



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN STUDY SESSION
Monday, December 04, 2023 at 6:20 PM
Board Chambers, City Hall, 101 Court St.

AGENDA

DISCUSSION ITEMS

1. Annual report of SEMO Redi
- [2.](#) Cape Girardeau County Assessor Aerial Photography Project
- [3.](#) Civic Center Pavilion Project – bid tabulation
- [4.](#) Disposal of Stockpiled Brush Program – Change order no. 2
- [5.](#) Text amendment to Chapter 65 (Zoning) of the Code of Ordinances, relative to tow companies
6. Discussion of previously tabled items (unspecified)
7. Additional items (unspecified)

Posted on 12/01/2023 at 4:00 PM.



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: November 30, 2023

RE: Request to Participate in Countywide Aerial Photography

The County Assessor has requested the City of Jackson participate in the cost of updated aerial photography. The last aerial photography was in 2021, and the city participated along with the City of Cape Girardeau. Both cities have been asked to participate again in this project. The proposal is currently being evaluated by staff to ensure it is the most economical and useable option for updated photography. If it is found to be the best option, an agreement will be developed with the county and brought to the Board for approval at a future meeting.



Robert L. Adams
Assessor
Cape Girardeau County
1 Barton Square, Suite 201
Jackson, MO 63701
(573)243-2468

November 14, 2023

James Roach
City Administrator
City of Jackson
101 Court Street
Jackson, MO 63755

Dear Mr. Roach:

The Cape Girardeau County Assessor respectfully requests the City of Jackson to consider helping offset the cost of the 2024 aerial digital photography project. In addition to new photography, this project provides higher resolution sub 3" ortho and oblique photography of the incorporated areas of the City of Jackson, as well as the remainder of Cape Girardeau County (approximately 38,000 parcels).

The photography is accessible through cloud-based applications, namely EagleView Cloud (formerly CONNECTExplorer). This subscription provides widgets allow for the use of measuring tools within the oblique views, which is helpful both to staff and the public. The imagery will fully integrate with Esri's Web Appbuilder products and all ArcGIS for Local Government Solution Products. As the City of Jackson expands its use of ArcGIS products, the potential uses are limitless. Information about the new EagleView Cloud platform can be found at <https://www.eagleview.com/product/eagleview-cloud/government/>

The cost of this project, including the EagleView Cloud subscription, is roughly \$285,386, payable over a three-year period. We ask the City of Jackson to participate by contributing \$30,000, or roughly 11% of the cost. If necessary, this payment can be made payable over three years. In exchange for the contribution, we will maintain access for the City of Jackson and will authorize integrated GIS use for official purposes.

This project is a significant cost to the Cape Girardeau County Assessor, but we deem it a necessary tool for both county and public use. We appreciate the city's consideration.

Sincerely,

Robert L. Adams, Assessor



MEMO

To: Mayor and Board of Aldermen
From: Jason Lipe, Parks and Recreation Director
Date: Thursday, November 30, 2023
Re: Civic Center Pavilion Bid Tabulation

City staff solicited bids for the construction of a pavilion at the Civic Center. Two bids were submitted, with Mark Sander Construction Company, Inc. submitting the lowest bid. Staff has reviewed the bids, along with the consulting engineer, and hopes to make a recommendation for award at the December 18 Board of Aldermen Meeting.



Civic Center Pavilion Project
Bid Opening 10:30 AM, November 22, 2023

Company	Base Bid
Mark Sander Construction Company Inc	\$ 32,335. ⁰⁰
ParkScape Solutions	\$ 105,310. ⁰⁰

Witness: Kacie Wailey
Opened By: Rodney Ballinger



MEMO

To: Mayor Dwain Hahs and Members of the Board of Aldermen
From: Rodney Bollinger, Director of Administrative Services
Date: Thursday, November 30, 2023
Re: Disposal of Stockpiled Brush Program

Back in July of this year, Herzog Excavating & Demolition, LLC, of Perryville, Missouri, was hired to complete work on the annual Disposal of Stockpiled Brush Program. The City's stockpiled brush is stored on the tract located behind Mondri on N. High St. (Highway 61) in the Jackson North Industrial Park. The original contract was set up to run through the end of 2023, allowing the City and contractor to negotiate additional work.

Since completion of the original program this summer, another significant pile of brush has accumulated. This proposal is an additional fee to remove the new pile of brush from the site.

With the contractor's good history of working with the City of Jackson on this program and reasonable fee for this additional work, I recommend to the Board of Aldermen this change order be accepted.



Herzog Excavating & Demolition LLC

24 Green Meadows Ln

Perryville, MO 63775

jlherzog16@hotmail.com

November 24, 2023

City Of Jackson

101 Court St.

Jackson, Missouri 63755

Disposal of Stockpiled Brush Program

The bid proposal for the brush clean up and disposal located at the city dumpsite at the end of Cane Creek Road in Jackson Missouri, 63755, is the amount of \$10,500.00.

The cleanup and disposal of the brush pile (brush pile is roughly ½ size of original pile that was removed) is the amount of \$8,500.00.

The cleanup and disposal of the grass clippings, as well as the cleanup and disposal of the extra chippings is the amount of \$2,000.00.

The total amount proposed for this project is \$10,500.00.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Joseph Herzog", with a long horizontal flourish extending to the right.

Herzog Excavating & Demolition LLC



City of Jackson

CHANGE ORDER

PROGRAM: Disposal of Stockpiled Brush

DATE OF ISSUANCE: December 18, 2023

CHANGE ORDER NO.: 2

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

CONTRACTOR: Herzog Excavating & Demolition, LLC – 24 Green Meadows Ln., Perryville, Missouri 63775

THIS CHANGE ORDER MODIFIES THE ORIGINAL CONTRACT AS FOLLOWS:

This is an additional cost to remove a new pile of brush from the site.

