



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, April 15, 2024 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

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**AGENDA**

**CALL TO ORDER**

**INTRODUCTION OF GUESTS/VISITORS**

**ADOPTION OF AGENDA**

1. Motion adopting the Regular Meeting Agenda.

**PUBLIC HEARINGS**

2. Public hearing to consider the rezoning of Lot 2 of Cook Subdivision at 1931 West Jackson Boulevard from I-1 (Light Industrial) District to C-2 (General Commercial) District, as submitted by Ronald David Cook.
3. Public hearing to consider the voluntary annexation of 26.2 acres of property located on Cane Creek Road, as submitted by Trussworks Realty Missouri, LLC.

**APPROVAL OF MINUTES**

4. Motion approving the Minutes of the Regular Meeting of April 1, 2024.

**FINANCIAL AFFAIRS**

5. Motion approving payment of the semimonthly bills.
6. Motion approving the City Collector's Report
7. Motion approving the City Clerk's and Treasurer's Reports

**ACTION ITEMS**

**Power, Light, and Water Committee**

8. Motion accepting the certified election results for the April 2, 2024 Municipal Election, as certified by Cape Girardeau County Election Authority Kara Clark Summers.
9. Motion accepting the bid of Penzel Construction Company, Inc., of Jackson, Missouri, in the amount of \$3,618,700.00, relative to the Building Addition & Renovation of Jackson Fire Station No. 1 Project.
10. Bill proposing an Ordinance authorizing a contractual agreement with Penzel Construction Company, Inc., relative to the Building Addition & Renovation of Jackson Fire Station No. 1 Project.

11. Motion authorizing the internal transfer of \$618,700.00 from the City of Jackson's Sales Tax Fund to the Capital Projects Construction Fund, relative to the Building Addition & Renovation of Jackson Fire Station No. 1 Project.
- [12.](#) Bill proposing an Ordinance authorizing an Agreement with selected employees of the Jackson Fire Rescue Department, relative to the need for temporary full-time firefighters, and authorizing the City staff to execute separate Agreements as necessary.
- [13.](#) Bill proposing an Ordinance approving the voluntary annexation of 12 acres of property located in Stroder's Industrial Park Subdivision, as submitted by Trussworks Realty Missouri, LLC.
- [14.](#) Bill proposing an Ordinance approving the rezoning of Stroder's Industrial Park Subdivision from R-1 (Single-Family Residential) and R-2 (Single-Family Residential) Districts to C-2 (General Commercial) District, as submitted by Trussworks Realty Missouri, LLC.

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

15. Motion authorizing the internal transfer of \$12,500.00 from the City of Jackson's American Rescue Plan Act Funds to the Community Outreach Board, relative to providing support for community events in 2024.
16. Motion setting a public hearing for Monday, May 6, 2024, at 6:00 p.m., to consider the rezoning of 26.2 acres of property located on Cane Creek Road from R-1 (Single-Family Residential) District to I-2 (Heavy Industrial) District, as submitted by Trussworks Realty Missouri, LLC.
- [17.](#) Resolution approving a request to attach a Revolutionary War Patriots marker at the entrance of the Old City Cemetery by the John Guild Chapter of the Daughters of the American Revolution.
- [18.](#) Bill proposing an Ordinance amending the "Parking Prohibited Schedule" – Schedule IX, by adding a designation on North High Street (Highway 61).
- [19.](#) Bill proposing an Ordinance approving a Memorandum of Understanding with the Reorganized School District R-II of Cape Girardeau County, relative to the Jackson Middle School Crosswalk and Sidewalk Improvement Project.
- [20.](#) Bill proposing an Ordinance approving the rezoning of Lot 2 of Cook Subdivision at 1931 West Jackson Boulevard from I-1 (Light Industrial) District to C-2 (General Commercial) District, as submitted by Ronald David Cook.

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

#### **INFORMATION ITEMS**

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

25. Discussion of future agenda items

**ADJOURN SINE DIE**

Posted on 04/12/2024 at 4:00 PM.

**NOTICE OF A PUBLIC HEARING**

**CITY OF JACKSON, MISSOURI**

Notice is hereby given that the Mayor and the Board of Aldermen of the City of Jackson, Missouri, will hold a Public Hearing on Monday, April 15, 2024 at 6:00 P.M., at the Board of Aldermen Chambers, City Hall, 101 Court Street, Jackson, Missouri. The purpose of the hearing will be to consider the rezoning of Lot 2 of Cook Subdivision at 1931 West Jackson Boulevard from I-1 (Light Industrial) District to C-2 (General Commercial) District, as submitted by Ronald David Cook.

All interested persons are encouraged to attend this hearing, to present their statements and comments regarding this proposed Rezoning. Opinions and comments may be submitted in writing provided that the writing is signed and states the person’s address and the writing is delivered to the City Clerk prior to the commencement of the Public Hearing. Contact information: phone number (573) 243-3568 x 2020, fax number (573) 204-8292, and email address [abirk@jacksonmo.org](mailto:abirk@jacksonmo.org).

CITY OF JACKSON

Angela Birk  
City Clerk/Treasurer

March 27, 2024

**NOTICE OF PUBLIC HEARING**

NOTICE IS GIVEN that a public hearing will be held by the Board of Aldermen of the City of Jackson, Missouri, at 6:00 p.m. on the 15<sup>th</sup> day of April, 2024 at the City Hall in the City of Jackson, Missouri, concerning the matter of proposed voluntary annexation to the City of Jackson, Missouri, of the following described real estate in Cape Girardeau County, Missouri, to-wit:

ALL OF THAT PART OF FRACTIONAL SECTION 36, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WITHIN THE COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at the most westerly corner of Lot 1 of the Jackson North Industrial Park Subdivision, Phase 1, said plat being recorded in Document 2014-02837, thence with the west line of said Lot 1, North 08°43'56" East, 409.22 feet; thence North 76°08'59" West, 918.53 feet to a point on the East line of United States Private Survey Number 807, said point being also on the east line of Cold Creek Subdivision, said Cold Creek Subdivision being recorded in Document 2009-00785; thence with the east line of said Survey Number 807 and the east line of said Cold Creek Subdivision, South 06°13'56" West, 1047.66 feet to the Southeast corner of said Cold Creek Subdivision, said point being also on the North line of Terrace Park Estates, a subdivision recorded in Plat Book 23, at Page 37; thence with the north line of said Terrace Park Estates, South 64°20'21" East, 271.61 feet, thence continue with the north line of said Terrace Park Estates, South 48°46'04" East, 470.19 feet; thence North 45°39'09" East, 972.22 feet, to a point on the South line of Lot 1 of said Jackson North Industrial Park Subdivision; thence with the south line of said Lot 1, North 64°46'04" West, 387.18 feet to the place of beginning and containing 26.18 acres, more or less, and being subject to any easements of record.

At this public hearing any interested person, corporation or political subdivision may present evidence regarding the proposed annexation. Furthermore, any objections to the proposed annexation should be filed, in writing, with the Board of Aldermen of the City of Jackson, Missouri, at the offices of the City Clerk, City of Jackson, Missouri, not later than 14 days after the date of said public hearing.

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Angela Birk, City Clerk

Publish on March 27, 2024.



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, April 1, 2024 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, Paul Sander, David Hitt, Shana Williams, David Reiminger, Katy Liley, and Wanda Young. Present-7; Absent-1.

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 as Amended)

Motion made by Alderman Baker, seconded by Alderwoman Liley, to adopt the agenda, as amended. Ayes-7; Nays-0; Absent-1.

Mayor Dwain L. Hahs to Present a )  
Proclamation in Recognition of April as )  
Child Abuse Prevention Month )

Now comes forth Mayor Dwain L. Hahs to present a proclamation in recognition of April as Child Abuse Prevention Month to Alix Gasser, Development Director of Southeast Missouri Network Against Sexual Violence (SEMO-NASV).

Motion to Approve the Minutes of the )  
March 18, 2024 Regular Board )  
Meeting )

Motion made by Alderwoman Liley, seconded by Alderman Hitt, to approve the minutes of the preceding Regular Board Meeting of Monday, March 18, 2024. Ayes-7; Nays-0; Absent-1.

Motion to Approve Bills of April, 2024 )

Now is presented the Semimonthly Bills Report, in the various funds for the month of April, 2024. Motion made by Alderman Hitt, seconded by Alderwoman Young, to approve the Semimonthly Bills in the various funds for April, 2024. Ayes-7; Nays-0; Absent-1.

Motion to approve Mayor's Appointment )  
Of Russ Wiley to the Planning & Zoning )  
Commission )

Motion made by Alderman Reiminger, seconded by Alderwoman Williams, to approve the Mayor's appointment of Russ Wiley to the Planning & Zoning Commission, filling an unexpired term ending 2024. Ayes-7; Nays-0; Absent-1.

Motion to Approve Change Order No. 3 )  
To Power Line Consultants, LLC of )  
Farmington, Missouri, relative to the I-55 )  
Electrical Transmission and Distribution )  
Line Project )

Motion made by Alderman Reiminger, seconded by Alderman Sander, to approve Change Order no. 3, extending the contract time by 150 days, to Power Line Consultants, LLC, of



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Farmington, Missouri, relative to the I-55 Electrical Transmission and Distribution Line Project. Ayes-7; Nays-0; Absent-1.

Motion to Approve Change Order No. 3 )  
To Power Grid Company of Fayetteville, )  
Georgia, relative to the I-55 Electric )  
Substation Build-Out Project )

Motion made by Alderman Reiminger, seconded by Alderwoman Williams, to approve Change Order no. 3, extending the contract time by 150 days, to Power Grid Company, of Fayetteville, Georgia relative to the I-55 Electric Substation Build-Out Project. Ayes-7; Nays-0; Absent-1.

Motion Accepting the bid of Robert )  
Boitnott Painting, of Cape Girardeau, )  
Missouri, relative to the Power Plant )  
Equipment Painting Project )

Motion made by Alderman Reiminger, seconded by Alderman Sander, to accept the bid of Robert Boitnott Painting, Cape Girardeau, Missouri, in the amount of \$83,750.00, relative to the Power Plant Equipment Painting Project. Ayes-7; Nays-0; Absent-1.

Ordinance No. 24-31 Re: To Authorize a )  
Contractual Agreement with Robert )  
Boitnott Painting, of Cape Girardeau, )  
Missouri, relative to the Power Plant )  
Equipment Painting Project )

The matter of authorizing a contractual agreement with Robert Boitnott Painting, relative to the Power Plant Equipment Painting Project, came on for consideration. Alderman Reiminger introduced Bill No. 24-31, being for an ordinance entitled as follows:

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND ROBERT BOITNOTT PAINTING OF CAPE GIRARDEAU, MISSOURI, RELATIVE TO THE POWER PLANT EQUIPMENT PAINTING PROJECT; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.**

On a motion made by Alderman Reiminger, seconded by Alderwoman Williams, Bill No. 24-31 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 Reiminger, seconded by Alderwoman Williams, Bill No. 24-31 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. 24-31 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Liley-aye; Alderwoman Williams-aye; Alderman Sander-aye; Alderman Baker-aye; Alderwoman Young-aye; Alderman Reiminger-aye; and Alderman Hitt-Aye.

**BILL NO. 24-31**

**ORDINANCE NO. 24-31**

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND ROBERT BOITNOTT PAINTING OF CAPE GIRARDEAU, MISSOURI, RELATIVE TO THE POWER PLANT EQUIPMENT**



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**MINUTES**

***PAINTING PROJECT; 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 Robert Boitnott Painting of Cape Girardeau, 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: April 1, 2024.

SECOND READING: April 1, 2024.

PASSED AND APPROVED this 1st day of April, 2024, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.





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CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)  
Mayor

ATTEST:

Angela Birk (signed)  
City Clerk

Ordinance No. 24-32 Re: To Accept the )  
dedication of a Water Line Easement )  
Deed from Country Life Investments, )  
L.L.C., relative to the Water System )  
Facility Plan Implementation Project - )  
Phase 2, Project 2E )

The matter of accepting the dedication of a Water Line Easement Deed from Country Life Investments, L.L.C., relative to the Water System Facility Plan Implementation Project – Phase 2, Project 2E, came on for consideration. Alderman Reiminger introduced Bill No. 24-32, being for an ordinance entitled as follows:

**AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY CLERK TO ATTEST TO THE CITY’S ACCEPTANCE OF CERTAIN PROPERTY DEEDED TO THE CITY, WHICH SAID PROPERTY IS PARTICULARLY SET FORTH IN THE ATTACHED WATER LINE EASEMENT DEED.**

On a motion made by Alderman Reiminger, seconded by Alderman Sander, Bill No. 24-32 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 Reiminger, seconded by Alderman Sander, Bill No. 24-32 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. 24-32 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Baker-aye; Alderwoman Liley-aye; Alderwoman Williams-aye; Alderman Sander-aye; Alderwoman Young-aye; Alderman Reiminger-aye; and Alderman Hitt-Aye.

**BILL NO. 24-32**

**ORDINANCE NO. 24-32**

**AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY CLERK TO ATTEST TO THE CITY’S ACCEPTANCE OF CERTAIN PROPERTY DEEDED TO THE CITY, WHICH SAID PROPERTY IS PARTICULARLY SET FORTH IN THE ATTACHED WATER LINE EASEMENT DEED.**

WHEREAS, Country Life Investments, LLC, of the County of Cape Girardeau, State of Missouri, deeded to the City of Jackson, Missouri, the property described in the Water Line Easement Deed, attached hereto.

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



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Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, do hereby accept the Deed which is attached hereto, subject to all of the terms and conditions therein expressed.

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 Deed.

Section 3. The City Clerk of the City of Jackson, Missouri, is hereby directed to file a copy of said Deed 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: April 1, 2024.

SECOND READING: April 1, 2024.

PASSED AND APPROVED this 1st day of April, 2024, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)  
Mayor

ATTEST:

Angela Birk (signed)  
City Clerk

Motion to approve Mayor’s Appointment )  
Of Cherie Harris to the Park Board )

Motion made by Alderwoman Liley, seconded by Alderman Baker, to approve the Mayor’s appointment of Cherie Harris to the Park Board, filling an unexpired term ending 2024. Ayes-7; Nays-0; Absent-1.

Motion to Approve Task Order )  
Authorization No. 24-01 to Bacon Farmer )  
Workman Engineering & Testing, Inc., of )  
Cape Girardeau, Missouri, relative to )  
Providing engineering services for a site )  
Survey and preliminary assessment of )  
Existing facilities at the Municipal )  
Swimming Pool )

Motion made by Alderwoman Liley, seconded by Alderman Hitt, to approve Task Order Authorization No. 24-01, in the amount of \$17,850.00, to Bacon Farmer Workman Engineering & Testing, Inc., of Cape Girardeau, Missouri, relative to providing engineering services for a



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site survey and preliminary assessment of existing facilities at the Municipal Swimming Pool.  
Ayes-7; Nays-0; Absent-1.

Motion Accepting the bid of Metro-Ag )  
Waste Injection Systems, Inc., of Breese)  
Illinois, relative to the Biosolids Disposal )  
Program )

Motion made by Alderwoman Liley, seconded by Alderwoman Young to accept the bid of Metro-Ag Waste Injection Systems, Inc., of Breese, Illinois, in the amount of 7.2 cents per gallon, relative to the Biosolids Disposal Program. Ayes-7; Nays-0; Absent-1.

Ordinance No. 24-33 Re: Accepting the )  
bid of Metro-Ag Waste Injection Systems)  
Inc., of Breese, Illinois, relative to the )  
Biosolids Disposal Program )

The matter of authorizing a contractual agreement with Metro-Ag Waste Injection Systems, Inc, of Breese, Illinois, relative to the Biosolids Disposal Program, came on for consideration. Alderman Reiminger introduced Bill No. 24-33, being for an ordinance entitled as follows:

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND METRO-AG WASTE INJECTION SYSTEMS, INC. OF BREESE, ILLINOIS, RELATIVE TO THE BIOSOLIDS DISPOSAL PROGRAM; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.**

On a motion made by Alderwoman Liley, seconded by Alderman Baker, Bill No. 24-33 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 Alderwoman Liley, seconded by Alderman Baker, Bill No. 24-33 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. 24-33 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; Alderwoman Liley-aye; Alderwoman Williams-aye; Alderman Sander-aye; Alderwoman Young-aye; and Alderman Hitt-Aye.

**BILL NO. 24-33**

**ORDINANCE NO. 24-33**

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND METRO-AG WASTE INJECTION SYSTEMS, INC. OF BREESE, ILLINOIS, RELATIVE TO THE BIOSOLIDS DISPOSAL 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.



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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 Metro-Ag Waste Injection Systems, Inc. of Breese, Illinois. 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: April 1, 2024.

