



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, August 18, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

AGENDA

CALL TO ORDER

INTRODUCTION OF GUESTS/VISITORS

ADOPTION OF AGENDA

1. Motion adopting the Regular Meeting Agenda.

PUBLIC HEARINGS

2. Hearing to consider the proposed 2025 Parks and Recreation, General Revenue, Cemetery, and Band Tax Rates.

APPROVAL OF MINUTES

3. Motion approving the Minutes of the Regular Meeting of August 4, 2025.

FINANCIAL AFFAIRS

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

ACTION ITEMS

Power, Light, and Water Committee

6. Motion approving Change Order No. 1, in the amount of \$5,800.00, to The Mason Medic, LLC, of Cape Girardeau, Missouri, relative to the City Hall Tuckpointing and Masonry Repairs Project.
7. Bill proposing an Ordinance setting the 2025 Parks and Recreation, General Revenue, Cemetery, and Band Tax Rates.

Street, Sewer, and Cemetery Committee

8. Motion setting a public hearing for Monday, September 22, 2025, at 6:00 p.m., to consider a Special Use Permit to allow the placement of billboards closer to East Jackson Boulevard, as submitted by Jansco Investments, LLC.
9. Motion setting a public hearing for Monday, September 22, 2025, at 6:00 p.m., to consider a text amendment to Chapter 65 (Zoning) of the Code of Ordinances, relative to off-street parking for medical and dental clinics, as submitted by the City of Jackson, Missouri.

- [10.](#) Resolution supporting a grant application by RCH Development, Inc. to the Missouri Housing Development Commission, for funding to construct affordable family housing.
- [11.](#) Bill proposing an Ordinance accepting a Quit Claim Deed from the Missouri Highways and Transportation Commission, relative to the public rights-of-way of Old Cape Road East, Wanda Lee Way, and Wedekind Street.

NON-AGENDA CITIZEN INPUT

INFORMATION ITEMS

12. Report by Mayor
13. Reports by Board Members
14. Report by City Attorney
15. Report by City Administrator

EXECUTIVE SESSION

Motion to have executive session. Authority is Section 610.021(12), Revised Statutes of Missouri, as amended, relative to contracts; and Sections 610.021(3) and Section 610.021(13), relative to personnel.

ADJOURN

Posted on 8/15/2025 at 4:00 PM.



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Liza Walker, Assistant City Administrator

DATE: August 15, 2025

RE: Proposed 2025 Parks and Recreation, General Revenue, Cemetery, and Band Tax Rates

Included are the notice of public hearing illustrating the proposed tax rates for 2025 as well as the notice of 2025 Aggregate Assessed Valuation. You will notice a slight decrease in the proposed tax rates from the 2024 tax rates.

Later in this meeting, the Bill will be presented to the Board for a vote on the proposed tax rates. The deadline to set the tax rates is September 1, 2025.

As always, if you have questions, please contact me at lwalker@jacksonmo.org or 573-243-3568 x 2015.

NOTICE OF PUBLIC HEARING

A public hearing will be held at 6:00 P.M., August 18, 2025, at City Hall, 101 Court Street, Jackson, Missouri, at which time citizens may be heard on the property tax rates proposed to be set by the City of Jackson, Missouri. The tax rates shall be set to produce the revenues which the budget for the fiscal year shows to be required from the property tax. Each tax rate is determined by dividing the amount of revenue required by current assessed valuation. The result is multiplied by 100 so the tax rate will be expressed in cents per \$100 valuation. The following calculations are based on present data (after Board of Equalization adjustments) and may be adjusted as more current data is received.

Assessed Valuation (by Categories)	Current Tax <u>Year 2025</u>	Prior Tax <u>Year 2024</u>
Real Estate	\$ 247,371,295	\$ 231,409,547
Personal Property	\$ 76,973,666	\$ 69,290,834
State Assessed	\$ 947,364	\$ 1,017,139
	\$ <u>325,292,325</u>	\$ <u>301,717,520</u>

	Amount of Property Tax Revenues <u>Budgeted for 2025</u>	Proposed Tax Rate For <u>2025 (per \$100)</u>
General Revenue	\$1,911,418	0.5876
Cemetery	\$246,897	0.0759
Park	\$401,085	0.1233
Band	\$246,897	0.0759
	\$ <u>2,806,297</u>	<u>0.8627</u>

Posted: 08/14/2025

Mayor
Board of Aldermen
City of Jackson
Angela Birk, City Clerk



Office of the Cape Girardeau County Clerk
Kara Clark Summers
100 Court Street, Suite 301, Jackson, MO 63755

Notice of 2025 Aggregate Assessed Valuation

As required by Section 137.245.3, RSMo, I, Kara Clark Summers, County Clerk of Cape Girardeau County, State of Missouri, do hereby certify the foregoing to be a true and correct Aggregate Assessed Valuation of said Political Subdivision, in said County, for the 2025 Tax Year as certified by the County Assessor.

The figures below include assessed values of Centrally Assessed Railroad and Utility companies as certified by the State Tax Commission.

City of Jackson

REAL ESTATE		1ST NOTICE / BEFORE BOE	AFTER BOE	TIF
Assessor's List	Agriculture	274,580	274,580	5,900
	Residential	181,781,110	181,535,780	21,860
	Commercial	65,562,970	65,476,810	0
	Sub-Total	247,618,660	247,287,170	27,760
RR & Utility	Locally Assessed Operating	111,885	111,885	
	Locally Assessed Non-Operating	0	0	
	State Assessed Commercial	790,281	790,281	
REAL ESTATE TOTAL		248,520,826	248,189,336	

PERSONAL PROPERTY		1ST NOTICE / BEFORE BOE	AFTER BOE	
Assessor's List		76,580,805	76,948,115	
RR & Utility	Locally Assessed	25,551	25,551	
	State Assessed	157,083	157,083	
PERSONAL PROPERTY TOTAL		76,763,439	77,130,749	

GRAND TOTALS		1ST NOTICE / BEFORE BOE	AFTER BOE	
ASSESSED VALUATION		325,284,265	325,320,085	
ASSESSED VALUATION - MINUS TIF		325,256,505	325,292,325	

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the County Commission of Cape Girardeau County this 8th day of August, 2025.


Kara Clark Summers, County Clerk



MISCELLANEOUS	1ST NOTICE / BEFORE BOE	AFTER BOE
New Construction	5,959,020	5,613,700
Annexed Territory	0	0

This information is transmitted to assist you in complying with Section 67.110, RSMo, which requires that notice be given and public hearings held before tax rates are set.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, August 4, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

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

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

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

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

Motion to Adopt the Agenda)

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

Motion to Approve the Minutes of the)
 July 21, 2025, Regular Board Meeting)

Motion made by Alderman Stroder, seconded by Alderman Seabaugh, to approve the minutes of the preceding Regular Board Meeting of Monday, July 21, 2025. Ayes-7; Nays-0; Absent-1.

Motion to Approve Bills of July, 2025)

Now is presented the list of bills paid in the various funds for the month of July, 2025. Motion made by Alderwoman Liley, seconded by Alderman Unger, to approve the list of bills paid in the various funds for July, 2025. Ayes-7; Nays-0; Absent-1.

Motion to Approve Semi-Annual Budget)
 To Actuals for the current year)

Now is presented the semi-annual budget to actual reports for the current year. Motion made by Alderwoman Young, seconded by Alderman Seabaugh, to approve the semi-annual budget to actuals for the current year. Ayes-7; Nays-0; Absent-1.

Motion to Approve Change Order No. 1,)
 To MDR Construction, Inc., of Columbia,))
 Mississippi, relative to the 15kV Electric)
 Distribution Circuit #21 Upgrade Project)

Motion made by Alderman Reiminger, seconded by Alderman Seabaugh, to approve Change Order No. 1, to MDR Construction, Inc., of Columbia, Mississippi, to extend the contract time by 159 days, relative to the 15kV Electric Distribution Circuit Upgrade Project. Ayes-7; Nays-0; Absent-1.

Motion to Approve Change Order No. 5,)
 To Penzel Construction Company, Inc.,)
 Of Jackson, Missouri, relative to the)
 Building Addition & Renovation of)
 Jackson Fire Station No. 1 Project)

Motion made by Alderman Reiminger, seconded by Alderman Stroder, to approve Change Order No. 5, to Penzel Construction Company, Inc., of Jackson, Missouri, to extend the



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contract time by 90 days, relative to the Building Addition & Renovation of Jackson Fire Station No. 1 Project. Ayes-7; Nays-0; Absent-1.

Motion to Approve Change Order No. 8,)
 To Herzog Excavating & Demolition, LLC))
 Of Perryville, Missouri, relative to the)
 Disposal of Stockpiled Brush Program)

Motion made by Alderman Reiminger, seconded by Alderman Seabaugh, to approve Change Order No. 8, in the amount of \$4,800.00, to Herzog Excavating & Demolition, LLC, of Perryville, Missouri, relative to the Disposal of Stockpiled Brush Program. Ayes-7; Nays-0; Absent-1.

Ordinance No. 25-72 Re: To Amend)
 Chapter 3 (Administration) of the Code)
 Of Ordinances, relative to City Clerk)
 Duties as assessor)

The matter of amending Chapter 3 (Administration) of the Code of Ordinances, relative to City Clerk duties as assessor, came on for consideration. Alderman Reiminger introduced Bill No. 25-74, being for an ordinance entitled as follows:

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

On a motion by Alderman Reiminger, seconded by Alderman Stroder, Bill No. 25-74 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderman Reiminger, seconded by Alderman Stroder, Bill No. 25-74 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. 25-72 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Fraley-aye; Alderman Seabaugh-aye; Alderwoman Liley-aye; Alderwoman Young-aye; Alderman Unger-aye; Alderwoman Williams-absent; Alderman Stroder-aye; and Alderman Reiminger-aye.

BILL NO. 25-74

ORDINANCE NO. 25-72

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

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

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



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

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

Section 1. That Chapter 3, Article V, Division 2, Section 3-212 of the Code of Ordinances of the City of Jackson, Missouri, titled "Same—As assessor," is hereby repealed in its entirety.

Section 2. It is the intent of the Mayor and Board of Aldermen and it is hereby ordained that this ordinance shall become and be made a part of the Code of Ordinances of the City of Jackson, Missouri, and that sections of this ordinance may be renumbered to accomplish such intention.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

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

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

FIRST READING: August 4, 2025.

SECOND READING: August 4, 2025.