See Attachments

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIME
Original Contract Price: \$28,600.00	Original Contract End Date: December 31, 2023
Previous Change Orders: \$5,500.00	Net Change from Previous Change Orders: 0
Contract Price prior to this Change Order: \$34,100.00	Contract End Date prior to this Change Order: December 31, 2023
Net Increase (Decrease) of this Change Order: \$10,500.00	Net Increase (Decrease) of this Change Order: 0
Contract Price with all approved Change Orders: \$44,600.00	Contract End Date with all approve Change Orders: December 31, 2023

Recommended By:


Director of Administrative Services

Date

Approved By:

Mayor, City of Jackson

Date

Accepted By:

Authorized Representative
of the Contractor

Date

MEMO



TO: Mayor Hahs and Members of the Board of Aldermen
FROM: Larry Miller, Building & Planning Manager
DATE: December 1, 2023
SUBJECT: Text amendment to chapter 65 (Zoning) of the Code of Ordinances relative to tow companies.

- I will discuss the proposed text amendment to chapter 65 regarding tow companies.

~~*Automotive Repair Shop.* Any person partnership, corporation, fiduciary, association or other entity that is principally engaged in the business of repairing damaged motor vehicles or fixing mechanical/electrical parts on an automobile. that becomes inoperative.~~

Automotive Repair Shop. Any person or other entity that is principally engaged in repairing damaged motor vehicles or fixing mechanical/electrical parts on an automobile.

~~*Auto salvage yard or junkyard.* A yard, lot, or place covered or uncovered, outdoors or in an enclosed building where motor vehicles are disassembled, dismantled, junked, wrecked, or inoperable. Excluding public and private garages.~~

Auto salvage yard. A yard, lot, or place covered or uncovered, outdoors or in an enclosed building where motor vehicles are disassembled, dismantled, junked, wrecked, or inoperable. Excluding public and private garages.

~~*Privacy Fence.* A privacy fence is a sight-obscuring fence that blocks the area enclosed by the fence from view from neighboring properties or public right of way. It is designed to conceal from view the activities conducted behind it that will visually isolate, conceal, and seclude objects, things, places, or people.~~

Privacy Fence. A privacy fence is a sight-obscuring fence that blocks the area enclosed by the fence to conceal from view the activities conducted behind it that will visually isolate, conceal, and seclude objects, things, places, or people.

~~*Towing company.* Any person, partnership, corporation, fiduciary, association, or other entity that operates a wrecker or towing service that to tows, removes, or temporarily stores inoperable vehicles.~~

Tow Company. Any person or entity that operates a wrecker or towing service to tow, remove, or temporarily store inoperable vehicles.

Sec. 65-12. - C-2 General commercial district regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the C-2 General commercial district. The purpose of the C-2 General commercial district is to provide areas for general commerce and services typically associated with major thoroughfares.

(1) *Use regulations.* A building or premises shall be used only for the following purposes:

- ww. The following uses when located fifty (50) feet or more from any residential district (as measured to the property line) and separated from an adjacent residential district by a privacy fence:

35. Towing company with all storage indoors or enclosed within a privacy fence and a special use permit only.

Sec. 65-16. - I-1 Light industrial district regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the I-1 Light industrial district. The purpose of the I-1 Light industrial district is to provide areas for light industrial uses that create a minimum amount of nuisance outside the plant, are conducted entirely within enclosed buildings, use the open area around such buildings only for limited storage of raw materials or manufactured products, and provide for enclosed loading and unloading berths when feasible.

- (1) *Use regulations.* All uses permitted herein shall not be obnoxious or offensive by reason of the emission of smoke, dust, fumes, gas, odors, noise, or vibrations beyond the confines of the premises. A building or premises shall be used only for the following purposes:

- jj. The following uses when located not less than fifty (50) feet from any residential district (as measured to the property line):

58. Towing company with all storage indoors or enclosed within a privacy fence that is ten (10) feet tall ~~or greater.~~

Towing company with all storage indoors or enclosed within a privacy fence that is ten (10) feet tall.

59. Auto Salvage yard ~~or junkyard with all storage indoors or enclosed with a privacy fence that is (10) feet tall or greater~~ a special use permit only.

Auto Salvage yard with a special use permit only.

60. Any other light industrial use of a similar character which is not specifically permitted herein, with a special use permit only, and only when such use is consistent with the intent and purpose of the I-1 Light industrial district.

Sec. 65-17. - I-2 Heavy industrial district regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the I-2 Heavy industrial district.

- (1) *Use regulations.* All uses permitted herein shall not be obnoxious or offensive by reason of the emission of smoke, dust, fumes, gas, odors, noise, or vibrations

beyond the confines of the premises. A building or premises shall be used only for the following purposes:

jj. The following uses when located not less than fifty (50) feet from any residential district (as measured to the property line) and separated by a privacy fence:

64. Towing company with all storage indoors or enclosed within a privacy fence that is ten (10) feet tall ~~or greater.~~

Towing company with all storage indoors or enclosed within a privacy fence that is ten (10) feet tall.

65. Auto Salvage yard ~~or junkyard with all storage indoors or enclosed with a privacy fence that is (10) feet tall or greater~~ a special use permit only.

Auto Salvage yard with a special use permit only.

66. Any other business, commercial, or industrial use of a similar character which is not specifically permitted herein, with a special use permit only, and only when such use is consistent with the intent and purpose of the I-2 Heavy industrial district.