



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN STUDY SESSION

Tuesday, September 03, 2024 at 6:15 PM

Board Chambers, City Hall, 101 Court St.

AGENDA

DISCUSSION ITEMS

1. Annual report of the Uptown Jackson Revitalization Organization
2. Amendments to Adopted Policies and Chapter 3 (Administration) of the City Code – purchasing procedure and procedure for selection of task order assignments
3. Jackson Fire Department Building Renovations Project – proposal for additional engineering services
4. Donation of land for the Roundabout Project at North High Street and Deerwood Drive
5. Discussion of previously tabled items (unspecified)
6. Additional items (unspecified)

Posted on 08/30/2024 at 4:00 PM.



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Liza Walker, Assistant City Administrator

DATE: August 29, 2024

RE: City Code and Adopted Policies Update Request – Procedures for Purchasing and for Selection of Task Order Assignments Update

Earlier this year, the Board approved an amendment to Chapter 3 of the City Code relating to increasing the minimum required for sealed bids from \$10,000 to \$20,000.

Due to the substantial increase in costs in recent years, I would like the Board to also consider increasing the threshold when purchase orders, verbal quotes, and written quotes for materials, projects, and services become required.

The revised code language to increase the thresholds is attached.

Policies for these procedures also exist that list individuals rather than positions, etc. To clean these up, I will bring those to the Board for consideration at an upcoming meeting as well.

As always, if you have questions, please contact me at 573-243-3568 x2015 or lwalker@jacksonmo.org.

Sec. 3-309. Purchasing procedure.

The city administrator or his designate shall procure for the city all materials, supplies, equipment and contractual services needed by the city in accordance with the procedures described in this section. To that end, he shall have the power and be required to:

- (3) *Purchase orders.* If the consideration is more than ~~seven hundred fifty dollars (\$750.00)~~ **one thousand five hundred dollars (\$1,500.00)**, the appropriate authority shall obtain a purchase order for any transaction.
- (4) *Competitive bidding.* When the city negotiates any purchase or other contract, there shall be provided ample opportunity for competitive bidding in the following manner:
 - a. If the consideration is more than ~~one thousand dollars (\$1,000.00)~~ **five thousand dollars (\$5,000.00)** but less than ~~five thousand dollars (\$5,000.00)~~ **or equal to ten thousand dollars (\$10,000.00)**, the appropriate authority shall obtain at least three (3) quotations from qualified vendors for the materials, supplies, equipment or contractual services to be purchased. The quotations may be obtained orally and the award for the purchase shall be given to the responsible entity with proper qualifications submitting the lowest quote.
 - b. If the consideration is more than ~~five thousand dollars (\$5,000.00)~~ **ten thousand dollars (\$10,000.00)** but less than or equal to twenty thousand dollars (\$20,000.00), the appropriate authority shall solicit at least three (3) written quotations for the materials, supplies, equipment or contractual services to be purchased. The quotation shall be in written form and the award for the purchase shall be given to the responsible entity with proper qualifications submitting the lowest quote.
 - c. If the consideration is more than twenty thousand dollars (\$20,000.00), the appropriate authority shall solicit sealed bids for the materials, supplies, equipment or contractual services to be purchased. Appropriate notices inviting such bids shall be published once in at least one (1) official newspaper of the city unless additional publications are required by other partnering agencies where regulations would require otherwise. The award for the purchase shall be given to the responsible entity with proper qualifications submitting the lowest bid.
 - d. In the event of extreme emergencies such as natural disaster, these rules may be suspended by the city administrator with the consent of the mayor, provided, however, that at the earliest possible time and in no event later than the next regularly scheduled meeting of the board of aldermen, the city administrator shall fully inform the board of aldermen of all transactions done during the suspension of these rules.
 - e. Design-build projects as authorized by the statutes of the State of Missouri may be utilized as set forth in the Missouri statutes.

Sec. 3-374. Procedure for selection of task order assignments.