PASSED AND APPROVED this 4th day of August, 2025, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

By: Dwain L. Hahs (signed)
 Mayor

Angela Birk (signed)
 City Clerk

Ordinance No. 25-73 Re: To Amend)
 Chapter 3 (Administration) of the Code)
 Of Ordinances, relative to City Collector)



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The matter of amending Chapter 3 (Administration) of the Code of Ordinances, relative to City Collector, came on for consideration. Alderman Reiminger introduced Bill No. 25-75, being for an ordinance entitled as follows:

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

On a motion by Alderman Reiminger, seconded by Alderman Seabaugh, Bill No. 25-75 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderman Reiminger, seconded by Alderman Seabaugh, Bill No. 25-75 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. 25-73 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Reiminger-aye; Alderman Stroder-aye; Alderman Fraley-aye; Alderwoman Young-aye; Alderman Unger-aye; Alderman Seabaugh-aye; Alderwoman Williams-absent; and Alderwoman Liley-aye.

BILL NO. 25-75

ORDINANCE NO. 25-73

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

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

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

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

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

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

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



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“DIVISION V. - CITY COLLECTOR

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

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

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

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

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

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

Secs. 3-252 - 3-259. - Reserved.”

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



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

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

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

FIRST READING: August 4, 2025.

SECOND READING: August 4, 2025.

PASSED AND APPROVED this 4th day of August, 2025, by a vote of 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 Bring from the Table a Bill)
 Proposing an Ordinance approving the)
 Rezoning of 312, 316, 320, and 324)
 North High Street, from R-4 District to)
 C-3 District, as submitted by the City of)
 Jackson, Missouri)

Motion made by Alderwoman Liley, seconded by Alderman Fraley, to bring from the table a bill proposing an ordinance approving the rezoning of a 6.36-acre lot on Ridge Road, from R-4 (General Residential) District to C-3 (Central Business) District, as submitted by the City of Jackson, Missouri. Ayes-7; Nays-0; Absent-1.

Ordinance No. 25-74 Re: To Approve)
 the Rezoning of 312, 316, 320, and 324)
 North High Street, from R-4 District to)
 C-3 District, as submitted by the City of)
 Jackson, Missouri)

The matter of approving the rezoning of 312, 316, 320, and 324 North High Street from R-4 (General Residential) District to C-3 (Central Business) District, as submitted by the City of Jackson, Missouri, came on for consideration. Alderwoman Liley introduced Bill No. 25-76, being for an ordinance entitled as follows:

**AN ORDINANCE AMENDING THE "OFFICIAL ZONING DISTRICT MAP" OF THE
 CITY OF JACKSON, MISSOURI, AS ADOPTED BY THE BOARD OF ALDERMEN**



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MAYOR & BOARD OF ALDERMEN REGULAR MEETING
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MINUTES

OF THE CITY OF JACKSON, MISSOURI; SAID AMENDMENT IS IN ORDER TO RECLASSIFY CERTAIN DESCRIBED AREAS OF THE CITY OF JACKSON, MISSOURI, FROM R-4 TO C-3, ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED TO THE BOARD OF ALDERMEN BY VIRTUE OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI.

On a motion by Alderwoman Liley, seconded by Alderman Unger, Bill No. 25-76 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderwoman Liley, seconded by Alderman Unger, Bill No. 25-76 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. 25-74 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Seabaugh-aye; Alderwoman Young-aye; Alderman Reiminger-aye; Alderman Fraley-aye; Alderman Unger-aye; Alderwoman Williams-absent; Alderwoman Liley-aye; and Alderman Stroder-aye.

BILL NO. 25-76

ORDINANCE NO. 25-74

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

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

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

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

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

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



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MINUTES

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

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

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

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

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

FIRST READING: August 4, 2025.

SECOND READING: August 4, 2025.

PASSED AND APPROVED this 4th day of August, 2025, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

By: Dwain L. Hahs (signed)
 Mayor

Angela Birk (signed)
 City Clerk

Motion To Accept the bid of Lappe)
 Cement Finishing, Inc., of Friedheim,)
 Missouri, relative to the 2025 Annual)
 Concrete Pavement Improvement)
 Program)



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MINUTES

Motion made by Alderwoman Liley, seconded by Alderwoman Young, to accept the bid of Lappe Cement Finishing, Inc., of Friedheim, Missouri, in the amount of \$348,420.56, relative to the 2025 Annual Concrete Pavement Improvement Program. Ayes-7; Nays-0; Absent-1.

Ordinance No. 25-75 Re: To Authorize)
 A contractual agreement with Lappe)
 Cement Finishing, Inc., relative to the)
 2025 Annual Concrete Pavement)
 Improvement Program)

The matter of authorizing a contractual agreement with Lappe Cement Finishing, Inc., relative to the 2025 Annual Concrete Pavement Improvement Program, came on for consideration. Alderwoman Liley introduced Bill No. 25-77, being for an ordinance entitled as follows:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACTUAL AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND LAPPE CEMENT FINISHING, INC., OF FRIEDHEIM, MISSOURI, RELATIVE TO THE 2025 ANNUAL CONCRETE PAVEMENT IMPROVEMENT PROGRAM; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

On a motion by Alderwoman Liley, seconded by Alderman Fraley, Bill No. 25-77 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderwoman Liley, seconded by Alderman Fraley, Bill No. 25-77 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. 25-75 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Stroder-aye; Alderwoman Liley-aye; Alderwoman Young-aye; Alderman Reiminger-aye; Alderman Seabaugh-aye; Alderman Fraley-aye; Alderman Unger-aye; and Alderwoman Williams-absent.

BILL NO. 25-77

ORDINANCE NO. 25-75

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACTUAL AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND LAPPE CEMENT FINISHING, INC., OF FRIEDHEIM, MISSOURI, RELATIVE TO THE 2025 ANNUAL CONCRETE PAVEMENT IMPROVEMENT PROGRAM; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

WHEREAS, the Mayor and Board of Aldermen have been presented a contract attached hereto and incorporated herein as if fully set forth; and

WHEREAS, the Mayor and Board of Aldermen of the City of Jackson, Missouri, deem it advisable to enter into said contract.

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



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Board Chambers, City Hall, 101 Court St.

MINUTES

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, approve the contract attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **Lappe Cement Finishing, Inc., of Friedheim, Missouri**. It is the belief of the Mayor and Board of Aldermen that it is in the best interest of the citizens of the City of Jackson, Missouri, that the City enters into said contract.

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

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

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

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

FIRST READING: August 4, 2025.

SECOND READING: August 4, 2025.

PASSED AND APPROVED this 4th day of August, 2025, by a vote of 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

Ordinance No. 25-76 Re: To Approve)
 The Final Plat of Goggin Subdivision)
 No. 1, as submitted by James and)
 Belinda Goggin)

The matter of approving the Final Plat of Goggin Subdivision No. 1, as submitted by James and Belinda Goggin, came on for consideration. Alderwoman Liley introduced Bill No. 25-78, being for an ordinance entitled as follows:



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, August 4, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

AN ORDINANCE ACCEPTING THE PLAT OF GOGGIN SUBDIVISION NO. 1, 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 by Alderwoman Liley, seconded by Alderman Unger, Bill No. 25-78 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderwoman Liley, seconded by Alderman Unger, Bill No. 25-78 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. 25-76 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Young-aye; Alderwoman Liley-aye; Alderman Reiminger-aye; Alderman Seabaugh-aye; Alderman Fraley-aye; Alderman Unger-aye; Alderwoman Williams-absent; and Alderman Stroder-aye.

BILL NO. 25-78

ORDINANCE NO. 25-76

AN ORDINANCE ACCEPTING THE PLAT OF GOGGIN SUBDIVISION NO. 1, 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.

WHEREAS, James B. Goggin and Belinda M. Goggin, individually and as trustees of the Belinda M. Goggin Revocable Trust U/A/D April 8, 2005 and the James B. Goggin Revocable Trust U/A/D April 8, 2005 ("Developer"), have platted Goggin Subdivision No. 1, a Resubdivision of a tract of land located within the corporate limits of the City of Jackson, Missouri; and,

WHEREAS, Developer has submitted an application for variances from certain requirements of Chapter 57 of the Code of Ordinances; and

WHEREAS, the application includes three specific variance requests related to the classification of the subdivision, lot frontage requirements, and water distribution system requirements; and

WHEREAS, the Board of Aldermen has reviewed the requests and finds that granting the variances will not adversely affect the public health, safety, or welfare, nor substantially impair the intent and purpose of the subdivision regulations; and



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, August 4, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

WHEREAS, the specific circumstances of the property, including the existing buildings and infrastructure, justify the requested variances to allow for the reasonable development of Goggin Subdivision No. 1; 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, except for the variances requested.

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 Goggin Subdivision No. 1, 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, if any, and subject to the terms and conditions expressed therein.

Section 2. The requirement for classification as a major subdivision under Chapter 57 of the Jackson Code of Ordinances is hereby waived and a variance is granted, and the proposed Goggin Subdivision No. 1 is approved as a minor subdivision with the inclusion of one additional lot, as requested.

Section 3. The requirement for Lots 3, 4, and 5 to have direct frontage on a public street is hereby waived and a variance is granted, provided that a 20-foot-wide ingress-egress easement is established to benefit said Lots 3, 4, and 5, as described in the application, to ensure adequate access.

Section 4. The requirement for a separate water tap connection for each of Lots 2, 3, 4, and 5 from the main water line is hereby waived and a variance is granted, allowing the existing water line configuration servicing these lots to remain in place, provided it meets all applicable safety and operational standards.

Section 5. 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 6. 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.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, August 4, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Section 7. This ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: August 4, 2025.

SECOND READING: August 4, 2025.

PASSED AND APPROVED this 4th day of August, 2025, by a vote of 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 Adjourn the Meeting)

Meeting concluded at 6:16 P.M., on a motion made by Alderman Fraley, seconded by Alderwoman Liley, to adjourn the meeting. Ayes-7; Nays-0; Absent-1.

