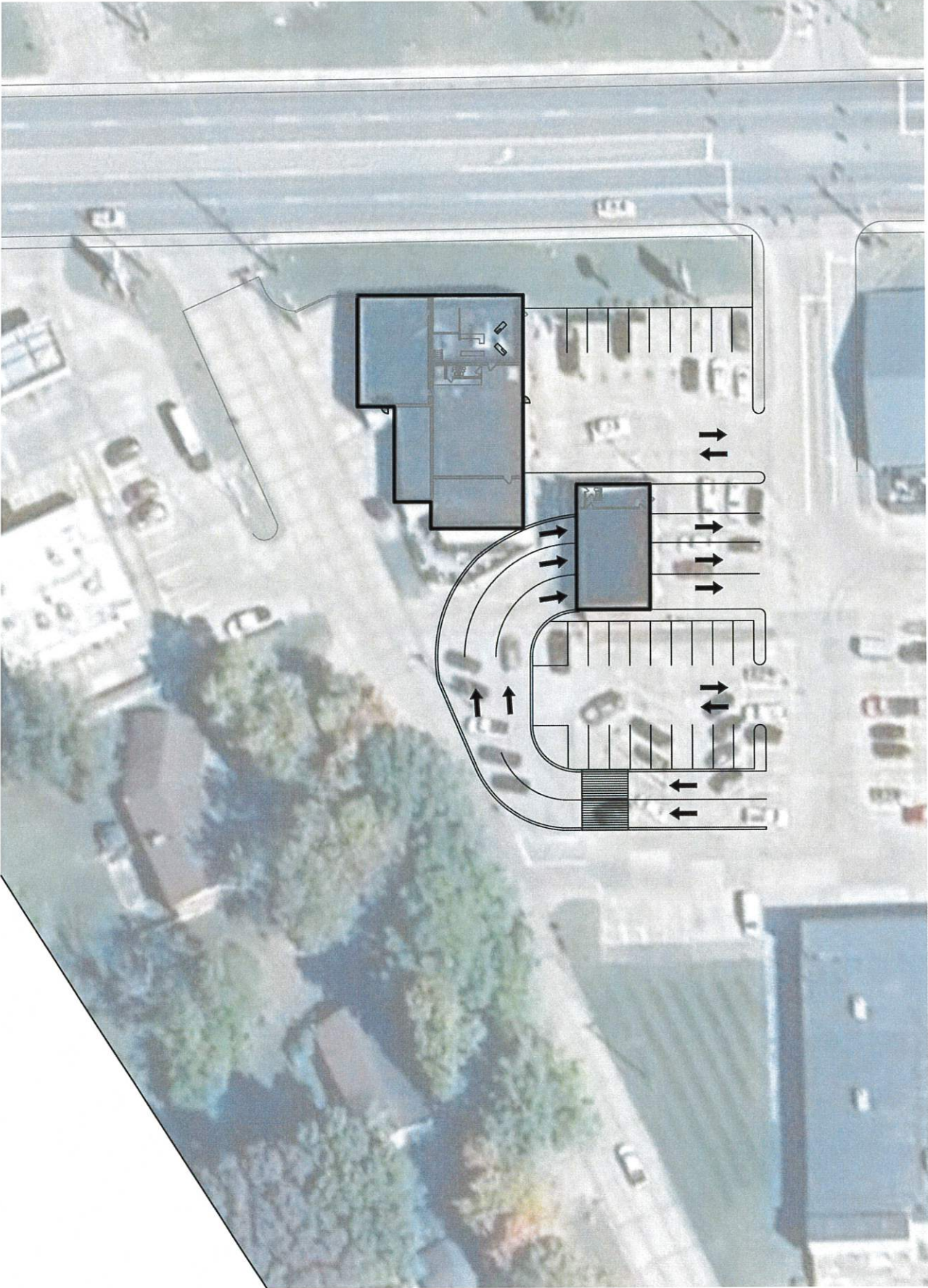
14305 SWINGLEY RIDGE RD.
 ST. JO
 CHESTERTOWN, MO 63017
 314-231-0300
 GBAteam.com

GEORGE BUTLER
 ASSOCIATES, INC.
 PROJ. ENGINEER 009133
 ARCHITECT 000211
 PROJ. LAND SURVEYOR 000055

ALTERNATIVE 3 EXHIBIT
 SOUTH DONNA DRIVE
 SHEET 3 OF 3



Item 3.



SITE PLAN

SCALE: 1" = 60'-0"



SITE PLAN
SCALE: 1" = 60'-0"



City of Jackson

TO: Mayor and Board of Aldermen

CC: Matt Winters, City Administrator

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

DATE: September 2, 2025

RE: Preliminary Bid Tabulation for the U.S. 61 and Deerwood Improvements (Roundabout).

Bids were received for the U.S. 61 and Deerwood Improvements (Roundabout) STP 3000(003) Project at 10:00 am on August 28, 2025. The bids were:

Fronabarger Concreters, Inc.	\$1,006,496.87
Lappe Cement Finishing, Inc.	\$1,311,608.06
Putz Construction, LLC	\$1,693,693.21

The low bid and the second low bid are both within the overall project budget.

The bids will be reviewed by Lochmueller to determine if the low bid is accurate and responsive. Once it is determined the low bid is responsive and MoDOT has issued their approval a recommendation for award of the contract will be made.

Attachments:

- Bid Tabulation Sheet from Bid Opening

CITY OF JACKSON

Project: US 61 and Deerwood Roundabout

BID OPENING: THURSDAY, August 28, 2025 at 10:00 AM

TABULATION SHEET

CONTRACTOR	BASE BID	BID SECURITY Y/N	ADDENDUM 1 and 2 Y/N	SUBCONTRACTOR SUPPLIER Y/N
Fronabarger Concreters, Inc.	\$1,006,496.87	Y	Y	Y
Lappe Cement Finishers, Inc.	\$1,311,608.06	Y	Y	Y
Putz Construction, LLC	\$1,693,693.21	Y	Y	Y

Signed by opener: _____

Signed by witness _____

Signed by LPA Certified _____