Whenever it becomes necessary for the city to negotiate task order assignments for architectural, engineering and land surveying services for individual projects, the following policy will be utilized:

- (2) For individual projects not anticipated to exceed ~~two thousand five hundred dollars (\$2,500.00)~~ **five thousand dollars (\$5,000.00)**, the city administrator or his or her designate shall solicit such services from one (1) or more firms on a time and materials basis according to the terms of the master services agreement on file for the person, firm or consultant.
- (3) For individual projects anticipated to exceed ~~two thousand five hundred dollars (\$2,500.00)~~ **five thousand dollars (\$5,000.00)**, the city administrator or his or her designate shall solicit a written scope of work, cost estimate and project schedule (based upon the project description as prepared by city staff) from at least two (2) firms prior to making a final selection. Task order assignments shall be presented to the board of aldermen for approval if the project is anticipated to exceed ~~two thousand five hundred dollars (\$2,500.00)~~ **five thousand dollars (\$5,000.00)**. All services shall be performed in accordance to the terms of the master services agreement on file for the person, firm or consultant.



City of Jackson

TO: Mayor and Board of Aldermen

CC: Jim Roach, City Administrator

FROM: George Harris, Engineer *GLA*

DATE: September 3, 2024

RE: Amend TO 22-18 Master Agreement for Professional Engineering Services- Jackson Fire Department Station No. 1 Renovation Project

The original Task Order for the Professional Engineering Services- Jackson Fire Department Station No. 1 Renovation Project with Strickland Engineering was for \$100,000.00 for engineering services based on a construction project with a “probable budget” of \$1 million dollars. A copy of the original Strickland proposal is attached.

The development of the project scope for the needed improvements went beyond the cost of the original construction budget. The rehabilitation project for the renovation of fire station #1 was eventually bid and awarded for a construction contract amount of \$3,618,700.00. Strickland Engineering has submitted a proposal for an amendment to the original Task Order for \$200,000.00 which brings the total engineering costs to \$300,000.00.

Note the revised engineering costs represent 8.29% of the construction cost. As noted in the proposal from Strickland Engineering the scope of services includes:

1. The Engineer will provide the Client (Owner) the design services required to provide construction drawings and technical specifications to solicit bids from contractors, secure necessary permits, and to construct the project.
2. The Engineer will provide consultation to the Client during the bid phase of the project
3. The Engineer will provide consultation, shop drawing review for the Client, and site observation visits to the project during the construction phase of the project.
4. The Engineer will assist the City of Jackson with management of the Owner furnished items and track the Contractor Allowance during the construction phase of the project.

I would consider the proposed total fee of \$300,000.00 reasonable for the proposed services relative to a project of the size and complexity of this project. A common fee breakdown would include:

- Design Phase- 75% \$225,000.00
- Bid Phase- 5%\$15,000.00
- Construction Phase- 20%\$60,000.00

I recommend the proposed amendment to Task Order 22-18 be approved.



**STRICKLAND
ENGINEERING**

113 W. Main Street, Suite 1 Jackson, MO 63755
Tel. 573-243-4080 Fax 573-243-2191
www.stricklandengineering.com

October 11, 2022

Mr. George Harris
City of Jackson
101 Court Street
Jackson, Missouri 63755

Dear Mr. Harris:

Thank you for the opportunity to provide design services for the City of Jackson. Based on the discussion and the information provided, the project consists of the renovation of the existing fire station buildings at 525 S. Hope Street and 503 S. Hope Street, Jackson, Missouri (PROJECT). Based upon a probable budget of \$1 Million, I would like to submit the following proposal to the City of Jackson (CLIENT):

Scope of Services:

1. The Engineer will provide the Client the design services required to provide the construction drawings and technical specifications to solicit bids from contractors, secure necessary permits, and to construct the above project.
 - Engineer shall employ Phillip B. Smith Architect to assist with design of the project.
 - Engineer shall provide cost estimates at the end of Design Development and Construction Document design phases.
 - Design services shall include a camera scope of the existing sanitary sewer drain lines and a Hazardous Containing Materials report.
2. The Engineer will provide consultation to the Client during the bid phase of the above project.
3. The Engineer will provide consultation, shop drawing review for the Client, and site observation visits to the project during the construction phase of the above project.

Compensation:

Strickland Engineering will provide the above services for a time and material basis with a not to exceed amount of \$100,000.00 as outlined above per our master service agreement with the City of Jackson.

The services for the above project can be completed in a mutually agreed upon schedule once approval has been received. Strickland Engineering looks forward to working with you on this project. I hope this proposal meets with your approval. Please call with questions or if you require any additional information.