ATTEST:

 Mayor

 City Clerk

CITY COLLECTOR'S REPORT FOR JULY 2025

DESCRIPTION	ELECTRIC FUND	WATER FUND	WASTEWATER FUND	LANDFILL FUND	GEN. REV. FUND	TOTAL
Service Charges (includes internal transfers)	1,322,375.98	300,975.75	228,697.20	67,953.73	-	1,920,002.66
Penalties	6,448.13	1,862.81	1,289.47	398.24	-	9,998.65
Sales Tax	37,494.87	8,694.21	-	-	-	46,189.08
Disconnect Fees	209.55	-	-	-	-	209.55
Returned Transaction Fees	600.00	-	-	-	-	600.00
Customer Relocation Fees	-	-	-	-	350.00	350.00
Trash Stickers	-	-	-	2,297.00	-	2,297.00
UTILITY COLLECTIONS	1,367,128.53	311,532.77	229,986.67	70,648.97	350.00	1,979,646.94
Adjustments - Penalties	-	-	-	-	-	-
Adjustments - Taxes	-	-	-	-	-	-
Adjustments - Service Fees	-	-	-	-	-	-
NET UTILITY COLLECTIONS	1,367,128.53	311,532.77	229,986.67	70,648.97	350.00	1,979,646.94
Business/Contractor Licenses	-	-	-	-	2,055.00	2,055.00
Event Fees/Misc. Charges	1,030.00	-	-	-	-	1,030.00
NON-UTILITY COLLECTIONS	1,030.00	-	-	-	2,055.00	3,085.00
Misc. Adjustments	-	-	-	-	-	-
Interest on Collector's bank account	-	-	-	-	-	1,128.71
Cash in bank	-	-	-	-	-	1,983,860.65
Missouri Sales Tax payment	(37,494.87)	(8,694.21)	-	-	-	(46,189.08)
TO CITY TREASURER					\$	1,937,671.57

Respectfully Submitted,



City Collector



CITY CLERK'S REPORT FOR THE MONTH OF JULY, 2025

ELECTRIC

Sale of Merchandise	0.00	
Pole Rental	0.00	
Electric Meters	1,800.00	
Electric Service Lines	4,000.00	
Returned Check Fees	0.00	
URD Services	4,191.29	
Sales Tax Commission	890.50	
Labor and Equipment Use	0.00	
Miscellaneous-Scrap Metal	<u>0.00</u>	
TOTAL		10,881.79

WATER & SEWER

WATER

Water Taps & Water Meters	11,235.00	
Sale of Merchandise	0.00	
Miscellaneous-Scrap Metal	<u>0.00</u>	
TOTAL		11,235.00

WASTEWATER

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

GENERAL REVENUE

Building Permits	3,022.10	
Electric Permits	280.00	
Gas Permits	120.00	
Plumbing/Sewer Permits	360.00	
Sewer Tap Permits	1,800.00	
Public Hearing & Plat Recording	303.00	
Stormwater Review Fees	225.00	
Street Repair or Mowing	0.00	
Gas Franchise	13,100.89	
Sale of Merchandise	0.00	
Community Room	0.00	
Cable TV Franchise	0.00	
Copies	302.40	
Telephone Franchise Fees	10,451.87	
Fire Cost Recovery	0.00	
Interest Earned	0.00	
Returned Check - Clerk	0.00	

Jail Expense Reimbursement	0.00	
Cell Tower Rental	1,216.70	
Health Insurance Reimbursement	37.24	
Street Repair or Scrap Metal	<u>0.00</u>	
TOTAL		31,219.20

LANDFILL

Refuse Collections	0.00	
Recyclables	207.90	
E-Cycle TV/Monitor Fees	0.00	
Royalties	<u>0.00</u>	
TOTAL		207.90

CEMETERY

Sale of Lots	5,250.00	
Sale of Niches	0.00	
Grave Openings	4,875.00	
Niche Openings	0.00	
Weekend/Holiday Grave Openings/Inurnments	0.00	
Disinterments/Disinurnments	<u>0.00</u>	
TOTAL		10,125.00

PARK

Misc. Park Rentals	165.00	
Rent - Howard St. House	1,237.50	
Ballfield Rentals	730.00	
Pavilion Rentals	<u>625.00</u>	
TOTAL		2,757.50

PARK FOUNDATION

Donations	0.00	
Civic Center Donations	<u>0.00</u>	
TOTAL		-

RECREATIONAL DEVELOPMENT

Pool Concession Receipts	1,792.00	
Pool Gate	8,020.00	
Pool Daycare	412.00	
Pool Lessons	175.00	
Pool Noon	30.00	
Pool Pass	0.00	
Pool Special	1,075.00	
Basketball Entry Fees	0.00	
Basketball Sponsor Fees	0.00	
Softball Entry Fees	0.00	
Softball Sponsor Fees	0.00	
Softball Tournament Fees	0.00	
Volleyball Entry Fees	0.00	
Reimb./Donations/Special Events	0.00	
Baseball Concessions	0.00	

Baseball Entry Fees	0.00	
Baseball Sponsor Fees	0.00	
Soccer Fee	17,820.00	
Soccer Allstar	75.00	
Soccer Sponsor	<u>800.00</u>	
TOTAL		30,199.00

STORMWATER MAINTENANCE FUND

Stormwater Credit	0.00	
Stormwater Maintenance	<u>973.34</u>	
TOTAL		973.34

TRUST & AGENCY

July 4th Receipts	3,150.00	
Farmers Market Fees	<u>0.00</u>	
TOTAL		3,150.00

HEALTH INSURANCE FUND

Health Insurance Reimbursement	<u>1,973.18</u>	
TOTAL		1,973.18

INMATE SECURITY FUND

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

TRANSPORTATION SALES TAX

Rent - Donna Drive Extension	<u>982.50</u>	
TOTAL		982.50

RECREATIONAL SALES TAX FUND

Civic Center Rentals	7,028.76	
Civic Center Programs	865.00	
Civic Center Membership Fees	0.00	
Civic Center Entry Fees	930.00	
Civic Center Concessions	<u>182.25</u>	
TOTAL		9,006.01

CDBG

CDBG - CDBG Rev	<u>0.00</u>	
TOTAL		-

REPORT TOTAL		<u>112,710.42</u>
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Water & Light Deposit Accounts

JULY, 2025

Beginning Balance July 1, 2025:	\$263,297.07
TOTAL DEPOSITS	\$19,481.87
TOTAL REFUNDS	\$12,332.53
Ending Balance July 31, 2025:	\$270,446.41

Balance Consists of :

Checking Account for US Bank	\$60,446.41
Investments	\$210,000.00
	<hr/>
	\$270,446.41

CITY TREASURER'S REPORT FOR JULY 2025

FUND	FUND BALANCES 07-01-2025	RECEIPTS	TRANSFER OF FUNDS	DISBURSEMENTS	FUND BALANCES 07-31-2025	INVESTMENTS	CASH BALANCE 07-31-2025
ELECTRIC FUNDS							
Operation & Maintenance	-	1,344,184.65	(66,565.37)	1,277,619.28	-	-	-
Electric Surplus Fund	2,519,127.47	-	(957,215.87)	39,597.63	1,522,313.97	136,000.00	1,386,313.97
Electric Capital Projects Fund	4,711,557.70	-	-	-	4,711,557.70	3,905,000.00	806,557.70
WATER & SEWER FUNDS							
Water Operation & Maint.	-	316,100.72	(196,400.96)	119,699.76	-	-	-
Water Revenue Bond Fund	29,760.23	-	167,998.23	-	197,758.46	-	197,758.46
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	12,006,522.18	-	179,222.06	49,009.70	12,136,734.54	11,572,664.77	564,069.77
Water Replacement Fund	840,782.50	-	-	-	840,782.50	765,000.00	75,782.50
Water Capital Projects	399,638.00	-	-	-	399,638.00	-	399,638.00
Wastewater Operation & Maint.	-	230,196.66	(173,189.72)	57,006.94	-	-	-
Wastewater Replacement Fund	1,068,584.15	-	-	-	1,068,584.15	939,903.77	128,680.38
Wastewater Capital Projects	399,362.00	-	-	-	399,362.00	-	399,362.00
Wastewater Revenue Bond Fund	115.52	-	-	-	125,565.52	-	125,565.52
W & S Construction Fund	2,929,362.46	-	-	5,500.50	2,923,861.96	2,250,000.00	673,861.96
General Revenue Fund	2,380,324.46	53,108.47	910,418.88	648,014.94	2,695,836.87	2,387,765.95	308,070.92
Landfill Fund	798,837.95	78,074.02	(7,065.01)	87,511.68	782,335.28	610,000.00	172,335.28
Cemetery Fund	1,004,245.82	10,874.40	(5,170.00)	17,572.36	992,377.86	652,000.00	340,377.86
City Park Fund	178,437.67	5,783.36	(7,276.08)	86,078.54	90,866.41	-	90,866.41
Public Park Foundation Fund	155,953.22	-	-	2,928.38	153,024.84	65,000.00	88,024.84
Recreational Development Fund	187,586.35	30,199.00	-	72,755.22	145,030.13	-	145,030.13
Band Fund	0.00	749.40	-	749.40	0.00	-	0.00
ARPA Fund	342,513.94	-	(857.98)	3,405.00	338,250.96	275,000.00	63,250.96
Road Use Tax Fund	381,593.91	76,911.36	(275,000.00)	-	183,505.27	57,038.18	126,467.09
Stormwater Maintenance Fund	318,644.36	973.34	-	-	319,617.70	209,000.00	110,617.70
Trust and Agency Fund	940,034.47	30,618.63	12,369.81	53,624.84	929,398.07	782,740.60	146,657.47
Health Insurance Fund	1,226,877.28	57,859.33	143,716.91	181,473.27	1,246,980.25	1,045,000.00	201,980.25
Inmate Security Fund	18,103.12	46.00	-	-	18,149.12	-	18,149.12
Equitable Sharing Fund	3,617.07	-	-	-	3,617.07	-	3,617.07
Transportation Sales Tax Fund	833,441.94	130,738.25	(524,142.02)	-	440,038.17	245,455.27	194,582.90
Transportation Capital Projects Fund	1,922,845.17	-	800,000.00	7,786.80	2,715,058.37	-	2,715,058.37
Sales Tax Fund	696,627.69	282,349.04	-	201,663.16	777,313.57	619,224.71	158,088.86
Recreation Sales Tax Fund	230,477.27	73,883.68	(842.88)	26,577.52	276,940.55	50,000.00	226,940.55
Public Safety Sales Tax Fund	1,000.00	129,741.06	-	-	130,741.06	-	130,741.06
Fire Protection Sales Tax Fund	3,333.00	64,877.69	-	-	68,210.69	-	68,210.69
Capital Projects Construction Fund	1,633,113.46	-	-	139,135.05	1,493,978.41	1,440,000.00	53,978.41
Economic Dev. Reserve Fund	994,771.03	-	-	109.15	994,661.88	850,000.00	144,661.88
CDBG Grant Fund	44,103.35	-	-	4,965.90	39,137.45	-	39,137.45
I-55 Corridor Special Alloc. Fund	3,372.59	-	-	-	3,372.59	-	3,372.59
TOTALS	39,314,667.33	2,917,269.06	0.00	3,082,785.02	39,274,601.37	28,966,793.25	10,307,808.12

Respectfully Submitted,



Angela Birk, City Clerk/Treasurer

Cash on Hand	1,675.00
General Account	8,364,844.48
Collectors Account	1,937,671.57
Equitable Sharing Fund	3,617.07

TOTAL

10,307,808.12



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Liza Walker, Assistant City Administrator

DATE: August 15, 2025

RE: Change Order No. 1 for the City Hall Tuckpointing Project

The current contract with The Mason Medic does not include the cleaning of the dryvit and windows at City Hall. Near the end of the completion of the tuckpointing and masonry repairs, it was noticed that an entire cleaning of City Hall, including the windows and dryvit, was necessary. The cost to add these services is \$5,800. Staff recommends the Board approve the attached Change Order No. 1 with The Mason Medic for the City Hall Tuckpointing and Masonry Repairs Project.