SECOND READING: April 1, 2024.

PASSED AND APPROVED this 1st day of April, 2024, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)  
Mayor

ATTEST:

Angela Birk (signed)  
City Clerk

Resolution No. 2024-03: A Resolution )  
Supporting a Transportation Alternatives )  
Program application to the Missouri )  
Department of Transportation for the )  
Jackson Middle School Crosswalk and )  
Sidewalk Improvement Project )



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**RESOLUTION NO. 2024-03**

**RESOLUTION**

**A RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, EXPRESSING AND CONFIRMING SUPPORT FOR AN APPLICATION TO THE MISSOURI DEPARTMENT OF TRANSPORTATION UNDER ITS 2024 TRANSPORTATION ALTERNATIVES PROGRAM, RELATIVE TO THE JACKSON MIDDLE SCHOOL CROSSWALK & SIDEWALK IMPROVEMENTS PROJECT.**

WHEREAS, the City constructs, operates, and maintains an extensive network of public streets, bridges, sidewalks, recreation trails, and pedestrian systems for the benefit of their citizens and the traveling public at large, and;

WHEREAS, the City has adopted a Comprehensive Plan, a City-Wide Transportation Plan, a Comprehensive Recreation Trails Plan, and has appointed a Planning and Zoning Commission, and said Commission has adopted a Major Street Plan; and has appointed a Park Board, and said Board has adopted a Master Park Plan, and;

WHEREAS, the City is a member of the Southeast Missouri Metropolitan Planning Organization, and said Organization recently prepared and adopted the Americans With Disabilities Act Pedestrian Transportation Infrastructure Condition Assessment Plan, and;

WHEREAS, recognizing that constructing crosswalks and sidewalks on West Independence Street and Broadridge Drive at the Jackson Middle School will provide increased safety for students and pedestrians, correct non-compliant ADA data points, and expand recreation opportunities for the overall betterment of Jackson.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City, through its Mayor and Board of Aldermen, does hereby express and confirms its support for the submittal of a grant application to the Missouri Department of Transportation through its 2024 Transportation Alternatives Program.

2. This Resolution shall be submitted as soon as practical upon its passage to the Missouri Department of Transportation, as a supplement to the project grant application.

3. Copies of this Resolution shall also be submitted to the State Representatives and State Senator representing the citizens of Jackson and the immediate region, the Southeast Missouri Metropolitan Planning Organization, the Reorganized School District R-2 of Cape Girardeau



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County, the Cape Girardeau County Commission, the Jackson Planning and Zoning Commission, and the Jackson Park Board.

4. The City hereby commits to all follow-up actions that may be necessary to secure funding of said project in the most timely and economical manner possible.

PASSED AND APPROVED this 1st day of April, 2024, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)  
Mayor

ATTEST:

Angela Birk (signed)  
City Clerk

Motion made by Alderwoman Liley, seconded by Alderman Hitt, to support a Transportation Alternatives Program application to the Missouri Department of Transportation for the Jackson Middle School Crosswalk and Sidewalk Improvement Project. Ayes-7; Nays-0; Absent-1.

Ordinance No. 24-34 Re: Approving the )  
Final Plat of Cook Subdivision, as )  
Submitted by Ronald David Cook )

The matter of approving the Final Plat of Cook Subdivision, as submitted by Ronald David Cook came on for consideration. Alderwoman Liley introduced Bill No. 24-34, being for an ordinance entitled as follows:

**AN ORDINANCE ACCEPTING THE PLAT OF COOK SUBDIVISION, A RESUBDIVISION OF A TRACT OF LAND IN THE CITY OF JACKSON, MISSOURI; 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; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.**

On a motion made by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 24-34 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 Alderwoman Liley, seconded by Alderwoman Young, Bill No. 24-34 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. 24-34 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Williams-aye; Alderman Reiminger-aye; Alderman Baker-aye; Alderwoman Liley-aye; Alderman Sander-aye; Alderwoman Young-aye; and Alderman Hitt-Aye.

**BILL NO. 24-34**

**ORDINANCE NO. 24-34**

**AN ORDINANCE ACCEPTING THE PLAT OF COOK SUBDIVISION, A RESUBDIVISION OF A TRACT OF LAND IN THE CITY OF JACKSON,**



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, April 1, 2024 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

**MINUTES**

**MISSOURI; 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; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.**

WHEREAS, Ronald David Cook has platted Cook Subdivision, a Resubdivision of a tract of land located within the corporate limits of the City of Jackson, Missouri; 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. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, do hereby accept the final plat of Cook Subdivision, a Resubdivision of a tract of land, 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.

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 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: April 1, 2024.

SECOND READING: April 1, 2024.

PASSED AND APPROVED this 1st day of April, 2024, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

(SEAL)

ATTEST:

Angela Birk (signed)  
 City Clerk

CITY OF JACKSON, MISSOURI

By: Dwain L. Hahs (signed)  
 Mayor



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, April 1, 2024 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

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**MINUTES**

City Administrator James Roach )  
requests Closed Session )

Now comes forth City Administrator James Roach to request to proceed into closed session for two items relating to contracts in accordance with Section 610.021(12) RSMo.

Motion to Recess the Meeting to Study )  
Session )

Motion made by Alderman Baker, seconded by Alderwoman Liley, to recess the meeting at 6:17 P.M., to convene to the Study Session. Ayes-7; Nays-0; Absent-1.

Returned to Open Session at 6:35 P.M., from Study Session.

Motion to Proceed into Closed Session )  
and to Adjourn the Meeting )

Meeting concluded at 7:19 P.M. On a motion by Alderman Baker, seconded by Alderwoman Liley, it is ordered that the Board now convene into closed session for two items relating to contracts in accordance with Section 610.021(12) RSMo, and that the meeting will stand adjourned upon the adjournment of the closed session. On roll call: Alderman Sander-aye; Alderman Reiminger-aye; Alderwoman Young-aye; Alderman Hitt-aye; Alderwoman Liley-aye; Alderman Baker-aye; and Alderwoman Williams-aye. Ayes-7; Nays-0; Absent-1.

**ATTEST:**

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

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



**CITY COLLECTOR'S REPORT FOR MARCH 2024**

DESCRIPTION	ELECTRIC FUND	WATER FUND	WASTEWATER FUND	LANDFILL FUND	GEN. REV. FUND	TOTAL
Service Charges (includes internal transfers)	1,278,131.11	270,173.09	217,487.40	65,782.01	-	1,831,573.61
Penalties	8,233.03	1,735.57	1,436.75	395.27	-	11,800.62
Sales Tax	36,477.05	7,709.33	-	-	-	44,186.38
Disconnect Fees	900.00	-	-	-	-	900.00
Returned Transaction Fees	540.00	-	-	-	-	540.00
Customer Relocation Fees	-	-	-	-	150.00	150.00
Trash Stickers	-	-	-	1,777.00	-	1,777.00
<b>UTILITY COLLECTIONS</b>	<b>1,324,281.19</b>	<b>279,617.99</b>	<b>218,924.15</b>	<b>67,954.28</b>	<b>150.00</b>	<b>1,890,927.61</b>
Adjustments - Penalties	-	-	-	-	-	-
Adjustments - Taxes	-	-	-	-	-	-
Adjustments - Service Fees	-	-	-	-	-	-
<b>NET UTILITY COLLECTIONS</b>	<b>1,324,281.19</b>	<b>279,617.99</b>	<b>218,924.15</b>	<b>67,954.28</b>	<b>150.00</b>	<b>1,890,927.61</b>
Business/Contractor Licenses	-	-	-	-	2,405.00	2,405.00
Event Fees/Misc. Charges	-	-	-	-	-	-
<b>NON-UTILITY COLLECTIONS</b>	-	-	-	-	2,405.00	2,405.00
Misc. Adjustments	-	-	-	-	-	-
Interest on Collector's bank account	-	-	-	-	-	1,164.69
Cash in bank	-	-	-	-	-	1,894,497.30
Missouri Sales Tax payment	(36,477.05)	(7,709.33)	-	-	-	(44,186.38)
<b>TO CITY TREASURER</b>					<b>\$</b>	<b>1,850,310.92</b>

Respectfully Submitted,



City Collector



## CITY CLERK'S REPORT FOR THE MONTH OF March, 2024

### ELECTRIC

Sale of Merchandise	0.00	
Cable TV Pole Rental	0.00	
Electric Meters	0.00	
Electric Service Lines	0.00	
Returned Check Fees	0.00	
URD Services	0.00	
Sales Tax Commission	979.61	
Labor and Equipment Use	0.00	
Miscellaneous-Scrap Metal	<u>0.00</u>	
TOTAL		979.61

### WATER & SEWER

#### WATER

Water Taps & Water Meters	470.00	
Sale of Merchandise	0.00	
Miscellaneous-Scrap Metal	<u>0.00</u>	
TOTAL		470.00

#### WASTEWATER

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

### GENERAL REVENUE

Building Permits	729.10	
Electric Permits	220.00	
Gas Permits	40.00	
Plumbing/Sewer Permits	260.00	
Sewer Tap Permits	0.00	
Public Hearing & Plat Recording	0.00	
Stormwater Review Fees	100.00	
Street Repair or Mowing	0.00	
Gas Franchise	33,391.33	
Sale of Merchandise	0.00	
Community Room	0.00	
Cable TV Franchise	0.00	
Copies	550.80	
Telephone Franchise Fees	6,843.95	
Fire Cost Recovery	0.00	
Interest Earned	0.00	
Jail Expense Reimbursement	0.00	
Cell Tower Rental	1,058.00	
Health Insurance Reimbursement	25.68	
Street Repair or Scrap Metal	<u>0.00</u>	
TOTAL		43,218.86

### LANDFILL

Refuse Collections	110.00	
Recyclables	674.83	
E-Cycle TV/Monitor Fees	105.00	
Royalties	<u>0.00</u>	
TOTAL		889.83

### CEMETERY

Sale of Lots	500.00	
Sale of Niches	0.00	
Grave Openings	4,075.00	
Niche Openings	0.00	
Weekend/Holiday Grave Openings/Inurnments	0.00	
Disinterments/Disinurnments	<u>0.00</u>	
TOTAL		4,575.00

### PARK

Misc. Park Rentals	150.00	
Rent - Howard St. House	1,080.00	
Ballfield Rentals	800.00	
Pavilion Rentals	<u>1,100.00</u>	
TOTAL		3,130.00

**PARK FOUNDATION**

Donations	6,500.00	
Civic Center Donations	<u>0.00</u>	
TOTAL		6,500.00

**RECREATIONAL DEVELOPMENT**

Pool Concession Receipts	0.00	
Swimming Pool Gate Receipts	0.00	
Basketball Entry Fees	0.00	
Basketball Sponsor Fees	0.00	
Softball Entry Fees	16,980.00	
Softball Sponsor Fees	3,200.00	
Softball Tournament Fees	0.00	
Volleyball Entry Fees	0.00	
Reimb./Donations/Special Events	0.00	
Baseball Concessions	0.00	
Baseball Entry Fees	22,195.00	
Baseball Sponsor Fees	<u>5,600.00</u>	
TOTAL		47,975.00

**STORMWATER MAINTENANCE FUND**

Stormwater Credit	0.00	
Stormwater Maintenance	<u>49.00</u>	
TOTAL		49.00

**TRUST & AGENCY**

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

**HEALTH INSURANCE FUND**

Health Insurance Reimbursement	<u>1,274.38</u>	
TOTAL		1,274.38

**INMATE SECURITY FUND**

Inmate Security Court Costs	<u>0.00</u>	
TOTAL		0.00

**TRANSPORTATION SALES TAX**

Rent - Donna Drive Extension	<u>1,282.50</u>	
TOTAL		1,282.50

**RECREATIONAL SALES TAX FUND**

Civic Center Rentals	11,418.13	
Civic Center Programs	0.00	
Civic Center Membership Fees	0.00	
Civic Center Entry Fees	1,224.50	
Civic Center Concessions	<u>114.00</u>	
TOTAL		12,756.63

REPORT TOTAL \$123,100.81

## Water & Light Deposit Accounts

MARCH, 2024

<b>Beginning Balance March 1, 2024:</b>	\$279,249.58
<b>TOTAL DEPOSITS</b>	\$14,398.99
<b>TOTAL REFUNDS</b>	\$15,295.23
<b>Ending Balance March 31, 2024:</b>	\$278,353.34

*Balance Consists of :*

Checking Account for US Bank	\$68,353.34
Investments	\$210,000.00
	<hr/>
	<b>\$278,353.34</b>

**CITY TREASURER'S REPORT FOR MARCH, 2024**

Item 7.

FUND	FUND BALANCES		TRANSFER OF		FUND BALANCES		CASH BALANCE
	03-01-2024	RECEIPTS	FUNDS	DISBURSEMENTS	03-31-2024	INVESTMENTS	03-31-2024
<b>ELECTRIC FUNDS</b>							
Operation & Maintenance	-	1,330,326.94	(303,557.63)	1,026,769.31	-	-	-
Electric Surplus Fund	3,933,704.16	-	(223,768.39)	169.95	3,709,765.82	1,868,590.55	1,841,175.27
Electric Capital Projects Fund	4,043,132.69	-	-	69,150.00	3,973,982.69	3,950,000.00	23,982.69
<b>WATER &amp; SEWER FUNDS</b>							
Water Operation & Maint.	-	316,373.76	(217,057.29)	99,316.47	-	-	-
Water & Sewer Revenue Bond Fund	342,076.28	-	180,195.32	-	522,271.60	25,000.00	497,271.60
Water & Sewer Deprec. Res. Fund	30,000.00	-	-	-	30,000.00	30,000.00	-
Water & Sewer Bond Reserve Fund	50,000.00	-	-	-	50,000.00	50,000.00	-
Water & Sewer Contingent Fund	30,000.00	-	-	-	30,000.00	30,000.00	-
Water & Sewer Surplus Fund	9,892,783.12	-	175,884.40	27,061.33	10,041,606.19	9,537,906.79	503,699.40
Water Replacement Fund	763,560.66	-	3,510.08	-	767,070.74	725,000.00	42,070.74
Wastewater Operation & Maint.	-	219,319.53	(163,196.73)	56,122.80	-	-	-
Wastewater Replacement Fund	1,069,035.44	-	-	4,715.00	1,064,320.44	1,046,819.67	17,500.77
W & S Construction Fund	3,917,879.50	-	-	-	3,917,879.50	200,000.00	3,717,879.50
<b>General Revenue Fund</b>	2,017,578.43	148,388.14	477,282.97	622,801.57	2,020,447.97	1,700,000.00	320,447.97
<b>Landfill Fund</b>	616,530.48	70,843.15	(9,303.31)	47,438.65	630,631.67	525,000.00	105,631.67
<b>Cemetery Fund</b>	1,071,577.61	13,735.89	(5,984.10)	14,922.73	1,064,406.67	870,000.00	194,406.67
<b>City Park Fund</b>	246,303.54	18,432.17	(6,409.24)	34,473.45	223,853.02	-	223,853.02
<b>Public Park Foundation Fund</b>	263,281.98	6,834.44	-	-	270,116.42	140,000.00	130,116.42
<b>Recreational Development Fund</b>	22,026.52	47,975.00	-	14,011.47	55,990.05	-	55,990.05
<b>Band Fund</b>	-	8,938.08	-	2,513.78	6,424.30	-	6,424.30
<b>ARPA Fund</b>	2,130,424.68	63,260.71	-	2,550.85	2,191,134.54	2,125,000.00	66,134.54
<b>Road Use Tax Fund</b>	1,201,394.23	61,995.47	(19,166.66)	-	1,244,223.04	684,000.00	560,223.04
<b>Stormwater Maintenance Fund</b>	293,404.66	49.00	-	-	293,453.66	266,000.00	27,453.66
<b>Trust and Agency Fund</b>	945,376.42	4,026.70	15,960.27	20,301.70	945,061.69	930,000.00	15,061.69
<b>Health Insurance Fund</b>	1,152,422.80	18,825.38	155,403.28	89,276.01	1,237,375.45	800,000.00	437,375.45
<b>Inmate Security Fund</b>	16,740.12	79.00	-	-	16,819.12	-	16,819.12
<b>Equitable Sharing Fund</b>	3,617.07	-	-	-	3,617.07	-	3,617.07
<b>Transportation Sales Tax Fund</b>	892,471.75	124,942.74	-	181.70	1,017,232.79	300,000.00	717,232.79
<b>Transportation Capital Projects Fund</b>	224,183.10	-	-	-	224,183.10	-	224,183.10
<b>Sales Tax Fund</b>	3,003,070.49	263,126.99	(550,000.00)	14,973.75	2,701,223.73	2,391,925.91	309,297.82
<b>Recreation Sales Tax Fund</b>	342,400.97	75,916.99	(928.47)	27,327.33	390,062.16	50,000.00	340,062.16
<b>Public Safety Sales Tax Fund</b>	249,930.91	123,629.45	(372,560.36)	-	1,000.00	-	1,000.00
<b>Fire Protection Sales Tax Fund</b>	127,807.10	61,830.04	(186,304.14)	-	3,333.00	-	3,333.00
<b>Capital Projects Construction Fund</b>	1,964,477.77	-	1,050,000.00	84.98	3,014,392.79	1,850,000.00	1,164,392.79
<b>Economic Dev. Reserve Fund</b>	886,598.78	-	-	-	886,598.78	850,000.00	36,598.78
<b>CDBG Grant Fund</b>	115,907.00	-	-	193.13	115,713.87	-	115,713.87
<b>I-55 Corridor Special Alloc. Fund</b>	2,317.69	-	-	-	2,317.69	-	2,317.69
<b>TOTALS</b>	41,862,015.95	2,978,849.57	-	2,174,355.96	42,666,509.56	30,945,242.92	11,721,266.64