Sincerely,

Mark D. Strickland

Mark D. Strickland, P.E.
Strickland Engineering, LC



STRICKLAND
ENGINEERING

113 W. Main Street, Suite 1 Jackson, MO 63755
Tel. 573-243-4080 Fax 573-243-2191
www.stricklandengineering.com

August 12, 2024

Mr. George Harris
City of Jackson
101 Court Street
Jackson, Missouri 63755

Dear Mr. Harris:

Thank you for the opportunity to provide design services for the City of Jackson. Based upon our discussion, we propose an increase in our contract due to the actual construction cost of the project growing from the \$1 Million budget to a \$3.6 Million construction contract for the renovation of the existing fire station buildings at 525 S. Hope Street and 503 S. Hope Street, Jackson, Missouri (PROJECT). I would like to submit the following proposal to the City of Jackson (CLIENT):

Scope of Services:

1. The Engineer will provide the Client the design services required to provide the construction drawings and technical specifications to solicit bids from contractors, secure necessary permits, and to construct the above project.
2. The Engineer will provide consultation to the Client during the bid phase of the above project.
3. The Engineer will provide consultation, shop drawing review for the Client, and site observation visits to the project during the construction phase of the above project.
4. The Engineer will assist the City of Jackson with management of the Owner Furnished Items and track the Contractor Allowances during the construction phase of the above project.

Compensation:

Strickland Engineering will continue to provide the above services for a time and material basis with a contract extension in the amount of \$200,000.00 as outlined above per our master service agreement with the City of Jackson. The total not to exceed amount for this project will be \$300,000.00

The services for the above project can be completed in a mutually agreed upon schedule once approval has been received. Strickland Engineering looks forward to working with you on this project. I hope this proposal meets with your approval. Please call with questions or if you require any additional information.

Sincerely,

Mark D. Strickland

Mark D. Strickland, P.E.
Strickland Engineering, LC



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: August 29, 2024

RE: Request for Right of Way for Deerwood Roundabout

As you are aware, MODOT is in the process of negotiating right of way deeds for the Deerwood roundabout project. There are four property owners from whom right of way is needed, and one of those is the City.

The City owns a 1.01-acre lot at the southeast quadrant of the planned roundabout. As part of their acquisition process, MODOT's internal appraisal has determined a value of \$9,800 for the portion needed for right of way. This property is identified on the attached plan drawing. All right of way costs for this project are paid by the city with a future 50% reimbursement from MODOT as part of the cost share agreement for this project.

We request the Board agree to waive their right for compensation and pro rata tax adjustment and donate this right-of-way by authorizing the Mayor to sign the attached letter and deed.

If you have questions, please feel free to contact me at 573-243-2300 x 2031 or jsanders@jacksonmo.org,

Missouri Department of Transportation

2675 North Main Street
Sikeston, Missouri 63801
573.472.5333
Fax: 573.472.5351
1.888.ASK MODOT (275.6636)

Re: Acquisition of Right of Way
County: Cape Girardeau
Route: 61
Project: JSE0048
Parcel: 04

July____, 2024

City of Jackson
101 Court Street
Jackson, MO 63755

Dear Mr. Hahs:

The Missouri Department of Transportation is pleased to inform you of an improvement planned for your area. Engineering drawings which describe the proposed project are attached.

We do want to inform you of your right to receive compensation for the land and/or property rights in question, as determined by an appraisal of the rights to be acquired from your property.

We are hopeful that, because of the benefits to be derived from the project, we can reach an agreement with you to donate the required land and/or property rights to accomplish the proposed construction. Should you choose to donate, we would appreciate your signing this letter, waiving your right to compensation and pro rata tax adjustment and returning it to us. To comply with regulations, we will also need your signature later on a formal conveyance document.

An acquisition brochure is furnished with this letter. Its purpose is to explain the process which must be followed to acquire right of way.



We look forward to the completion of this improvement project and appreciate your cooperation.

Respectfully,



Missouri Department of Transportation

Pamela K. Masterson

Right of Way Manager

ACCEPTED BY PROPERTY OWNER

Dwain Hahs, Mayor

NOMINAL ACQUISITION PAYMENT CHART Rte. 61 – Cape Girardeau County JSE0048 For Small Acquisitions of New Right of Way, Permanent or Temporary Easements with no Major Improvements					
Comparable 3 sold on 8/16/2022 @ a sale price of \$3.27 per SF.					
The above comparable vacant land sale has been verified and a copy is attached.					
(A) Parcel # & Owner	(B) Size of Subject Parcel	(C) New Right of Way, Easement or access rights needed	(D) Unit Price of Comparable Sale	(E) Percentage of Unit Price Applicable to Easement	(F) Calculated Payment
#04 City of Jackson	1.105 acres	0.069 Ac/2,986 SF of Right of Way	@ \$3.27 per SF	=	\$9,764.22
				Total	\$9,764.22
				Total Rounded	\$9,800.00