As always, if you have questions, please contact me at lwalker@jacksonmo.org or 573-243-3568 x 2015.



City of Jackson

CHANGE ORDER

PROGRAM: City Hall Tuckpointing and Masonry Repairs Project

DATE OF ISSUANCE: August 18, 2025

CHANGE ORDER NO.: 1

OWNER: City of Jackson – 101 Court Street, Jackson, Missouri 63755

CONTRACTOR: The Mason Medic, LLC – 2563 Wild Horse Trail, Cape Girardeau, MO 63701

THIS CHANGE ORDER MODIFIES THE ORIGINAL CONTRACT AS FOLLOWS:

This is an additional cost for the contractor to deep clean all sections of the building, including the washing of all window and stucco surfaces.

☒ See Attachments

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIME
Original Contract Price: \$32,450.00	Original Contract End Date: October 27, 2025
Previous Change Orders: \$0	Net Change from Previous Change Orders: 0 days
Contract Price prior to this Change Order: \$32,450.00	Contract End Date prior to this Change Order: October 27, 2025
Net Increase (Decrease) of this Change Order: \$5,800.00	Net Increase (Decrease) of this Change Order: 0 days
Contract Price with all approved Change Orders: \$38,250.00	Contract End Date with all approve Change Orders: October 27, 2025

Recommended By:


Assistant City Administrator

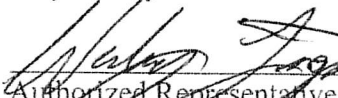
09/06/2025
Date

Approved By:

Mayor, City of Jackson

Date

Accepted By:


Authorized Representative
of the Contractor

8-6-25
Date

BID #0345



8/05/25

Jackson City Hall

101 Court St Jackson, Mo 63755

Scope of work	Quantity	Unit Price	
Deep clean / Wash Drivitt on all sections of building.			
Deep clean all windows on building / squeegee clean when complete.			
Bid Amount: labor / materials / included:			\$5800.00

The Mason Medic LLC

2563 Wild Horse Trail, Cape Girardeau, Mo 63701

573-225-5514

BILL NO. 25-__

ORDINANCE NO. 25__

AN ORDINANCE ESTABLISHING THE AMOUNT OF MONEY NECESSARY TO BE RAISED BY TAXATION FOR GENERAL REVENUE, PARKS & RECREATION, CEMETERY, AND BAND PURPOSES DURING THE ENSUING FISCAL YEAR; FIXING THE ANNUAL RATE OF LEVY THEREFORE; AND STATING WHEN THIS ORDINANCE SHALL TAKE EFFECT.

WHEREAS, in accordance with Missouri Statutes as made and provided, the City is empowered to establish taxation for purposes upon the assessed valuation of the City for general revenue purposes, for parks & recreation fund, for cemetery maintenance, and for band fund; and

WHEREAS, in accordance with said statutory authorization, the City must establish rates after holding a public hearing for the current tax year of 2025; and

WHEREAS, the City has held a public hearing as required by statute.

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

Section 1. That the amount of money necessary to be raised by taxation during the ensuing fiscal year on the assessed valuation of all properties situated in the City of Jackson, Missouri, for general revenue purposes is One Million Nine Hundred Eleven Thousand Four Hundred Eighteen Dollars (\$1,911,418.00); for city parks & recreation purposes is Four Hundred One Thousand Eighty-Five Dollars (\$401,085.00); for cemetery purposes is Two Hundred Forty-Six Thousand Eight Hundred Ninety-Seven Dollars (\$246,897.00); and for band purposes is Two Hundred Forty-Six Thousand Eight Hundred Ninety-Seven Dollars (\$246,897.00).

Section 2. That the total assessed valuation of all property in the City, as shown by a certified abstract transmitted to the Board of Aldermen of the City of Jackson by the County Clerk of Cape Girardeau County, Missouri is Three Hundred Twenty-Five Million Two Hundred Ninety-Two Thousand Three Hundred Twenty-Five Dollars (\$325,292,325.00).

Section 3. That the Board of Aldermen of the City hereby establishes the rate of levy for general revenue purposes at Fifty-Eight and Seventy-Six Hundredths Cents (\$0.5876) on each One Hundred Dollars (\$100.00) assessed valuation on all property situated in the City of Jackson, Missouri.

Section 4. That the Board of Aldermen of the City hereby establishes the rate of levy for city parks & recreation purposes at Twelve and Thirty-Three Hundredths Cents (\$0.1233) on each One Hundred Dollars (\$100.00) assessed valuation on all property situated in the City of Jackson, Missouri.

Section 5. That the Board of Aldermen of the City hereby establishes the rate of levy for cemetery purposes at Seven and Fifty-Nine Hundredths Cents (\$0.0759) on each One Hundred Dollars (\$100.00) assessed valuation on all property situated in the City of Jackson, Missouri.

Section 6. That the Board of Aldermen of the City hereby establishes the rate of levy for band purposes at Seven and Fifty-Nine Hundredths Cents (\$0.0759) on each One Hundred Dollars (\$100.00) assessed valuation on all property situated in the City of Jackson, Missouri.

Section 7. 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 8. That this ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: August 18, 2025.

SECOND READING: August 18, 2025.

PASSED AND APPROVED this 18th day of August, 2025, by a vote of __ ayes, __ nays,
__ abstentions and __ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

BY: _____
Mayor

City Clerk

MEMO



TO: Mayor Hahs and Members of the Board of Aldermen
FROM: Larry Miller, Building & Planning Manager
DATE: August 14, 2025
SUBJECT: Setting Public Hearing – Special Use Permit Request

Following City ordinances, a public hearing needs to be set for **Monday, September 22, 2025, at 6:00 p.m.** to consider a Special Use Permit application submitted by Jansco Investments, LLC. The request is to allow the placement of billboards closer to East Jackson Boulevard.

This matter will be reviewed in more detail during the study session.

MEMO



TO: Mayor Hahs and Members of the Board of Aldermen
FROM: Larry Miller, Building & Planning Manager
DATE: August 14, 2025
SUBJECT: Setting Public Hearing – Text Amendment

Following City ordinances, a public hearing needs to be set for **Monday, September 22, 2025, at 6:00 p.m.** to consider a text amendment to Chapter 65 (Zoning) of the Code of Ordinances, relative to off-street parking for medical and dental clinics submitted by the City of Jackson, Missouri.

This matter will be reviewed in more detail during the study session.



PUBLIC WORKS MEMORANDUM

City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: August 14, 2025

RE: RCH Development – Affordable Family Housing

Attached is a resolution of support requested by Chad Hartle of RCH Development regarding his proposed application to the Missouri Housing Development Commission for a grant to construct affordable family housing on Walton Drive. This resolution will be included as part of his grant application along with letters of support from Mayor Dwain Hahs and Assistant Chief of Police Alex Broch. A zoning letter from Building & Planning Manager Larry Miller will also be included, confirming that the property is zoned C-2 General Commercial and that multiple residential buildings are allowed with a Special Use Permit in this zoning. That letter will also state that the C-2 zoning conforms to the city's current Comprehensive Plan.

RESOLUTION NO. 2025-____**RESOLUTION****A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, EXPRESSING AND CONFIRMING SUPPORT FOR THE APPLICATION FROM RCH DEVELOPMENT, INC., FOR FUNDING TO CONSTRUCT AFFORDABLE FAMILY HOUSING IN JACKSON, MISSOURI.**

WHEREAS, RCH Development, Inc., is proposing to build 40 duplex units for families in the City of Jackson, Missouri on an undeveloped tract of land; and,

WHEREAS, the City of Jackson, Missouri, recognizes the need for safe, affordable, quality family housing; and

WHEREAS, the City of Jackson, Missouri, acknowledges there is currently a significant shortage of affordable family housing available in the City; and

WHEREAS, the financing and tax credits available through the Missouri Housing Development Commission will provide the financial resources to aid in developing these units with affordable rents; and

WHEREAS, the financing and tax credits available through the Missouri Housing Development Commission are limited and highly competitive resources.

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

SECTION 1. That the City of Jackson, Missouri, hereby expresses its support for the proposal from RCH Development, Inc., for the 2025 MHDC Multi-Family Rental Production Program Notice of Funding Availability for the Country Club Estates housing development.

SECTION 2. That the Mayor, City Administrator and Assistant Chief of Police are hereby authorized to sign and send letters of support.

PASSED AND APPROVED this 18th day of August, 2025, by a vote of _____ ayes,
_____ nays, _____ abstentions, and _____ absent.

CITY OF JACKSON, MISSOURI

(SEAL)


By: _____
Dwain Hahs, Mayor

ATTEST:

Angela Birk, City Clerk



MEMO

To: Mayor Dwain Hahs and Members of the Board of Aldermen
From: Rodney Bollinger, Director of Administrative Services 
Date: August 11, 2025
Re: Acceptance of Quit Claim Deed – Center Junction DDI Project

As part of the Municipal Agreement between the City and MoDOT for the Diverging Diamond Interchange (DDI) Project at Center Junction, several new rights-of-way were to be conveyed to the City via quit claim deed.

The project was completed and fully opened to traffic in October 2021. Since then, MoDOT has completed the closeout process for the construction contract, which involved substantial final documentation due to the project's complexity.

MoDOT has now finalized the necessary survey plats for the following roadways:

- Wanda Lee Way (north side)
- Wedekind Street and Old Cape Road East (south side)

A quit claim deed has been prepared for the transfer of these rights-of-way, and MoDOT has received Commission approval to proceed with the legal conveyance of the properties.

With the Board's approval of this quit claim deed, the City will assume ownership and full maintenance responsibility for these public streets..

Quit Claim Deed
Old Cape Road East, Wanda Lee Way, and Wedekind Street Public Rights-of-Way

BILL NO. 25-__

ORDINANCE NO. 25-__

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 QUIT CLAIM DEED.

