



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

**Monday, March 21, 2022 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

---

**AGENDA**

**CALL TO ORDER**

**INTRODUCTION OF GUESTS/VISITORS**

**ADOPTION OF AGENDA**

1. Motion adopting the Regular Meeting Agenda.

**PUBLIC HEARINGS**

2. Public hearing to consider a Special Use Permit for a bakery as a home occupation in an R-2 (Single-Family Residential) District at 828 Eagle Drive, as submitted by Darrell and Mandy Hatfield.

**APPROVAL OF MINUTES**

3. Motion approving the Minutes of the Regular Meeting of March 7, 2022.

**FINANCIAL AFFAIRS**

4. Motion approving the City Collector's Report.
5. Motion approving the City Clerk's & Treasurer's Reports.

**ACTION ITEMS**

**Power, Light, and Water Committee**

6. Motion approving Task Order Authorizing No. 22-06, in the amount of \$21,600.00, to BHMG Engineers, Inc., of Arnold, Missouri, relative to providing engineering services under the Stack Testing for the RICE NESHAP Project.
7. Motion approving Task Order Authorization No. 22-07, in the amount of \$212,413.00, to Blakely & Associates Consulting Engineers, Inc., of Chillicothe, Missouri, relative to providing engineering services under the Generator Controls Upgrade Project.
8. Motion accepting the bids of ABB, Inc, of Belleville, Illinois, in the amount of \$150,700.00 for five 13 kV Power Circuit Breakers; and \$35,700.00 for one 34.5 kV Circuit Breaker, and authorizing the purchase of materials, relative to the I-55 Electrical Substation Equipment Project.

- [9.](#) Motion accepting the bid of KVA, Inc., of Greer, South Carolina, in the amount of \$218,557.00, and authorizing the purchase of a Relay Control House and associated equipment, relative to the I-55 Electrical Substation Equipment Project.
- [10.](#) Motion accepting the bid of Virginia Transformer Corp., of Roanoke, Virginia, in the amount of \$878,998.00, and authorizing the purchase of a Power Transformer; relative to the I-55 Electrical Substation Equipment Project.
- [11.](#) Bill proposing an Ordinance authorizing the Mayor to execute an agreement with the Missouri Fire Fighters Critical Illness Pool, relative to participation in the Cancer Award Program.
- [12.](#) Bill proposing an Ordinance authorizing the Mayor to execute a Mutual Settlement Agreement and Release with MNT Industrial Underground, LLC, of Friedheim, Missouri.

#### **Street, Sewer, and Cemetery Committee**

- [13.](#) Motion to set a public hearing for Monday, April 18, 2022, at 6:00 p.m., regarding a request for a text amendment to Chapter 65 (Zoning) related to babysitting as a home occupation, as submitted by Brian Powell.
- [14.](#) Motion approving Change Order No. 2, to Coast To Coast Signs, LLC, of Scott City, Missouri, relative to the Jackson Civic Center Directional and Informational Sign Project.
- [15.](#) Motion accepting the bid of Steve's Hauling & Excavating, LLC, of Oak Ridge, Missouri, in the amount of \$24,800.00, relative to the Disposal of Stockpiled Brush Program.
- [16.](#) Bill proposing an Ordinance authorizing a contractual agreement with Steve's Hauling & Excavating, LLC, relative to the Disposal of Stockpiled Brush Program.
- [17.](#) Bill proposing an Ordinance accepting the dedication of General Warranty and Temporary Construction Easement Deeds from Burna D. Walker, relative to the West Mary Street Low-Water Crossing Replacement Project.
- [18.](#) Bill proposing an Ordinance amending the "Parking Prohibited Schedule" - Schedule IX, by adding designations on Buckeye Pass, Byrd Creek Trail, Hubble Cove Drive, and Pinedale Drive in Ramsey Branch Subdivision, Phase 2.
- [19.](#) Bill proposing an Ordinance approving a Special Use Permit for a bakery as a home occupation in an R-2 (Single-Family Residential) District at 828 Eagle Drive, as submitted by Darrell and Mandy Hatfield.

#### **NON-AGENDA CITIZEN INPUT**

##### **INFORMATION ITEMS**

20. Report by Mayor
21. Reports by Board Members
22. Report by City Attorney
23. Report by City Administrator

24. Discussion of future agenda items

**EXECUTIVE SESSION**

*Motion to have executive session. Litigation, personnel, and purchase of property. Authority is Section 610.021 and 610.022, Revised Statutes of Missouri, as amended.*

**ADJOURN**

Posted on 03/18/2022 at 04:00 PM.



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

**Monday, March 7, 2022 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: Joe Bob Baker, Larry Cunningham, Katy Liley, Paul Sander, David Hitt, David Reiminger, Tommy Kimbel, and Wanda Young. Present-8; Absent-0.

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 Baker, seconded by Alderman Cunningham, to adopt the agenda, as presented. Ayes-8; Nays-0; Absent-0.

Motion to Approve the Minutes of the       )  
 February 22, 2022, Regular Board       )  
 Meeting                                               )

Motion made by Alderman Cunningham, seconded by Alderman Hitt, to approve the minutes of the preceding Regular Board Meeting of Tuesday, February 22, 2022. Ayes-8; Nays-0; Absent-0.

Motion to Approve Bills of February,       )  
 2022                                                       )

Now is presented the Bills, in the various funds for the month of February, 2022. Motion made by Alderman Hitt, seconded by Alderwoman Young, to approve the Bills in the various funds for February, 2022. Ayes-8; Nays-0; Absent-0.

Motion to Approve the Updated Rental       )  
 Fee Schedule for Sports Fields within       )  
 the City Park System                               )

Motion made by Alderman Reiminger, seconded by Alderwoman Liley, to approve the updated rental fee schedule for sports fields within the City park system. Ayes-8; Nays-0; Absent-0.

Ordinance No. 22-17 Re: To Amend the       )  
 2022 City of Jackson Annual Budget       )

The matter of amending the 2022 City of Jackson Annual Budget came on for consideration. Alderman Reiminger introduced Bill No. 22-18, being for an ordinance entitled as follows:

**AN ORDINANCE APPROVING AMENDMENTS TO THE 2022 BUDGET AS  
 ORIGINALLY APPROVED ON THE 20TH DAY OF DECEMBER, 2021, BY  
 REVISING, CONFIRMING, AND UPDATING END OF YEAR BALANCES;  
 CONFIRMING BUDGETARY EXPENDITURES; AND REPEALING ORDINANCE  
 IN CONFLICT HEREWITH.**

Motion made by Alderman Reiminger, seconded by Alderman Kimbel, Bill No. 22-18 was placed on its first reading and was read by title, considered and discussed and was duly





**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, March 7, 2022 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

**MINUTES**

passed by unanimous vote. On a motion by Alderman Reiminger, seconded by Alderman Kimbel, Bill No. 22-18 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 22-17, and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Cunningham-aye; Alderwoman Young-aye; Alderman Reiminger-aye; Alderman Sander-aye; Alderman Hitt-aye; Alderman Baker-aye; Alderman Kimbel-aye; and Alderwoman Liley-aye.

**BILL NO. 22-18**

**ORDINANCE NO. 22-17**

**AN ORDINANCE APPROVING AMENDMENTS TO THE 2022 BUDGET AS ORIGINALLY APPROVED ON THE 20TH DAY OF DECEMBER, 2021, BY REVISING, CONFIRMING, AND UPDATING END OF YEAR BALANCES; CONFIRMING BUDGETARY EXPENDITURES; AND REPEALING ORDINANCE IN CONFLICT HERewith.**

WHEREAS, on the 20th day of December, 2021, the Mayor and Board of Aldermen of the City of Jackson, Missouri, approved the budget for the City of Jackson, Missouri, for the 2022 fiscal year, and

WHEREAS, the City Budget Officer has reviewed end of year balances and found it necessary to update end of year balances projected for the 2022 fiscal year budget, and

WHEREAS, the amended end of year balances indicate and confirm sufficient funds to fund budgeted projects for the 2022 fiscal year.

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

1. That the annual budget for the fiscal year 2022 as heretofore adopted and approved by Ordinance of this Board on the 20th day of December, 2021, it is hereby amended by adjusting the end of year balances in form with actual receipts of the City for the prior fiscal year 2022.

2. That the Mayor and Board of Aldermen further reconfirm and readopt budgetary expenditures as set out in the amended budget, which is attached hereto and incorporated herein by reference, and order the Administration of the City to follow the budget expenditures in accordance therewith, subject to the subsequent amendment by this Board.

3. That ordinance is to take effect and be in full force and effect from and after its passage and approval.

FIRST READING: March 7, 2022.

SECOND READING: March 7, 2022.



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, March 7, 2022 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

**MINUTES**

PASSED AND APPROVED this 7th day of March, 2022, by a vote of 8 ayes, 0 nays, 0 abstentions and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)  
 Mayor

ATTEST:

Liza Walker (signed)  
 City Clerk

Motion to Approve an Increase in )  
 Expenditure under Task Order )  
 Authorization No. 17-18 to Horner & )  
 Shifrin, Inc. of St. Louis, Missouri, )  
 relative to providing Additional )  
 Engineering Services under the )  
 Kimbeland Lift Station Upgrade and )  
 Bypass Project )

Motion made by Alderman Cunningham, seconded by Alderman Baker, to approve an increase in expenditure, in the amount of \$6,600.00, under Task Order Authorization No. 17-18 to Horner & Shifrin, Inc. of St. Louis, Missouri, relative to providing additional engineering services under the Kimbeland Lift Station Upgrade and Bypass Project. Ayes-7; Nays-1: Alderman Cunningham; Absent-0.

Motion to Approve Task Order )  
 Authorization No. 22-05 to Horner & )  
 Shifrin, Inc. of St. Louis, Missouri, )  
 relative to the Wastewater Utility Rate )  
 Study Update )

Motion made by Alderman Cunningham, seconded by Alderman Hitt, to approve Task Order Authorization No. 22-05, in the amount of \$23,600.00, to Horner & Shifrin, Inc. of St. Louis, Missouri, relative to the Wastewater Utility Rate Study Update. Ayes-7; Nays-1: Alderman Cunningham; Absent-0.

Ordinance No. 22-18 Re: To Approve )  
 the Standard Construction )  
 Specifications for Sanitary Sewerage )  
 Facilities )

The matter of approving the Standard Construction Specifications for Sanitary Sewerage Facilities came on for consideration. Alderman Cunningham introduced Bill No. 22-19, being for an ordinance entitled as follows:

**AN ORDINANCE APPROVING THE AMENDED CITY OF JACKSON, MISSOURI  
 STANDARD CONSTRUCTION SPECIFICATIONS FOR SANITARY SEWERAGE  
 FACILITIES.**

Motion made by Alderman Cunningham, seconded by Alderwoman Young, Bill No. 22-19 was placed on its first reading and was read by title, considered and discussed and was duly passed by unanimous vote. On a motion by Alderman Cunningham, seconded by Alderwoman Young, Bill No. 22-19 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, March 7, 2022 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

**MINUTES**

said Bill duly passed and the Bill was then duly numbered Ordinance No. 22-18, and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Baker-aye; Alderman Cunningham-aye; Alderwoman Young-aye; Alderman Hitt-aye; Alderman Reiminger-aye; Alderman Sander-aye; Alderman Kimbel-aye; and Alderwoman Liley-aye.

**BILL NO. 22-19**

**ORDINANCE NO. 22-18**

**AN ORDINANCE APPROVING THE AMENDED CITY OF JACKSON, MISSOURI  
 STANDARD CONSTRUCTION SPECIFICATIONS FOR SANITARY SEWERAGE  
 FACILITIES.**

WHEREAS, the Mayor and Board of Aldermen of the City of Jackson, Missouri, deem it advisable to approve the amendment to the City of Jackson, Missouri Standard Construction Specifications for Sanitary Sewerage Facilities.

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

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, approve the amendment to the City of Jackson, Missouri Standard Construction Specifications for Sanitary Sewerage Facilities which is marked Exhibit A, attached hereto and incorporated herein as if fully set forth.

Section 2. That the City Clerk of the City of Jackson, Missouri, is hereby directed to keep a copy of said amendment to the City of Jackson, Missouri Standard Construction Specifications for Sanitary Sewerage Facilities on file in the office of the City Clerk of the City of Jackson, Missouri.

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.

Section 4. That this ordinance shall take effect and be in force from and after its passage and approval.



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, March 7, 2022 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

**MINUTES**

FIRST READING: March 7, 2022.

SECOND READING: March 7, 2022.

PASSED AND APPROVED this 7th day of March, 2022, by a vote of 8 ayes, 0 nays, 0 abstentions and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)  
 Mayor

ATTEST:

Liza Walker (signed)  
 City Clerk

Ordinance No. 22-19 Re: To Accept the )  
 Dedication of Temporary Construction )  
 Easement Deeds from Robert W. and )  
 Clara K. Lefebvre; and Zachariah and )  
 Charity Lynn Willmirth, relative to the )  
 West Mary Street Low-Water Crossing )  
 Replacement Project )

The matter of accepting the dedication of Temporary Construction Easement Deeds from Robert W. and Clara K. Lefebvre; and Zachariah and Charity Lynn Willmirth, relative to the West Mary Street Low-Water Crossing Replacement Project, came on for consideration. Alderman Cunningham introduced Bill No. 22-20, being for an ordinance entitled as follows:

**AN ORDINANCE AUTHORIZING THE MAYOR AND CITY CLERK OF THE CITY OF JACKSON, MISSOURI, TO ATTEST TO THE CITY'S ACCEPTANCE OF CERTAIN PROPERTY, WHICH SAID PROPERTY IS PARTICULARLY SET FORTH IN THE ATTACHED TEMPORARY CONSTRUCTION EASEMENT DEEDS.**

Motion made by Alderman Cunningham, seconded by Alderman Baker, Bill No. 22-20 was placed on its first reading and was read by title, considered and discussed and was duly passed by unanimous vote. On a motion by Alderman Cunningham, seconded by Alderman Baker, Bill No. 22-20 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 22-19, and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Reiminger-aye; Alderman Baker-aye; Alderman Cunningham-aye; Alderman Sander-aye; Alderman Hitt-aye; Alderwoman Young-aye; Alderman Kimbel-aye; and Alderwoman Liley-aye.