City of Jackson
 101 Court St.
 Jackson, MO 63755

Inspected by: Michael Cervantes
 April 04, 2024

Approved by: Brad Newberry
 Date: 6-26-24



CCO FORM: RW03
 Approved: 12/92 (TLP)
 Revised: 10/23 (JDS)
 Modified:

COUNTY: Cape Girardeau
 ROUTE: 61
 PROJECT: JSE0048
 FED. PROJECT: N/A
 PARCEL: 04

GENERAL WARRANTY DEED

(1) PARTIES: THIS AGREEMENT, made this ____ day of _____, 2024, by and between City of Jackson, (hereinafter, "Grantor"), of the County of Cape Girardeau, and State of Missouri, 101 Court Street, Jackson, MO 63755 and the STATE OF MISSOURI, acting by and through the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, 105 W. Capitol Avenue, Jefferson City, MO 65102 (hereinafter, "Grantee").

(2) CONSIDERATION: Grantor, in consideration of the sum of One and NO/100 DOLLARS (\$1.00), and other good and valuable consideration to be paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, and sell, convey, and confirm to the Grantee fee simple title in the property described in this deed.

(3) PROPERTY DESCRIPTION: Grantor conveys to the Grantee the real estate and interests in real estate in the County of Cape Girardeau, State of Missouri, and being more particularly described as follows:

A tract of land being part of Tract 1 as shown on a survey recorded in document #2022-10609 of the Cape Girardeau County, Missouri Records, said tract being more particularly described in Exhibit A attached hereto.

(4) RIGHTS OF GRANTEE: Grantee shall obtain all rights, privileges, appurtenances, and immunities belonging to Grantor, its successors and assigns forever.

(5) WARRANTY: Grantor hereby covenants that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed. Grantor covenants that it has good right to convey the property. Grantor covenants that the said premises are free and clear of any encumbrances done or suffered by it or those under whom it claims; and that it will warrant and defend the title to said premises unto the Grantee and unto its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.

(6) DATE: IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written.

City of Jackson

Dwain Hahs, Mayor

Attest:

Angela Birk, City Clerk

ACKNOWLEDGMENT BY CITY

STATE OF _____)
)
COUNTY OF _____) ss

On this ____ day of _____, 2024, before me appeared Dwain Hahs personally known to me, who being by me duly sworn, did say that he is the Mayor of the City of Jackson and that the foregoing instrument was signed on behalf of the City of Jackson and that he acknowledged said instrument to be the free act and deed of the City of Jackson and that it was executed for the consideration stated therein and no other.

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.

Notary Public

My Commission Expires: _____

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

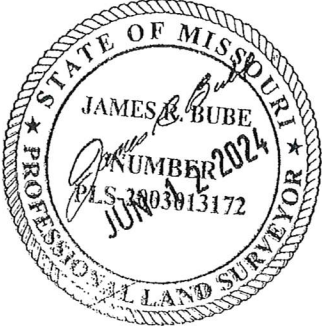

EXHIBIT A - PROPERTY DESCRIPTION

PARCEL 4 - NEW ROW

ALL BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE-GRID NORTH.