Respectfully Submitted,

*Angela Birk*

Angela Birk, City Clerk/Treasurer

Cash on Hand	1,475.00
General Account	9,865,863.65
Collectors Account	1,850,310.92
Equitable Sharing Fund	3,617.07

TOTAL 11,721,266.64



Election Summary Report  
 GENERAL MUNICIPAL ELECTION  
 CAPE GIRARDEAU COUNTY, MISSOURI  
 TUESDAY, APRIL 2, 2024  
 Election Results  
 OFFICIAL SUMMARY OF RESULTS

Date: 4/5/2024  
 Time: 4:07:13 PM CDT  
 Page 1/5

Registered Voters 54,667 - Total Ballots 10,803 : 19.76%

33 of 33 Precincts Reporting 100.00%

CAPE GIRARDEAU NO. 63 SCHOOL BOARD MEMBERS		
Number of Precincts	17	
Precincts Reporting	17	100.00%
Vote For 2		
Total Votes	5,537	
PAUL M. CAIRNS	1,878	33.92%
KYLE McDONALD	1,677	30.29%
KRISTAL FISH FLENTGE	1,922	34.71%
WRITE IN	60	1.08%
Undervote	1,327	
Overvote	0	

OAK RIDGE R-VI SCHOOL BOARD MEMBERS		
Number of Precincts	8	
Precincts Reporting	8	100.00%
Vote For 2		
Total Votes	594	
ANDREW SEABAUGH	133	22.39%
NATHAN SCHILLING	222	37.37%
ETHAN SIEMER	237	39.90%
WRITE IN	2	0.34%
Undervote	58	
Overvote	0	

REORGANIZED SCHOOL DIST. R-II BOARD MEMBERS		
Number of Precincts	19	
Precincts Reporting	19	100.00%
Vote For 2		
Total Votes	11,911	
BRADLEY S. WALTERS	2,412	20.25%
SHEILA J. KING	2,421	20.33%
TODD MICHAEL RUSHING	3,925	32.95%
TRACY LEE METZGER	1,736	14.57%
BETHANY ANN BYRD	1,303	10.94%
WRITE IN	114	0.96%
Undervote	1,845	
Overvote	0	

REORGANIZED SCHOOL DIST. R-II PROPOSITION T		
Number of Precincts	19	
Precincts Reporting	19	100.00%
Total Votes		
	6,863	
YES	3,132	45.64%
NO	3,731	54.36%
Undervote	14	
Overvote	1	

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Registered Voters 54,667 - Total Ballots 10,803 : 19.76%

33 of 33 Precincts Reporting 100.00%

MILLERSVILLE RURAL FPD DIRECTOR		
Number of Precincts	6	
Precincts Reporting	6	100.00%
Vote For 1		
Total Votes	165	
JUSTIN BORGFIELD (WI)	1	0.61%
RALPH BIRK (WI)	4	2.42%
KARLOS HINKENBEIN (WI)	1	0.61%
JANET BOSTON (WI)	7	4.24%
CURTIS STURMS (WI)	1	0.61%
TIM HEISE (WI)	2	1.21%
JIM COPE (WI)	1	0.61%
CRAIG RANEY (WI)	1	0.61%
TODD RUSHING (WI)	1	0.61%
VASME (WI)	1	0.61%
1 YEAR (WI)	1	0.61%
SHEILA CRAFT (WI)	24	14.55%
CHRIS JAUCH (WI)	1	0.61%
JACK MABUCE (WI)	1	0.61%
ZANE EICHMAN (WI)	2	1.21%
GERALD WALTON (WI)	2	1.21%
STAN PARKER (WI)	1	0.61%
MIKE HOUSE (WI)	1	0.61%
CRAFT (WI)	1	0.61%
JASON MOUSER (WI)	1	0.61%
STEVE HENERY (WI)	2	1.21%
MATT HINKLE (WI)	1	0.61%
SUSAN SMITH (WI)	2	1.21%
STACY LANSTON (WI)	1	0.61%
UNSURE (WI)	1	0.61%
MILTON MOUSER (WI)	2	1.21%
BRENT FRIEBRICH (WI)	2	1.21%
JASON GRUBBS (WI)	1	0.61%
DANNY RUCH (WI)	1	0.61%
RAY WARNER (WI)	4	2.42%
JAROD SUHR (WI)	1	0.61%
CHRIS PARKER (WI)	1	0.61%
ROBERT SMITH (WI)	1	0.61%
RODNEY LUEKEFER (WI)	1	0.61%
JENNIFER VANDEVEN (WI)	1	0.61%
SCOTT DICKERSON (WI)	3	1.82%

MILLERSVILLE RURAL FPD DIRECTOR (Continued)		
Number of Precincts	6	
Precincts Reporting	6	100.00%
Vote For 1		
Total Votes	165	
GARY HECHT (WI)	2	1.21%
TIM TURNER (WI)	1	0.61%
KATHRYN TRIMBLE (WI)	1	0.61%
JERRY WARD (WI)	1	0.61%
JOHN TRIMBLE (WI)	1	0.61%
STANLEY SIEVERS (WI)	2	1.21%
BRIAN KELLER (WI)	3	1.82%
MICHAEL PUTZ (WI)	2	1.21%
TRACY LEE METZGER (WI)	1	0.61%
KRISTIN KAUFMANN (WI)	1	0.61%
ELMER TOMMY HALFORD (WI)	2	1.21%
BAILLEY CLARK (WI)	1	0.61%
DEAN SMITHMIER (WI)	1	0.61%
DEEZ NUTZ (WI)	1	0.61%
JOAN EVANS (WI)	1	0.61%
KEVIN RICHARD (WI)	2	1.21%
SCOTT WILLIAMS (WI)	1	0.61%
NA (WI)	1	0.61%
ADAM HOLLOWAY (WI)	1	0.61%
KARIAN KING (WI)	1	0.61%
ALEX MESA (WI)	1	0.61%
DANNY SMITH (WI)	1	0.61%
WRITE IN	56	33.94%
Undervote	671	
Overvote	0	



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Registered Voters 54,667 - Total Ballots 10,803 : 19.76%

33 of 33 Precincts Reporting 100.00%

CAPE SPECIAL ROAD COMMISSIONER		
Number of Precincts	20	
Precincts Reporting	20	100.00%
Vote For 1		
Total Votes	3,498	
ALEXANDER (ALEX) WADE	955	27.30%
ROBERT W. ERLBACHER II	2,087	59.66%
ANDREW OSTROWSKI	410	11.72%
WRITE IN	46	1.32%
Undervote	714	
Overvote	16	

DELTA ALDERMAN		
Number of Precincts	3	
Precincts Reporting	3	100.00%
Vote For 2		
Total Votes	63	
GARY EDWARDS	45	71.43%
GARY DIGGS (WI)	11	17.46%
KENNETH DOHOGNE (WI)	1	1.59%
ELIZABETH MALONE (WI)	1	1.59%
ROBERT HARLESS (WI)	3	4.76%
CAROLYN BARLOW (WI)	2	3.17%
WRITE IN	0	0%
Undervote	47	
Overvote	0	

DELTA MAYOR		
Number of Precincts	3	
Precincts Reporting	3	100.00%
Vote For 1		
Total Votes	47	
TRAVIS JAMES KEYS	44	93.62%
WRITE IN	3	6.38%
Undervote	8	
Overvote	0	

DELTA QUESTION		
Number of Precincts	3	
Precincts Reporting	3	100.00%
Total Votes		
YES	23	42.59%
NO	31	57.41%
Undervote	1	
Overvote	0	

DELTA COLLECTOR		
Number of Precincts	3	
Precincts Reporting	3	100.00%
Vote For 1		
Total Votes	49	
JANIE KIRKPATRICK	33	67.35%
BECKY COLLINS (WI)	12	24.49%
WRITE IN	4	8.16%
Undervote	6	
Overvote	0	

CAPE GIRARDEAU CITY COUNCIL WARD 3		
Number of Precincts	5	
Precincts Reporting	5	100.00%
Vote For 1		
Total Votes	254	
NATHAN THOMAS	224	88.19%
ANDREW OSTROWSKI (WI)	21	8.27%
WRITE IN	9	3.54%
Undervote	47	
Overvote	0	

Election Summary Report  
GENERAL MUNICIPAL ELECTION  
CAPE GIRARDEAU COUNTY, MISSOURI  
TUESDAY, APRIL 2, 2024  
Election Results  
OFFICIAL SUMMARY OF RESULTS

Date: 4/5/2024  
Time: 4:07:13 PM CDT  
Page 4/5

Registered Voters 54,667 - Total Ballots 10,803 : 19.76%

33 of 33 Precincts Reporting 100.00%

CAPE GIRARDEAU CITY COUNCIL WARD 4			
Number of Precincts	4		
Precincts Reporting	4	100.00%	
Vote For 1			
Total Votes	895		
DAVID J. CANTRELL	876	97.88%	
WRITE IN	19	2.12%	
Undervote	193		
Overvote	0		

JACKSON WARD 1 ALDERMAN			
Number of Precincts	3		
Precincts Reporting	3	100.00%	
Vote For 1			
Total Votes	619		
ERIC FRALEY	609	98.38%	
WRITE IN	10	1.62%	
Undervote	143		
Overvote	0		

CAPE GIRARDEAU CITY COUNCIL WARD 5			
Number of Precincts	5		
Precincts Reporting	5	100.00%	
Vote For 1			
Total Votes	849		
SHANNON TRUXEL	378	44.52%	
RHETT PIERCE	463	54.53%	
WRITE IN	8	0.94%	
Undervote	56		
Overvote	0		

JACKSON WARD 2 ALDERMAN			
Number of Precincts	3		
Precincts Reporting	3	100.00%	
Vote For 1			
Total Votes	608		
DAVID REIMINGER	598	98.36%	
WRITE IN	10	1.64%	
Undervote	106		
Overvote	0		

CAPE GIRARDEAU CITY QUESTION			
Number of Precincts	14		
Precincts Reporting	14	100.00%	
Total Votes			
	3,510		
YES	1,686	48.03%	
NO	1,824	51.97%	
Undervote	36		
Overvote	0		

JACKSON WARD 3 ALDERMAN			
Number of Precincts	3		
Precincts Reporting	3	100.00%	
Vote For 1			
Total Votes	822		
MICHAEL SEABAUGH	802	97.57%	
WRITE IN	20	2.43%	
Undervote	160		
Overvote	0		

Election Summary Report  
 GENERAL MUNICIPAL ELECTION  
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Date: 4/5/2024  
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Registered Voters 54,667 - Total Ballots 10,803 : 19.76%

33 of 33 Precincts Reporting 100.00%

JACKSON WARD 4 ALDERMAN		
Number of Precincts	3	
Precincts Reporting	3	100.00%
Vote For 1		
Total Votes	483	
STEVEN L. STRODER	466	96.48%
WRITE IN	17	3.52%
Undervote	118	
Overvote	0	

OAK RIDGE QUESTION		
Number of Precincts	3	
Precincts Reporting	3	100.00%
Total Votes		
	60	
YES	38	63.33%
NO	22	36.67%
Undervote	1	
Overvote	0	

OAK RIDGE TRUSTEES 3 YEAR TERM		
Number of Precincts	3	
Precincts Reporting	3	100.00%
Vote For 2		
Total Votes	91	
ROY REEVES	28	30.77%
CHARLEY SCHOEN	25	27.47%
WRITE IN	38	41.76%
Undervote	29	
Overvote	2	

OLD APPLETON TRUSTEES		
Number of Precincts	3	
Precincts Reporting	3	100.00%
Vote For 2		
Total Votes	12	
THERESA AMSCHLER	6	50.00%
JERRY SCHUMER (WI)	1	8.33%
ANGELA PALMER (WI)	3	25.00%
KOHL CAVENAH (WI)	1	8.33%
MACY WORTHY (WI)	1	8.33%
WRITE IN	0	0%
Undervote	2	
Overvote	0	

OAK RIDGE TRUSTEES 2 YEAR UNEXPIRED TERM		
Number of Precincts	3	
Precincts Reporting	3	100.00%
Vote For 1		
Total Votes	15	
JEREMIAH CUNNINGHAM (WI)	4	26.67%
DAVID BORGFELD (WI)	4	26.67%
MATT MCALISTER (WI)	1	6.67%
CRAIG FRIESE (WI)	2	13.33%
JESSICA SCHOEN (WI)	1	6.67%
RON MOORE (WI)	2	13.33%
CARL FROEMSDORF (WI)	1	6.67%
WRITE IN	0	0%
Undervote	46	
Overvote	0	

GORDONVILLE TRUSTEES		
Number of Precincts	3	
Precincts Reporting	3	100.00%
Vote For 3		
Total Votes	235	
J.D. KING	76	32.34%
REBECCA WRIGHT	72	30.64%
JEFF WYATT	76	32.34%
WRITE IN	11	4.68%
Undervote	104	
Overvote	0	

Statement of Votes Cast  
 GENERAL MUNICIPAL ELECTION  
 CAPE GIRARDEAU COUNTY, MISSOURI  
 TUESDAY, APRIL 2, 2024  
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 OFFICIAL STATEMENT OF VOTES CAST

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JACKSON WARD 1 ALDERMAN

	Reg. Voters	Total Votes	ERIC FRALEY	WRITE IN	Over votes	Under votes
Jurisdiction Wide						
BYRD 1						
Normal	2693	487	477 97.95%	10 2.05%	0	118
Absentee	2693	0	0 -	0 -	0	0
Provisional	2693	0	0 -	0 -	0	0
CENTRAL POLL						
Normal	0	4	4 100.00%	0 -	0	3
Absentee	0	0	0 -	0 -	0	0
Provisional	0	0	0 -	0 -	0	0
ABSENTEE						
Normal	0	0	0 -	0 -	0	0
Absentee	0	128	128 100.00%	0 -	0	22
Provisional	0	0	0 -	0 -	0	0
Total						
Normal	2693	491	481 97.96%	10 2.04%	0	121
Absentee	2693	128	128 100.00%	0 -	0	22
Provisional	2693	0	0 -	0 -	0	0
Total	2693	619	609 98.38%	10 1.62%	0	143

Statement of Votes Cast  
 GENERAL MUNICIPAL ELECTION  
 CAPE GIRARDEAU COUNTY, MISSOURI  
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JACKSON WARD 2 ALDERMAN

	Reg. Voters	Total Votes	DAVID REIMINGER	WRITE IN	Over votes	Under votes
Jurisdiction Wide						
BYRD 2						
Normal	2687	506	496 98.02%	10 1.98%	0	81
Absentee	2687	0	0 -	0 -	0	0
Provisional	2687	0	0 -	0 -	0	0
CENTRAL POLL						
Normal	0	15	15 100.00%	0 -	0	2
Absentee	0	0	0 -	0 -	0	0
Provisional	0	2	2 100.00%	0 -	0	0
ABSENTEE						
Normal	0	0	0 -	0 -	0	0
Absentee	0	85	85 100.00%	0 -	0	23
Provisional	0	0	0 -	0 -	0	0
Total						
Normal	2687	521	511 98.08%	10 1.92%	0	83
Absentee	2687	85	85 100.00%	0 -	0	23
Provisional	2687	2	2 100.00%	0 -	0	0
Total	2687	608	598 98.36%	10 1.64%	0	106

Statement of Votes Cast  
 GENERAL MUNICIPAL ELECTION  
 CAPE GIRARDEAU COUNTY, MISSOURI  
 TUESDAY, APRIL 2, 2024  
 Election Results  
 OFFICIAL STATEMENT OF VOTES CAST