**BILL NO. 22-20**

**ORDINANCE NO. 22-19**

**AN ORDINANCE AUTHORIZING THE MAYOR AND CITY CLERK OF THE CITY OF JACKSON, MISSOURI, TO ATTEST TO THE CITY'S ACCEPTANCE OF CERTAIN PROPERTY, WHICH SAID PROPERTY IS PARTICULARLY SET FORTH IN THE ATTACHED TEMPORARY CONSTRUCTION EASEMENT DEEDS.**



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, March 7, 2022 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

**MINUTES**

WHEREAS, **Robert W. and Clara K. Lefebvre of Jackson, Missouri, and Zachariah and Charity Lynn Willmirth of Jackson, Missouri**, of the County of Cape Girardeau, State of Missouri, deeded to the City of Jackson, Missouri, the property described in the Deeds, attached hereto.

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, do hereby accept the Deeds which are attached hereto.

Section 2. That the Mayor and City Clerk of the City of Jackson, Missouri, are hereby authorized to do all acts and execute all instruments appropriate and necessary to accept said deeds.

Section 3. The City Clerk of the City of Jackson, Missouri, is hereby directed to file a copy of said deeds with the Recorder of Deeds, Cape Girardeau County, Missouri.

Section 4. This ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: March 7, 2022.

SECOND READING: March 7, 2022.

PASSED AND APPROVED this 7th day of March, 2022, by a vote of 8 ayes, 0 nays, 0 abstentions and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)  
Mayor

ATTEST:

Liza Walker (signed)  
City Clerk

Ordinance No. 22-20 Re: To Approve     )  
the Final Plat of Ramsey Branch       )  
Subdivision, Phase 2, as submitted by   )  
Lucky 13 Investments, LLC                 )

The matter of approving the Final Plat of Ramsey Branch Subdivision, Phase 2, as submitted by Lucky 13 Investments, LLC, came on for consideration. Alderman Cunningham introduced Bill No. 22-21, being for an ordinance entitled as follows:



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, March 7, 2022 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

**MINUTES**

**AN ORDINANCE ACCEPTING THE PLAT OF RAMSEY BRANCH SUBDIVISION PHASE 2; ACCEPTING DEDICATION OF EASEMENTS, STREETS AND PROPERTIES DESCRIBED; ACCEPTING RESTRICTIONS, IF ANY, FILED THEREWITH; AUTHORIZING THE RECORDING OF SAID PLAT; ACCEPTING IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED AND INDICATED ON SAID PLAT; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.**

Motion made by Alderman Cunningham, seconded by Alderman Hitt, Bill No. 22-21 was placed on its first reading and was read by title, considered and discussed and was duly passed by unanimous vote. On a motion by Alderman Cunningham, seconded by Alderman Hitt, Bill No. 22-21 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 22-20, and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Liley-aye; Alderman Reiminger-aye; Alderman Cunningham-aye; Alderman Sander-aye; Alderman Hitt-aye; Alderman Baker-aye; Alderman Kimbel-aye; and Alderwoman Young-aye.

**BILL NO. 22-21**

**ORDINANCE NO. 22-20**

**AN ORDINANCE ACCEPTING THE PLAT OF RAMSEY BRANCH SUBDIVISION PHASE 2; ACCEPTING DEDICATION OF EASEMENTS, STREETS AND PROPERTIES DESCRIBED; ACCEPTING RESTRICTIONS, IF ANY, FILED THEREWITH; AUTHORIZING THE RECORDING OF SAID PLAT; ACCEPTING IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED AND INDICATED ON SAID PLAT; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.**

WHEREAS, Lucky 13 Investments, LLC ("Developer") has platted Ramsey Branch Subdivision Phase 2 as located within the corporate limits of the City of Jackson, Missouri; and,

WHEREAS, the Developer has designed the required improvements and has committed to construct said improvements; and,

WHEREAS, the Developer has complied with all of the city ordinances and, in particular, Chapter 57 of the Code of Ordinances of the City of Jackson, Missouri.

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

Section 1. The Mayor and Board of Aldermen of the City of Jackson, Missouri, do hereby accept the final plat of Ramsey Branch Subdivision Phase 2, which is attached hereto as Exhibit A, including all easements, right-of-way streets and improvements indicated thereon and subject to the terms and conditions expressed therein.



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, March 7, 2022 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

**MINUTES**

Section 2. The Mayor and City Clerk of the City of Jackson, Missouri, are hereby authorized to do all acts and execute all instruments appropriate and necessary to accept said plat.

Section 3. The City Clerk of the City of Jackson, Missouri, is hereby directed to file a copy of said plat with the Recorder of Deeds, Cape Girardeau County, Missouri.

Section 4. This ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: March 7, 2022.

SECOND READING: March 7, 2022.

PASSED AND APPROVED this 7th day of March, 2022, by a vote of 8 ayes, 0 nays, 0 abstentions and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)  
 Mayor

ATTEST:

Liza Walker (signed)  
 City Clerk

Ordinance No. 22-21 Re: To Amend the )  
 "Stop Street Designation Schedule" – )  
 Schedule VI, by Adding Designations in )  
 Ramsey Branch Subdivision, Phase 2 )

The matter of amending the "Stop Street Designation Schedule" – Schedule VI, by adding designations on Buckeye Pass, Byrd Creek Trail, Caney Fork Street, Hubble Cove Drive, and Pinedale Drive in Ramsey Branch Subdivision, Phase 2, came on for consideration. Alderman Cunningham introduced Bill No. 22-22, being for an ordinance entitled as follows:

**AN ORDINANCE AMENDING THE "STOP STREET DESIGNATION SCHEDULE, SCHEDULE VI," PASSED AND APPROVED THE 18TH DAY OF NOVEMBER, 1985, BY ADDING THERETO CERTAIN STOP STREET DESIGNATIONS.**

Motion made by Alderman Cunningham, seconded by Alderwoman Young, Bill No. 22-22 was placed on its first reading and was read by title, considered and discussed and was duly passed by unanimous vote. On a motion by Alderman Cunningham, seconded by Alderwoman Young, Bill No. 22-22 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 22-21, and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Kimbel-aye; Alderwoman Liley-aye; Alderman Cunningham-aye; Alderman Reiminger-aye; Alderwoman Young-aye; Alderman Sander-aye; Alderman Baker-aye; and Alderman Hitt-aye.





**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, March 7, 2022 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

**MINUTES**

**BILL NO. 22-22**

**ORDINANCE NO. 22-21**

**AN ORDINANCE AMENDING THE "STOP STREET DESIGNATION SCHEDULE, SCHEDULE VI," PASSED AND APPROVED THE 18TH DAY OF NOVEMBER, 1985, BY ADDING THERETO CERTAIN STOP STREET DESIGNATIONS.**

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

Section 1. The "Stop Street Designation Schedule, Schedule VI," passed and approved on the 18<sup>th</sup> day of November, 1985, is hereby amended by adding thereto the following stop street designations:

**BUCKEYE PASS:** On Buckeye Pass at its intersection with Ramsey Branch Boulevard, traffic from Buckeye Pass to stop.

**BUCKEYE PASS:** On Buckeye Pass at its intersection with Flatrock Trace, traffic from Buckeye Pass to stop.

**BYRD CREEK TRAIL:** On Byrd Creek Trail at its intersection with Ramsey Branch Boulevard, traffic from Byrd Creek Trail to stop.

**BYRD CREEK TRAIL:** On Byrd Creek Trail at its intersection with Flatrock Trace, traffic from Byrd Creek Trail to stop.

**CANEY FORK STREET:** On Caney Fork Street at its intersection with Pinedale Drive, traffic from Caney Fork Street to stop.

**FLATROCK TRACE:** On Flatrock Trace at its intersection with Pinedale Drive, traffic from Flatrock Trace to stop.

**PINEDALE DRIVE:** On Pinedale Drive at its intersection with Ramsey Branch Boulevard, traffic from Pinedale Drive to stop.

Section 2. It is the intent of the Mayor and Board of Aldermen of the City of Jackson, Missouri, that this ordinance become and be made a part of the "Stop Street Designation Schedule, Schedule VI," of the City of Jackson, Missouri, and the City Clerk is directed to amend said schedule in accordance herewith.

Section 3. The City Administrator of the City of Jackson, Missouri, is hereby directed to cause stop signs to be placed at the above streets in accordance herewith.

Section 4. This ordinance shall not be codified in the Code of Ordinances of the City of Jackson, Missouri, but kept on file in the office of the City Clerk.





**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, March 7, 2022 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

**MINUTES**

Section 5. 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 6. This ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: March 7, 2022.

SECOND READING: March 7, 2022.

PASSED AND APPROVED this 7th day of March, 2022, by a vote of 8 ayes, 0 nays, 0 abstentions, and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)  
Mayor

ATTEST:

Liza Walker (signed)  
City Clerk

Ordinance No. 22-22 Re: To Approve )  
a Cost Share Agreement with the )  
Missouri Highways and Transportation )  
Commission, relative to the Roundabout )  
Project at North High Street and )  
Deerwood Drive )

The matter of approving a Cost Share Agreement with the Missouri Highways and Transportation Commission, relative to the Roundabout Project at North High Street and Deerwood Drive, came on for consideration. Alderman Cunningham introduced Bill No. 22-23, being for an ordinance entitled as follows:

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A COST SHARE AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, RELATIVE TO THE ROUNDABOUT PROJECT AT NORTH HIGH STREET AND DEERWOOD DRIVE; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.**

Motion made by Alderman Cunningham, seconded by Alderman Baker, Bill No. 22-23 was placed on its first reading and was read by title, considered and discussed and was duly passed by unanimous vote. On a motion by Alderman Cunningham, seconded by Alderman Baker, Bill No. 22-23 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 22-22, and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, March 7, 2022 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

**MINUTES**

Sander-aye; Alderman Kimbel-aye; Alderman Cunningham-aye; Alderman Hitt-aye; Alderman Reiminger-aye; Alderman Baker-aye; Alderwoman Young-aye; and Alderwoman Liley-aye.

**BILL NO. 22-23**

**ORDINANCE NO. 22-22**

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A COST SHARE AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND *THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION*, RELATIVE TO THE *ROUNDAABOUT PROJECT AT NORTH HIGH STREET AND DEERWOOD DRIVE*; 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 Cost Share Agreement marked Exhibit A and 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 Cost Share Agreement.

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 Cost Share Agreement marked Exhibit A and attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and the **Missouri Highways and Transportation Commission**. 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 Cost Share Agreement.

Section 2. That the Mayor is hereby authorized and directed to execute said Cost Share Agreement 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 Cost Share Agreement.

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.

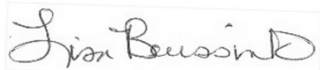


## COLLECTOR'S REPORT

## FEBRUARY COLLECTIONS 2022

UTILITY SERVICE	ELECTRIC/SECURITY LIGHT (EL/SL)	WATER/PRIMACY (WA/PF)	SEWER (SE)	LANDFILL (TR)	GENERAL REVENUE	TOTALS
<b>COLLECTIONS</b>						
SERVICE CHARGES	1,296,778.85	237,364.36	190,670.43	56,663.38		1,781,477.02
LATE FEES	5,045.34	1,095.79	884.78	220.09		7,246.00
SALES TAX	40,896.27	7,097.79				47,994.06
RECONNECT FEES	1,200.00					1,200.00
RETURNED TRANSACTION FEES	360.00					360.00
CUSTOMER RELOCATION FEES					225.00	225.00
TRASH STICKERS				1,257.00		1,257.00
<b>UTILITY COLLECTIONS</b>	<b>1,344,280.46</b>	<b>245,557.94</b>	<b>191,555.21</b>	<b>58,140.47</b>	<b>225.00</b>	<b>1,839,759.08</b>
Adjustments/Refund/Return Checks - Services						-
Adjustments/Refund/Return Checks - Penalties						-
Adjustments/ Refund/Return Checks - Taxes						-
Adjustments/Service Fees for Returns						-
Adjustments/Payments/Overpayments - Services						-
Adjustments/Payments/Overpayments - Penalties						-
Adjustments/Payments/Overpayments - Taxes						-
<b>NET UTILITY COLLECTIONS</b>	<b>1,344,280.46</b>	<b>245,557.94</b>	<b>191,555.21</b>	<b>58,140.47</b>	<b>225.00</b>	<b>1,839,759.08</b>
BUSINESS / CONTRACTOR LICENSES					1,200.00	1,200.00
EVENT CHARGES / MISC.	150.00					150.00
						-
<b>NON-UTILITY COLLECTIONS</b>	<b>150.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,200.00</b>	<b>1,350.00</b>
MISC. ADJUSTMENTS						-
INTEREST ON FUNDS						7.15
CASH IN BANK						1,841,116.23
MISSOURI SALES TAX PAYMENT	(40,896.27)	(7,097.79)				(47,994.06)
<b>Money Due to City Treasurer</b>					<b>\$</b>	<b>1,793,122.17</b>

Respectfully Submitted,



City Collector



## **CITY CLERK'S REPORT FOR THE MONTH OF FEBRUARY, 2022**

### **ELECTRIC**

Sale of Merchandise	0.00	
Cable TV Pole Rental	0.00	
Electric Meters	400.00	
Electric Service Lines	800.00	
Returned Check Fees	0.00	
URD Services	0.00	
Reconnect Fees	0.00	
Sales Tax Commission	847.75	
Labor and Equipment Use	0.00	
Miscellaneous-Scrap Metal	<u>0.00</u>	
TOTALS		2,047.75