A TRACT OF LAND BEING PART OF TRACT 1 AS SHOWN ON A SURVEY RECORDED IN DOCUMENT #2022-10609 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS, SAID TRACT ALSO BEING PROPERTY NOW OR FORMERLY OWNED BY CITY OF JACKSON, AS RECORDED IN DOCUMENT #2022-08988 AND CORRECTED IN DOCUMENT #2022-10821 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERN LINE OF EAST DEERWOOD DRIVE (60 FEET WIDE) WITH THE SOUTHEASTERN LINE OF U.S. HIGHWAY 61 (A.K.A. NORTH HIGH STREET), SAID POINT OF BEGINNING BEING 33.62 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+32.48 OF THE HERINAFTER DESCRIBED CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE ALONG SAID SOUTHWESTERN LINE OF EAST DEERWOOD DRIVE, THE FOLLOWING COURSES AND DISTANCES: NORTH 87 DEGREES 34 MINUTES 04 SECONDS EAST, 50.05 FEET TO A POINT BEING 68.52 FEET PERPENDICULAR DISTANCE LEFT OF STATION 808+96.44 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 47 DEGREES 28 MINUTES 41 SECONDS EAST, 218.16 FEET TO A POINT BEING 286.64 FEET PERPENDICULAR DISTANCE LEFT OF STATION 808+92.81 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 34 DEGREES 36 MINUTES 04 SECONDS WEST, 1.95 FEET TO A POINT BEING 286.94 FEET PERPENDICULAR DISTANCE LEFT OF STATION 808+94.78 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE LEAVING SAID SOUTHWESTERN LINE OF EAST DEERWOOD DRIVE, NORTH 47 DEGREES 31 MINUTES 12 SECONDS WEST, 142.09 FEET TO A POINT BEING 144.87 FEET PERPENDICULAR DISTANCE LEFT OF STATION 808+97.24 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 41 DEGREES 29 MINUTES 31 SECONDS WEST, 7.18 FEET TO A POINT BEING 145.11 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+04.51 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE NORTH 60 DEGREES 41 MINUTES 41 SECONDS WEST, 50.32 FEET TO A POINT BEING 96.30 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+16.88 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE NORTH 75 DEGREES 59 MINUTES 35 SECONDS WEST, 53.28 FEET TO A POINT BEING 49.83 FEET

Title <i>(name or identification of project)</i>	County			
Job Number STP-3005(305)	CAPE GIRARDEAU			
Route ROW	City <i>(if applicable)</i>	State		
Parcel 4	JACKSON	MO		
Licensee Name <i>(sole proprietor, partnership, corporation, LLC, or government)</i>	Date Prepared	Sheet		
EFK Moen, LLC Civil Engineering Design 13523 Barrett Parkway Dr., Suite 250 St. Louis, MO 63021	06/12/2024	1	of 3	
	Professional Surveyor Name <i>(print)</i>			
	JAMES R. BUBE			
	Discipline			
	Professional Land Surveyor			
	License or Certificate of Authority No.			
	MO # 2003013172			
Professional Surveyor <i>(Signature)</i>	Date			
	JUN 12 2024			

Only the following property description contained in this "EXHIBIT" is authenticated by this seal.

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION EXHIBIT A -PROPERTY DESCRIPTION

PERPENDICULAR DISTANCE LEFT OF STATION 809+43.10 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 67 DEGREES 18 MINUTES 30 SECONDS WEST, 39.56 FEET TO A POINT OF NON-TANGENTIAL CURVE ON SAID SOUTHEASTERN LINE OF U.S. HIGHWAY 61, SAID POINT BEING 33.62 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+79.33 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE ALONG SAID SOUTHEASTERN LINE OF U.S. HIGHWAY 61, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 11,419.19 FEET, AND ARC LENGTH OF 46.71 FEET AND WHOSE CHORD BEARS, NORTH 43 DEGREES 09 MINUTES 13 SECONDS EAST, 46.71 FEET TO THE POINT OF BEGINNING. THIS DESCRIBED TRACT CONTAINS 217 SQUARE FEET OR 0.005 ACRES, MORE OR LESS OF NEW NORMAL ACCESS RIGHT OF WAY AND 2769 SQUARE FEET OR 0.064 ACRES, MORE OR LESS OF NEW CONTROLLED ACCESS RIGHT OF WAY (SEE BELOW), ACCORDING TO CALCULATIONS BY EFK MOEN, L.L.C. DURING THE MONTH OF JUNE, 2024.