WHEREAS, **Missouri Highways and Transportation Commission**, deeded to the City of Jackson, Missouri, the property described in the Quit Claim Deed, attached hereto.

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

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, do hereby accept the 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: August 18, 2025.

SECOND READING: August 18, 2025.

PASSED AND APPROVED this 18th day of August, 2025, by a vote of __ ayes, __ nays, __ abstentions and __ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk

CCO FORM: RW01

Approved: 06/93 (TLP)

Revised: 03/23 (JDS)

Modified:

COUNTY: Cape GirardeauROUTE: 61

PROJECT: _____

FED. PROJECT: _____

PARCEL: _____

SE1034

QUITCLAIM DEED

THIS INDENTURE, made this 9 day of July, 2025, between the State of Missouri, acting by and through the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, 105 W. Capitol Avenue, Jefferson City, Missouri 65102, (hereinafter, "Grantor") and The City of Jackson, 101 Court Street Jackson, MO 63755 of the County of Cape Girardau, State of Missouri, (hereinafter, "Grantee").

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

That part of grantor's land lying in US Survey No.3157 and in the Northeast Quarter and the Southeast Quarter of Section 21 and in the Northwest Quarter and the Southwest Quarter of Section 22 all in Township 31 North, Range 12 East of the Fifth Principal Meridian, Cape Girardeau County and more particularly described in Exhibit A attached hereto.

The Grantee for its self, and its personal representatives, successors in interest and assigns, does hereby covenant and agree, and it is made a condition of this conveyance as a covenant running with the land that the above described property shall have no abutters rights of direct access between the highways known as Route 61 and Interstate 55 and the above described tract of land in US Survey No.3157 and in the Northeast Quarter and the Southeast Quarter of Section 21 and in the Northwest Quarter and the Southwest Quarter of Section 22 all in Township 31 North, Range 12 East of the Fifth Principal Meridian, City of Jackson, County of Cape Girardeau, State of Missouri.

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

Grantee by acceptance of this conveyance, covenants and agrees for itself, its successors and assigns: to allow known or unknown utility facilities currently located on the property, whether of record or not, to remain on the property; to grant the current and subsequent owners of those facilities the right to maintain, reconstruct, increase, remove or alter the facilities and their appurtenances on, over, under and across the land herein conveyed; to permit the utility facility owners to trim and remove trees and vegetation inconsistent with or detrimental to the utility facilities or the safety of persons and property; to grant the utility facility owner the right of ingress and egress across the land herein conveyed to and from those utilities.


Notwithstanding anything else in this instrument, there is reserved and excepted to CenturyLink Communications, LLC (successor-in-interest to Digital Teleport, Inc.), its successors and assigns and all their respective tenants, subtenants, utility providers, licensees, contractors and agents (collectively, "CenturyLink") an exclusive easement ("Easement"), which Easement includes the rights as described in the Amended and Restated Fiber Optic Cable on Freeways in Missouri Agreement dated June 5, 2003 between Missouri Highways and Transportation Commission and Digital Teleport, Inc., to install, construct, operate, maintain, replace, repair, and upgrade a communication system consisting of fibers, cables, conduit, handholes, equipment shelters (collectively, "Facilities) upon, over, through, under and along only the portions of the real property that is the subject of this instrument Easement where the Facilities existed as of June 5, 2003. The Easement also gives CenturyLink the right of reasonable ingress and egress over and across the Easement Tract and the real property that is the subject of this instrument for the purpose of CenturyLink exercising its rights under the Easement.

By conveyance through this quitclaim deed, the Missouri Highways and Transportation Commission makes no claim to the resulting title of the above-described property and is merely releasing whatever interest it has to the Grantee.

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

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

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

By 
Warren K. Erdman, Chair

ATTEST:

By 
Secretary to the Commission



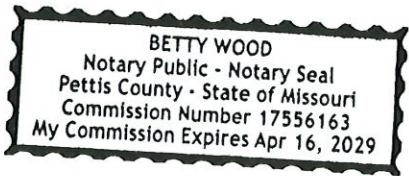
ACKNOWLEDGMENT BY COMMISSION

STATE OF MISSOURI _____)
COUNTY OF Boone) ss

On this 9 day of July, 2025, before me appeared Warren K. Erdman personally known to me, who being by me duly sworn, did say that he/she is the Chair of the Missouri Highways and Transportation Commission and the seal affixed to the foregoing instrument is the official seal of said Commission and that said instrument was signed in behalf of said Commission by authority of the Missouri Highways and Transportation Commission and said Warren K. Erdman acknowledged said instrument to be the free act and deed of said Commission.

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

Betty Wood
Notary Public
[Place SEAL under signature]



My Commission Expires: 4-16-29

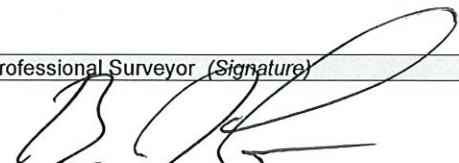
MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION


EXHIBIT A DESCRIPTION

West Outer Road Description:

A tract of land lying and being situated in part of US Survey No. 3157, the east half of the Northeast Quarter and the Southeast Quarter of Section 21 of Township 31 North, Range 13 East, and the west half of the Northwest Quarter and the Southwest Quarter of Section 22 of Township 31 North, Range 13 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri, being more particularly described as follows:

Commence at a No. 4 Rebar as described in MLS Document No. 600-36647 at the common corners of Sections 16, 17, 20, & 21, Township 31 North, Range 13 East; thence S 77 deg. 16 min. 02 sec. E a distance of 4320.46 feet to a found MHTC Boundary Marker on the southerly boundary of Business Route 55 at a point 96.71 feet right of Centerline Station 881+20.76, being the POINT OF BEGINNING; thence along said boundary S 47 deg. 02 min. 12 sec. E a distance of 25.59 feet to a found MHTC Boundary Marker; thence S 58 deg. 50 min 15 sec. E a distance 54.98 feet to a set 5/8" x 24" Rebar with Cap; thence S 39 deg. 02 min. 52 sec. E a distance of 14.88 feet to a set 5/8" x 24" Rebar with Cap; thence N 60 deg. 35 min. 59 sec. E a distance of 11.51 feet to a found MHTC Boundary Marker; thence S 37 deg. 03 min. 12 sec. E a distance of 174.57 feet to a found MHTC Boundary Marker; thence S 21 deg. 52 min. 04 sec. W a distance of 415.35 feet to a found MHTC Boundary Marker; thence S 61 deg. 43 min. 38 sec. W a distance of 138.34 feet to a found MHTC Boundary Marker; thence S 02 deg. 00 min. 40 sec. W a distance of 69.90 feet to a found MHTC Boundary Marker; thence S 88 deg. 10 min. 52 sec. E a distance of 837.26 feet to a set 5/8" x 24" Rebar with Cap; thence S 52 deg. 44 min. 19 sec. E a distance of 197.55 feet to a set 5/8" x 24" Rebar with Cap; thence S 52 deg. 43 min. 49 sec. E a distance of 129.72 feet to a set 5/8" x 24" Rebar with Cap; thence S 52 deg. 42 min. 51 sec. E a distance of 33.91 feet to a set 5/8" x 24" Rebar with Cap; thence S 33 deg. 34 min. 44 sec. E a distance of 353.05 feet to a set 5/8" x 24" Rebar with Cap; thence S 21 deg. 49 min. 25 sec. E a distance of 338.07 feet to a set 5/8" x 24" Rebar with Cap; thence N 85 deg. 17 min. 15 sec. E a distance of 26.86 feet to a found MHTC Boundary Marker; thence S 21 deg. 11 min. 56 sec. E a distance of 531.67 feet to a set 5/8" x 24"

Title (name or identification of project)		County	
SE1034 I-55 West Outer Road and City Connector Street		Cape Girardeau	
		City (if applicable)	State
		Jackson	MO
Licensee Name (sole proprietor, partnership, corporation, LLC, or government)		Date Prepared	Sheet
		3/31/2025	1 of 2
Missouri Department of Transportation 105 West Capital Jefferson City, Missouri 65102 888 ASK MODOT (888) 275-6636		Professional Surveyor Name (print)	
		Bryan J. Ferguson	
		Discipline	
		Professional Land Surveyor	
		License or Certificate of Authority No.	
		MO # 2004017828	
Professional Surveyor (Signature)		Date	
		31 MAR 25	



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

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

EXHIBIT A DESCRIPTION

Rebar with Cap; thence S 01 deg. 25 min. 02 sec. W a distance of 218.37 feet to a set 5/8" x 24"
 Rebar with Cap; thence S 23 deg. 56 min. 00 sec. W a distance of 326.31 feet to a set 5/8" x 24"
 Rebar with Cap; thence S 66 deg. 03 min. 48 sec. E a distance of 70.00 feet to a set 5/8" x 24"
 Rebar with Cap ; thence N 24 deg. 18 min. 15 sec. E a distance of 376.52 feet to a set 5/8" x 24"
 Rebar with Cap; thence S 36 deg. 41 min. 49 sec. E a distance of 266.27 feet to a set 5/8" x 24"
 Rebar with Cap; thence N 21 deg. 59 min. 22 sec. W a distance of 1006.59 feet to a set 5/8" x 24"
 Rebar with Cap; thence N 26 deg. 03 min. 30 sec. W a distance of 351.32 feet to a set 5/8" x 24"
 Rebar with Cap; thence N 33 deg. 35 min. 47 sec. W a distance of 467.52 feet to a set 5/8" x 24"
 Rebar with Cap; thence N 33 deg. 35 min. 07 sec. W a distance of 167.61 feet to a set 5/8" x 24"
 Rebar with Cap; thence N 33 deg. 34 min. 09 sec. W a distance of 26.66 feet to a set 5/8" x 24"
 Rebar with Cap; thence N 88 deg. 14 min. 23 sec. W a distance of 73.28 feet to a found MHTC
 Boundary Marker; thence N 88 deg. 10 min. 54 sec. W a distance of 677.25 feet to a set 5/8" x 24"
 Rebar with Cap; thence N 30 deg. 48 min. 20 sec. W a distance of 88.61 feet to a set 5/8" x 24"
 Rebar with Cap; thence N 21 deg. 28 min. 26 sec. E a distance of 429.29 feet to a point; thence N
 57 deg. 49 min. 45 sec. W a distance of 230.33 feet to a found MHTC Boundary Marker; thence N
 58 deg. 41 min. 44 sec. w a distance of 99.68 feet to the POINT OF BEGINNING; containing 6.71
 acres, more or less.