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JACKSON WARD 3 ALDERMAN

	Reg. Voters	Total Votes	MICHAEL SEABAUGH	WRITE IN	Over votes	Under votes
Jurisdiction Wide						
BYRD 3						
Normal	2839	680	664 97.65%	16 2.35%	0	144
Absentee	2839	0	0 -	0 -	0	0
Provisional	2839	0	0 -	0 -	0	0
CENTRAL POLL						
Normal	0	5	5 100.00%	0 -	0	0
Absentee	0	0	0 -	0 -	0	0
Provisional	0	0	0 -	0 -	0	0
ABSENTEE						
Normal	0	0	0 -	0 -	0	0
Absentee	0	137	133 97.08%	4 2.92%	0	16
Provisional	0	0	0 -	0 -	0	0
Total						
Normal	2839	685	669 97.66%	16 2.34%	0	144
Absentee	2839	137	133 97.08%	4 2.92%	0	16
Provisional	2839	0	0 -	0 -	0	0
Total	2839	822	802 97.57%	20 2.43%	0	160

Statement of Votes Cast  
 GENERAL MUNICIPAL ELECTION  
 CAPE GIRARDEAU COUNTY, MISSOURI  
 TUESDAY, APRIL 2, 2024  
 Election Results  
 OFFICIAL STATEMENT OF VOTES CAST

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JACKSON WARD 4 ALDERMAN

	Reg. Voters	Total Votes	STEVEN L. STRODER		WRITE IN		Over votes	Under votes
Jurisdiction Wide								
BYRD 4								
Normal	2437	388	373	96.13%	15	3.87%	0	101
Absentee	2437	0	0	-	0	-	0	0
Provisional	2437	0	0	-	0	-	0	0
CENTRAL POLL								
Normal	0	21	21	100.00%	0	-	0	3
Absentee	0	0	0	-	0	-	0	0
Provisional	0	0	0	-	0	-	0	0
ABSENTEE								
Normal	0	0	0	-	0	-	0	0
Absentee	0	74	72	97.30%	2	2.70%	0	14
Provisional	0	0	0	-	0	-	0	0
Total								
Normal	2437	409	394	96.33%	15	3.67%	0	104
Absentee	2437	74	72	97.30%	2	2.70%	0	14
Provisional	2437	0	0	-	0	-	0	0
Total	2437	483	466	96.48%	17	3.52%	0	118

## PUBLIC WORKS MEMORANDUM



# City of Jackson

TO: Mayor and Board of Aldermen

CC: Jim Roach, City Administrator

FROM: George Harris, Engineer

DATE: April 15, 2024

RE: Building Addition & Renovation of Jackson Fire Station No. 1

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Bids were received for the Building Addition & Renovation of Jackson Fire Station No. 1 project on March 19, 2024. The low responsive bid was submitted by Penzel Construction Company, Inc. The staff recommends awarding the contract to Penzel Construction Company, Inc. for the submitted Base Bid amount of \$3,618,700.00.





22-273 - FIRE STATION #1  
JACKSON, MISSOURI

BID DATE: March, 19 2024 @ 2pm

CONTRACTOR	BID BOND	ADDENDUM	BASE BID	ALTERNATE 1A	TIME OF COMPLETION	SUB-CONTRACTORS	SUPPLIERS
Kiefner	Y	1 2 3	370,500	<del>370,500</del> '40,850	Substantial Completion: 3/17/25 Final Completion: 4/17/25	✓	
Penzel	Y	1 2 3	3,618,700	<del>3,618,700</del> 47,600	Substantial Completion: 5/1/25 Final Completion: 7/1/25	✓	
	Y	1 2 3			Substantial Completion:  Final Completion:		
	Y	1 2 3			Substantial Completion:  Final Completion:		
	Y	1 2 3			Substantial Completion:  Final Completion:		
	Y	1 2 3			Substantial Completion:  Final Completion:		

Greg L. H. S.  
Jason D. Mouser (witness)

BILL NO. 24-\_\_

ORDINANCE NO. 24-\_\_

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND *PENZEL CONSTRUCTION COMPANY, INC. OF JACKSON, MISSOURI* RELATIVE TO THE BUILDING ADDITION & RENOVATION OF JACKSON FIRE STATION NO. 1 PROJECT; 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 **Penzel Construction Company, Inc. of Jackson, 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: April 15, 2024.

SECOND READING: April 15, 2024.

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

CITY OF JACKSON, MISSOURI

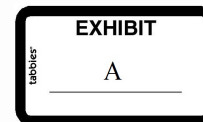
(SEAL)

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

ATTEST:

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

STANDARD FORM OF AGREEMENT  
BETWEEN OWNER AND CONTRACTOR  
FOR CONSTRUCTION CONTRACT (STIPULATED PRICE)



THIS AGREEMENT is by and between City of Jackson ("Owner") and  
Penzel Construction Company, Inc. ("Contractor").

Owner and Contractor hereby agree as follows:

**ARTICLE 1 – WORK**

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

BUILDING ADDITION & RENOVATION OF  
JACKSON FIRE STATION #1  
**BASE BID WORK**

**ARTICLE 2 – THE PROJECT**

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

BUILDING ADDITION & RENOVATION OF  
JACKSON FIRE STATION #1

**ARTICLE 3 – ENGINEER**

3.01 The Project has been designed by Strickland Engineering, LC, 113, W. Main St., Jackson, Missouri 63755 (Engineer), which is to act as Owner's representative, assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

**ARTICLE 4 – CONTRACT TIMES**

4.01 *Time of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Dates for Substantial Completion and Final Payment*

- A. The Work will be substantially completed on or before May 1, 2025, and completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions on or before July 1, 2025.

4.02 *Liquidated Damages*

- A. No liquidated damages will be considered.

**ARTICLE 5 – CONTRACT PRICE**

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to Paragraphs 5.01.A below:

- A. For all Work other than Unit Price Work, a lump sum of: \$ 3,618,700.00

All specific cash allowances are included in the above price in accordance with Paragraph 11.02 of the General Conditions.

**ARTICLE 6 – PAYMENT PROCEDURES**

6.01 *Submittal and Processing of Payments*

- A. Contractor shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

- A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor’s Applications for Payment on or about the 1st day of each month during performance of the Work as provided in Paragraph 6.02.A.1 below. All such payments will be measured by the schedule of values established as provided in Paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements.

- 1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Engineer may determine or Owner may withhold, including but not limited to liquidated damages, in accordance with Paragraph 14.02 of the General Conditions.

- a. 90 percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and

Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and

- b. 90 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

- B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed, less such amounts as Engineer shall determine in accordance with Paragraph 14.02.B.5 of the General Conditions and less 200 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the tentative list of items to be completed or corrected attached to the certificate of Substantial Completion.

### 6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work in accordance with Paragraph 14.07 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 14.07.

## ARTICLE 7 – INTEREST

- 7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest at the rate allowed by law at the place of the Project.

## ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

- 8.01 In order to induce Owner to enter into this Agreement, Contractor makes the following representations:
  - A. Contractor has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.
  - B. Contractor has visited the Site and 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. Contractor is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.
  - D. Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site (except Underground Facilities), if any, that have been identified in Paragraph SC-4.02 of the Supplementary Conditions as containing reliable "technical data," and (2) reports and drawings of Hazardous Environmental Conditions, if any, at the Site that have been identified in Paragraph SC-4.06 of the Supplementary Conditions as containing reliable "technical data."

- E. Contractor has considered the information known to Contractor; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, including any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Contract Documents; and (3) Contractor's safety precautions and programs.
- F. Based on the information and observations referred to in Paragraph 8.01.E above, Contractor does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.
- G. Contractor 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 Contract Documents.
- H. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
- I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

## ARTICLE 9 – CONTRACT DOCUMENTS

### 9.01 Contents

- A. The Contract Documents consist of the following:
1. This Agreement (pages 1 to 7, inclusive).
  2. Performance bond (pages 1 to 3, inclusive).
  3. Payment bond (pages 1 to 3, inclusive).
  4. Other bonds  
  
*Not applicable*
  5. General Conditions (pages 1 to 68, inclusive).

6. Supplementary Conditions (pages SC-1 to SC-3, inclusive).
  7. Specifications as listed in the table of contents of the Project Manual.
  8. Drawings consisting of 64 sheets with each sheet bearing the following general title: BUILDING ADDITION & RENOVATION FOR JACKSON FIRE STATION #1
  9. Addenda (numbers 1 to 3, inclusive).
  10. Exhibits to this Agreement (enumerated as follows):
    - a. Contractor's Bid (pages 1 to 13, inclusive).
    - b. Documentation submitted by Contractor prior to Notice of Award.

*Not applicable*
  11. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
    - a. Notice to Proceed (pages 1 to 1, inclusive).
    - b. Work Change Directives.
    - c. Change Orders.
- B. The documents listed in Paragraph 9.01.A are attached to this Agreement (except as expressly noted otherwise above).
- C. There are no Contract Documents other than those listed above in this Article 9.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in Paragraph 3.04 of the General Conditions.

## ARTICLE 10 – MISCELLANEOUS

### 10.01 Terms

- A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

### 10.02 Assignment of Contract

- A. No assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated



to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

#### 10.03 *Successors and Assigns*

- A. Owner and Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

#### 10.04 *Severability*

- A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

#### 10.05 *Contractor's Certifications*

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:
  - 1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process or in the Contract execution;
  - 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
  - 3. "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
  - 4. "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.

#### 10.06 *Other Provisions*

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement. Counterparts have been delivered to Owner and Contractor. All portions of the Contract Documents have been signed or have been identified by Owner and Contractor or on their behalf.

This Agreement will be effective on 04/16/2024 (which is the Effective Date of the Agreement).

OWNER:

City of Jackson

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

Title: \_\_\_\_\_

Attest  
\_\_\_\_\_

Title: \_\_\_\_\_

Address for giving notices:  
101 Court Street  
Jackson, Missouri 63755

(If Owner is a corporation, attach evidence of authority to sign. If Owner is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Agreement.)

CONTRACTOR

Penzel Construction Company, Inc.

By: Chris Penzel

Title: President

(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: Sandy J. Hebel

Title: SECRETARY

Address for giving notices:  
325 W Jackson Blvd  
Jackson, Missouri 63755

License No.: 93676

(Where applicable)

Agent for service of process:  
\_\_\_\_\_

BILL NO. 24-\_\_

ORDINANCE NO. 24-\_\_

**AN ORDINANCE AUTHORIZING THE CITY STAFF OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE AN AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND *SELECTED EMPLOYEES OF JACKSON FIRE RESCUE DEPARTMENT*, RELATIVE TO *THE NEED FOR TEMPORARY FULL-TIME FIREFIGHTERS*, AND *AUTHORIZING THE CITY STAFF TO EXECUTE SEPARATE AGREEMENTS AS NECESSARY.***

WHEREAS, the Mayor and Board of Aldermen have been presented a 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 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 **Selected Employees of Jackson Fire Rescue Department of Jackson, 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 agreement.

Section 2. That City Staff is hereby authorized and directed to execute said agreement as necessary for and on behalf 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.

FIRST READING: April 15, 2024.

SECOND READING: April 15, 2024.

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

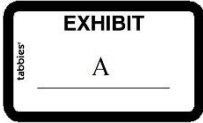
CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

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

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



**TEMPORARY FULL-TIME  
FIREFIGHTER AGREEMENT**

**THIS AGREEMENT** is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between the *CITY OF JACKSON, MISSOURI, a municipal corporation*, (“City”) and \_\_\_\_\_ (“Employee”), **WITNESSETH:**

**WHEREAS**, the City has a permanent full-time firefighter with Jackson Fire Rescue who also serves in the Missouri National Guard; and

**WHEREAS**, the permanent full-time firefighter has been called for active duty with the Missouri National Guard for an extended period of time; and

**WHEREAS**, the City is in need of a temporary full-time firefighter to replace the permanent full-time firefighter during the period of time the permanent full-time firefighter is on active duty with the Missouri National Guard; and

**WHEREAS**, Employee desires to serve in the position of temporary full-time firefighter for the time that the permanent full-time firefighter is on active duty with the Missouri National Guard; and

**WHEREAS**, Employee understands and acknowledges that the City is required under the Uniformed Services Employment and Reemployment Rights Act to make available under certain conditions the reemployment of the permanent full-time firefighter upon return from active duty with the Missouri National Guard.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the adequacy and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

1. Employee does hereby accept the position of temporary full-time firefighter with the City.

2. Employee is eligible and will receive wages and benefits applicable to a permanent full-time firefighter.

3. Employee is subject to all rules, regulations and procedures applicable to a permanent full-time firefighter including, but not limited to, discipline and termination as set forth in the City's personnel manual.

4. Employee understands and acknowledges that upon the return of the permanent full-time firefighter from active duty with the Missouri National Guard that Employee will return to the status of temporary part-time firefighter without requiring the City to comply with the rules, regulations and procedures for discipline and termination and that Employee will no longer receive wages and benefits applicable to a full-time firefighter.

5. This Agreement contains the entire agreement of the parties and can be altered, amended, or modified only by written instrument executed by both parties. This Agreement sets forth the entire agreement between the parties and no custom, act, forbearance, or words or silence at any time, gratuitous or otherwise, shall impose any additional obligation or liability upon either party or waive or release either party from any default or the performance or fulfillment of any obligation or liability or operate as against either party as a supplement, alteration, amendment, or change of any terms or provisions set forth herein unless set forth in a written instrument duly executed by such party. The failure of either party to exercise any rights or remedies shall not release the other party from its obligations hereunder.

6. This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri. Venue for any dispute between the parties shall be in the Circuit Court of Cape Girardeau County, Missouri.

7. This Agreement shall be binding upon and shall inure to the benefit of the undersigned parties and their respective heirs, legal representatives, distributees, successors, and assigns.

8. In case any one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respects, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

9. The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by either party shall not preclude or waive its right to use any or all other available remedies. Said rights and remedies are given in addition to any other rights the parties may have by law, statute, ordinance, or otherwise.

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the day and year first above written.

\_\_\_\_\_  
EMPLOYEE

\_\_\_\_\_  
JASON MOUSER, CHIEF

\_\_\_\_\_  
J.J. WISEMAN, HUMAN RESOURCE DIRECTOR

BILL NO. 24-\_\_

ORDINANCE NO. 24-\_\_

**AN ORDINANCE ANNEXING CERTAIN ADJACENT TERRITORY INTO THE CITY LIMITS OF THE CITY OF JACKSON, MISSOURI, UNDER THE PROVISIONS OF SECTION 71.012, RSMO.**

WHEREAS, on the 14<sup>th</sup> day of February, 2024, a verified petition signed by all owners of the real estate hereinafter described, to-wit: Trussworks Realty Missouri, LLC, requesting annexation of said territory into the City of Jackson, Missouri, was filed with the City Clerk and the Board of Aldermen; and,

WHEREAS, said real estate as hereinafter described is adjacent and contiguous to the present corporate limits of the City of Jackson, Missouri; and,

WHEREAS, a public hearing concerning said matter was held at the City Hall in the City of Jackson, Missouri, at the hour of 6:00 p.m. on the 18<sup>th</sup> day of March, 2024, and,

WHEREAS, notice of said public hearing was given by publication of notice thereof, on the 28<sup>th</sup> day of February, 2024, in the Cash Book Journal, a weekly newspaper of general circulation in the County of Cape Girardeau, State of Missouri; and,

WHEREAS, at said public hearing, all interested persons, corporations or political subdivisions were afforded the opportunity to present evidence regarding the proposed annexation; and,

WHEREAS, no written objection to the proposed annexation was filed with the Board of Aldermen of the City of Jackson, Missouri, within 14 days after the date of the public hearing; and,

WHEREAS, the Board of Aldermen of the City of Jackson, Missouri, does find and determine that said annexation is reasonable and necessary to the proper development of the City; and,



WHEREAS, the City of Jackson, Missouri, is able to furnish normal municipal services to said area within a reasonable time after annexation.

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

Section 1. Pursuant to the provisions of Section 71.012, RSMo, the following described real estate is hereby annexed into the City of Jackson, Missouri:

ALL OF THAT PART OF FRACTIONAL SECTION 1, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING IN PART WITHIN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, AND PART WITHIN THE COUNTY OF CAPE GIRARDEAU, AND ALL OF THAT PART OF FRACTIONAL SECTION 36, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WITHIN THE COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at the most easterly corner of Lot 1 of the Jackson North Industrial Park Subdivision, Phase 1, said plat being recorded in Document 2014-02837, South 64°46'04" East, 476.81 feet, to the most easterly corner of Liberty Energy (Midstates) Corp tract, as conveyed in Document 2013-01838; thence leaving said easterly corner and along the west right of way line of U.S. Highway 61, along the arc of a non-tangent curve concave to the northwest having a radius of 3085.22 feet, a distance of 360.84 feet (the chord across said arc bears South 36°58'15" West, 360.64 feet); thence along an offset in said west right of way, North 49°40'43" West, 10.00 feet; thence continuing along said west right of way, along the arc of a curve to the right having a radius of 3075.22 feet, a distance of 217.46 feet (the chord across said arc bears South 42°20'50" West, 217.42 feet); thence South 44°22'23" West, 525.25 feet to a point on the most easterly corner of lot 73 of Terrace Park Estates, said plat being recorded in Document 2006-06668, thence North 48°46'04" West, 520.15 feet; thence North 45°39'09" East, 972.22 feet; thence South 64°46'04" East, 3.22 feet to the place of beginning and containing 12.00 acres, more or less, and being subject to any easements of record.