### **CEMETERY**

Sale of Lots	4250.00	
Sale of Niches	0.00	
Grave Openings	3325.00	
Niche Openings	0.00	
Weekend/Holiday Grave Openings/Inurnments	0.00	
Disinterments/Disinurnments	<u>0.00</u>	
TOTALS		7,575.00

### **WATER & SEWER**

#### **WATER**

Water Taps & Water Meters	3395.00	
Sale of Merchandise	0.00	
Water Sold at Plant	0.00	
Miscellaneous-Scrap Metal	<u>0.00</u>	
TOTALS		3,395.00

#### **WASTEWATER**

Wastewater Miscellaneous	0.00	
Industrial Discharge Permit	<u>0.00</u>	
TOTALS		0.00

### **GENERAL REVENUE**

Building Permits	375.43	
Electric Permits	100.00	
Gas Permits	40.00	
Plumbing/Sewer Permits	200.00	
Sewer Tap Permits	360.00	
Public Hearing & Plat Recording	563.00	
Stormwater Review Fees	100.00	
Street Repair or Mowing	0.00	
Gas Franchise	22053.62	
Sale of Merchandise	0.00	
Community Room	0.00	
Cable TV Franchise	0.00	
Copies	178.20	
Telephone Franchise Fees	47208.36	
Fire Cost Recovery	0.00	
Court Fines	111.50	
Court Costs	70.00	
Fingerprint Fee	0.00	
Court Postage	0.00	
Court Warrant Fees	337.00	
Crime Victims Compensation	1.85	
Interest Earned	0.00	
Jail Expense Reimbursement	0.00	
Customer Relocation Admin. Fee-CRAF	0.00	
Cell Tower Rental	1058.00	
Health Insurance Reimbursement	239.60	
Street Repair or Scrap Metal	<u>0.00</u>	
TOTALS		72,996.56

**INMATE SECURITY FUND**

Inmate Security Court Costs	10.00	
TOTALS		10.00

**PARK**

Misc. Park Rentals	100.00	
Ballfield Rentals	0.00	
Pavilion Rentals	<u>223.50</u>	
TOTALS		323.50

**TRUST & AGENCY**

July 4th Receipts	0.00	
Farmers Market Fees	<u>0.00</u>	
TOTALS		0.00

**PARK FOUNDATION**

Donations	25.00	
Civic Center Donations	<u>0.00</u>	
TOTALS		25.00

**RECREATIONAL DEVELOPMENT**

Pool Concession Receipts	0.00	
Swimming Pool Gate Receipts	0.00	
Reimb./Donations/Special Events	0.00	
Baseball Concessions	0.00	
Baseball Entry Fees	6075.00	
Baseball Sponsor Fees	<u>400.00</u>	
TOTALS		6,475.00

**LANDFILL**

Refuse Collections	70.00	
Recyclables	4107.04	
E-Cycle TV/Monitor Fees	470.00	
Trash Sticker Receipts	0.00	
Royalties	<u>0.00</u>	
TOTALS		4,647.04

**RECREATIONAL SALES TAX FUND**

Civic Center Rentals	7574.25	
Civic Center Membership Fees	27.00	
Civic Center Entry Fees	1162.50	
Civic Center Concessions	<u>75.25</u>	
TOTALS		8,839.00

**STORMWATER FUND**

Stormwater Credit	0.00	
Stormwater Maintenance	<u>191.12</u>	
TOTALS		191.12

**TRANSPORTATION SALES TAX**

Rent - Donna Drive Extension	<u>0.00</u>	
TOTALS		0.00

REPORT TOTALS		<u>\$106,524.97</u>
---------------	--	---------------------

## ***Water & Light Deposit Accounts***

FEBRUARY, 2022

<b>Beginning Balance February 1, 2022:</b>	\$316,949.99
<b>TOTAL DEPOSITS</b>	\$11,250.42
<b>TOTAL REFUNDS</b>	\$16,510.62
<b>Ending Balance February 28, 2022:</b>	\$311,689.79

*Balance Consists of :*

Checking Account for US Bank	\$101,689.79
Investments	\$210,000.00
	<b>\$311,689.79</b>

## CITY TREASURER'S REPORT FOR FEBRUARY, 2022

Item 5.

FUND	FUND BALANCES 02-01-2022	RECEIPTS	TRANSFER OF FUNDS	DISBURSEMENTS	FUND BALANCES 02-28-2022	INVESTMENTS	CASH BALANCE 02-28-2022
<b>ELECTRIC FUND</b>							
Operation & Maintenance	-	1,076,491.57	25,847.22	1,102,338.79	-	-	-
Electric Surplus	5,426,522.43	363,026.56	-	26,150.27	5,763,398.72	4,399,545.72	1,363,853.00
Electric Capital Projects Fund	6,518,400.02	-	-	13,500.00	6,504,900.02	6,412,000.00	92,900.02
<b>General Revenue</b>	2,239,316.29	235,892.48	(94,507.34)	536,883.08	1,843,818.35	1,295,000.00	548,818.35
<b>Landfill Fund</b>	662,936.24	62,788.46	(9,718.41)	204,822.86	511,183.43	-	511,183.43
<b>City Park Fund</b>	228,218.02	31,642.79	(8,488.99)	28,804.43	222,567.39	-	222,567.39
<b>Public Park Foundation Fund</b>	137,233.73	25.00	-	-	137,258.73	-	137,258.73
<b>Cemetery Fund</b>	885,239.66	26,859.62	(4,812.65)	13,876.80	893,409.83	299,000.00	594,409.83
<b>Band Fund</b>	(67,791.79)	85,277.12	-	17,494.65	(9.32)	-	(9.32)
<b>Stormwater Maintenance Fund</b>	274,304.71	191.12	-	-	274,495.83	61,000.00	213,495.83
<b>ARPA Fund</b>	1,496,845.37	-	-	-	1,496,845.37	-	1,496,845.37
<b>Road Use Tax Fund</b>	1,012,309.26	51,545.85	(19,166.66)	2,620.00	1,042,068.45	750,000.00	292,068.45
<b>Sales Tax Fund</b>	3,494,643.83	202,860.55	-	42,600.00	3,654,904.38	3,581,432.68	73,471.70
<b>Fire Protection Sales Tax Fund</b>	56,659.13	48,249.45	-	-	104,908.58	-	104,908.58
<b>Recreation Sales Tax</b>	202,211.84	57,088.44	(8,848.35)	21,695.61	228,756.32	-	228,756.32
<b>Public Safety Sales Tax</b>	107,577.00	96,473.06	-	-	204,050.06	-	204,050.06
<b>Trust and Agency Fund</b>	970,740.55	3,536.01	14,590.12	16,566.30	972,300.38	720,000.00	252,300.38
<b>Recreational Development</b>	4,234.48	6,475.00	(723.48)	1,059.46	8,926.54	-	8,926.54
<b>Transportation Sales Tax</b>	2,784,301.49	96,502.05	-	2,428.18	2,878,375.36	2,273,000.00	605,375.36
<b>I-55 Corridor Special Alloc.</b>	168,700.10	619.70	-	-	169,319.80	-	169,319.80
<b>Capital Projects Construction</b>	-	-	-	-	-	-	-
<b>CDBG Grant Fund</b>	-	-	-	-	-	-	-
<b>Health Insurance Fund</b>	363,285.16	15,860.01	147,608.59	102,449.81	424,303.95	-	424,303.95
<b>Inmate Security Fund</b>	13,955.12	132.00	-	-	14,087.12	-	14,087.12
<b>Equitable Sharing Fund</b>	3,617.07	-	-	-	3,617.07	-	3,617.07
<b>WATER &amp; SEWER FUND</b>							
Water Operation & Maint.	-	88,959.91	(22,137.50)	66,822.41	-	-	-
Water Replacement	698,925.15	3,510.08	-	-	702,435.23	658,000.00	44,435.23
Water & Sewer Revenue Bond	267,896.04	201,048.56	-	25,639.00	443,305.60	430,000.00	13,305.60
Water & Sewer Deprec. Res.	30,000.00	-	-	-	30,000.00	30,000.00	-
Water & Sewer Bond Reserve	50,000.00	-	-	-	50,000.00	50,000.00	-
Water & Sewer Contingent	30,000.00	-	-	-	30,000.00	30,000.00	-
Water & Sewer Surplus	9,098,286.57	-	-	46,614.44	9,051,672.13	8,613,590.93	438,081.20
Wastewater Operation & Maint.	-	140,213.53	(19,642.55)	120,570.98	-	-	-
Wastewater Replacement	1,114,811.35	-	-	-	1,114,811.35	1,030,041.87	84,769.48
<b>W &amp; S Construction Fund</b>	1,877,109.59	-	-	70,562.08	1,806,547.51	200,000.00	1,606,547.51
<b>TOTALS</b>	40,150,488.41	2,895,268.92	-	2,463,499.15	40,582,258.18	30,832,611.20	9,749,646.98

Respectfully Submitted,

Cash on Hand	1,475.00
General Account	7,951,432.74
Collectors Account	1,793,122.17
Equitable Sharing Fund	3,617.07

Liza Walker, City Clerk/Treasurer (signed)

TOTAL	9,749,646.98
-------	--------------



# MEMO



**To:** Mayor and Board of Aldermen  
**From:** Don Schuette  
**Date:** Thursday, March 17, 2022  
**Re:** BHMG Stack Testing

---

Mayor and Board of Aldermen

Attached, please see the proposal from BHMG to perform our EPA required stack emission testing for our diesel generators. We are required to perform the stack test every three years and report the findings to the EPA which will issue our permits to operate these engines. The proposal is for a fixed fee basis, as long as we can complete the testing in the allocated time. Delays by the City or retesting of failed units outside the allocated time may result in additional cost. Rancy Hastings has performed these tests for the past three times. Hastings Engineering was acquired by BHMG Engineering at the end of 2021.

If you have any other questions or concerns, please let me know.

Regards,

Don Schuette

Director of Electric Utilities



## **Jackson Municipal Utilities Jackson, Missouri**

Engineering Services for  
Emissions Compliance Test

Submitted by:  
**BHM Engineers, Inc.**

February 10, 2022



February 10, 2022

Mr. Chuck Reed  
Jackson Municipal Utilities  
420 Florence Street  
Jackson, MO 63755

Ref: **NESHAP Stack Testing  
Letter of Proposal**

Dear Mr. Reed:

We are pleased to submit our proposal to perform emissions testing on the six electric generating engines located at the Jackson's City Power Plant.

**BHMG Proposed Scope of Work:**

BHMG will prepare a test protocol to be submitted to the Missouri Department of Natural Resources Air Pollution Control Program (APCP) that will describe the testing procedures. The protocol will detail the procedures to be performed that will meet the testing requirements of the APCP and the United States Environmental Protection Agency (USEPA).

BHMG and its subcontractor, RMC Environmental, will provide the labor, equipment, and technical expertise required to conduct an air emissions test project to determine the destruction efficiency of each of the six engines. The testing will be in accordance with the methods required by the APCP and USEPA to demonstrate compliance with the required 70% reduction in carbon monoxide (CO). The concentrations of CO and oxygen will be measured in the inlet and outlet of the catalytic converters on each of the engines in accordance with USEPA Method 10 per 40 CFR 60 Subpart ZZZZ, "National Emissions Standards for Hazardous Air Pollutants for Stationary Reciprocating Internal Combustion Engines"

Each engine will be tested while combusting diesel fuel. The City of Jackson will be responsible for running each engine at the City's desired generating rate during the duration of emission tests for each engine. On a schedule that is mutually agreed upon by the City and BHMG, the engines will be tested, two per day on three consecutive days. One will be tested each morning and one each afternoon, unless the City requests that the schedule be modified.

At the conclusion of the testing, BHMG will prepare a draft test report for review by the City. The report will describe the testing procedures, the plant operating conditions during the test and the test results. Upon receipt of the City's comments on the draft report, BHMG will prepare a final report that will be ready for submission to APCP.

The City of Jackson will be responsible for providing electrical service, two 20 amp electrical circuits, near the engines to be tested. The City of Jackson will also be responsible for providing safe personnel and equipment access to the ports upstream and downstream of the catalytic convertors.

**Test Report:**

BHMG will provide one (1) bound copy and an electronic copy of the final report for your records. BHMG will submit an electronic copy of the report to MDNR-APCP on behalf of Jackson Municipal Utilities if you desire.

**Schedule:**

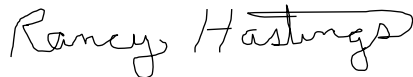
BHMG, upon award of the project will coordinate a test schedule with the City of Jackson. We anticipate arriving at the site during the latter portion of Day 1, at which time the testing trailer will be set up and electrical equipment will be connected to avoid delays on the first testing day. Testing will be performed on each of the following 2-3 days. The test schedule will be dependent upon City of Jackson scheduling production such that the engines will be operated for the required duration of the testing, approximately 3 ½ hours for each test. If the City of Jackson desires, the two engines will be test simultaneously, in which case there will be two days of testing.

**BHMG proposes to complete the NESHAP Stack Testing on fixed fee basis at a price of \$21,600.**

BHMG appreciates this opportunity to provide this proposal to provide services to the City of Jackson. Should any questions arise, please contact me at your convenience.

Sincerely:

**BHMG Engineers, Inc.**



Rancy Hastings, P.E.  
Project Manager

Enclosures: Terms and Conditions, Memorandum of Agreement

# MEMO



**To:** Mayor and Board of Aldermen  
**From:** Don Schuette  
**Date:** Thursday, March 17, 2022  
**Re:** Engineering Proposal for Cat Generator Control Upgrade

---

Mayor and Board of Alderman,

Please see the attached Engineering Proposal from Blakely and Associates for upgrading the existing Caterpillar diesel generators, units 10,11 and 12. The existing engines and generators protection and control systems are obsolete and unrepairable. We currently have very limited spare parts, and the ones we have on hand are no longer available or repairable by the manufacture (s). The design work, engineering and installation of the updated digital control and protection system is critically needed to insure the reliability of these engines and generators. During the installation, it is expected to take about a week and a half per engine during which time the engine and generator will not be available for service but the other two engines and generators will be available. MPUA will also be notified of the project and engines and generators availability to meet our obligations.