City Connector Street Description:

A tract of land lying and being situated in part of US Survey 3157, Township 31 North, Range 13
 East of the Fifth Principal Meridian being more particularly described as follows:

Commence at a found #4 rebar, per MLS Document No 600-36647, at the Corner of Sections 16,
 17, 20, and 21, Township 31 North, Range 13 East; thence S 86 deg. 14 min. 59 sec. E a distance of
 3908.29 feet to a set 5/8"x24" Rebar w/Cap, 30.00 feet left of City Connector Street Station
 3+35.71, being located on the existing North MHTC (Missouri Highways and Transportation
 Commission) Boundary of Route 61, and being the POINT OF BEGINNING; thence along a non-
 tangential curve to the right having a radius of 630.00 feet, a length of 110.70 feet (chord bears N
 52 deg. 29 min. 42 sec. E a distance of 110.55 feet), to a set 5/8"x24" Rebar w/Cap, said point
 being the beginning of a reverse curve having a radius of 170.00 feet; thence along said curve a
 length of 170.46 feet (chord bears N 28 deg. 48 min. 10 sec. E a distance of 163.41 feet), to a set
 5/8"x24" Rebar w/Cap; thence N 00 deg. 04 min. 37 sec. E a distance of 380.96 feet to a set
 5/8"x24" Rebar w/Cap; thence N 88 deg. 51 min. 58 sec. E a distance of 60.01 feet to a set
 5/8"x24" Rebar w/Cap; thence S 00 deg. 04 min. 37 sec. W a distance of 382.23 feet to a set
 5/8"x24" Rebar w/Cap, said point being the beginning of a curve to the right having a radius of
 230.00 feet; thence along said curve a length of 230.63 feet (chord bears S 28 deg. 48 min. 10 sec.
 W a distance of 221.08 feet), to a set 5/8"x24" Rebar w/Cap, said point being the beginning of a
 reverse curve having a radius of 570.00 feet; thence along said curve a length of 82.42 feet (chord
 bears S 53 deg. 23 min. 11 sec. W a distance of 82.35 feet), to a set 5/8"x24" Rebar w/Cap located
 on said North MHTC Boundary of Route 61; thence along said MHTC boundary, N 58 deg. 55 min.
 48 sec. W a distance of 62.83 feet to the POINT OF BEGINNING, containing 0.93 acres, more or
 less.



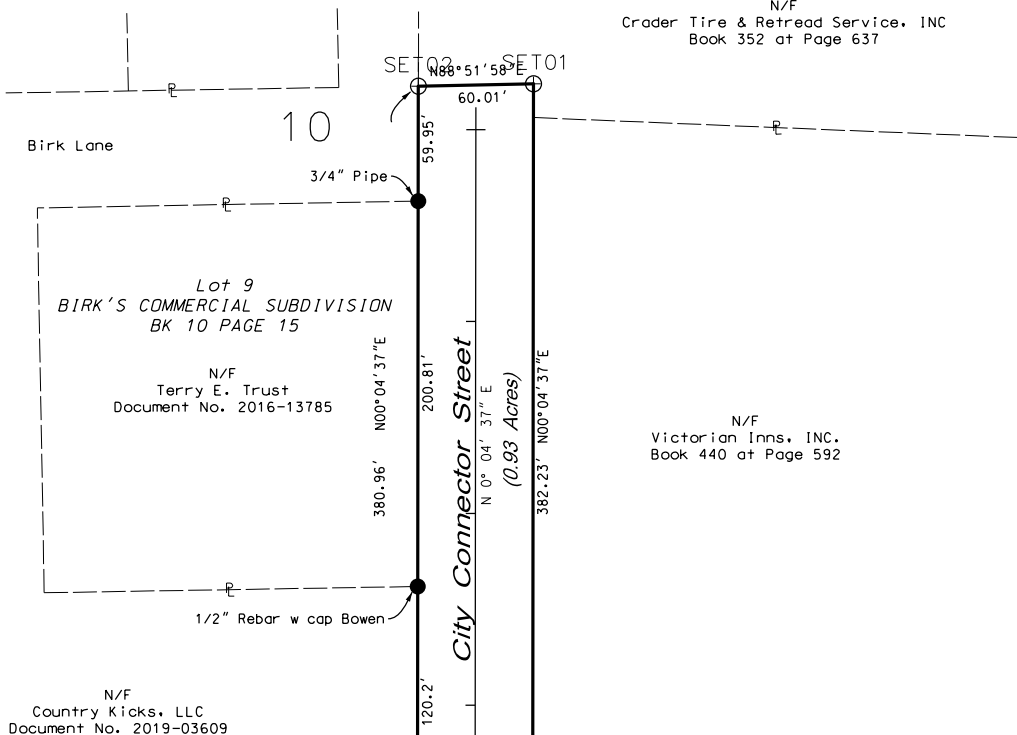
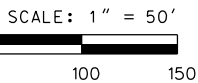
Grid North of the Missouri
Coordinate System of 1983
East Zone

US SURVEY NO 3157
T31N-R13E

Point of Commencement
Corner of Sections 16, 17, 20, and 21,
Township 31 North, Range 13 East
of the Fifth Principal Meridian.
(Found No. 4 Rebar per Doc No. 600-36647)

Connector St Curve
PI 3+05.28
PC 1+64.41
PRC 4+41.13
Δ 26° 25' 31.2" (RT)
D 9° 32' 57.5"
L 276.73'
T 140.87'
R 600.00'

STA 00+00.00 CITY CONN ST=
STA 875+00.00 RTE 61=

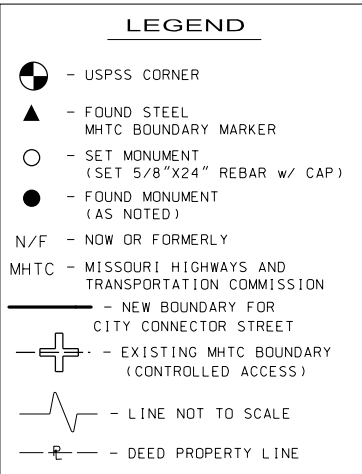


Connector St Curve
PI 5+50.75
PRC 4+41.13
PT 6+41.68
Δ 57° 27' 06.0" (LT)
D 28° 38' 52.4"
L 200.54'
T 109.61'
R 200.00'

Point of Beginning
City Connector Street
Sta. 3+35.71
30.00' It

Existing North MHTC Boundary Line of Route 61

State of Missouri)
Cape Girardeau County) ss.
File for record in the office of the county
Recorder of Deeds of Cape Girardeau County,
Missouri, duly recorded under document number
_____, at Jackson, Missouri, on
this _____ day of _____, 2020 A.D.
Cape Girardeau County Recorder of Deeds



LOCATION SURVEY PLAT OF MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, BOUNDARY LINES

Part of US Survey No. 3157,
Township 31 North, Range 13 East
of the Fifth Principal Meridian,
Jackson Missouri

City Connector Street Description:
A tract of land lying and being situated in part of US Survey 3157, Township 31 North, Range 13 East of the Fifth Principal Meridian being more particularly described as follows:

Commence at a found #4 rebar, per MLS Document No 600-36647, at the Corner of Sections 16, 17, 20, and 21, Township 31 North, Range 13 East; thence S 86 deg. 14 min. 59 sec. E a distance of 3908.29 feet to a set 5/8"x24" Rebar w/Cap, 30.00 feet left of City Connector Street Station 3+35.71, being located on the existing North MHTC (Missouri Highways and Transportation Commission) Boundary of Route 61, and being the POINT OF BEGINNING; thence along a non-tangential curve to the right having a radius of 630.00 feet, a length of 110.70 feet (chord bears N 52 deg. 29 min. 42 sec. E a distance of 110.55 feet), to a set 5/8"x24" Rebar w/ Cap, said point being the beginning of a reverse curve having a radius of 170.00 feet; thence along said curve a length of 170.46 feet (chord bears N 28 deg. 48 min. 10 sec. E a distance of 163.41 feet), to a set 5/8"x24" Rebar w/ Cap; thence N 00 deg. 04 min. 37 sec. E a distance of 380.96 feet to a set 5/8"x24" Rebar w/ Cap; thence N 88 deg. 51 min. 58 sec. E a distance of 60.01 feet to a set 5/8"x24" Rebar w/ Cap; thence S 00 deg. 04 min. 37 sec. W a distance of 382.23 feet to a set 5/8"x24" Rebar w/ Cap, said point being the beginning of a curve to the right having a radius of 230.00 feet; thence along said curve a length of 230.63 feet (chord bears S 28 deg. 48 min. 10 sec. W a distance of 221.08 feet), to a set 5/8"x24" Rebar w/ Cap, said point being the beginning of a reverse curve having a radius of 570.00 feet; thence along said curve a length of 82.42 feet (chord bears S 53 deg. 23 min. 11 sec. W a distance of 82.35 feet), to a set 5/8"x24" Rebar w/ Cap located on said North MHTC Boundary of Route 61; thence along said MHTC boundary, N 58 deg. 55 min. 48 sec. W a distance of 62.83 feet to the POINT OF BEGINNING, containing 0.93 acres, more or less.

CURVE TABLE					
NO	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	10° 04' 02" (RT)	630.00'	110.70'	N 52° 29' 42" E	110.55'
C2	57° 27' 06" (LT)	170.00'	170.46'	N 28° 48' 10" E	163.41'
C3	57° 27' 06" (RT)	230.00'	230.63'	S 28° 48' 10" W	221.08'
C4	08° 17' 05" (LT)	570.00'	82.42'	S 53° 23' 11" W	82.35'

Survey Notes:

This survey reflects a tract of land acquired by Missouri Highways and Transportation Commission for the City of Jackson on Project J9P3460.

- Apparent ownership as shown is based on information provided by others and does not represent opinions as to title.
- Subject to all easements of record.
- Covenants, limits of access, and rights retained by grantor of the hereon shown property are not shown, but may be disclosed by a full title search.
- All improvements and utilities above and below ground level not shown.

Surveyor Certification:

I, Bryan J. Ferguson, Missouri Professional Land Surveyor number 2004017828, hereby certify that I did in the month of March 2020, at the request of the Missouri Highways and Transportation Commission complete a survey in US Survey 3157, Township 31 North, Range 13 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri. This survey was completed under my direct supervision, and the results of said survey are represented correctly on this plat, to the best of my knowledge and belief. Said survey was executed in accordance with the current "Missouri Standards for Property Boundary Surveys", 2 CSR 90-60, for Urban Property. In witness whereof, I here unto set my seal and signature, this ____ day of _____ 2020.