Section 2. The boundaries of the City of Jackson, Missouri, are hereby altered so as to encompass the above-described tract of land lying adjacent and contiguous to the present corporate limits of said City of Jackson, Missouri.

Section 3. The City Clerk of the City of Jackson, Missouri, is hereby ordered to cause three certified copies of this ordinance to be filed with the County Clerk of Cape Girardeau County, Missouri.

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

FIRST READING: April 15, 2024.

SECOND READING: April 15, 2024.

PASSED AND APPROVED this 15<sup>th</sup> day of April, 2024, by a vote of \_\_\_\_\_ ayes, \_\_\_\_\_ nays, \_\_\_\_\_ abstentions and \_\_\_\_\_ absent.

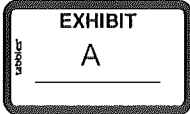
CITY OF JACKSON, MISSOURI

(SEAL)

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

ATTEST:

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



CITY OF JACKSON, MISSOURI VOLUNTARY ANNEXATION APPLICATION

DATE OF APPLICATION: February 13, 2024

PROPERTY LOCATION (address): N. High St.

Other description of location if not addressed:

PROPERTY OWNERS (all legal property owners listed on deed)

Names & Mailing Addresses: Trussworks Realty Missouri, LLC / Steve Stroder, President
2270 Greensferry Road
Jackson, MO 63755

CONTACT PERSON HANDLING APPLICATION

Contact's Mailing Address: 194 Coker Lane
Cape Girardeau, MO 63701

Contact's Phone: 573.335.3026 Email: ckoehler@koehlerengineering.com

CURRENT USE OF PROPERTY: Agricultural

IS A REZONING APPLICATION TO BE FILED? YES [X] NO [ ]

PROPOSED ZONING: (circle)

- R-1 (Single-Family Residential) C-1 (Local Commercial)
R-2 (Single-Family Residential) C-2 (General Commercial)
R-3 (One- And Two-Family Residential) C-3 (Central Business)
R-4 (General Residential) C-3 (Central Business)
MH-1 (Mobile Home Park) C-4 (Planned Commercial)
O-1 (Professional Office) I-1 (Light Industrial)
I-2 (Heavy Industrial)
I-3 (Planned Industrial Park)

IS A SPECIAL USE PERMIT APPLICATION TO BE FILED? YES [ ] NO [X]

LEGAL DESCRIPTION OF TRACT: (attach legal description if metes & bounds description)
see attached

Attach to this page a scaled plat of the tract(s) showing the following information:

- a. All boundary dimensions.
b. All adjoining streets, alleys and easements.
c. All present improvements.
d. All proposed improvements.
e. All adjoining property lines and references to all owners listed in Section C.
f. Zoning classification of all adjoining properties.



On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he/she executed the same as his/her free act and deed.

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

\_\_\_\_\_  
\_\_\_\_\_, Notary Public  
State Of Missouri  
County of \_\_\_\_\_  
My term expires: \_\_\_\_\_

**FOR CITY USE ONLY:**

Date application/petition submitted filed with City staff: 2/14/2024

Date of resolution preparation by City Clerk:

Date of action by Board of Aldermen to set public hearing:

Date of publication in local newspaper of public hearing:

Date of public hearing:

Date of City Attorney preparation of ordinance:

Date of Board of Aldermen action:

Board action filed (circle one):    Approval                      Disapproval

Special conditions to be imposed upon annexation ordinance (if applicable):

Date of ordinance submittal to Cape Girardeau County Clerk:

Date of ordinance submittal to Cape Girardeau County Mapping & Appraisal:

Date of City maps update:

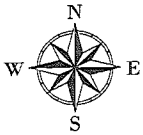


**KOEHLER ENGINEERING & LAND SURVEYING, INC.**

194 COKER LANE  
 CAPE GIRARDEAU, MO 63701  
 PH: (573) 335-3026

ALL OF THAT PART OF FRACTIONAL SECTION 1, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING IN PART WITHIN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, AND PART WITHIN THE COUNTY OF CAPE GIRARDEAU, AND ALL OF THAT PART OF FRACTIONAL SECTION 36, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WITHIN THE COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

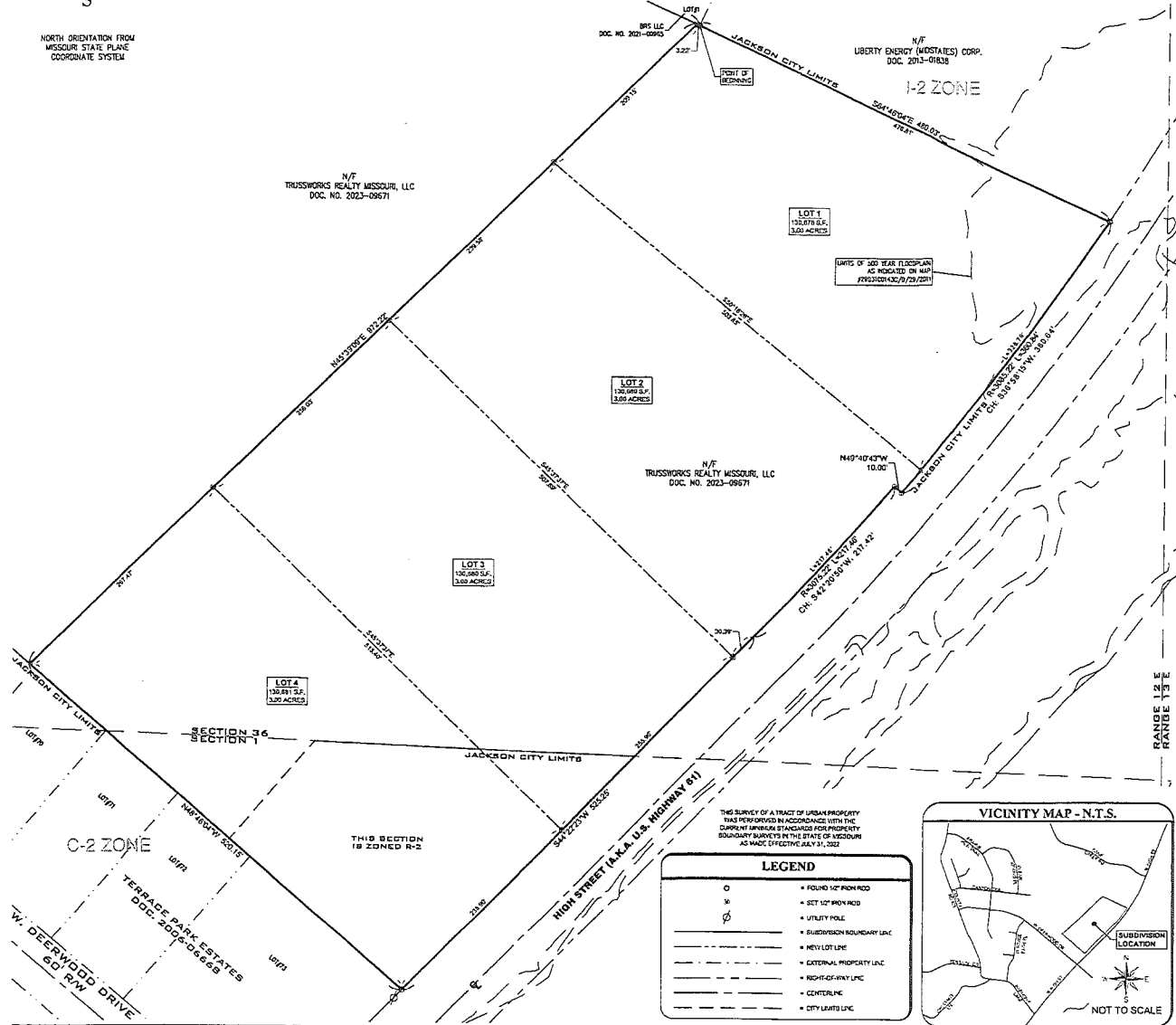
BEGIN at the most easterly corner of Lot 1 of the Jackson North Industrial Park Subdivision, Phase 1, said plat being recorded in Document 2014-02837, South 64°46'04" East, 476.81 feet, to the most easterly corner of Liberty Energy (Midstates) Corp tract, as conveyed in Document 2013-01838; thence leaving said easterly corner and along the west right of way line of U.S. Highway 61, along the arc of a non-tangent curve concave to the northwest having a radius of 3085.22 feet, a distance of 360.84 feet (the chord across said arc bears South 36°58'15" West, 360.64 feet); thence along an offset in said west right of way, North 49°40'43" West, 10.00 feet; thence continuing along said west right of way, along the arc of a curve to the right having a radius of 3075.22 feet, a distance of 217.46 feet (the chord across said arc bears South 42°20'50" West, 217.42 feet); thence South 44°22'23" West, 525.25 feet to a point on the most easterly corner of lot 73 of Terrace Park Estates, said plat being recorded in Document 2006-06668, thence North 48°46'04" West, 520.15 feet; thence North 45°39'09" East, 972.22 feet; thence South 64°46'04" East, 3.22 feet to the place of beginning and containing 12.00 acres, more or less, and being subject to any easements of record.



NORTH ORIENTATION FROM MISSOURI STATE PLANE COORDINATE SYSTEM

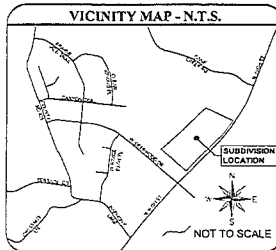
# RECORD PLAT FOR STRODER'S INDUSTRIAL PARK SUBDIVISION

ALL OF THAT PART OF FRACTIONAL SECTION 1, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING IN PART WITHIN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, AND ALL OF THAT PART OF FRACTIONAL SECTION 36, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WITHIN THE COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI.



THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT AMERICAN STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS MADE EFFECTIVE JULY 31, 2022

LEGEND	
○	• FOUND 1/2" IRON NAIL
⊙	• SET 1/2" IRON NAIL
⊕	• UTILITY POLE
---	• SUBDIVISION BOUNDARY LINE
---	• NEVY LOT LINE
---	• EXTERNAL PROPERTY LINE
---	• RIGHT-OF-WAY LINE
---	• CENTERLINE
---	• CITY LIMITS LINE



**SUBDIVISION NOTES**

**RECORD OWNER**  
TRUSSWORKS REALTY MISSOURI, LLC  
DOCUMENT NUMBER 2023-09671

**ZONING REGULATIONS**

**ZONE:** R-2 - SINGLE FAMILY RESIDENTIAL DISTRICT

**FRONT:** ON EACH LOT UPON WHICH A BUILDING IS CONSTRUCTED THERE SHALL BE A FRONT YARD OF NOT LESS THAN THIRTY (30) FEET AND NOT MORE THAN FORTY (40) FEET, EXCEPT UPON A BUILDING LINE ESTABLISHED BY SUBDIVISION PLAT THE FRONT YARD SHALL BE NOT LESS THAN THE DISTANCE ESTABLISHED ON THE PLAT AND NOT MORE THAN TEN (10) FEET GREATER THAN THAT SETBACK.

**REAR:** EVERY LOT OR PARCEL OF LAND UPON WHICH A BUILDING IS CONSTRUCTED SHALL HAVE A REAR YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET.

**SIDE:** ON EACH LOT UPON WHICH A DWELLING IS CONSTRUCTED THERE SHALL BE A SIDE YARD ON EACH SIDE OF NOT LESS THAN EIGHT (8) FEET. ALL BUILDINGS OTHER THAN RESIDENTIAL BUILDINGS AND RESIDENTIAL ACCESSORY BUILDINGS SHALL HAVE A SIDE YARD OF FIFTY (50) FEET.

**MAXIMUM HEIGHT:** THIRTY-FIVE (35) FEET AND NOT OVER TWO AND ONE-HALF (2 1/2) STORIES ABOVE GRADE.

**MINIMUM LOT AREA:** OBTAINED SINGLE-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN EIGHT THOUSAND (8,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN SEVENTY-FIVE (75) FEET.

**PERCENTAGE OF LOT DEVELOPMENT:** ALL BUILDINGS, INCLUDING ACCESSORY BUILDINGS, SHALL NOT COVER MORE THAN THIRTY (30) PERCENT OF THE AREA OF THE LOT.

**OWNER AND DEVELOPER OF PROPOSED SUBDIVISION AND PLAT PREPARED FOR:**  
MEL STRODER  
2210 GREENHURST ROAD  
JACKSON, MISSOURI 64503

**LOT SIZES**

TOTAL NUMBER OF LOTS:	4 LOTS
LARGEST LOT AREA:	13699 SF (312 ACRES)
SMALLEST LOT AREA:	13674 SF (312 ACRES)
TOTAL SUBDIVISION AREA:	542.704 SF (12.50 ACRES)

**APPROVAL NOTE**  
THE CITY'S APPROVAL IS ONLY FOR THE PART IN CITY LIMITS WHICH ZONED R-2.

**FLOODPLAIN NOTE**  
NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PLAN, NO. 290310C142C WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2011.

**PLAT PREPARED BY & SURVEYING SERVICES PROVIDED BY:**  
KOEHLER ENGINEERS AND LAND SURVEYORS, INC.  
104 CIRCLE LAKE, CAPE GIRARDEAU, MO 63711  
(314) 330-3000

**SUBDIVISION DEDICATION**

THE UNDERSIGNED, MR. STEVE L. STRODER, PRESIDENT OF TRUSSWORKS REALTY MISSOURI, LLC, OWNER IN FEE OF ALL DOCUMENT NUMBER 2023-09671, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 13.00 ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THAT PART OF FRACTIONAL SECTION 1, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING IN PART WITHIN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, AND PART WITHIN THE COUNTY OF CAPE GIRARDEAU, AND ALL OF THAT PART OF FRACTIONAL SECTION 36, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WITHIN THE COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING at the most easterly corner of Lot 1 of the Jackson North Industrial Park Subdivision, Phase 1, said plat being recorded in Document 2014-02827, Jason A. Walker, Esq., 34 1/2 feet to the most easterly corner of Liberty Energy (Missouri) Corp. 104 1/2 feet to the north line of a non-adjacent curve (centered to the northwest) having a radius of 3053.22 feet, a distance of 3054.84 feet (the short arc) and an arc length of 307.35 feet, 3054.84 feet to the north line of a curve to the west, North 47°42'00" West, 10.00 feet; thence continuing along said north line (210) feet, along the arc of a curve to the north having a radius of 3073.25 feet, a distance of 323.46 feet (the short arc) and an arc length of 327.00 feet; thence South 47°42'00" West, 313.41 feet; thence South 47°42'00" West, 125.23 feet to a point on the most easterly corner of Lot 73 of Terrace Park Estates, said plat being recorded in Document 2020-06646, thence North 47°42'00" West, 125.23 feet (the short arc) and an arc length of 127.00 feet; thence South 47°42'00" East, 32.72 feet to the place of beginning and containing 13.00 acres, more or less, and being subject to any encumbrances of record.

MR. STEVE L. STRODER, PRESIDENT

STATE OF MISSOURI )  
COUNTY OF CAPE GIRARDEAU ) SS )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MR. STEVE L. STRODER, PRESIDENT OF TRUSSWORKS REALTY MISSOURI, LLC, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE ACTS AND DEEDS.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE FOREGOING STATE AND COUNTY, THE DATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

LISA WALKER, CITY CLERK OF THE CITY OF JACKSON, MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF JACKSON, MISSOURI.

BY ORDINANCE NO. \_\_\_\_\_ PASSED \_\_\_\_\_

AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

LISA WALKER, CITY CLERK

JANET SANDERS, PUBLIC WORKS DIRECTOR

HARRY DRYER, PLANNING AND ZONING COMMISSION CHAIRMAN

DIANE HALL, MAYOR

STATE OF MISSOURI )  
COUNTY OF CAPE GIRARDEAU ) SS )

FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI, IN DOCUMENT NO. \_\_\_\_\_ AT JACKSON, MISSOURI.