This engineering task is a budgeted item and could begin in the second quarter if parts are available. We are currently searching for the main control and protective parts as they are extremely limited thus difficult to obtain at this time.

If you have any other questions or concerns, please let me know.

Regards,

DFS



14311 Highway CC  
Chillicothe, MO 64601

Chillicothe Office

Phone: 660-646-0277

Fax: 660-646-0280

Lee's Summit Office

Phone: 816-347-8608

March 1st, 2022

Don Schuette  
573-579-5886

RE: Caterpillar Generator Controls Upgrade Project

Dear Mr. Schuette,

Please accept this submittal quote for the following:

Blakely & Associates responsibilities and deliveries:

- Provide Engineering Design and Updated Drawings for Caterpillar Generators 10, 11 & 12 Controls Upgrade.
- Remove Existing Generator Control Components and Replace with New Generator Controls
- Remove Existing Generator Protective Relays and Replace with New Protective Relays
- Wire New Generator Controls, Including Additional Breakers, Relays and Terminal Blocks
- Develop Relay Settings Files and Program New Relays and Generator Control Components
- Update PLC Programming and Scada Controls
- Upgrade CAT controls to EMCP 4.3 Control Panel (Fabick)
- Install Communication Gateway (Fabick)
- Upgrade CDVR Regulator (Fabick)
- All Required Parts and Labor are Included to Complete this Work

Blakely & Associates agrees to complete the above responsibilities and deliveries for a total cost of: \$212,413

Please see the attachments for existing system details and life expectancy of existing control components. The following pages detail the benefits of upgrading the current system, with summary sheets for the quoted components.

Sincerely,

Blakely & Associates Consulting Engineers, Inc.

*Jason Eckles*

Jason Eckles, P.E.  
Project Engineer

## Details of Existing Generator Control Cabinet Components

The current controls system for the (3) Caterpillar Generators has been installed since 2006 and was obtained from an AT&T.com failed facility that was originally installed in 2000. This means that the current controls system has components over 22 years old, with no warranty coverage remaining. Most of the critical components are obsolete, which means they are no longer supported, cannot be repaired, or replaced if a failure occurs. In the event of a component failure, the generator will be offline, and a replacement device will have to be found on the used market, or the controls would need to be updated at that time. The diagram below shows the existing components in the control cabinets and their obsolete date:

MASTER CONTROL CABINET



SPM-A



SCM



APTL

GENERATOR CABINET (TYP)



SPM-A

AGLC

LSM

VPFC

KCR

SYMBOL	MANUFACTURER	DESCRIPTION	OBSOLETE DATE
AGLC	WOODWARD	AUTOMATIC GENERATOR LOADING CONTROL	2021
APTL	WOODWARD	AUTOMATIC POWER TRANSFER AND LOAD CONTROL	2015
KCR	KATO	VOLTAGE REGULATOR	2008
LSM	WOODWARD	LOAD SHARING MODULE	2023
SCM	SPECTER	SYSTEM COMMUNICATION MODULE	2012
SPM-A	WOODWARD	SYNCHRONIZER	2023
VPFC	BASLER	VAR POWER FACTOR CONTROLLER	2010

The proposed upgrade hardware for the generator is a DSLC-2 device, which is a digital synchronizer and load control designed for use on three-phase AC generators. The DSLC-2 combines synchronizer, load sensor, load control, dead bus closing system, VAR, power factor

and process control, all in one powerful package. The current control system for a generator uses a SPM-A for synchronizing, AGLC for load control, LSM for load sharing and VPFC for var and power factor control. With the upgrade to a DSLC-2, all these components will be replaced with a single device. The DSLC-2 is also equipped with Modbus communications via ethernet, and all control functions can be programmed and accessed with the Scada system. There are no control dials or pot adjustments on the DSLC-2, which results in a stable engine controller. The DSLC-2 devices also communicate with one another through the ethernet network, making for a completely balanced load sharing system.

The proposed upgrade hardware for the 34.5kV main breaker is a MSLC-2 device, which functions with the DSLC-2 control to provide synchronization and load control across a utility breaker. The MSLC-2/DSLC-2 combination operates over an Ethernet communication network to control the generators and allow for paralleling across the 34.5kV main breaker without taking a utility outage. The MSLC-2 device will replace the existing APTL and SPM-A that is in the main cabinet and allow a more stable control system.

The installation of the MSLC-2 for the 34.5kV main breaker, and the DSLC-2 for each generator will replace the obsolete components in the existing control system, resulting in a complete control system upgrade. The new components will come with a one-year warranty and can be quickly replaced utilizing the removable terminal blocks. The controls will streamline the interface with the existing Scada system, and the operator will be able to easily control the generator and adjust with ease.

Each of the generator synchronizing breakers has a GE489 protective relay that has been out of warranty for over 10 years. General Electric recommends replacing the relay after the 10-year warranty expires. The proposed replacement relay is a Schweitzer SEL-700G relay, which will have many upgraded features, and comes standard with a 10-year warranty. This relay manufacturer will match most of the relays in the electrical system. These relays will be equipped with ethernet communications, which will allow for much faster response time and monitoring capabilities. The Square D Switchgear that contains the 52UA and 52UB breakers also contains GE750 protective relays, which have also been out of warranty for over 10 years. The proposed replacement relay is a Schweitzer SEL-751A relay, which will have ethernet communications and is a substantial upgrade to the GE750 relay. All these relays are integral in the control scheme to run these generators and are all overdue to be replaced. The proposed Schweitzer models will offer more functionality, flexibility, and communication options, improving the integrity of the control system.



## Details of Existing Caterpillar Generator Control Components

### CATERPILLAR CONTROLS AND GENERATOR BREAKER



#### **EMCPH+**

Controls the start/stop function of the genset, monitors and displays engine and generator protection fault codes coded numerically. Displays AC Voltage, Current, Power, Frequency, Power Factor. Displays engine hours plus basic engine conditions such as Oil Pressure, Coolant/Exhaust/Oil temperature, Battery Voltage, engine RPM. Provides three spare custom inputs for warning or shutdown and are displayed as SP1 through SP3 faults. Also includes three form-A dry outputs with limited programming for each.

#### **8 Led Local Annunciator**

Displays four amber warnings and four red shutdowns. Displays pre-programmed warnings/shutdowns. There are an additional five separate indicators for coolant level, cooldown, rupture basin leak and fuel heater mounted away from the annunciator.

#### **CIM-Customer Interface Module**

Comprised of an 8-circuit Relay Board and a Relay Driver Module, unit is located in the switchgear. Provides eight dry contacts for pre-programmed warning/shutdowns.

#### **CCM-Customer Communications Module**

Located in the switchgear, provides remote PC communication over RS232 in conjunction with Specter SCM Module.

## Warranty Status

The EMCPII+ is has not been available on production genset packages since the 2000s. The previous EMCPII is no longer available, and it is expected the EMCPII+ will be obsolete in the near future. All the other devices are still available as replacement parts, but these are not compatible with the EMCP4 (EMCP4.2/4.2B/4.3/4.4) family of controllers or the previous EMCP3 (EMCP3.1/3.2/3.3) controller family so they will become obsolete as well.

## Details of Proposed Caterpillar Generator Control Components

### EMCP4.3

Controls the start/stop of the genset, monitors, and displays engine and generator fault codes with full text description of each event. Provides hundreds of different available codes. Displays AC Voltage, current, power, frequency, reverse power, reactive power, power factor with breakdowns of all for each phase, and more. Displays engine hours plus basic engine information plus advanced engine information such as air/oil/fuel filter restriction, fuel pressure, fuel consumption, total fuel burned, and more. Provides twelve fully programmable digital inputs, sixteen fully programmable C-form dry output contacts. Custom text can be applied to display non-common custom faults to be viewed on the EMCP4.3. Provides over current, over/under voltage-frequency, reverse KW/KVAR, over KW protection, and more. Provides remote communication over ModBus+ and ModBus TCP/IP (Ethernet).

### RS485 Local Annunciator

Provides eight pairs of fully programmable LEDs (8 amber warning and eight red shutdown) for instant fault recognition of notable events. Planning to re-use the five individual indicators mentioned above.

### Discrete Input/Output Module (D-I/O)

Provides an additional twelve selectable digital inputs and eight selectable form-C outputs. Custom I/O selections are available, but custom text changes to be viewed on the EMCP4.3 are not available.

### CDVR-Voltage Regulator

Programmable via an onboard serial port or through the CAN network described below. Provides its own set of control and protective parameters.

All devices (including the engine ECM) can communicate on one proprietary network (CAN) and are all programmable from one of two service ports (CAN1 and CAN2) that will be located at the generator control cabinet. All new devices will be located within the generator control cabinet. Event/fault information for all devices (including the engine ECM) will be viewable on the EMCP4.3 display.

The upgrade will result in removal of previously listed current components (except the five indicators) as well as a portion of the ancillary components inside the cabinet. External E-Stops, manual breaker control, multifunction relay, and manual louver controls will be retained. Additional upgrade schematics will be provided to work in conjunction with the existing CAT schematics.

All the proposed components are currently used in new machine production and readily available. The EMCP4 series is 10 years old and has been a standard on all production gensets, regardless of size, since its introduction. The CDVR has been out since early 2000s, and the Digital I/O Module came out in the late 2000s with the EMCP3 series. The likelihood of any of the components becoming obsolete is not a factor to consider currently.

### **Attached Documents**

Detail Fabick Quote No: 180133-1 (Included in Bid Price)

DSLC-2 Digital Synchronizer and Load Control - Specification

MSLC-2 Master Synchronizer and Load Control – Specification

SEL-700G Generator Protection Relay - Specification

SEL-751A Feeder Protection Relay - Specification



# Allen&Hoshall

1661 International Drive, Suite 100  
 Memphis, Tennessee 38120  
 Office 901.820.0820  
 Fax 901.683.1001  
[www.allenhoshall.com](http://www.allenhoshall.com)

February 24, 2022

Mr. Donald F. Schuette Jr.  
 City of Jackson, Missouri  
 101 Court Street  
 Jackson, MO 63755

**RE: 13 kV Power Circuit Breakers  
 I-55 Electrical Substation**

Dear Mr. Schuette:

We have evaluated the bids on the above referenced project. A copy of the Bid Tabulation is enclosed. We recommend the ABB, Inc. bid be accepted due to the breaker type matching the 34.5 kV breaker recommendation and the stated lifetime O&M savings of \$10,557 per breaker. After careful consideration and evaluation, we recommend you accept the following bid:

ITEM 1	\$32,700.00	One (1) 13 kV Power Circuit Breaker manufactured by ABB, Inc. per Proposal # QT-22-02013186.A, dated 11 February 2022
ITEM 2	\$118,000.00	Four (4) 13 kV Power Circuit Breakers manufactured by ABB, Inc. per Proposal # QT-22-02013186.A, dated 11 February 2022
TOTAL	\$150,700.00	

The Purchase Order should state: "ITEMS 1&2: I-55 Electrical Substation, 13 kV Power Circuit Breakers per Proposal # QT-22-02013186.A, dated 11 February 2022 with delivery of August 2022."

Purchase Order should be sent to:

ABB, Inc.  
 33 Empire Drive  
 Belleville, IL, 62220

c/o: Rauckman High Voltage Sales, LLC  
 Chris Boyle  
[chris@rauckman.com](mailto:chris@rauckman.com)

If there are any questions or you need additional information, please contact me at 901.261.4639.

Sincerely,

**Allen & Hoshall**

Russell Scott Burleson, P.E.  
 Sr. Vice President

Cc: Ed Bousson, AH  
 Bobby Davidson, AH



## BID TABULATION

### 13 kV POWER CIRCUIT BREAKERS FOR I-55 ELECTRICAL SUBSTATION CITY OF JACKSON, MISSOURI

**Bids Due: February 16, 2022**

<u>Bidder</u>	<u>Quantity</u>	<u>Price Each</u>	<u>Price Total</u>	<u>Delivery &amp; Terms</u>
<b><i>ABB<sup>1</sup></i></b>				
ITEM 1	1	<u>\$32,700</u>	<u>\$32,700</u>	
ITEM 2	4	<u>\$29,500</u>	<u>\$118,000</u>	
<b>Total 5</b>			<u><b>\$150,700</b></u>	<u><b>August 2022</b></u>
<i>Myers Controlled Power<sup>2</sup></i>				
ITEM 1	1	<u>\$28,816</u>	<u>\$28,816</u>	
ITEM 2	4	<u>\$26,534</u>	<u>\$106,136</u>	
Total 5			<u>\$134,952</u>	<u>28 weeks</u>
<i>Mitsubishi<sup>2</sup></i>				
ITEM 1	1	<u>No Bid</u>		
ITEM 2	4			
Total 5				
<i>Siemens<sup>2</sup></i>				
ITEM 1	1	<u>\$33,164</u>	<u>\$33,164</u>	
ITEM 2	4	<u>\$29,671</u>	<u>\$118,684</u>	
Total 5			<u>\$151,848</u>	<u>32 weeks</u>

Notes:

1. Magnetically Actuated
2. Motor Charged Spring

Engineer's recommended acceptance in **BOLD**



# Allen&Hoshall

1661 International Drive, Suite 100  
Memphis, Tennessee 38120  
Office 901.820.0820  
Fax 901.683.1001  
www.allenhoshall.com

February 24, 2022

Mr. Donald F. Schuette Jr.  
City of Jackson, Missouri  
101 Court Street  
Jackson, MO 63755

**RE: 34.5 kV Power Circuit Breaker  
I-55 Electrical Substation**

Dear Mr. Schuette:

We have evaluated the bids on the above referenced project. A copy of the Bid Tabulation is enclosed. After careful consideration and evaluation, we recommend you accept the following bid:

ITEM 1	\$35,700.00	34.5 kV Power Circuit Breaker manufactured by ABB, Inc. per Proposal # QT-22-02013404.A, dated 11 February 2022
--------	-------------	--------------------------------------------------------------------------------------------------------------------

The Purchase Order should state: "ITEM 1: I-55 Electrical Substation, 34.5 kV Power Circuit Breaker per Proposal # QT-22-02013404.A, dated 11 February 2022 with delivery of August 2022."