PARCEL 4 - NEW CONTROLLED ACCESS ROW

ALL ABUTTERS' RIGHTS OF DIRECT ACCESS BETWEEN THE HIGHWAY NOW KNOWN AS ROUTE 61, AND GRANTORS' ABUTTING LAND IN PART OF TRACT 1 AS SHOWN ON A SURVEY RECORDED IN DOCUMENT #2022-10609 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS, SAID TRACT ALSO BEING PROPERTY NOW OR FORMERLY OWNED BY CITY OF JACKSON, AS RECORDED IN DOCUMENT #2022-08988 AND CORRECTED IN DOCUMENT #2022-10821 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF EAST DEERWOOD DRIVE (60 FEET WIDE), SAID POINT OF BEGINNING BEING 176.74 FEET PERPENDICULAR DISTANCE LEFT OF STATION 808+94.65 OF THE HERINAFTER DESCRIBED CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE LEAVING SAID SOUTHWESTERN LINE OF EAST DEERWOOD DRIVE SOUTH 41 DEGREES 49 MINUTES 10 SECONDS WEST, 2.01 FEET TO A POINT BEING 176.80 FEET PERPENDICULAR DISTANCE LEFT OF STATION 808+96.70 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE NORTH 47 DEGREES 31 MINUTES 12 SECONDS WEST, 31.93 FEET TO A POINT BEING 144.87 FEET PERPENDICULAR DISTANCE LEFT OF STATION 808+97.24 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 41 DEGREES 29 MINUTES 31 SECONDS WEST, 7.18 FEET TO A POINT BEING 145.11 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+04.51 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE NORTH 60 DEGREES 41 MINUTES 41 SECONDS WEST, 50.32 FEET TO A POINT BEING 96.30 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+16.88 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE NORTH 75 DEGREES 59 MINUTES 35 SECONDS WEST, 53.28 FEET TO A POINT BEING 49.83 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+43.10 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 67 DEGREES 18 MINUTES 30 SECONDS WEST, 39.56 FEET TO A POINT OF NON-TANGENTIAL CURVE ON THE SOUTHEASTERN LINE OF U.S. HIGHWAY 61 (A.K.A. NORTH HIGH STREET), SAID POINT BEING 33.62 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+79.33 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE ALONG SAID SOUTHEASTERN LINE OF U.S. HIGHWAY 61, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,419.19 FEET, AND ARC LENGTH OF 72.16 FEET AND WHOSE CHORD BEARS, SOUTH 42 DEGREES 51 MINUTES 19 SECONDS WEST, 72.16 FEET TO THE POINT OF BEGINNING ENDING, SAID POINT BEING 33.62 FEET PERPENDICULAR DISTANCE LEFT OF STATION 810+51.70 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61.

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION EXHIBIT A -PROPERTY DESCRIPTION

CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 STATION 804+00.00-812+99.68 OF STP-3005(305) RELATIVE TO THE EXISTING CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61) STATION 804+00.00-820+34.43

THE CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 OF STP-3005(305)/CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61) IS DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 1 OF RECORD PLAT OF JACKSON NORTH INDUSTRIAL PARK SUBDIVISION – PHASE I, AS DESCRIBED BY DOCUMENT NUMBER 2014-02837 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS; THENCE SOUTH 13 DEGREES 52 MINUTES 16 SECONDS WEST, 1,450.95 FEET TO STATION 804+00.00 ON THE EXISTING CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61); THENCE LEAVING SAID EXISTING CENTERLINE, SOUTH 45 DEGREES 38 MINUTES 17 SECONDS EAST, 6.39 FEET TO START STATION 804+00.00 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 OF STP-3005(305); THENCE ALONG SAID CONSTRUCTION CENTERLINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 44 DEGREES 21 MINUTES 43 SECONDS WEST, 315.03 FEET TO PC STATION 807+15.03 AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11428.80 FEET, AND ARC LENGTH OF 584.64 FEET AND WHOSE CHORD BEARS, SOUTH 42 DEGREES 53 MINUTES 47 SECONDS WEST, 584.58 FEET TO END STATION 812+99.68; THENCE LEAVING SAID CONSTRUCTION CENTERLINE, NORTH 48 DEGREES 33 MINUTES 58 SECONDS WEST, 6.39 FEET TO STATION 813+00.00 OF SAID EXISTING CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61), SAID POINT BEING A POINT OF NON-TANGENTIAL CURVE; THENCE ALONG SAID EXISTING CENTERLINE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11459.19 FEET, AND ARC LENGTH OF 627.73 FEET AND WHOSE CHORD BEARS, SOUTH 39 DEGREES 51 MINUTES 52 SECONDS WEST, 627.65 FEET TO PT STATION 819+27.73 AND SOUTH 38 DEGREES 17 MINUTES 43 SECONDS WEST, 106.70 FEET TO STATION 820+34.43 AND THE POINT OF ENDING, SAID POINT OF ENDING BEING DISTANT SOUTH 24 DEGREES 13 MINUTES 43 SECONDS EAST, 614.37 FEET FROM A FOUND ½ INCH IRON ROD AT THE SOUTHEAST CORNER OF SURVEY 807, TOWNSHIP 31 NORTH, RANGE 12 EAST, AS PER SURVEY FOR DR. WANDA PIPKIN (LARRY BORGFELD), AS RECORDED IN SRB. 14, PG 51 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS.

1	US 61 & DEERWOOD DRIVE
1	RIGHT OF WAY SHEET (RW)