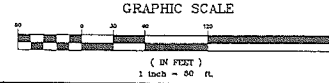
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

ANDREW DAVID BLATTNER  
RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI

**KOEHLER**  
Professional Engineers & Land Surveyors

194 Coker Lane  
Cape Girardeau, Missouri 63701  
Ph: (373) 335 - 3026 Fax: (373) 335 - 3049  
M.O. P.L.S. Corp. Certificate #0002462

DRAWN BY	DESIGN	DATE	DESCRIPTION	DATE
CHRYSTOPHER L. KEOHLER	01/04/24		ADDRESS CITY REVIEW COMMENTS	
CHECKED BY	01/05/24			
SURVEY DATE	JANUARY 2, 2024			
DRAWN DATE	01/04/24			
DRAWN NO.	3170			





**BILL NO. 24-\_\_**

**ORDINANCE NO. 24-\_\_**

**AN ORDINANCE AMENDING THE "OFFICIAL ZONING DISTRICT MAP" OF THE CITY OF JACKSON, MISSOURI, AS ADOPTED BY THE BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI; SAID AMENDMENT IS IN ORDER TO RECLASSIFY A CERTAIN DESCRIBED AREA OF THE CITY OF JACKSON, MISSOURI, FROM R-1 AND R-2 TO C-2, ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED TO THE BOARD OF ALDERMEN BY VIRTUE OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI.**

WHEREAS, Trussworks Realty Missouri, LLC, owner of a certain tract of land herein referred to, has heretofore submitted to the City Planning and Zoning Commission for its consideration the rezoning of certain territories located in the City of Jackson, Missouri, said properties being described as parcels numbered as 143080014001010000 and 099003600007000000 within the city limits as set out in Exhibit A which is attached hereto and incorporated herein as if fully set forth; and,

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

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

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

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

Section 1. That the Zoning Ordinance and the accompanying "Official Zoning District Map" of the City of Jackson, Missouri, are hereby amended insofar as they relate to the property described on Exhibit A which is attached hereto and incorporated herein as if fully set forth; that

said property is hereby rezoned from R-1 and R-2 Single-Family Residential District to C-2 General Commercial District.

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

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

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

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

FIRST READING: April 15, 2024.

SECOND READING: April 15, 2024.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by a vote of \_\_\_\_\_ ayes, \_\_\_\_\_ nays, \_\_\_\_\_ abstentions and \_\_\_\_\_ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

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

ATTEST:

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

EXHIBIT  
Λ



# City of Jackson

## CITY OF JACKSON, MISSOURI PLANNING & ZONING COMMISSION REZONING: 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 7, 2024, at a regular meeting in consideration of the following:

**Consider a rezoning request for Stroder's Industrial Park Subdivision from an R-1 and R-2 Single-family residential district to a C-2 General commercial district as submitted by Trussworks Realty Missouri, LLC.**

Applicant: TRUSSWORKS REALTY MISSOURI, LLC

Filing Date of Application/Fee: JANUARY 23, 2024.

Submission Date of Application to Commission: FEBRUARY 7, 2024.

Public Hearing Date: WAI VED

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

<u>Administrative Staff Findings:</u>		<u>Yes/</u>	<u>No</u>
1.	Application provided all necessary information:	<u>x</u>	<u>_____</u>
2.	Generally conforms with City Comprehensive Plan:	<u>x</u>	<u>_____</u>
3.	Generally conforms with Major Street Plan:	<u>x</u>	<u>_____</u>

<u>Planning &amp; Zoning Commission Findings:</u>		<u>Yes</u>	<u>/No</u>
1.	Creates adverse effects on adjacent property:	<u>_____</u>	<u>x</u>
2.	Creates adverse effects on traffic movement or safety:	<u>_____</u>	<u>x</u>
3.	Creates adverse effects on fire safety:	<u>_____</u>	<u>x</u>
4.	Creates adverse effects on public utilities:	<u>_____</u>	<u>x</u>
5.	Creates adverse effects on general health and welfare:	<u>_____</u>	<u>x</u>

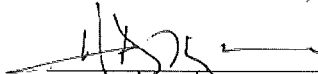
Following consideration of testimony, comments, exhibits, and file contents, the Planning & Zoning Commission duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:

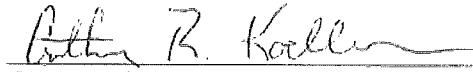
**THE ABOVE APPLICATION IS:**

- Approved**
- Disapproved**
- Approved with conditions specified below**

By a roll call of 7 ayes,      nays,      abstentions, and 2 absent this 7TH day of FEBRUARY 2024.


**CITY OF JACKSON, MISSOURI**

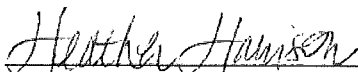
  
\_\_\_\_\_  
Harry Dryer, Chairman

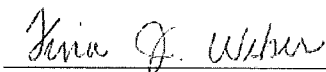
  
\_\_\_\_\_  
Tony Koeller, Secretary

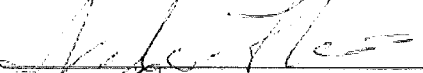
\_\_\_\_\_  
Bill Fadler, Member

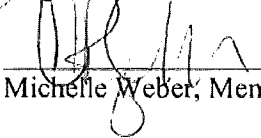
\_\_\_\_\_  
Beth Emmendorffer, Member

  
\_\_\_\_\_  
Eric Fraley, Member

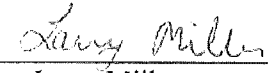
  
\_\_\_\_\_  
Heather Harrison, Member

  
\_\_\_\_\_  
Tina Weber, Member

  
\_\_\_\_\_  
Angelia Thomas, Member

  
\_\_\_\_\_  
Michelle Weber, Member

ATTEST:

  
\_\_\_\_\_  
Larry Miller,  
Building & Planning Manager



# REZONING / SPECIAL USE PERMIT APPLICATION

## City of Jackson, Missouri

APPLICATION DATE: January 23, 2024

TYPE OF APPLICATION:  Rezoning  Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):  
Parcel number's  
N. High St. 143080014001010000 & 099003600007000000

CURRENT PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):  
Property Owner Name(s): Trussworks Realty Missouri, LLC / Steve Stroder, President  
Mailing Address: 2270 Greensferry Road  
City, State ZIP: Jackson, MO 63755

PROPOSED PROPERTY OWNERS (if property is to be transferred, name(s) in which property will be deeded):  
Proposed Property Owner(s): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City, State, ZIP \_\_\_\_\_

CONTACT PERSON HANDLING APPLICATION:  
Contact Name: Chris Koehler  
Mailing Address: 194 Coker Lane  
City, State ZIP: Cape Girardeau, MO 63701  
Contact's Phone: 573.335.3026  
Email Address (if used): ckoehler@koehlerengineering.com

- CURRENT ZONING: (check all that apply)
- |   |  |
|---|--|
| <input checked="" 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-4 (Planned Commercial)      |
| <input type="checkbox"/> MH-1 (Mobile Home Park)                    | <input type="checkbox"/> I-1 (Light Industrial)        |
| <input type="checkbox"/> O-1 (Professional Office)                  | <input type="checkbox"/> I-2 (Heavy Industrial)        |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay)         | <input type="checkbox"/> I-3 (Planned Industrial Park) |

CURRENT USE OF PROPERTY: Agricultural

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

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

PROPOSED USE OF PROPERTY: Commerical use

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

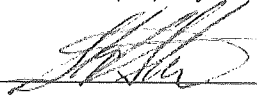
The majority of the property is in the County, which is unzoned and will be annexed and come into the city with a R-1 zoning. The property is along a commercial corridor which is developing commercially. The adjacent property and property across the street is zoned either C-2, I-1, or I-2. The owner intends the property for commerical use, and is requesting a C-2 zoning, which will be consistent with the use along the corridor and near by properties.

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.)*

  
\_\_\_\_\_  
*Steven L. Stroder*  
\_\_\_\_\_

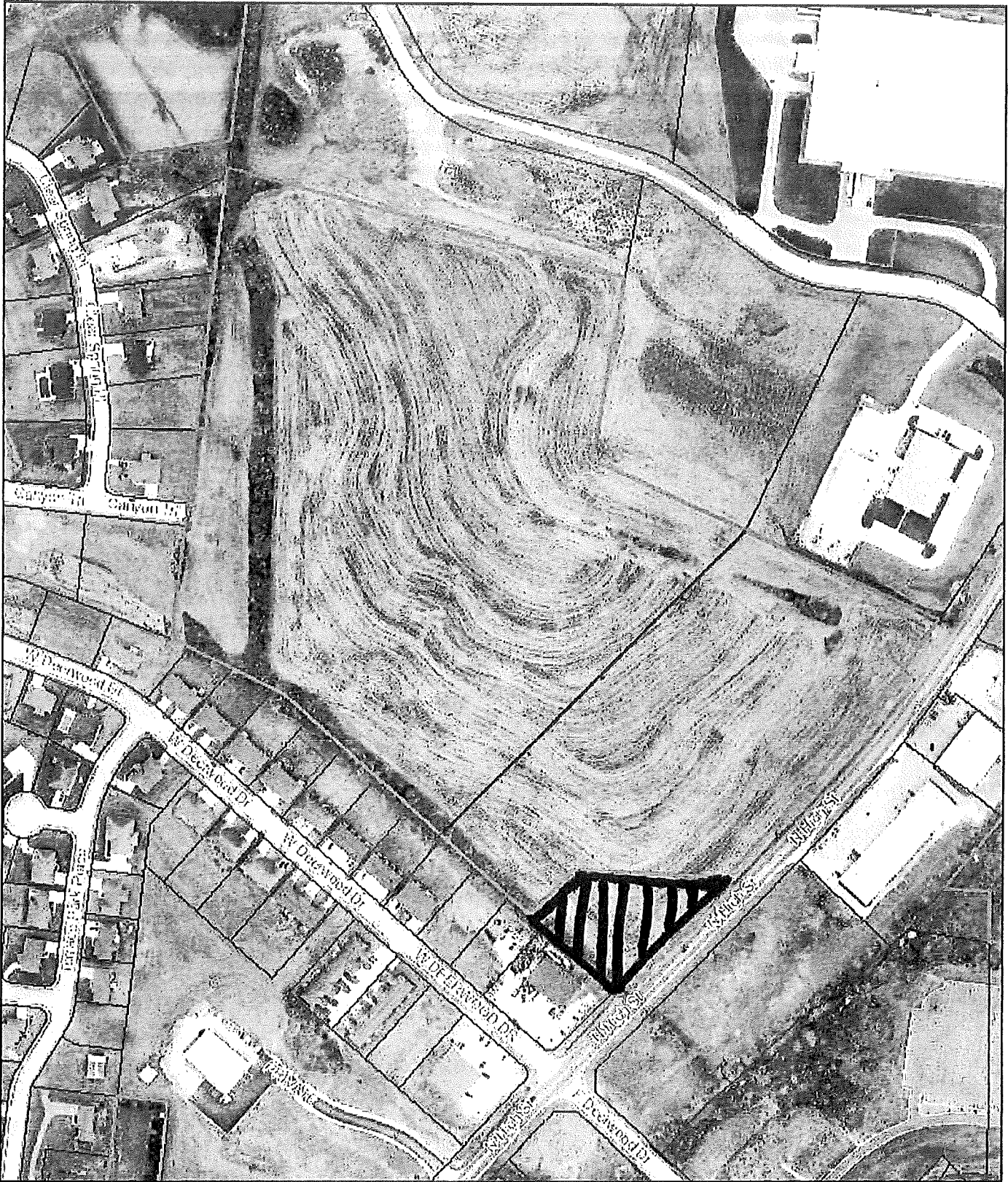
Please submit this application along with appropriate non-refundable application fee to:

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

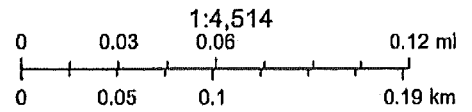
573-243-2300 ext.29 (ph)  
573-243-3322 (fax)  
[permits@jacksonmo.org](mailto:permits@jacksonmo.org)

**APPLICATION FEE: \$200.00**

# City of Jackson



1/3/2024, 4:47:54 PM



## LOCATION MAP

City of Jackson, Missouri Dept. of Conservation, Esri, HERE, Garmin, INCREMENT P. NGA, USGS



### Rezoning



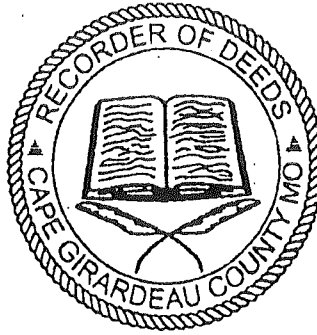
Date: 1/2024  
By: T Charlin

### Rezoning



Date: 1/2024  
By: T Chaffin

eRecorded  
DOCUMENT #  
2023-09671



ANDREW DAVID BLATTNER  
RECORDER OF DEEDS  
CAPE GIRARDEAU COUNTY, MO  
eRECORDED ON  
11/27/2023 10:42:35 AM  
REC FEE: 30.00  
PAGES: 3

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**WARRANTY DEED**

This Warranty Deed made and entered into this 24<sup>th</sup> day of November, 2023, by and between **Larry D. Borgfield, Trustee of the Larry D. Borgfield and Audrey Borgfield Joint Revocable Trust Agreement dated June 6, 2017**, hereinafter referred to as **GRANTOR**, and **Trussworks Realty Missouri, LLC, a Texas Limited Liability Company**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEE**. The mailing address of the Grantee is:

2155 Greensferry rd. Jackson, MO 63755

**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 Grantee 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:

**SEE EXHIBIT "A"**

**Larry D. Borgfield** further states that he is the current acting trustee of the **Larry D. Borgfield and Audrey Borgfield Joint Revocable Trust Agreement dated June 6, 2017**, that said trust has not been amended or revoked, and that he has the authority, under of the terms of said trust, to convey the subject property.  
**Grantor further states Audrey Borgfield died on September 5, 2022.**

**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 Grantee and unto its successors 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 Grantee, and unto its successors and assigns forever, against the lawful claims and demands of all persons.

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

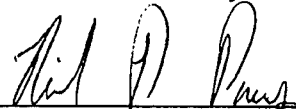
**GRANTOR:**  
Larry D. Borgfield and Audrey Borgfield  
Joint Revocable Trust Agreement dated June 6, 2017

BY: Larry D. Borgfield Trustee  
Larry D. Borgfield, Trustee

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF CAPE GIRARDEAU )

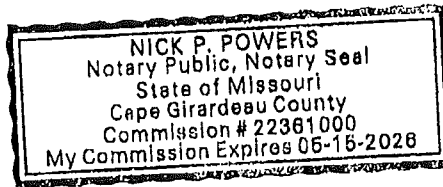
On this 24<sup>th</sup> day of November, 2023, before me personally appeared Larry D. Borgfield, Trustee of the Larry D. Borgfield and Audrey Borgfield Joint Revocable Trust Agreement dated June 6, 2017, to me known to be the person described in and who executed the within Warranty Deed, and acknowledged to me that he executed the same as his free act and deed and in his capacity as Trustee and in behalf of the aforesaid Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.



Notary Public  
My commission expires:

2309020



## EXHIBIT "A"

ALL OF THAT PART OF FRACTIONAL SECTION 1, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING IN PART WITHIN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, AND PART WITHIN THE COUNTY OF CAPE GIRARDEAU, AND ALL OF THAT PART OF FRACTIONAL SECTION 36, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WITHIN THE COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at the most westerly corner of Lot 1 of the Jackson North Industrial Park Subdivision, Phase 1, said plat being recorded in Document 2014-02837, thence with the west line of said Lot 1, North 08°43'56" East, 409.22 feet; thence North 76°08'59" West, 918.53 feet to a point on the East line of United States Private Survey Number 807, said point being also on the east line of Cold Creek Subdivision, said Cold Creek Subdivision being recorded in Document 2009-00785; thence with the east line of said Survey Number 807 and the east line of said Cold Creek Subdivision, South 06°13'56" West, 1047.66 feet to the Southeast corner of said Cold Creek Subdivision, said point being also on the North line of Terrace Park Estates, a subdivision recorded in Plat Book 23, at Page 37; thence with the north line of said Terrace Park Estates, South 64°20'21" East, 271.61 feet, thence continue with the north line of said Terrace Park Estates, South 48°46'04" East, 990.34 feet to the most easterly corner of said Terrace Park Estates, said point being also on the west right of way line of North High Street / US Highway '61', thence with said west right of way line of said US Highway '61', North 44°22'23" East, 525.25 feet; thence continuing along said west right of way, along the arc of a curve to the left having a radius of 3075.22 feet, a distance of 217.46 feet; thence along an offset in said west right of way, South 49°40'43" East, 10.00 feet; thence continuing along said west right of way line of US Highway '61', along the arc of a non-tangent curve concave to the northwest having a radius of 3085.22 feet, a distance of 360.84 feet (the chord across said arc bears North 36°58'15" East, 360.64 feet), to a point at the most southerly corner of a tract now or formerly held in title by Liberty Energy (Midstates) Corp., as conveyed in Document 2013-01838; thence with the South line of said tract, North 64°46'04" West, 476.61 feet to the most westerly corner of said Liberty Energy (Midstates) Corp tract and the most southerly corner of said Lot 1 of said Jackson North Industrial Park Subdivision; thence with the south line of said Lot 1, North 64°46'04" West, 390.40 feet to the place of beginning and containing 38.18 acres, more or less

Description taken from Survey dated October 27, 2023 by Christopher L. Koehler, LS-2470, Koehler Engineering and Land Surveying, Inc.