Purchase Order should be sent to:

ABB, Inc.  
33 Empire Drive  
Belleville, IL, 62220

c/o: Rauckman High Voltage Sales, LLC  
Chris Boyle  
chris@rauckman.com

If there are any questions or you need additional information, please contact me at 901.261.4639.

Sincerely,

**Allen & Hoshall**

Russell Scott Burleson, P.E.  
Sr. Vice President

Cc: Ed Bousson, AH  
Bobby Davidson, AH



### BID TABULATION

## 34.5 kV POWER CIRCUIT BREAKER FOR I-55 ELECTRICAL SUBSTATION CITY OF JACKSON, MISSOURI

**Bids Due: February 16, 2022**

<u>Bidder</u>	<u>Quantity</u>	<u>Price Each</u>	<u>Price Total</u>	<u>Delivery &amp; Terms</u>
<b><i>ABB<sup>1</sup></i></b>				
<b>ITEM 1</b>	<b>1</b>	<b><u>\$35,700</u></b>	<b><u>\$35,700</u></b>	<b><u>August 2022</u></b>
<i>Myers Controlled Power<sup>2</sup></i>				
ITEM 1	1	<u>\$37,170</u>	<u>\$37,170</u>	<u>28 weeks</u>
<i>Mitsubishi<sup>2</sup></i>				
ITEM 1	1	<u>\$48,887</u>	<u>\$48,887</u>	<u>22-24 weeks</u>
<i>Siemens<sup>2</sup></i>				
ITEM 1	1	<u>\$39,686</u>	<u>\$39,686</u>	<u>30-32 weeks</u>
<i>GE/Alstom</i>				
ITEM 1	1	<u>no bid</u>	<u></u>	<u></u>

Notes:

1. Magnetically Actuated
2. Motor Charged Spring

Engineer's recommended acceptance in **BOLD**



# Allen&Hoshall

1661 International Drive, Suite 100  
Memphis, Tennessee 38120  
Office 901.820.0820  
Fax 901.683.1001  
www.allenhoshall.com

February 24, 2022

Mr. Donald F. Schuette Jr.  
City of Jackson, Missouri  
101 Court Street  
Jackson, MO 63755

**RE: Control House and Associated Relay Equipment  
I-55 Electrical Substation**

Dear Mr. Schuette:

We have evaluated the bids on the above referenced project. A copy of the Bid Tabulation is enclosed. After careful consideration and evaluation, we recommend you accept the following bid:

ITEM 1	\$218,557.00	Control House and Associated Relay Equipment manufactured by KVA, Inc. per Proposal #11611, dated 16 February 2022.
--------	--------------	---------------------------------------------------------------------------------------------------------------------

The Purchase Order should state: "ITEM 1: I-55 Electrical Substation, Control House and Associated Relay Equipment per Proposal #11611, dated 16 February 2022 with delivery 20-22 weeks ARO."

Purchase Order should be sent to:

KVA, Inc.  
Attn: Kim McGinnis  
3307 Brushy Creek Rd.  
Greer, SC 29650

kmcginnis@kva-emc.com  
864-801-4430

If there are any questions or you need additional information, please contact me at 901.261.4639.

Sincerely,

**Allen & Hoshall**

Russell Scott Burleson, P.E.  
Sr. Vice President

Cc: Ed Bousson, AH  
Bobby Davidson, AH





**BID TABULATION**

**RELAY CONTROL HOUSE**

**FOR**

**I-55 ELECTRICAL SUBSTATION**

**CITY OF JACKSON, MISSOURI**

**BID OPENING: February 16, 2022**

<u>Bidder</u>	<u>Total Bid Price</u>	<u>Delivery</u>
Birmingham Control Systems	<u>\$224,995<sup>1,3</sup></u>	<u>22-24 Wks</u>
Keystone Electric Manuf. Co.	<u>NO BID</u>	<u></u>
<b>KVA, Inc.</b>	<u><b>\$218,557<sup>2,3</sup></b></u>	<u><b>20-22 Wks</b></u>
VFP, Inc./SEL	<u>\$249,629<sup>1,3</sup></u>	<u>26-28 Wks</u>
CESI	<u>\$244,592<sup>4</sup></u>	<u>28-32 Wks</u>

Notes:

1. Exception to Liquidated Damages
2. Liquidated Damages of \$100/day up to 5% of purchase order
3. Payment terms: Net 30 days
4. Payment terms: 95% 30 days after delivery, 5% after energization

Engineer's recommended acceptance in **bold**.



# Allen&Hoshall

1661 International Drive, Suite 100  
Memphis, Tennessee 38120  
Office 901.820.0820  
Fax 901.683.1001  
[www.allenhoshall.com](http://www.allenhoshall.com)

February 24, 2022

Mr. Donald F. Schuette Jr.  
City of Jackson, Missouri  
101 Court Street  
Jackson, MO 63755

**RE: Power Transformer  
I-55 Electrical Substation**

Dear Mr. Schuette:

We have evaluated the bids on the above referenced project. A copy of the Bid Evaluation and Bid Tabulation is enclosed. After careful consideration and evaluation, we recommend you accept the following bid:

ITEM 1	\$878,998.00	34.5:12.47 kV Power Transformer manufactured by Virginia Transformer Corp. per Proposal # M220301A, dated 14 February 2022. Total price includes off-loading, installation and 5-year warranty extension.
--------	--------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

The Purchase Order should state: "ITEM 1: I-55 Electrical Substation, 34.5:12.47 kV Power Transformer per Proposal # M220301A, dated 14 February 2022 with delivery 36 to 38 weeks ARO."

Purchase Order should be sent to:

Virginia Transformer Corp.  
Attn: Brian McCarrick  
220 Glade View Drive  
Roanoke, Virginia 24012

[Brian\\_mccarrick@vatransformer.com](mailto:Brian_mccarrick@vatransformer.com)  
540-345-9892

If there are any questions or you need additional information, please contact me at 901.261.4639.

Sincerely,

**Allen & Hoshall**

Russell Scott Burleson, P.E.  
Sr. Vice President

Cc: Ed Bousson, AH  
Bobby Davidson, AH



**BID EVALUATION**  
**(1) 20/26.7/33.3 MVA, 34.5:13 kV Power Transformer**

**I-55 Electrical Substation**

**City of Jackson**  
**Jackson, Missouri**

**February 16, 2022**

BIDDER	MANUFACTURER	Number Units	Unit Size / %Z			BID PRICE per Unit \$	BID PRICE TOTAL (\$) (includes adders) (and deducts)	GUARANTEED LOSSES / UNIT ONAN RATING (kW)			COST OF LOSSES (per Unit)	Additional Costs (per Unit)	5-YEAR WARRANTY ADDER (per Unit)	EVALUATED PRICE TOTAL (\$)	DELIVERY
								NO-LOAD	LOAD	TOTAL					
OTC	OTC	1	20.0	MVA	7.60%	\$1,127,986	\$1,197,748	10.90	72.00	82.90	\$353,370	\$69,762	0	\$1,551,118	60-64 wks
		1	20.0	MVA											
WEG	WEG	1	20.0	MVA	7.60%	\$1,250,000	\$1,302,000	12.95	68.10	81.05	\$358,785		0	\$1,660,785	90-95 wks
		1	20.0	MVA											
Hitachi	Hitachi	1	20.0	MVA	7.60%	\$1,303,085	\$1,380,185	14.10	62.00	76.10	\$348,130	\$77,100	0	\$1,728,315	56-60 wks ARO
		1	20.0	MVA											
Virginia	Virginia	1	20.0	MVA	7.60%	\$878,998	\$878,998	14.00	64.00	78.00	\$354,200		0	\$1,233,198	36-38 wks ARO
		1	20.0	MVA											
DELTA STAR	DELTA STAR	1	20.0	MVA	7.60%	NO BID							0		
		1	20.0	MVA											
GRAYBAR	GE	1	20.0	MVA	7.60%	NO BID							0		
		1	20.0	MVA											
SPX	SPX	1	20.0	MVA	7.60%	NO BID							0		
		1	20.0	MVA											
PASI	PASI	1	20.0	MVA	7.60%	NO BID							0		
		1	20.0	MVA											
SGB	SGB	1	20.0	MVA	7.60%	NO BID							0		
		1	20.0	MVA											

**NOTES:**

Hitachi	Payment Schedule: 95% - at shipment net 30 days from invoice date (delivery), 5% after installation - not to exceed 30 days past delivery In no event shall Hitachi, its suppliers or subcontractors be liable for special, indirect, incidental or consequential damages, whether in contract, warranty, tort, negligence, strict liability or otherwise, including, but not limited to, loss of profits or revenue, loss of use of the equipment or any associated equipment, cost of capital, cost of substitute equipment, facilities or services, downtime costs, delays, and claims of customers of the Purchaser or other third parties for any damages.
WEG	Payment Schedule: 95% - net 30 days from invoice date (delivery), 5% after final acceptance, not not to exceed 60 days after delivery Liquidated Damages shall be \$500 per day with a cap at 5% of the transformer value.
OTC	Payment Schedule: 25% with Purchase Order, 25% with material order, 50% after completion of factory testing. Net 30 days. Not to exceed 60 days after delivery. Contracts which include Penalty or Liquidated damage clauses for failure to meet shipping promises are not acceptable or binding on Seller unless such clauses are specifically accepted in writing by an authorized representative of the Seller
Virginia	Payment Schedule: 20% with Purchase Order, 30% upon approval drawing submittal - net 30 days, 50% invoiced at Time of Shipment - Net 30 days. Liquidated Damages shall be \$500 per day with a cap at 5% of the transformer value.

**\* ENGINEERS' RECOMMENDED ACCEPTANCE IN BOLD**

BILL NO. 22-\_\_

ORDINANCE NO. 22-\_\_

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE AN AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, *ON BEHALF OF THE JACKSON FIRE RESCUE, AND MISSOURI FIRE FIGHTERS CRITICAL ILLNESS POOL* RELATIVE TO THE *PARTICIPATION IN THE CANCER AWARD 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 an Agreement and Release marked Exhibit A and 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 Agreement.

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 Agreement marked Exhibit A and attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **Missouri Fire Fighters Critical Illness Pool**. 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 Agreement.

Section 2. That the Mayor is hereby authorized and directed to execute said Agreement 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 Agreement.

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: March 21, 2022.

SECOND READING: March 21, 2022.

PASSED AND APPROVED this 21st day of March, 2022, by a vote of \_ ayes, \_ nays, \_ abstentions and \_ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

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

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



## ACTIONS FOR PREVENTING CANCER IN THE FIRE SERVICE

**Revised from July 6, 2015 article from *Firefighter Cancer Support Network***

Numerous studies have shown that firefighters are at increased risk of many types of cancer. The Firefighter Cancer Support Network released a white paper in 2013 on cancer in the fire service and what firefighters can do to prevent it. The paper included 11 immediate actions you can take to protect firefighters against cancer. Find additional resources for taking action against cancer in the fire service from FCSN and the NVFC.

The Missouri Fire Fighters Critical Illness Pool (MFFCIP) has adopted these low cost actions as a fire operation's minimum requirement for participation in the Cancer Award Program. The Jackson Fire Rescue, Jackson, MO agrees as a prescient to joining MFFCIP program to immediately implement and maintain through the course of participation in the Cancer Award Program the below nine actions:

1. Use SCBA from initial attack to finish of overhaul. (Not wearing SCBA in both active and post-fire environments is the most dangerous voluntary activity in the fire service today.)
2. Do gross field decontamination of PPE to remove as much soot and particulates as possible.
3. Use Wet-Nap or baby wipes to remove as much soot as possible from head, neck, jaw, throat, underarms and hands immediately and while still on the scene.
4. Change your clothes and wash them immediately after a fire.
5. Shower thoroughly after a fire.
6. Clean your PPE, gloves, hood and helmet immediately after a fire.
7. Do not take contaminated clothes or PPE home or store it in your vehicle.
8. Decontaminate fire apparatus interior after fires.
9. Keep bunker gear out of living and sleeping quarters.

The Below actions are Strongly Recommended actions that include:

1. Use sunscreen or sunblock.
2. Stop using tobacco products. Use of tobacco could result in a 50% reduction in any benefit.
3. Do not rely on multiple gas detectors to determine PPE/SCBA donning and doffing".
4. Gently rinse or brush off fire debris and soot, place in a large, clear contractor's garbage bag before entering apparatus and returning to station.
5. Provide annual medical surveillance, as available to enhance possibility of early detection.
6. When possible wash gear in an extractor to provide enhanced level of decontamination of carcinogens.
7. When possible provide 2<sup>nd</sup> set of turnout gear to provide for proper washing and drying time of gear.

The importance of annual medical examinations cannot be overstated — early detection and early treatment are essential to increasing survival.

Chief (Signature) \_\_\_\_\_ (Print) \_\_\_\_\_ Date \_\_\_\_\_

Mayor (Signature) \_\_\_\_\_ (Print) \_\_\_\_\_ Date \_\_\_\_\_

BILL NO. 22-\_\_

ORDINANCE NO. 22-\_\_

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A MUTUAL SETTLEMENT AGREEMENT AND RELEASE BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND *MNT INDUSTRIAL UNDERGROUND, LLC OF FRIEDHEIM, MISSOURI*; 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 Mutual Settlement Agreement and Release marked Exhibit A and 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 Settlement Agreement.