Bryan J. Ferguson, MO PLS2004017828

MISSOURI HIGHWAYS AND TRANSPORTATION
COMMISSION

DISTRICT: SE

ROUTE: 61/City Conn. Street

SURVEY FOR: MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

J9P3460: City Connector Street
at Sta. 875+00.00 of Rte 61
US Survey 3157, T31N, R13E

SCALE: 1" = 50'

DATE PREPARED: 2/15/2024

COUNTY: Cape Girardeau

TOWNSHIP: 31N

RANGE: 13E

PROJECT SURVEYOR: Bryan Ferguson

DRAWN BY: SEB

SHEET: 1 of 1

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED:

105 WEST CAPITAL
JEFFERSON CITY, MO 65102
1-888-ASK-MDOT (1-888-275-6636)

Item 11.



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

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

DISTRICT: SE

SCALE: 1" = 50'

DATE PREPARED: 10/29/2024

SHEET: 1 OF 3

PROJECT SURVEYOR: Bryan J. Ferguson

ROUTE: BUS. 55

PROJECT: J9P3460

COUNTY: CAPE GIRARDEAU

TOWNSHIP: 31N

RANGE: 13E

SURVEY FOR: MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

J9P3460: Jackson DDI

Business Route 55 / Interstate 55

T31N R13E Sec. 21 & 22

Cape Girardeau County, Missouri

Point of Commencement
Corner of Sections 16, 17, 20, and 21, Township 31 North,
Range 13 East of the Fifth Principal Meridian,
(Found No. 4 Rebar referenced in Doc No. 600-36647)

LOCATION SURVEY PLAT OF MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, BOUNDARY LINES

Point of Beginning
TRACT 1
Found MHTC
Boundary Marker

NO MARKER SET
MCS OF 83
EAST ZONE COORDINATES
E: 329294.11 (M)
N: 168670.04 (M)

Point of Beginning
TRACT 2
Found MHTC
Boundary Marker

US SURVEY NO 3157
T31N-R13E

NE 1/4
21-31N-13E

DRURY, JAMES & WANDA
BK 727 PG 521

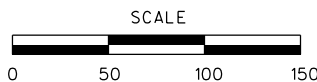
Tract No. 1
6.71 Acres

Tract No. 2
0.34 Acres

Grid North of the Missouri
Coordinate System of 1983
East Zone

LEGEND

- USPSS CORNER
- SET MONUMENT
(SET 5/8"X24" REBAR w/ CAP)
- FOUND STEEL
MHTC BOUNDARY MARKER
- MHTC - MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION
- NEW MHTC BOUNDARY LINE
(CONTROLLED ACCESS)
- MHTC PERMANENT EASEMENT
- EXISTING MHTC BOUNDARY
- LINE NOT TO SCALE
- DEED PROPERTY LINE



LINE TABLE

NO	BEARING	DISTANCE
L1	S47°02'12"E	25.59'
L2	S58°50'15"E	54.98'
L3	S39°02'52"E	14.88'
L4	N60°35'59"E	11.51'
L5	N58°41'44"W	99.68'

Surveyor Certification:

I, Bryan J. Ferguson, Missouri Professional Land Surveyor number 2004017828, hereby certify that I did in the month of October 2024, at the request of the Missouri Highways and Transportation Commission complete a survey in US Survey No. 3157, Sections 21 & 22 of Township 31 North, Range 13 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri. This survey was completed under my direct supervision, and the results of said survey are represented correctly on this plat, to the best of my knowledge and belief. Said survey was executed in accordance with the current "Missouri Standards for Property Boundary Surveys", 2 CSR 90-60, for Urban Property. In witness whereof, I hereunto set my seal and signature, this ____ day of _____ 2024.

Bryan J. Ferguson, MO PLS2004017828

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

MoDOT

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

ROUTE: BUS. 55	DISTRICT: SE
PROJECT: J9P3460	SCALE: 1" = 50'
COUNTY: CAPE GIRARDEAU	DATE PREPARED: 10/29/2024
TOWNSHIP: 31N	RANGE: 13E
PROJECT SURVEYOR: Bryan J. Ferguson	SHEET: 2 OF 3

SURVEY FOR: MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

J9P3460: Jackson DDI

Business Route 55 / Interstate 55

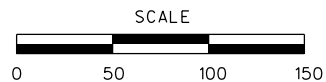
T31N R13E Sec. 21 & 22

Cape Girardeau County, Missouri

LOCATION SURVEY PLAT
OF
MISSOURI HIGHWAYS AND TRANSPORTATION
COMMISSION, BOUNDARY LINES



Grid North of the Missouri
Coordinate System of 1983
East Zone



LINE TABLE		
NO	BEARING	DISTANCE
L6	S52°42'51"E	33.91'
L7	N85°17'15"E	26.86'
L8	N33°34'09"W	26.66'
L9	N88°14'23"W	73.28'
L10	S09°44'18"W	164.53'
L11	N09°43'35"E	102.62'

LEGEND

- USPS CORNER
- SET MONUMENT
(SET 5/8"X24" REBAR w/ CAP)
- FOUND STEEL
MHTC BOUNDARY MARKER
- MHTC - MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION
- NEW MHTC BOUNDARY LINE
(CONTROLLED ACCESS)
- MHTC PERMANENT EASEMENT
- EXISTING MHTC BOUNDARY
- LINE NOT TO SCALE
- DEED PROPERTY LINE

EXISTING MHTC
PERMANENT EASEMENT

Old Cape Road

POT STA 1026+31.90

1030

CL Interstate 55

NE 1/4
21-31N-13E

SE 1/4
21-31N-13E

NW 1/4
22-31N-13E

SW 1/4
22-31N-13E


LOCATION SURVEY PLAT
OF
MISSOURI HIGHWAYS AND TRANSPORTATION
COMMISSION, BOUNDARY LINES

Tract No. 1
A tract of land lying and being situated in part of US Survey No. 3157, the east half of the Northeast Quarter and the Southeast Quarter of Section 21 of Township 31 North, Range 13 East, and the west half of the Northwest Quarter and the Southwest Quarter of Section 22 of Township 31 North, Range 13 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri, being more particularly described as follows:

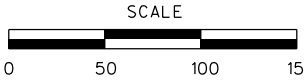
Commence at a No. 4 Rebar as described in MLS Document No. 600-36647 at the common corners of Sections 16, 17, 20, & 21, Township 31 North, Range 13 East; thence S 77 deg. 16 min. 02 sec. E a distance of 4320.46 feet to a found MHTC Boundary Marker on the southerly boundary of Business Route 55 at a point 96.71 feet right of Centerline Station 881+20.76, being the POINT OF BEGINNING; thence along said boundary S 47 deg. 02 min. 12 sec. E a distance of 25.59 feet to a found MHTC Boundary Marker; thence S 58 deg. 50 min 15 sec. E a distance 54.98 feet to a set 5/8"x 24"Rebar with Cap; thence S 39 deg. 02 min. 52 sec. E a distance of 14.88 feet to a set 5/8"x 24"Rebar with Cap; thence N 60 deg. 35 min. 59 sec. E a distance of 11.51 feet to a found MHTC Boundary Marker; thence S 37 deg. 03 min. 12 sec. E a distance of 174.57 feet to a found MHTC Boundary Marker; thence S 21 deg. 52 min. 04 sec. W a distance of 415.35 feet to a found MHTC Boundary Marker; thence S 61 deg. 43 min. 38 sec. W a distance of 138.34 feet to a found MHTC Boundary Marker; thence S 02 deg. 00 min. 40 sec. W a distance of 69.90 feet to a found MHTC Boundary Marker; thence S 88 deg. 10 min. 52 sec. E a distance of 837.26 feet to a set 5/8"x 24"Rebar with Cap; thence S 52 deg. 44 min. 19 sec. E a distance of 197.55 feet to a set 5/8"x 24" Rebar with Cap; thence S 52 deg. 43 min. 49 sec. E a distance of 129.72 feet to a set 5/8"x 24"Rebar with Cap; thence S 52 deg. 42 min. 51 sec. E a distance of 33.91 feet to a set 5/8"x 24"Rebar with Cap; thence S 33 deg. 34 min. 44 sec. E a distance of 353.05 feet to a set 5/8"x 24"Rebar with Cap; thence S 21 deg. 49 min. 25 sec. E a distance of 338.07 feet to a set 5/8"x 24"Rebar with Cap; thence N 85 deg. 17 min. 15 sec. E a distance of 26.86 feet to a found MHTC Boundary Marker; thence S 21 deg. 11 min. 56 sec. E a distance of 531.67 feet to a set 5/8"x 24"Rebar with Cap; thence S 01 deg. 25 min. 02 sec. W a distance of 218.37 feet to a set 5/8"x 24"Rebar with Cap; thence S 23 deg. 56 min. 00 sec. W a distance of 326.31 feet to a set 5/8"x 24"Rebar with Cap; thence S 66 deg. 03 min. 48 sec. E a distance of 70.00 feet to a set 5/8"x 24"Rebar with Cap ; thence N 24 deg. 18 min. 15 sec. E a distance of 376.52 feet to a set 5/8"x 24"Rebar with Cap; thence S 36 deg. 41 min. 49 sec. E a distance of 266.27 feet to a set 5/8"x 24"Rebar with Cap; thence N 21 deg. 59 min. 22 sec. W a distance of 1006.59 feet to a set 5/8"x 24"Rebar with Cap; thence N 26 deg. 03 min. 30 sec. W a distance of 351.32 feet to a set 5/8"x 24"Rebar with Cap; thence N 33 deg. 35 min. 47 sec. W a distance of 467.52 feet to a set 5/8"x 24"Rebar with Cap; thence N 33 deg. 35 min. 07 sec. W a distance of 167.61 feet to a set 5/8"x 24"Rebar with Cap; thence N 33 deg. 34 min. 09 sec. W a distance of 26.66 feet to a set 5/8"x 24"Rebar with Cap; thence N 88 deg. 14 min. 23 sec. W a distance of 73.28 feet to a found MHTC Boundary Marker; thence N 88 deg. 10 min. 54 sec. W a distance of 677.25 feet to a set 5/8"x 24"Rebar with Cap; thence N 30 deg. 48 min. 20 sec. W a distance of 88.61 feet to a set 5/8"x 24"Rebar with Cap; thence N 21 deg. 28 min. 26 sec. E a distance of 429.29 feet to a point; thence N 57 deg. 49 min. 45 sec. W a distance of 230.33 feet to a found MHTC Boundary Marker; thence N 58 deg. 41 min. 44 sec. w a distance of 99.68 feet to the POINT OF BEGINNING; containing 6.71 acres, more or less.