2309020

**RESOLUTION NO. 2024-\_\_\_\_\_**

**RESOLUTION**

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, EXPRESSING AND CONFIRMING SUPPORT, AND GRANTING CONSENT, TO A REQUEST FROM THE JOHN GUILD CHAPTER, NSDAR, TO INSTALL A SIGN ON PROPERTY OWNED BY THE CITY OF JACKSON, MISSOURI.**

WHEREAS, the Missouri Society of Daughters of the American Revolution was organized in Missouri in 1894; and

WHEREAS, there was established the John Guild Chapter of the Daughters of the American Revolution organized in Jackson, Missouri on March 25, 1914; and

WHEREAS, the Daughters of the American Revolution seek to perpetuate the memory and spirit of the men and women who achieved American independence; to promote, as an object of primary importance, institutions for the general diffusion of knowledge, thus developing an enlightened public opinion; and to cherish, maintain, and extend the institutions of American freedom, to foster true patriotism and love of country and to aid and secure for mankind all the blessings of liberty; and

WHEREAS, in carrying out the aforementioned objectives, the Daughters of the American Revolution desire to install a sign for the Revolutionary War Patriots who achieved American independence and fought valiantly to found a new nation from 1775-1783.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. The City of Jackson, Missouri, does hereby grant to the John Guild Chapter of the Daughters of the American Revolution the authority to attach a sign to the western wall of the entrance of the Old City Cemetery.
2. The sign shall be made of bronze as a 24"x24" plaque version.

3. This Resolution shall be in full force and effect from and after its passage by the Board of Aldermen.

PASSED BY THE BOARD OF ALDERMEN. This \_\_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF JACKSON, MISSOURI

BY: \_\_\_\_\_  
Dwain Hahs, Mayor

ATTEST:

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

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**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.**

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:

**HIGH STREET (NORTH) (HWY. 61)**: On the east side of North High Street, between Washington Street and Mary Street.

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: \_\_\_\_\_.

SECOND READING: \_\_\_\_\_.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by a vote of \_\_\_\_\_ ayes, \_\_\_\_\_ nays, \_\_\_\_\_ abstentions, and \_\_\_\_\_ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

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

ATTEST:

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

BILL NO. 24-\_\_

ORDINANCE NO. 24-\_\_

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND REORGANIZED SCHOOL DISTRICT R-II OF CAPE GIRARDEAU COUNTY, RELATIVE TO THE JACKSON MIDDLE SCHOOL CROSSWALK AND SIDEWALK IMPROVEMENT PROJECT; 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 memorandum of understanding 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 memorandum of understanding.

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 memorandum of understanding marked Exhibit A and attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **Reorganized School District R-II of Cape Girardeau County**. 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 memorandum of understanding.

Section 2. That the Mayor is hereby authorized and directed to execute said memorandum of understanding 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 memorandum of understanding.

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: April 15, 2024.

SECOND READING: April 15, 2024.

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

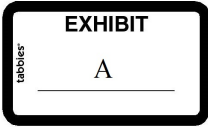
CITY OF JACKSON, MISSOURI

(SEAL)

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

ATTEST:

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



**MEMORANDUM OF UNDERSTANDING**

**THIS MEMORANDUM OF UNDERSTANDING** is made and entered into this \_\_\_\_\_ day of March, 2024, by and between the ***CITY OF JACKSON, MISSOURI, a municipal corporation***, (“City”) and the ***REORGANIZED SCHOOL DISTRICT R-II OF CAPE GIRARDEAU COUNTY, MISSOURI, a political subdivision of the State of Missouri***, (“Jackson R-2”), **WITNESSETH:**

**WHEREAS**, there is a need for improvements to the crosswalks and sidewalks located on West Independence Street and Broadridge Drive adjacent to the Jackson Middle School; and

**WHEREAS**, the City is making application for a grant with the Transportation Alternatives Program (“Grant”) through the Missouri Department of Transportation (“MODOT”) for a project known as the Jackson Middle School Crosswalk and Sidewalk Improvement Project (“Project”); and

**WHEREAS**, the estimated costs for this Project is \$500,000.00 and the Grant amount, if awarded, will fund up to 80% of the estimated cost leaving approximately \$100,000.00 as the “local match”; and

**WHEREAS**, if the Grant is awarded to the City, the City and Jackson R-2 desire to join together in making these improvements and to cost share the local match; and

**WHEREAS**, this Memorandum of Understanding is in the best interest of the health and welfare of the citizens of the City and the students of Jackson R-2.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the adequacy and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

1. The City agrees to submit to MODOT the application for the Project on or before April 26, 2024.

2. The parties agree to divide equally that amount which is the local match. By way of example only, the estimated cost for the Project is \$500,000.00. If MODOT funds 80% of the Project (\$400,000.00) that will leave \$100,000.00 as local match. Under this example, the parties are each responsible for \$50,000.00 as its part of the local match.

3. The parties agree to pay its part of the local match within thirty (30) days of receipt of notice that the payment is owed.

4. This Memorandum of Understanding contains the entire agreement of the parties and can be altered, amended, or modified only by written instrument executed by both parties. This Memorandum of Understanding sets forth the entire agreement between the parties and no custom, act, forbearance, or words or silence at any time, gratuitous or otherwise, shall impose any additional obligation or liability upon either party or waive or release either party from any default or the performance or fulfillment of any obligation or liability or operate as against either party as a supplement, alteration, amendment, or change of any terms or provisions set forth herein unless set forth in a written instrument duly executed by such party. The failure of either party to exercise any rights or remedies shall not release the other party from its obligations hereunder.

5. This Memorandum of Understanding shall be governed by and construed in accordance with the laws of the State of Missouri.

6. This Memorandum of Understanding shall be binding upon and shall inure to the benefit of the undersigned parties and their respective heirs, legal representatives, distributees, successors, and assigns.

7. In case any one or more of the provisions contained in this Memorandum of Understanding shall for any reason be held invalid, illegal, or unenforceable in any respects, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Memorandum of Understanding shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

8. The rights and remedies provided by this Memorandum of Understanding are cumulative and the use of any one right or remedy by either party shall not preclude or waive its right to use any or all other available remedies. Said rights and remedies are given in addition to any other rights the parties may have by law, statute, ordinance, or otherwise.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Understanding as of the day and year first above written.

**CITY:**

**CITY OF JACKSON, MISSOURI**

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

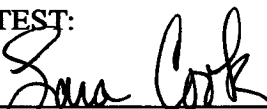
ATTEST:

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

**REORGANIZED SCHOOL DISTRICT R-II OF  
CAPE GIRARDEAU COUNTY, MISSOURI:**

  
\_\_\_\_\_  
Brian Thompson, Board President

ATTEST:

  
\_\_\_\_\_  
Sara Cook, Board Secretary

BILL NO. 24-\_\_

ORDINANCE NO. 24-\_\_

**AN ORDINANCE AMENDING THE "OFFICIAL ZONING DISTRICT MAP" OF THE CITY OF JACKSON, MISSOURI, AS ADOPTED BY THE BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI; SAID AMENDMENT IS IN ORDER TO RECLASSIFY A CERTAIN DESCRIBED AREA OF THE CITY OF JACKSON, MISSOURI, FROM I-1 TO C-2, ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED TO THE BOARD OF ALDERMEN BY VIRTUE OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI.**

WHEREAS, Ronald David Cook, owner of a certain tract of land herein referred to, has heretofore submitted to the City Planning and Zoning Commission for its consideration the rezoning of certain territories located in the City of Jackson, Missouri, said property being described as Lot 2 of the Cook Subdivision at 1931 West Jackson Boulevard within the city limits as set out in Exhibit A which is attached hereto and incorporated herein as if fully set forth; and,

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

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

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

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

Section 1. That the Zoning Ordinance and the accompanying "Official Zoning District Map" of the City of Jackson, Missouri, are hereby amended insofar as they relate to the property described on Exhibit A which is attached hereto and incorporated herein as if fully set forth; that said property is hereby rezoned from I-1 Light Industrial to C-2 General Commercial District.

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

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

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

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

FIRST READING: April 15, 2024.

SECOND READING: April 15, 2024.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2024, 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 REZONING: 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 March 13, 2024, at a regular meeting in consideration of the following:

**Consider a request for the rezoning of Lot 2 of the Cook Subdivision at 1931 West Jackson Boulevard from an I-1 Light Industrial to a C-2 General Commercial as submitted by Ronald David Cook.**

Applicant: Ronald David Cook  
Filing Date of Application/Fee: February 13, 2024  
Submission Date of Application to Commission: March 13, 2024  
Public Hearing Date: Waived

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

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

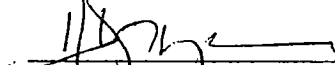
Following consideration of testimony, comments, exhibits, and file contents, the Planning & Zoning Commission duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:

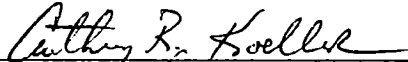
**THE ABOVE APPLICATION IS:**

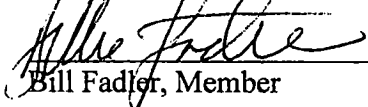
- Approved**
- Disapproved**
- Approved with conditions specified below**

By a roll call of 7 ayes, 0 nays, 0 abstentions, and 2 absent this 13th day of March 2024.


**CITY OF JACKSON, MISSOURI**

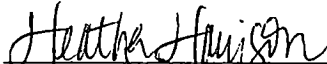
  
 \_\_\_\_\_  
 Harry Dryer, Chairman


  
 \_\_\_\_\_  
 Tony Koeller, Secretary

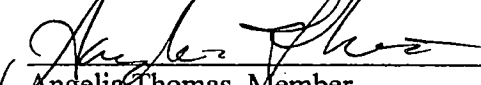
  
 \_\_\_\_\_  
 Bill Fadler, Member

\_\_\_\_\_  
 Beth Emmendorfer, Member

  
 \_\_\_\_\_  
 Eric Fraley, Member

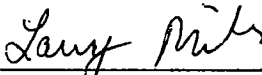
  
 \_\_\_\_\_  
 Heather Harrison, Member

  
 \_\_\_\_\_  
 Tina Weber, Member

  
 \_\_\_\_\_  
 Angelia Thomas, Member

\_\_\_\_\_  
 Michelle Weber, Member

ATTEST:

  
 \_\_\_\_\_  
 Larry Miller,  
 Building & Planning Manager

24-0051



REZONING / SPECIAL USE PERMIT APPLICATION
City of Jackson, Missouri

APPLICATION DATE: February 13, 2024

TYPE OF APPLICATION: [checked] Rezoning [ ] Special Use Permit

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

1931 W. Jackson Blvd., Jackson, MO 63755

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

Property Owner Name(s): Ronald David Cook

Mailing Address: 1931 W. Jackson Blvd.

City, State ZIP: Jackson, MO 63755

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

Proposed Property Owner(s):

Mailing Address:

City, State, ZIP

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Susan Dodds

Mailing Address: 194 Coker Lane

City, State ZIP: Cape Girardeau, MO 63701

Contact's Phone: 573.335.3026

Email Address (if used): sdodds@koehlerengineering.com

CURRENT ZONING: (check all that apply)

- Checkboxes for zoning categories: R-1, R-2, R-3, R-4, MH-1, O-1, CO-1, C-1, C-2, C-3, C-4, I-1, I-2, I-3. I-1 is checked.

CURRENT USE OF PROPERTY: residential

PROPOSED ZONING: (check all that apply)

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

PROPOSED USE OF PROPERTY: residential

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.

the owner wants to make the lot that his house sits on a C-2 zone that goes along with the zone of the neighbor.

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.)*

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*Ronald David Cook*

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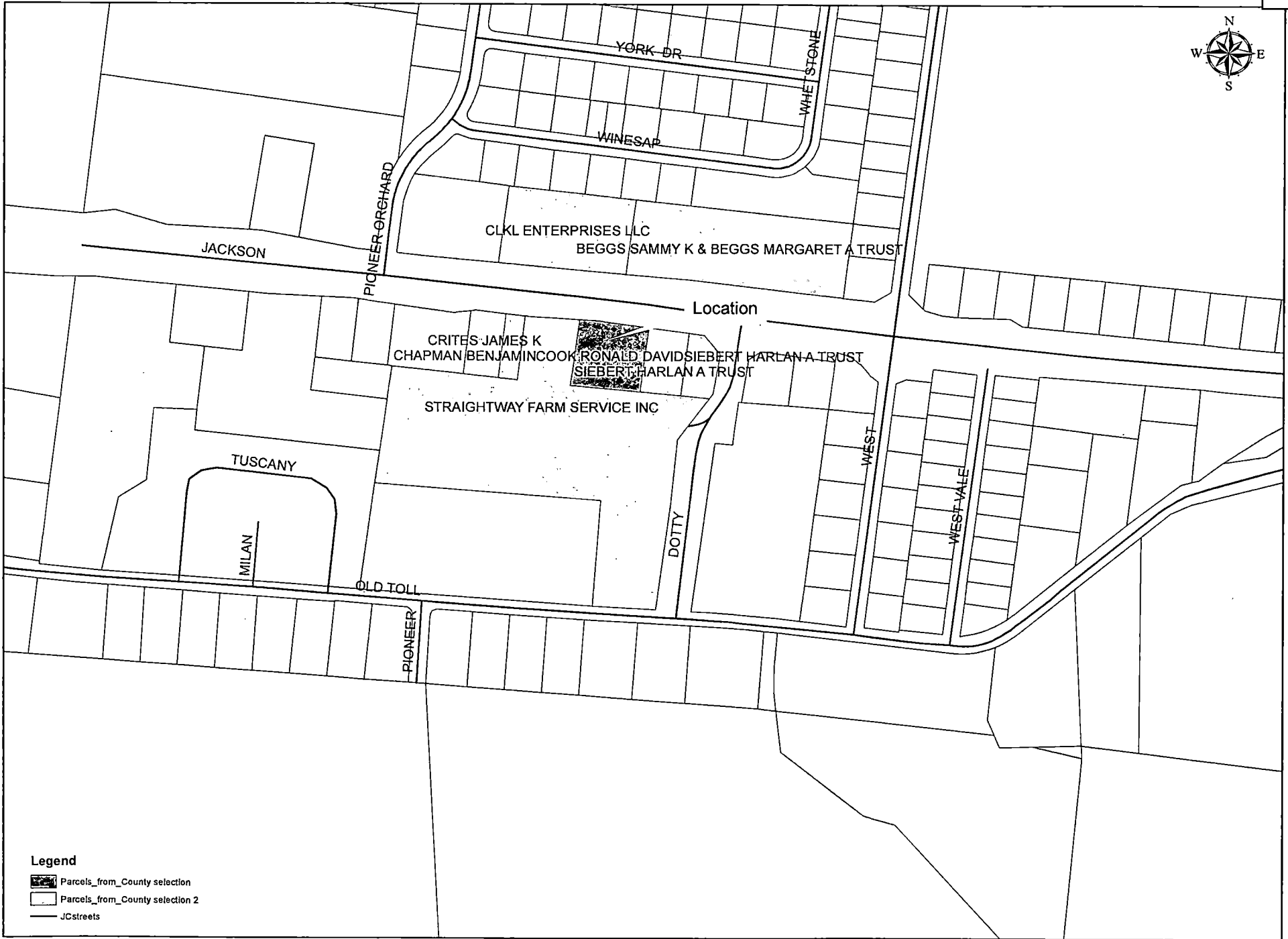
Please submit this application along with appropriate non-refundable application fee to:

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

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

**APPLICATION FEE: \$200.00**

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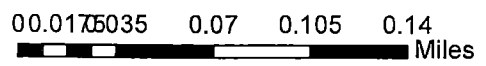


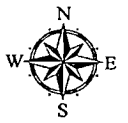
Legend

- Parcels\_from\_County selection
- Parcels\_from\_County selection 2
- JCstreets

February 28, 2024

Property Owners Within 185'