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 Settlement Agreement marked Exhibit A and attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **MNT Industrial Underground, LLC 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 Settlement Agreement.

Section 2. That the Mayor is hereby authorized and directed to execute said Settlement Agreement 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 Settlement Agreement.

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: March 21, 2022.

SECOND READING: March 21, 2022.

PASSED AND APPROVED this 21st day of March, 2022, by a vote of \_ ayes, \_ nays, \_ abstentions and \_ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

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

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



## **MUTUAL SETTLEMENT AGREEMENT AND RELEASE**

### **A. AGREEMENT AND RELEASE**

This Mutual Settlement Agreement and Release ("Settlement Agreement") is made and entered into by and between the City of Jackson and MNT Industrial Underground, LLC and all its employees, owners, directors, heirs, executors, administrators, insurers, and agents. This Settlement Agreement is entered into for the reason and the purposes hereinafter set forth.

MNT Industrial Underground, LLC was hired to install conduit for Charter on Cortland Drive in Pioneer Orchard Subdivision in Jackson, Missouri. The City of Jackson is claiming that MNT Industrial Underground, LLC caused damage to the sewer pipes and forced Main that runs along Cortland Drive in Jackson, Missouri. MNT Industrial Underground, LLC expressly denies any and all liability to the City of Jackson regarding sewer main damages. This Settlement Agreement and Release is solely related to the above described work performed by MNT Industrial Underground, LLC on Cortland Drive in Pioneer Orchard Subdivision.

The City of Jackson hereby completely releases and further discharges MNT Industrial Underground, LLC and all its employees, owners, directors, heirs, executors, administrators, insurers, and agents from any and all past, present or future claims, demands or obligations, actions or cause of actions, rights, damages, property damages, labor charges, costs, expenses, and compensation incurred whatsoever, whether based on tort, contract, or other theory of recovery which the City of Jackson now has or which may hereafter accrue or otherwise be acquired, on account of or in any way may grow out of work performed by MNT Industrial Underground, LLC and all its employees, owners, directors, heirs, executors, administrators, insurers, and agents in the installation of conduit on behalf of Charter on Cortland Drive in Pioneer Orchard Subdivision, Jackson, Missouri 63755.

This Release, on the part of the above listed parties, shall be a fully binding and complete settlement between the City of Jackson and MNT Industrial Underground, LLC, with

respect to any and all claims arising from the events of, and facts alleged above or other items mentioned here in this Settlement Agreement.

#### B. PAYMENTS.

In consideration of the Release set forth above, MNT Industrial Underground, LLC shall execute a draft made payable to the City of Jackson in the amount of Six Thousand Two Hundred Six Dollars and Seventy Cents (\$6,206.70).

#### C. ADVICE OF ATTORNEYS.

By entering into the Settlement Agreement, all parties have had the opportunity to be advised of the effects of this document by attorneys, concerning legal and tax consequences of this Settlement Agreement; the terms of this Settlement Agreement have been completely read by each party; and the terms of this Settlement Agreement are fully understood and voluntarily accepted.

#### D. GOVERNING LAW.

The Settlement Agreement shall be construed and interpreted in accordance with the laws of the State of Missouri. That, if either party fails to comply with the terms of this document and it becomes necessary to employ an attorney to enforce the terms of this document, the prevailing party shall be entitled to recover his or her reasonable attorney's fees from the other party.

#### E. EFFECTIVENESS.

The person signing on behalf of the City of Jackson has the requisite power and authority to execute this settlement agreement on behalf of the City of Jackson.

This Settlement Agreement shall become effective immediately following the execution by the parties.

---

Mayor, City of Jackson

ATTEST:

---

City Clerk, City of Jackson

# MEMO



**To:** Mayor and Board of Aldermen  
**From:** Jason Lipe, Parks and Recreation Director  
**Date:** Wednesday, March 16, 2022  
**Re:** Civic Center Directional and Informational Sign – Change Order #2

---

Attached to this memo is Change Order No 2. for the Jackson Civic Center Directional and Informational Sign Project. The purpose of this change order is to extend the date of the contract due to production delays.



# City of Jackson

## CHANGE ORDER

Coast to Coast Signs, LLC

Name of Contractor

3180 East Outer Road North

Contractor Address

Jackson Civic Center Directional and Informational Sign Project

Project Name

2

Change Order No.

Scott City, MO 63780

City/State/Zip

3/17/2022

Date

Description: ☐ See Attachments

Due to production delays, the contractor is requesting an extension of the contract time.

CHANGE IN CONTRACT PRICE		CHANGE IN CONTRACT TIME	
Original Contract Price:		Original Contract End Date:	
\$ 78,496.00		November 12, 2021	
Previous Change Orders:		Net Change from Previous Change Orders:	
\$ 435.00		114	
Contract Price prior to this Change Order:		Contract End Date prior to this Change Order:	
\$ 78,931.00		March 7, 2022	
Net Increase (Decrease) of this Change Order:		Net Increase (Decrease) of this Change Order:	
\$ 0.00		53	
Contract Price with all approved Change Orders:		Contract End Date with all approve Change Orders:	
\$ 78,931.00		April 29, 2022	

Recommended By:

*Jason Lipe*  
Jason Lipe, Parks and Recreation Director

3/17/22

Date

Authorized By:

Mayor, City of Jackson

Date

Accepted By:

*[Signature]*  
Contractor Auth. Representative

3/17/22

Date

# MEMO



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

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

**Date:** Thursday, March 03, 2022

**Re:** Disposal of Stockpiled Brush Program

---

Bids for the Disposal of Stockpiled Brush Program were received by the City Clerk and opened at City Hall at 10:00 AM on Tuesday, March 1, 2022. Four contractors submitted bids and the results of the bid opening are shown on the next page.

Steve's Hauling & Excavating, LLC, of Oak Ridge, Missouri, submitted the lowest bid amount at \$24,800.00. When notified about being the lowest bidder, the Contractor confirmed that they were comfortable with their bid.

Previously, the City's stockpiled brush on the tract located behind Mondri on N. High St. (Highway 61), was burned to reduce the quantity. Due to stricter Missouri Department of Natural Resources regulations and citizen complaints, burning operations at this site ceased and this program to remove the stockpiled brush was created two years ago.

With the Contractor's good history of working with the City of Jackson on a previous project and their low bid, I recommend to the Board of Aldermen that this bid be accepted and a contractual agreement be made with Steve's Hauling & Excavating, LLC for the Disposal of Stockpiled Brush Program.

**CITY OF JACKSON, MISSOURI  
DISPOSAL OF STOCKPILED BRUSH PROGRAM  
BID OPENING: TUESDAY, MARCH 1, 2022, 10:00 A.M.**

**BID TABULATION SHEET**

**Contractor**

**Bid Amount:**

Herzog Excavating & Demolition, LLC	\$ 54,835.00
<sup>Perryville</sup> Steve's Hauling & Excavating, LLC	\$ 24,800.00
<sup>Oak Ridge</sup> Strack Excavating, LLC - Cape	\$ 35,000.00
Tree Line - Altheburgmo	\$ 44,000.00
_____	\$ _____
_____	\$ _____

Opened by:

Witnessed by:

BILL NO. 22-\_\_

ORDINANCE NO. 22-\_\_

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND *STEVE'S HAULING & EXCAVATING, LLC OF OAK RIDGE, MISSOURI*, RELATIVE TO THE *DISPOSAL OF STOCKPILED BRUSH 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 marked Exhibit A and 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 marked Exhibit A and attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **Steve's Hauling & Excavating, LLC of Oak Ridge, 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: March 21, 2022.

SECOND READING: March 21, 2022.

PASSED AND APPROVED this 21st day of March, 2022, by a vote of \_ ayes, \_ nays, \_ abstentions and \_ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

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

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

## CONTRACT AGREEMENT

**THIS CONTRACT** (the “**Contract**”) is entered into this 21<sup>st</sup> day of March, 2022, by and between the **CITY OF JACKSON, MISSOURI**, Owner of the Project, hereinafter referred to as “**City**”, and **STEVE’S HAULING & EXCAVATING, LLC**, hereinafter referred to as “**Contractor**,” in connection with that work or improvement known as the **DISPOSAL OF STOCKPILED BRUSH PROGRAM** to be constructed for the City located at the Jackson North Industrial Park.

**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 bid form from the Contractor dated February 28, 2022, 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 that may also consist of such special provisions, addendums, appendices, plans, and specifications as may be necessary for the Project.
- 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 **\$24,800.00**, 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

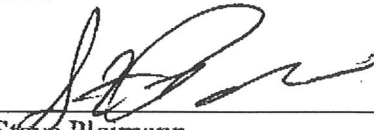
ATTEST:

---

Liza Walker, City Clerk

Address:  
101 Court Street  
Jackson, Missouri 63755

CONTRACTOR:

**STEVE'S HAULING & EXCAVATING,  
LLC**  

---

Steve Pleimann  
Owner

ATTEST:

---

Signature

---

Printed Name

---

Title

Address:

789 County Road 416  
Oak Ridge, Missouri 63769

**BID FORM**

1. Bid Recipient

This Bid is submitted to:

Office of the City Clerk  
City Hall – City of Jackson  
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 Bidding Documents to perform all Work specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

2. Bidder’s Acknowledgements

By signing and submitting a Bid Form, the Bidder acknowledges that Bidder understands and accepts all of the terms and conditions of the Instructions to Bidders. 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:

- a. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges the receipt of the following Addenda, if any (if no Addenda are issued, mark “N/A”):

Addendum No.	Addendum, Date
_____	_____
_____	_____
_____	_____

- b. Bidder has become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- c. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
- d. Bidder has carefully studied all Supplementary Conditions of the Bidding Documents and is aware of any special, uncommon, or any requirements beyond the general requirements and description of the Work.
- e. Bidder has considered the information known to Bidder itself information commonly known to contractors doing business in the locality of the Site and the Bidding 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.

- f. 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 Bidding Documents.
- g. 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 Bidding Documents.
- h. Bidder has given Owner written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and confirms that the written resolution thereof by Owner is acceptable to Bidder.
- i. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- j. 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 Bidding Documents.

#### 4. Bidder's Representations

By submitting this Bid Form, Bidder certifies that:

- a. 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;
- b. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- c. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- d. 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 bidding process;
  - ii. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding 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 bidding process or affect the execution of the Contract.

5. Quantity Estimate

The quantity estimates stated in the specifications were derived using reasonable assumptions. These quantities are shown and furnished for the information of the bidder and for comparison of bids. No guarantee is made or implied regarding the accuracy of the bid items. The Contractor may not exceed estimate of quantities and expect payment unless overage is authorized in writing by the Owner.

6. Basis of Bid

Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

**BASE BID ITEM**

A lump sum price for furnishing all labor, equipment, materials, tools, and other incidental items for the disposal of stockpiled brush, leaves, and grass yard trimmings located at a single location within the City of Jackson.

\$ 24,800.00  
(figures)

Twenty four thousand eight hundred 00/100  
(words)

Bidder acknowledges that Bid 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.

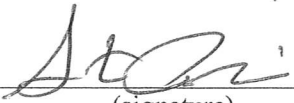
7. List of Major Subcontractors

No Subcontractor are allowed for this project.

8. 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.



9. Bid Submittal AgreementBidder: Steve's Hauling and Excavating, LLCBy:   
(signature)Attest: \_\_\_\_\_  
(signature)Steve Pleimann  
(print)\_\_\_\_\_  
(print)Owner  
(title)\_\_\_\_\_  
(title)

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

Address for giving notices to Bidder:

789 Cord 416 Oak Ridge Mo 63769  
\_\_\_\_\_Phone: 573-579-6612Email: pleimann,34@gmail.comContact: Steve PleimannBidder's License No.: \_\_\_\_\_  
(if applicable)

**Accepting the Dedication of General Warranty and Temporary Construction Easement Deeds from  
Burna D. Walker**

**BILL NO. 22-\_\_**

**ORDINANCE NO. 22-\_\_**

**AN ORDINANCE AUTHORIZING THE MAYOR AND CITY CLERK OF  
THE CITY OF JACKSON, MISSOURI, TO ATTEST TO THE CITY'S  
ACCEPTANCE OF CERTAIN PROPERTY, WHICH SAID PROPERTY IS  
PARTICULARLY SET FORTH IN THE ATTACHED GENERAL  
WARRANTY AND TEMPORARY CONSTRUCTION EASEMENT DEEDS.**

WHEREAS, **Burna D. Walker of Jackson, Missouri**, of the County of Cape Girardeau, State of Missouri, deeded to the City of Jackson, Missouri, the property described in the Deeds, attached hereto.

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, do hereby accept the Deeds which are attached hereto.

Section 2. That the Mayor and City Clerk of the City of Jackson, Missouri, are hereby authorized to do all acts and execute all instruments appropriate and necessary to accept said deeds.

Section 3. The City Clerk of the City of Jackson, Missouri, is hereby directed to file a copy of said deeds with the Recorder of Deeds, Cape Girardeau County, Missouri.

Section 4. This ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: March 21, 2022.

SECOND READING: March 21, 2022.

PASSED AND APPROVED this 21st day of March, 2022, by a vote of \_ ayes, \_ nays, \_ abstentions and \_ absent.



CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

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

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

<b>TITLE OF DOCUMENT:</b>	<b>GENERAL WARRANTY DEED</b>
<b>DATE OF DOCUMENT:</b>	<b>MARCH 2, 2022</b>
<b>GRANTORS:</b>	<b>BURNA D. WALKER</b>
<b>GRANTORS' MAILING ADDRESS:</b>	<b>333 WEST MARY STREET JACKSON, MISSOURI 63755</b>
<b>GRANTORS' DEED RECORDING:</b>	<b>DOCUMENT NO. 2013-04394</b>
<b>GRANTEE:</b>	<b>CITY OF JACKSON, MISSOURI 101 COURT ST. JACKSON, MISSOURI 63755</b>
<b>PROPERTY ADDRESS:</b>	<b>333 WEST MARY STREET JACKSON, MISSOURI 63755</b>
<b>LEGAL DESCRIPTION OF RIGHT OF WAY: SEE PAGE 3 OF DEED</b>	

ROUTE: W. Mary Street  
COUNTY: Cape Girardeau  
PROJECT: Mary St. Bridge and Sidewalks  
PARCEL: Tract No. 4

### GENERAL WARRANTY DEED

(1) **PARTIES**: THIS AGREEMENT, made this 2<sup>nd</sup> day of March, 2022, by and between Burna D. Walker, of the County of Cape Girardeau, State of Missouri, Grantors, and the City of Jackson, State of Missouri, Grantee.

GRANTOR'S SITE ADDRESS: 333 W. Mary Street, Jackson, MO 63755  
GRANTEE'S ADDRESS: 101 Court Street, Jackson, MO 63755

(2) **CONSIDERATION**: Grantors, in consideration of the sum of ONE AND NO/100<sup>TH</sup> DOLLARS (\$1.00) to be paid by the City of Jackson, the receipt of which is hereby acknowledged, does/do hereby grant, bargain and sell, convey and confirm fee simple title in the property described in this deed.

(3) **PROPERTY DESCRIPTION**: Grantors convey to the City of Jackson the following described real estate and interests in real estate in the County of Cape Girardeau, State of Missouri:

A tract of land described in Exhibit "A" and depicted on the Plat contained in Exhibit "B" both attached hereto and incorporated herein for all purposes.

Subject to any and all easements, restrictions, conditions, etc. of record.

(4) **RIGHTS OF GRANTEE**: Grantee shall obtain all rights, privileges, appurtenances and immunities belonging to the Grantors, their successors and assigns forever.

(5) **WARRANTY**: Grantors hereby covenant that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed. Grantors covenant that they have good right to convey the property. Grantors covenant that the said premises are free and clear of any encumbrances done or suffered by them or those under whom they claim; and that they will warrant and defend the title to said premises unto the City of Jackson and unto its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.



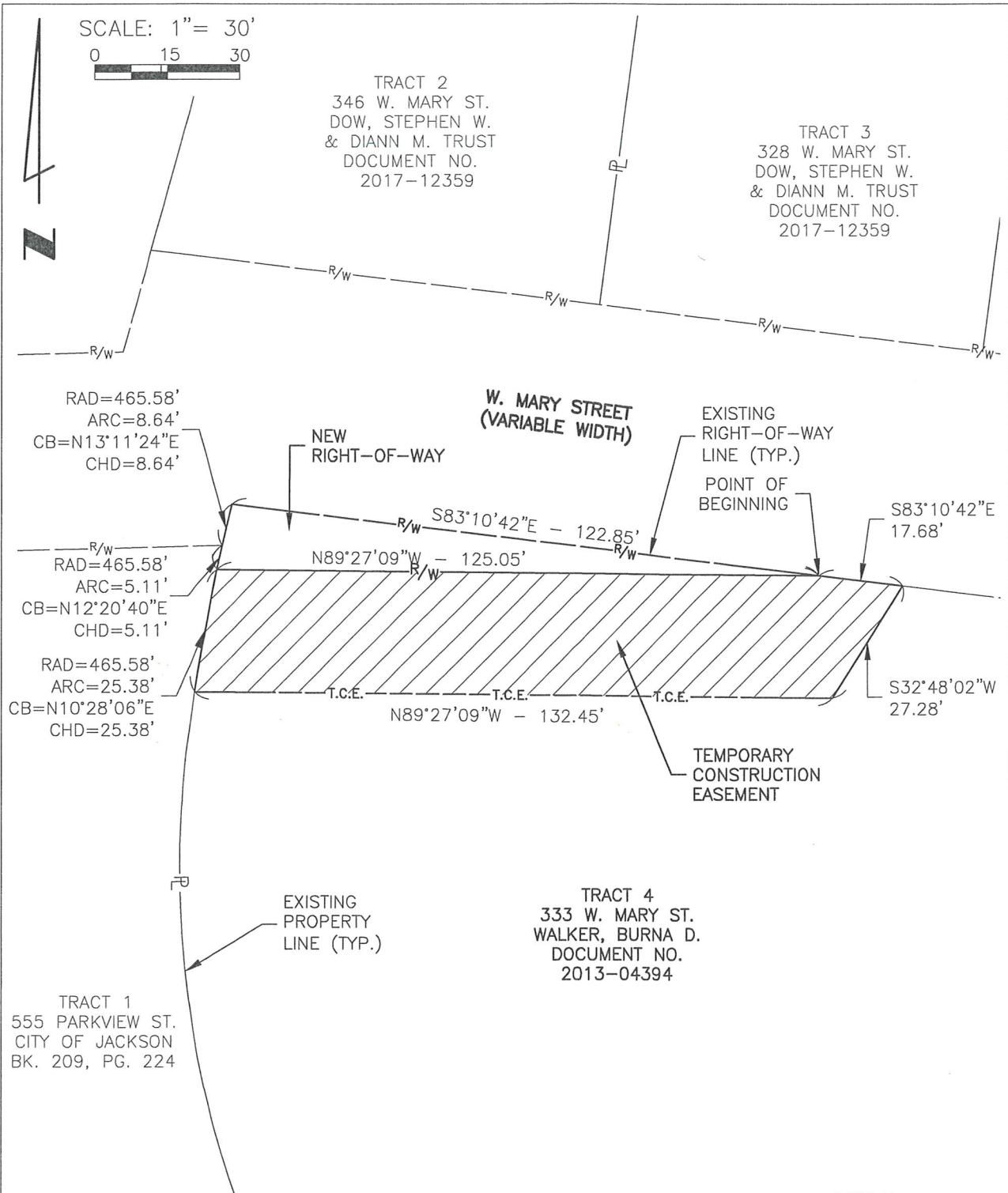
**Exhibit A****NEW RIGHT-OF-WAY**

A part of a tract of land as recorded in Document No. 2013-04394 of the Cape Girardeau County Records situated in U.S. Surveys 322 and 2250, Township 31 North, Range 12 East of the 5<sup>th</sup> P.M., and being more particularly described as follows:

Commencing at a found iron rod with cap at the southwest corner of a tract of land described in Deed Document No. 2016-05321 the Cape Girardeau County Records; thence N88°26'46"W 627.68 feet to the centerline of W. Mary Street (variable width); thence leaving said centerline S04°44'57"W 21.05 feet to a point in the existing south right-of-way of W. Mary Street, said point being the point of beginning of the tract of land herein described; thence leaving said existing south right-of-way along the new south right-of-way of W. Mary Street N89°27'09"W 125.05 feet to the west property line of a tract of land described in Document No. 2013-04394 of the Cape Girardeau County Records; thence with said west property line along a curve deflecting to the right having a radius of 465.58 feet, an arc length of 5.11 feet, and a chord course of N12°20'40"E 5.11 feet to the existing south right-of-way of W. Mary Street (variable width); thence with said existing south right-of-way the following courses: along a curve deflecting to the right having a radius of 465.58 feet, an arc length of 8.64 feet, and a chord course of N13°11'24"E 8.64 feet; S83°10'42"E 122.85 feet to the point of beginning containing 0.02 acres (840 square feet), the location of which is shown graphically on the attached Exhibit "B".

MARY ST. BRIDGE IMPROVEMENTS

TRACT 4

**EXHIBIT "B"**

INITIAL:

A TRACT OF LAND BEING PART OF U.S. SURVEYS 322 AND 2250,  
TOWNSHIP 31 NORTH, RANGE 12 EAST  
DOCUMENT NO. 2013-04394  
CAPE GIRARDEAU COUNTY, MISSOURI

1/3/22

<b>TITLE OF DOCUMENT:</b>	<b>TEMPORARY EASEMENT DEED</b>
<b>DATE OF DOCUMENT:</b>	<b>MARCH 2, 2022</b>
<b>GRANTORS:</b>	<b>BURNA D. WALKER</b>
<b>GRANTORS' MAILING ADDRESS:</b>	<b>333 WEST MARY STREET JACKSON, MISSOURI 63755</b>
<b>GRANTORS' DEED RECORDING:</b>	<b>DOCUMENT NO. 2013-04394</b>
<b>GRANTEE:</b>	<b>CITY OF JACKSON, MISSOURI 101 COURT ST. JACKSON, MISSOURI 63755</b>
<b>PROPERTY ADDRESS:</b>	<b>333 WEST MARY STREET JACKSON, MISSOURI 63755</b>
<b>LEGAL DESCRIPTION OF EASEMENT:</b>	<b>SEE PAGE 3 OF DEED</b>

Easement Deed

Tract No. 4

*This Deed* made and entered into this 2nd day of March Two Thousand 22, by and between Burna D. Walker  
Grantor's Site Address: 333 W. Mary St., Jackson, MO 63755

Of the County of Cape Girardeau, State of Missouri.  
Parties of the first part, and the City of Jackson  
Grantee's Address: 101 Court Street, Jackson, MO 63755

Of the County of Cape Girardeau, State of Missouri,  
Party of the second part.

Witnesseth, that the said parties of the first part, for and in consideration of the sum of \$1.00 and/or other valuable goods & considerations paid by the said City of Jackson

Party of the second part, the receipt of which is hereby acknowledged, do by these presents *Grant* unto the said party of the second part,

*An Easement* for the following purposes:

Temporary Construction Easement

Over the following described Real Estate, situated in the County of Cape Girardeau, and State of Missouri, to-wit:


A tract of land described in Exhibit "A" and depicted on the Plat contained in Exhibit "B" both attached hereto and incorporated herein for all purposes.

Subject to any and all easements, restrictions, conditions, etc. of record.



TO HAVE AND TO HOLD the same, together with all rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto said grantee, its successors and assigns; that said grantor hereby covenants that said grantee lawfully seized of an indefeasible estate in fee in the premises from which the temporary construction easement is herein conveyed. The grantee's interest in the temporary construction easement will be extinguished immediately at the completion of the Mary Street Bridge and Sidewalk Improvement construction project.

*In Witness Whereof*, the said parties of the first part have executed these presents the day and year first above written.

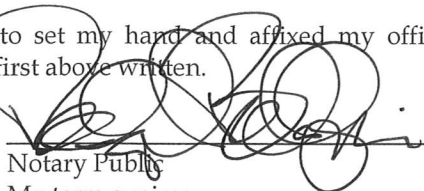
  
Signature

Burna D. Walker  
Print Name

State of Missouri )  
County of Cape Girardeau ) ss

On this 2nd day of March, 20 22, before me personally appeared Burna D. Walker to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

  
\_\_\_\_\_  
Notary Public  
My term expires: \_\_\_\_\_



RODNEY W. BOLLINGER  
My Commission Expires  
May 13, 2024  
Cape Girardeau County  
Commission #12473742

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, before me personally \_\_\_\_\_ appeared \_\_\_\_\_ to me personally known, who, being by me duly sworn, did say that he/she is the \_\_\_\_\_ of a Corporation of the State of \_\_\_\_\_, and that the seal affixed to the foregoing instrument is the Corporate Seal of said corporation and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

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

\_\_\_\_\_  
Notary Public  
My term expires: \_\_\_\_\_

## Exhibit A

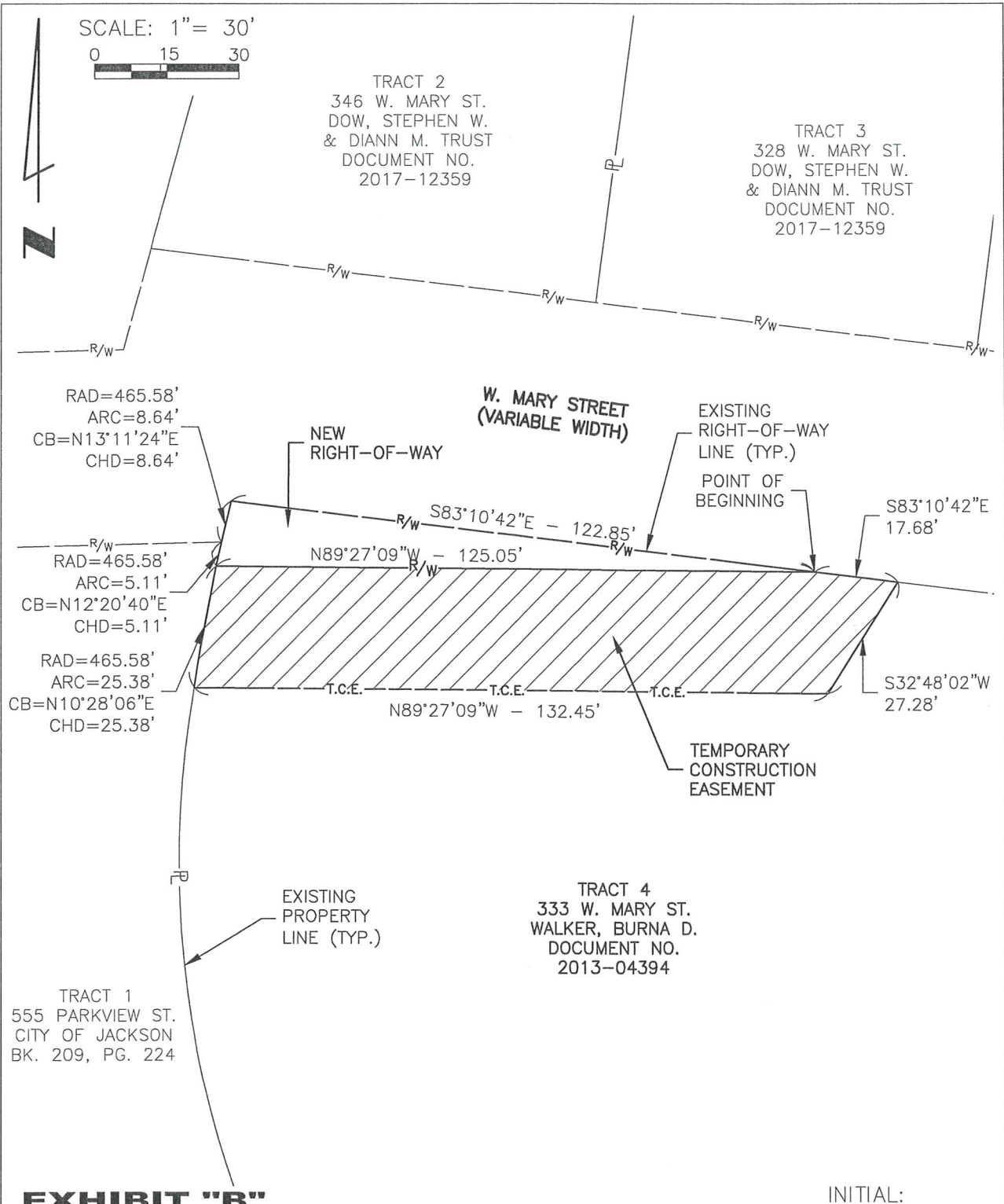
### TEMPORARY CONSTRUCTION EASEMENT

A part of a tract of land as recorded in Document No. 2013-04394 of the Cape Girardeau County Records situated in U.S. Surveys 322 and 2250, Township 31 North, Range 12 East of the 5<sup>th</sup> P.M., and being more particularly described as follows:

Commencing at a found iron rod with cap at the southwest corner of a tract of land described in Deed Document No. 2016-05321 the Cape Girardeau County Records; thence N88°26'46"W 627.68 feet to the centerline of W. Mary Street (variable width); thence leaving said centerline S04°44'57"W 21.05 feet to a point in the existing south right-of-way of W. Mary Street, said point being the point of beginning of the tract of land herein described; thence with said existing south right-of-way S83°10'42"E 17.68 feet; thence leaving said existing south right-of-way S32°48'02"W 27.28 feet; thence N89°27'09"W 132.45 feet to the west property line of a tract of land described in Document No. 2013-04394 of the Cape Girardeau County Records; thence with said west property line along a curve deflecting to the right having a radius of 465.58 feet, an arc length of 25.38 feet, and a chord course of N10°28'06"E 25.38 feet to the new south right-of-way of W. Mary Street; thence with said new south right-of-way S89°27'09"E 125.05 feet to the point of beginning containing 3,438 square feet, the location of which is shown graphically on the attached Exhibit "B".

MARY ST. BRIDGE IMPROVEMENTS

TRACT 4



A TRACT OF LAND BEING PART OF U.S. SURVEYS 322 AND 2250,  
TOWNSHIP 31 NORTH, RANGE 12 EAST  
DOCUMENT NO. 2013-04394  
CAPE GIRARDEAU COUNTY, MISSOURI

1/3/22

BILL NO. 22-\_\_\_\_

ORDINANCE NO. 22-\_\_\_\_

**AN ORDINANCE AMENDING THE "PARKING PROHIBITED SCHEDULE, SCHEDULE IX," PASSED AND APPROVED THE 18TH DAY OF NOVEMBER, 1985, BY ADDING THERETO NEW NO PARKING DESIGNATIONS.**

WHEREAS, the Traffic Safety Division of the Police Department of the City of Jackson has recommended that certain no parking zones be established; and

WHEREAS, as a result of traffic surveys and other input, the Traffic Safety Division of the Police Department of the City of Jackson recommends the following no parking zones.

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

Section 1. The "Parking Prohibited Schedule, Schedule IX," passed and approved on the 18<sup>th</sup> day of November, 1985, is hereby amended by adding thereto the following new no parking designations:

**HUBBLE COVE DRIVE**: Along the east side of Hubble Cove Drive for its entire distance.

**BUCKEYE PASS**: Along the west side of Buckeye Pass for its entire distance.

**BYRD CREEK TRAIL**: Along the east side of Byrd Creek Trail for its entire distance.

**PINEDALE DRIVE**: Along the west side of Pinedale Drive between Caney Fork Street and Flatrock Trace.

Section 2. It is the intent of the Mayor and Board of Aldermen of the City of Jackson, Missouri, that this ordinance become and be made a part of the "Parking Prohibited Schedule, Schedule IX," and the City Clerk of the City of Jackson, Missouri, is directed to replace said schedule in accordance herewith.

Section 3. The City Administrator of the City of Jackson, Missouri, is hereby directed to cause “No Parking Here to Corner” signs, or other appropriate signage, to be placed at the locations set forth hereinabove.

Section 4. This ordinance shall not be codified in the Code of Ordinances of the City of Jackson, Missouri, but kept on file in the office of the City Clerk.

Section 5. 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 6. This ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: March 21, 2022.

SECOND READING: March 21, 2022.

PASSED AND APPROVED this 21st day of March, 2022, by a vote of \_\_\_\_\_ ayes, \_\_\_\_\_ nays, \_\_\_\_\_ abstentions, and \_\_\_\_\_ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

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

ATTEST:

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

BILL NO. 22-\_\_\_\_

ORDINANCE NO. 22-\_\_\_\_

**AN ORDINANCE APPROVING THE PROPOSED REZONING FOR A SPECIAL USE PERMIT FOR CERTAIN PROPERTY IN THE CITY OF JACKSON, MISSOURI, DESCRIBED IN EXHIBIT A; SETTING FORTH THE AREA FOR SPECIAL USE AND THE CONDITIONS OF SPECIAL USE; ALL IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI.**

WHEREAS, the City Board and the Planning and Zoning Commission have considered a proposed rezoning and/or special use permit for property described as 828 Eagle Drive, as set out in Exhibit A which is attached hereto and incorporated herein by reference; and,

WHEREAS, a public hearing was held on said rezoning and/or special use permit in accordance with Chapter 65 of the Code of Ordinances of the City of Jackson, Missouri; and,

WHEREAS, a special use permit for an in-home bakery business in an R-2 Single-Family Residential District may be granted by virtue of Chapter 65 of the Code of Ordinances of the City of Jackson, Missouri; and,

WHEREAS, after duly considering the recommendations of the City Planning and Zoning Commission and other input received at the required public hearing, the Board of Aldermen of the City of Jackson, Missouri, has decided it is in the best interests of the citizens of the City of Jackson, Missouri, to grant a special use for said property.

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

Section 1. That an application for a special use permit, which said application is marked Exhibit A and attached hereto, is hereby approved, and a special use permit is hereby issued to Darrell Hatfield and Mandy Hatfield, Applicants.

Section 2. That the property set forth in Exhibit A is hereby granted a special use permit for an in-home bakery business in an R-2 Single-Family Residential District.

- 2 -

The aforesaid special use permit is subject to the following specific conditions:

- (a) Compliance with all health department regulations.
- (b) Approval of a special use permit shall not be considered approval to operate a restaurant, tea room, bed and breakfast, take-out restaurant, or any other type of food service at this location.
- (c) Compliance with all ordinances of the City of Jackson, Missouri, except as specifically varied or waived by this special use permit.

Section 3. That attached hereto as Exhibit B are the formal findings and conclusions of the Board of Aldermen.

Section 4. That the City Clerk of the City of Jackson, Missouri, shall and is hereby directed to indicate on the "Official Zoning District Map" of the City of Jackson, Missouri, the above special use permit and the date of issuance thereof and to certify same and to keep said map on file in the office of the City Clerk and a copy displayed in City Hall, City of Jackson, Missouri; and that said City Clerk is further directed to indicate on said "Official Zoning District Map" the existence of special conditions on the use of the aforesaid property.

Section 5. Violation of the special conditions listed above shall result in revocation of the special use permit and/or prosecution and/or fine under the zoning ordinances.

Section 6. This special use permit is issued to the applicants and shall not be assigned or otherwise transferred by said applicants. This special use permit runs with the applicants and not the land.

Section 7. If construction is required for the special use granted hereunder, this special use permit shall expire in the event construction does not commence within six months of the date of



issuance of this special use permit and is not completed within two years of the issuance of this permit.

Section 8. 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 9. That this ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: March 21, 2022.

SECOND READING: March 21, 2022.

PASSED AND APPROVED this 21st day of March, 2022, 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 REQUEST: 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 February 9, 2022, at a regular meeting in consideration of the following:

### **Special Use Permit for a bakery as a home occupation in an R-2 Single Family Residential District at 828 Eagle Drive**

Applicant: **Darrell & Mandy Hatfield**

Filing Date of Application/Fee: **January 25, 2022**

Submission Date of Application to Commission: **February 9, 2022**

Public Hearing Date: **Waived**

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

#### **Administrative Staff Findings: Yes/No**

1. Application provided all necessary information: ☐ Yes ☐ No
2. Generally conforms with City Comprehensive Plan: ☐ Yes ☐ No
3. Generally conforms with Major Street Plan: ☐ Yes ☐ No

#### **Planning & Zoning Commission Findings: Yes/No**

1. Creates adverse effects on adjacent property: ☐ No ☐ Yes
2. Creates adverse effects on traffic movement or safety: ☐ No ☐ Yes
3. Creates adverse effects on fire safety: ☐ No ☐ Yes
4. Creates adverse effects on public utilities: ☐ No ☐ Yes
5. Creates adverse effects on general health and welfare: ☐ No ☐ Yes

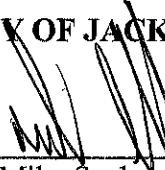
Following consideration of testimony, comments, exhibits and file contents, the Planning & Zoning Commission duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:

**THE ABOVE APPLICATION IS:**

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

By a roll call of 9 ayes, 0 nays, 0 abstentions and 0 absent this 9th day of February, 2022.

**CITY OF JACKSON, MISSOURI**

  
By: Mike Seabaugh, Chairman  
Planning & Zoning Commission

ATTEST:

By:   
Janet Sanders, Building & Planning Manager



## REZONING / SPECIAL USE PERMIT APPLICATION

### City of Jackson, Missouri

APPLICATION DATE: January 25, 2022

TYPE OF APPLICATION: Rezoning ☒ Special Use Permit

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

828 Eagle Dr. Jackson MO 63755

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

Property Owner Name(s): Darrell & Mandy Hatfield

Mailing Address: 828 Eagle Drive

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): N/A

Mailing Address: N/A

City, State, ZIP: N/A

**CONTACT PERSON HANDLING APPLICATION:**

Contact Name: Cheryl Burlbaugh

Mailing Address: 211 Paradise Lane

City, State ZIP: Oak Ridge MO 63769

Contact's Phone: 573-266-3292

Email Address (if used): \_\_\_\_\_

**CURRENT ZONING:** (check 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)

☐ O-1 (Professional Office)

☐ CO-1 (Enhanced Commercial Overlay)

☐ C-1 (Local Commercial)

☐ C-2 (General Commercial)

☐ C-3 (Central Business)

☐ C-3 (Central Business)

☐ C-4 (Planned Commercial)

☐ I-1 (Light Industrial)

☐ I-2 (Heavy Industrial)

☐ I-3 (Planned Industrial Park)



**CURRENT USE OF PROPERTY:** Residence Single Family

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

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

**PROPOSED USE OF PROPERTY:** I wish to bake as an 'in-home' occupation with the intention of wholesaling my products to local businesses

**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.

There are no particular benefits to the neighborhood but there is also no intention of changing the residential character of our home or the neighborhood. As for the City of Jackson, I hope the benefit to our community is to have access to gluten free sweets and to help those with dietary restrictions... in regard to sweets.

**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.)*

X *Mandy Hatfield*  
 X *Danice Hatfield*

---



---

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

Janet Sanders  
 Building & Planning Superintendent  
 City of Jackson  
 101 Court Street  
 Jackson, MO 63755

573-243-2300 ext.29 (ph)  
 573-243-3322 (fax)  
[jsanders@jacksonmo.org](mailto:jsanders@jacksonmo.org)

**APPLICATION FEES:** Rezoning: \$200.00  
 Special Use Permit: \$100.00

---

---

**WARRANTY DEED**

This Warranty Deed made and entered into this 14 day of April, 2016, by and between **Janey T. Foust and Alan W. Foust, Trustees of The Alan W. and Janey T. Foust AB Living Trust dated March 14, 2007**, hereinafter referred to as **GRANTOR**, and **Darrell Hatfield and Mandy Hatfield, husband and wife**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEES**. The mailing address of the Grantees is:

---

**WITNESSETH:** The Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to the Grantor, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain, and Sell, Convey and Confirm unto the Grantees the following described lots, tracts or parcels of land lying, being and situated in the County of Cape Girardeau and State of Missouri, to-wit:

All of Lot One (1) in Block Three (3) of Fairway Estates, a subdivision in the City of Jackson, County of Cape Girardeau, State of Missouri, as shown by plat filed for record in Plat Book 16 at Page 44 in the land records of Cape Girardeau County, Missouri.

**Janey T. Foust and Alan W. Foust** further state that they are the current acting trustees of the **The Alan W. and Janey T. Foust AB Living Trust dated March 14, 2007** that said trust has not been amended or revoked, and that he/she/they have the authority, under of the terms of said trust, to convey the subject property.

**TO HAVE AND TO HOLD** the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said Grantees and unto their heirs and assigns FOREVER, the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by it or those under whom it claimed title; and that it will warrant and defend the title to said premises unto the said Grantees, and unto their heirs and assigns forever, against the lawful claims and demands of all persons.



828 Eagle Drive Special Use Permit Request  
Location Map