Tract No. 2
A tract of land lying and being situated in part of US Survey No. 3157 and Section 21, Township 31 North, Range 13 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri, being more particularly described as follows:

Commence at a No. 4 Rebar as described in MLS Document No. 600-36647 at the common corners of Sections 16, 17, 20, & 21, Township 31 North, Range 13 East; thence S 77 deg. 16 min. 02 sec. E a distance of 4320.46 feet to a found MHTC Boundary Marker marking the southerly right of way for Business Route 55; thence along said right of way S 58 deg. 41 min. 44 sec. E a distance of 99.68 feet to a found MHTC Boundary Marker; thence S 57 deg. 49 min. 45 sec. E a distance of 230.33 feet to a set 5/8"x 24" Rebar with Cap; thence S 58 deg. 12 min. 11 sec. E a distance of 476.01 feet to a found MHTC Boundary Marker, being the POINT OF BEGINNING; thence S 58 deg. 50 min. 32 sec. E a distance of 142.57 feet to a set 5/8"x 24 "Rebar with Cap; thence S 33 deg. 36 min. 07 sec. E a distance of 204.91 feet to a set 5/8"x 24"Rebar with Cap; thence N 88 deg. 14 min. 23 sec. W a distance of 73.28 feet to a found MHTC Boundary Marker; thence N 33 deg. 48 min. 42 sec. W a distance of 291 feet to the POINT OF BEGINNING; containing 0.34 acres, more or less.












Grid North of the Missouri
Coordinate System of 1983
East Zone



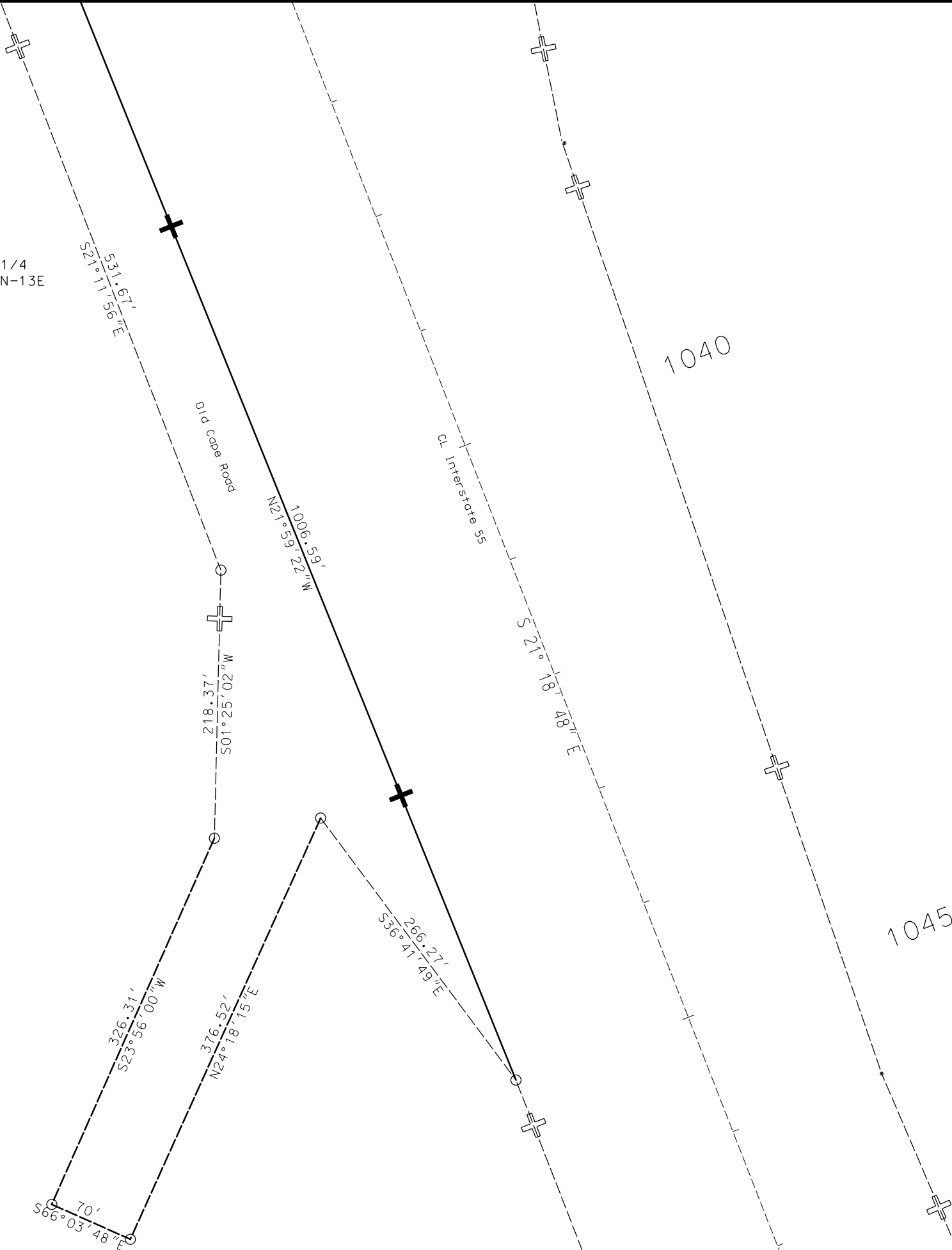
SCALE

LEGEND

-  - USPSS CORNER
-  - SET MONUMENT
(SET 5/8"X24" REBAR w/ CAP)
-  - FOUND STEEL
MHTC BOUNDARY MARKER
-  - MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION
-  - NEW MHTC BOUNDARY LINE
(CONTROLLED ACCESS)
-  - MHTC PERMANENT EASEMENT
-  - EXISTING MHTC BOUNDARY
-  - LINE NOT TO SCALE
-  - DEED PROPERTY LINE


SE 1/4
21-31N-13E

SW 1/4
22-31N-13E



Item 11.

MISSOURI HIGHWAYS AND TRANSPORTATION
COMMISSION



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

DISTRICT: SE

SCALE: 1" = 50'

DATE PREPARED: 10/29/2024

SHEET: 3 OF 3

ROUTE: BUS. 55

PROJECT: J9P3460

COUNTY: CAPE GIRARDEAU

TOWNSHIP: 31N

RANGE: 13E

PROJECT SURVEYOR: Bryan J. Ferguson

SURVEY FOR: MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

J9P3460: Jackson DDI

Business Route 55 / Interstate 55

T31N R13E Sec. 21 & 22

Cape Girardeau County, Missouri

48

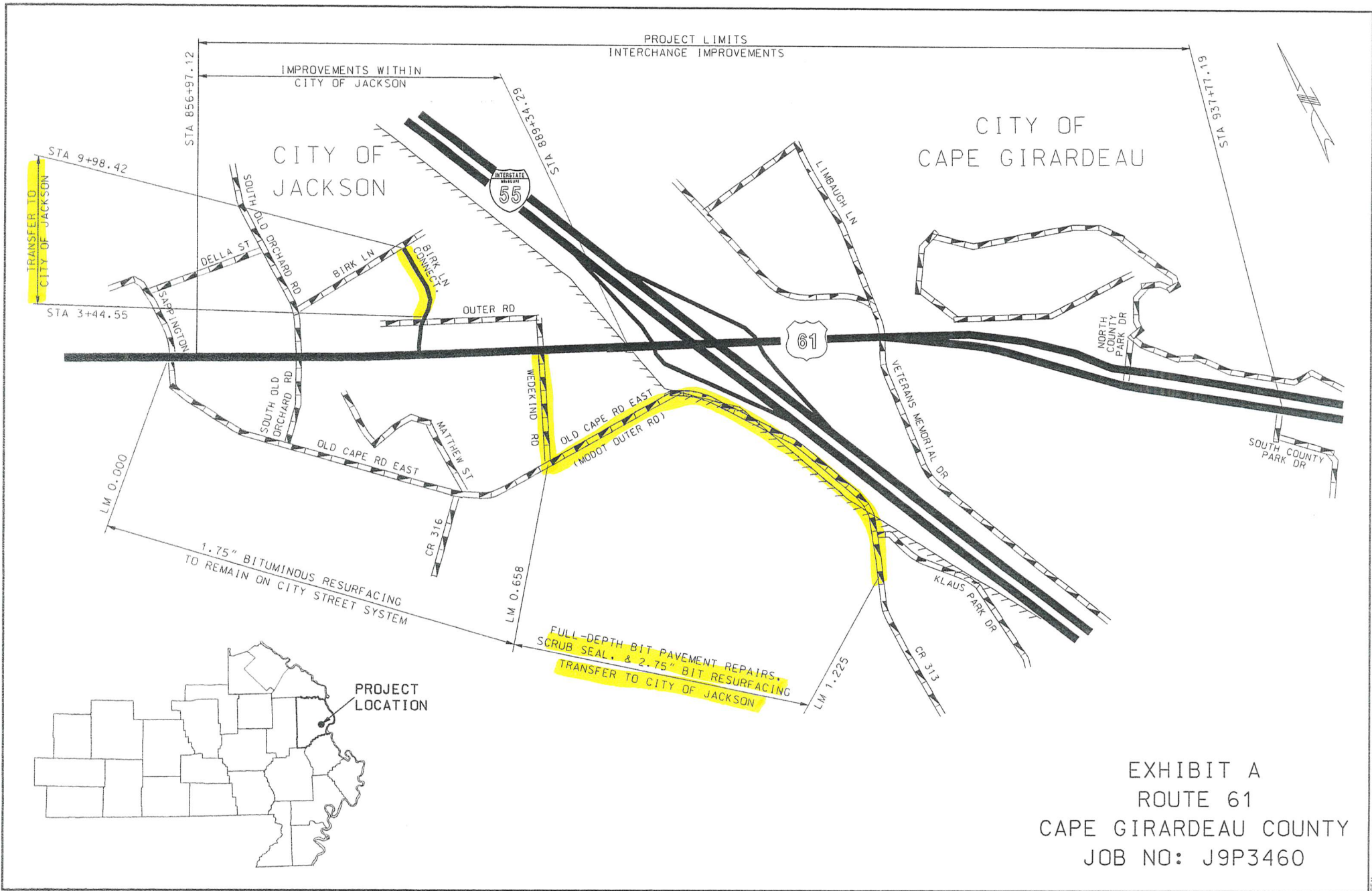


EXHIBIT A
ROUTE 61
CAPE GIRARDEAU COUNTY
JOB NO: J9P3460