**Legend**

— JCstreets

**ZoningMst**

□ <all other values>

**Zoning\_I1**

□ C-1

□ C-2

□ C-3

□ C-4

□ CO-1

□ I-1

□ I-2

□ O-1

□ R-1

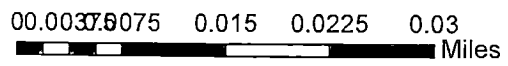
□ R-2

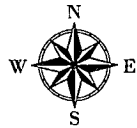
□ R-3

□ R-4

February 28, 2024

**Proposed Zoning**

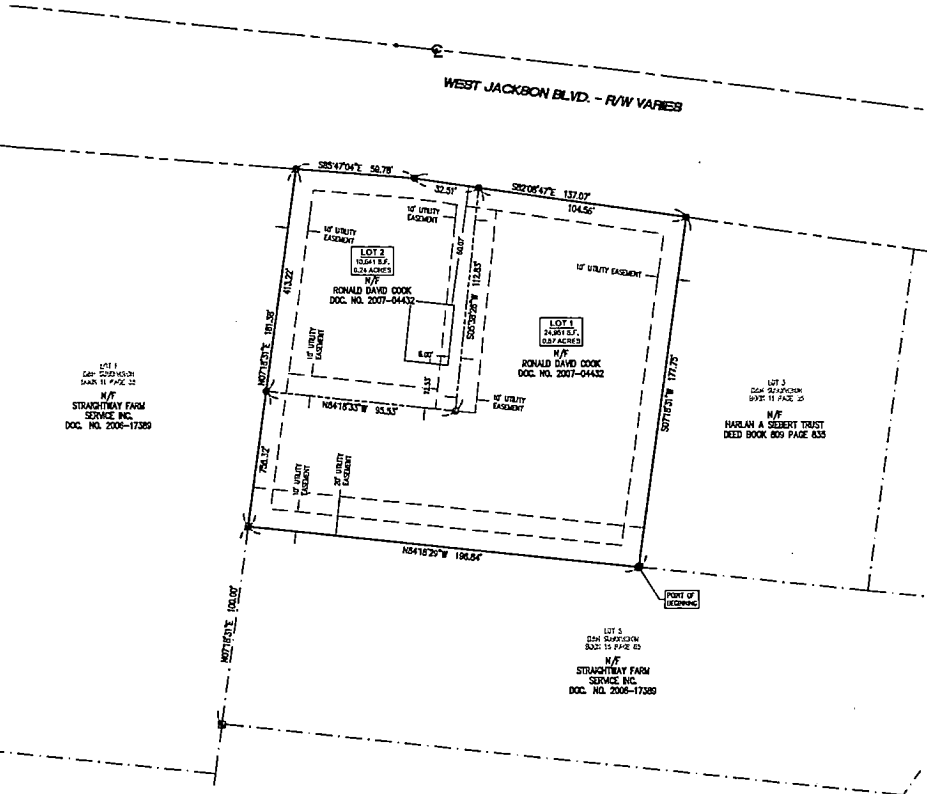




NORTH ORIENTATION FROM MISSOURI STATE PLANE COORDINATE SYSTEM

# RECORD PLAT FOR COOK SUBDIVISION

THAT PART OF FRACTIONAL SECTION 3, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING IN PART WITHIN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI.



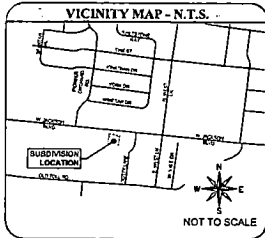
LOT 1  
0.87 ACRES  
N/W STRAIGHTWAY FARM SERVICE INC.  
DOC. NO. 2008-17389

LOT 5  
0.87 ACRES  
N/W STRAIGHTWAY FARM SERVICE INC.  
DOC. NO. 2008-17389

LOT 3  
0.66 ACRES  
N/W HARLAN A. SEIBERT TRUST  
DEED BOOK 809 PAGE 635

THIS SURVEY OF A TRACT OF UPRIGHT PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT SURVEILOR REQUIREMENTS FOR PROPERTY SURVEYORS IN THE STATE OF MISSOURI AS MADE EFFECTIVE JULY 31, 2022.

LEGEND	
○	FOUND 1/2" IRON NAIL
○	FOUND 1/2" IRON ROD
○	FOUND IRON PIPE
○	FOUND IRON NAIL
---	SUBDIVISION BOUNDARY LINE
---	NON-LOT LINC
---	EXTERNAL PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	CENTERLINE
---	UTILITY EASEMENT LINE



### SUBDIVISION NOTES

**RECORD OWNER**

RONALD DAVID COOK  
DOCUMENT NO. 2007-04432

**ZONING REGULATIONS**

**ZONING:** I-1 - HEAVY INDUSTRIAL DISTRICT - LOT 1

**FRONT:** NO FRONT YARDS ARE REQUIRED FOR USES ALLOWED IN THE I-1 HEAVY INDUSTRIAL DISTRICT.

**REAR:** NO REAR YARDS ARE REQUIRED FOR USES ALLOWED IN THE I-1 HEAVY INDUSTRIAL DISTRICT, EXCEPT FOR A LOT UPON WHICH A BUILDING IS CONSTRUCTED. SUCH BUILDINGS SHALL HAVE A REAR YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET WHERE SUCH USE ADJUTS A RESIDENTIAL DISTRICT.

**SIDE:** NO SIDE YARDS ARE REQUIRED FOR USES ALLOWED IN THE I-1 HEAVY INDUSTRIAL DISTRICT, EXCEPT THAT A SIDE YARD OF TWENTY (20) FEET SHALL BE PROVIDED IN-DEED, SUCH USE ADJUTS A RESIDENTIAL DISTRICT.

**0-2 - GENERAL COMMERCIAL DISTRICT - LOT 2**

**FRONT:** EACH LOT UPON WHICH A BUILDING IS CONSTRUCTED SHALL HAVE A FRONT YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET.

**REAR:** EACH LOT UPON WHICH A BUILDING IS CONSTRUCTED SHALL HAVE A REAR YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET.

**SIDE:** ON LOTS UPON WHICH A RESIDENTIAL BUILDING IS CONSTRUCTED, THERE ARE NO SIDE YARD REQUIREMENTS EXCEPT THAT A SIDE YARD OF EIGHT (8) FEET SHALL BE PROVIDED IN-DEED, SUCH LOT ADJUTS A RESIDENTIAL DISTRICT. ON LOTS UPON WHICH A BUILDING IS CONSTRUCTED, THERE SHALL BE A SIDE YARD ON EACH SIDE OF NOT LESS THAN TWENTY (20) FEET. BUILDINGS EXCESS OF FORTY (40) FEET IN HEIGHT SHALL HAVE THE SIDE YARD SETBACKS INCREASED BY ONE (1) FOOT FOR EVERY ONE (1) FOOT OF HEIGHT THAT THE BUILDING IS INCREASED OVER FORTY (40) FEET.

**MAXIMUM HEIGHT:** I-1 - FORTY-FIVE (45) FEET AND NOT OVER THREE (3) STORIES.  
0-2 - FIFTY (50) FEET AND NOT OVER FIVE (5) STORIES.

**MINIMUM LOT SIZE:** I-1 - THERE ARE NO MINIMUM LOTS SIZE OR FRONT LOT LINE WIDTH REQUIREMENTS FOR USES ALLOWED IN THE I-1 HEAVY INDUSTRIAL DISTRICT.

0-2 - ALL SINGLE-FAMILY, THRU-FAMILY, AND MULTIFAMILY DWELLINGS SHALL COMPLY WITH THE MINIMUM LOT SIZE AND FRONT LOT LINE WIDTH REQUIREMENTS OF THE R-4 GENERAL RESIDENTIAL DISTRICT.

**PERCENTAGE OF LOT COVERAGE:** I-1 - THERE ARE NO LOT COVERAGE REQUIREMENTS FOR USES ALLOWED IN THE I-1 HEAVY INDUSTRIAL DISTRICT.  
0-2 - ALL RESIDENTIAL BUILDINGS, INCLUDING ACCESSORY BUILDINGS, SHALL NOT COVER MORE THAN FORTY (40) PERCENT OF THE AREA OF THE LOT. THERE ARE NO LOT COVERAGE REQUIREMENTS FOR NON-RESIDENTIAL BUILDINGS AND STRUCTURES.

**OWNER AND DEVELOPER OF PROPOSED SUBDIVISION AND PLAT PREPARED FOR:**

RONALD DAVID COOK  
1811 W. JACKSON BLVD.  
JACKSON, MISSOURI 63309

**LOT SIZES**

TOTAL NUMBER OF LOTS	5 LOTS
LARGEST LOT AREA	2.847 SF (0.065 ACRES)
SMALLEST LOT AREA	1.041 SF (0.024 ACRES)
TOTAL SUBDIVISION AREA	31.827 SF (0.728 ACRES)

**FLOODPLAIN NOTE**

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100-YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 27001) CROSS REF WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2011.

**PLAT PREPARED BY & SURVEYING SERVICES PROVIDED BY:**

KOEHLER ENGINEERING AND LAND SURVEYING, INC.  
194 COCKER LANE, CAPE GIRARDEAU, MO 63701  
(573) 335-3049

### SUBDIVISION DEDICATION

THE UNDERSIGNED, N/W, RONALD DAVID COOK, OWNER BY DEED OF DOCUMENT NUMBER 2007-04432, OF THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINS THE FOLLOWING: WHERE CHANGES HEREIN WOULD BE NECESSARY TO BE MADE, THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF FRACTIONAL SECTION 3, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING IN PART WITHIN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AS SHOWN ON THE SOUTH-WEST CORNER OF LOT 3 OF THE 28th subdivision, use and being recorded in Deed Book 11, Page 46, North of 17th Street, Block 1, 1/4 Section 3, Township 31 North, Range 12 East of the Fifth Principal Meridian, being in part within the City of Jackson, County of Cape Girardeau, State of Missouri, and being subject to any requirements of record.

RONALD DAVID COOK

STATE OF MISSOURI )  
COUNTY OF CAPE GIRARDEAU ) 358

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RONALD DAVID COOK, KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN, WHO ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS A FREE ACT AND DEED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE AFORESAID STATE AND COUNTY, THE DATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

ANGELA BERK, CITY CLERK OF THE CITY OF JACKSON, MISSOURI HEREBY CERTIFY THAT THIS PLAT HAS APPROVED BY THE CITY OF JACKSON, MISSOURI.

BY ORDINANCE NO. \_\_\_\_\_ PASSED  
AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

ANGELA BERK, CITY CLERK

JANET SANDERS, PUBLIC WORKS DIRECTOR

HARRY EMMERT, PLANNING AND ZONING COMMISSIONER CHAIRMAN

DAVAN HAVEL, MAYOR

STATE OF MISSOURI )  
COUNTY OF CAPE GIRARDEAU ) 358

FILED FOR RECORD BY THE OFFICE OF THE RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI IN DOCUMENT NO. \_\_\_\_\_ AT JACKSON, MISSOURI.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

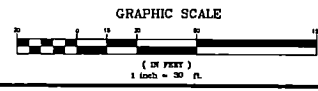
ANDREW DAVID SLATTERY  
RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI

## KOEHLER

**Professional Engineers & Land Surveyors**

194 Cocker Lane  
Cape Girardeau, Missouri 63701  
Ph: (573) 335 - 3026 Fax: (573) 335 - 3049  
MO P.E. & S. Lic. Certificate #000262

OWNER	DATE	FILED	ADDRESS	DATE	FILED
DAVID COOK	02/27/24	02/27/24	CITY REVENUE COMMISSION	02	
JANUARY 2024					
FEBRUARY 13, 2024					
02/27					





2007-04432

JANET ROBERT  
RECORDER OF DEEDS  
CAPE GIRARDEAU COUNTY MO  
RECORDED AND SEALED ON  
04/02/2007 12.15PM  
REC FEE. \$30 00  
PAGES: 3

*JWS*  
*30 chg.*



JANET ROBERT  
*Shirley Jueger* Deputy

**QUIT CLAIM DEED**

THIS INDENTURE, Made on the 20<sup>th</sup> day of March, 2007 by and between

**GRANTORS: JERRY W. COOK and JANE B. COOK, his wife**

of the County of Cape Girardeau, in the State of Missouri, Parties of the First Part, and

**GRANTEE: RONALD DAVID COOK**

of the County of Cape Girardeau, in the State of Missouri, Party of the Second Part

(mailing address of first named grantee is 1931 West Jackson Blvd , Jackson, MO 63755)

WITNESSETH, That the said Parties of the First Part in consideration of the sum of Ten Dollars (\$10 00) and other good and valuable consideration to them paid by the said Party of the Second Part, the Receipt of which is hereby acknowledged, do by these presents, Remise, Release and forever Quit Claim, unto said Party of the Second Part, the following described Lots, Tracts or Parcels of land, lying, being and situate in the County of Cape Girardeau and State of Missouri to-wit

1 0 acre, an interior part of U S Survey No 2205, Township 31 North, Range 10 East, described as follows Beginning at the Northwest corner of the 1 00 acre tract sold to Dayton Clifton and wife, on the South line of Highway 61, and run thence west with the South line of said Highway 61, a distance of 208' 5" a corner, thence run S 3 1/2 deg, W, 208' 5" a corner, thence S 87 1/2 deg E 208' 5" a corner, being the southwest corner of Dayton Clifton lot, thence N 3 1/2 deg E 208' 5" to the place of beginning and being same property acquired by Paul Craig and wife by Warranty Deed of record in Deed Book 131 at page 515 of land records of Cape Girardeau County, Missouri

ALSO, an interior part of U S Survey No 2205, Township 31 North, of Range 12 East and described as follows Beginning at a corner which is 208 feet 5" west of the northwest corner of the 1 00 acre tract sold to Dayton Clifton and wife, said corner being on the south line of Highway No 61 (now Highway 72), thence run S 3 1/2 deg West 208' 5" a corner, thence S 87 1/2 deg E 90-feet to a corner, thence N 3 1/2 deg E. 208' 5" to Highway No 61, thence westerly with the south line of said highway a distance of 90 feet to the beginning corner

EXCEPT, The centerline of State Rte 34 is described as commencing at the NE Corner of USPS 221, being also the NW Corner of USPS 527, T31N, R12E of the Fifth Principal Meridian, Cape Girardeau County, State of Missouri, being a 5/8 in iron pin certified by Gene Budde, LS 1797, thence N 81 ° 27' 38" W a distance

of 5186 54 ft to Centerline Sta 600+00 00, thence said centerline extends N 84 ° 29' 29 8" W a distance of 112 64 feet to PT Sta 598+87 36, thence along the arc of 0 ° 45' reverse curves with radius measurements of 7639 44 ft, the first being concave to the north at a length of 436 40 ft and a deflection angle of 3 ° 16' 22 9" to PRC Sta 594+50 96, the second being concave to the south at a length of 418 33 ft and a deflection angle of 3 ° 08' 14 9" to PC Sta 590+32 63, thence N 84 ° 21' 21 8" W a distance of 2419 49 ft to PT Sta 566+13 14, thence along the arc of a 0 ° 30' curve to the left at a distance of 164 50ft , said curve having a deflection angle of 0 ° 49' 20 9", and a radius measurement of 11459 16 ft to PC Sta 564+48 64, thence N 85 ° 10' 42 8" W a distance of 1048 64 ft to Centerline Sta 554+00 00 Note Sta 556+61 22 on the above-described centerline is 2298 32 ft , S 79 ° 23' 53 31" E of an axle marking the SW Corner of USPS 247 and the NW Corner of Fractional Section 4, T31N, R12E, of the Fifth Principal Meridian, certified by Gene Budde, LS 1797

TO HAVE AND TO HOLD the same, with all the rights, immunities, privileges and appurtenances thereto belonging, unto the said Party of the Second Part, and his heirs and assigns, FOREVER, so that neither the said Parties of the First Part, nor their heirs, or any other person or persons for them or in their heirs name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof, but each and every one of them shall, by these presents, be excluded and forever barred

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set their hands the day and year first above written

Jerry W. Cook  
JERRY W COOK

Jane B Cook  
JANE B COOK

STATE OF MISSOURI )  
COUNTY OF Boone ) SS

On this 26 day of March, 2007, before me personally appeared **Jerry W. Cook**, to me known to be the person described in and who executed the foregoing Quit Claim Deed and acknowledged that he executed the same as his free act and deed

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Boone County, Missouri, the day and year first above written

SEAL

Patricia Austene  
Notary Public

My Commission Expires 4-21-09

STATE OF MISSOURI )

PATRICIA AUSTENE  
Notary Public - Notary Seal  
STATE OF MISSOURI  
County of Boone  
My Commission Expires 4/21/2009  
Commission # 05700160

