

December 1, 2025

Mr. Rodney W. Bollinger  
Administrative Services Director  
City of Jackson  
101 Court St.  
Jackson, Missouri 63755

RE: City of Jackson Closed Landfill Permit Boundary Modification

Dear Mr. Bollinger,

We understand that the City of Jackson, Missouri (City) owns the closed Jackson Sanitary Landfill (Landfill), located at the northwest quarter of fractional Section 17 and a part of Lots 7 and 16 of Survey 2196, Township 31 North, Range 12 East in Cape Girardeau County, Missouri (Property). The Landfill was originally permitted to accept waste within 54.5 acres of the Property, but closed prematurely with 14.4 acres of waste due to the implementation of Subtitle D of the Resource Conservation and Recovery Act (RCRA). The Landfill is approaching the conclusion of its 30-year post-closure care period on November 1, 2026, and the City is exploring future uses for the Property after this milestone is reached.

While supporting the City in assessing future uses of the Property, Burns & McDonnell Engineering Company, Inc. (Burns & McDonnell) has identified the opportunity to mitigate future environmental liability of the Property by reducing the Landfill's permitted footprint to reflect its prematurely closed conditions. Outlined herein is our proposed approach to assist the City through the process of modifying their permitted Landfill boundary.

## Project Summary

To support the City in modifying their closed Landfill's permitted boundary, Burns & McDonnell will facilitate a survey of the permitted and proposed waste boundaries, lead a virtual meeting with the City and the Waste Management Program (WMP) of the Missouri Department of Natural Resources (MDNR) to introduce the project's intent, and prepare the required supporting documents to submit a Request for Permit Modification through MDNR.

## Scope of Services

The proposed scope of work is outlined below.

### Task 1: Regulatory Coordination, Project Management, and Meetings

Burns & McDonnell will conduct a review of applicable state regulations for information pertinent to the proposed permit modification. Key members of the Burns & McDonnell project team will then facilitate a virtual project kickoff meeting with the City to review the scope, schedule, and discuss the preliminary findings.

Next, Burns & McDonnell will lead a virtual meeting with the City and MDNR's WMP to introduce the proposed modification to the Landfill boundary and identify associated MDNR permitting requirements. This task includes three additional virtual progress meetings with the City throughout the course of the project and a comment review meeting with the City and MDNR's WMP upon their initial review of the Task 3 deliverable.

### Task 2: Proposed Landfill Boundary Survey

Burns & McDonnell will subcontract a surveyor to conduct a boundary survey of the Landfill property including parcels 14-400-17-00-002.00-0000, 14-100-08-00-010.00-0000, 14-400-17-00-003.00-0000, and 14-400-17-00-003.01-0000. The survey will capture both the current permitted Landfill boundary

and the proposed reduced Landfill boundary. The proposed Landfill boundary is anticipated to encompass the two southeasternmost parcels shown to include buried waste in the Landfill's closure documentation: 14-400-17-00-002.00-0000 and 14-400-17-00-003.01-0000 of the property.

Task 2 deliverables include one existing and one proposed boundary survey PDF sealed by a licensed surveyor in the state of Missouri.

### Task 3: Permit Modification Documents

Burns & McDonnell will then prepare and submit an engineering report, figure, and cover letter to the WMP of the MDNR supporting the modification of the Landfill's current permitted waste boundary.

Information anticipated to be required as part of this engineering report includes:

- Permitted and proposed Landfill boundaries
- Neighboring properties
- Borrow area(s)
- Environmental monitoring
- Waste in place

In addition to the boundary survey, a desktop review of historical aerial imagery will be conducted to compare the extent of past landfilling activity to formal closure documentation.

The permit modification documents will be provided to the City for review and approval prior to its submittal to MDNR's WMP. If necessary, Burns & McDonnell will incorporate comments from both the City and MDNR's WMP and resubmit.

### Compensation

Burns & McDonnell's proposed lump sum cost to perform the Scope of Work described above is provided below.

Task	Proposed Cost
1: Regulatory Coordination, Project Management, and Meetings	\$10,000
2: Landfill Boundary Survey	\$8,000
3: Permit Modification Documents	\$22,000
<b>Lump Sum Total</b>	<b>\$40,000</b>

The total lump sum cost will not be exceeded without prior authorization from the City. This scope will be performed in accordance with the *Master Services Agreement* dated September 18, 2015 and associated *Addendum to Master Services Agreement* dated January 21, 2025 between Burns & McDonnell and the City of Jackson, Missouri (City). Monthly statements will be based on project percent complete at the end of the preceding month. For additional, reduced, or changed scope of services, the amount of payment shall be adjusted by an amount mutually agreeable to the City and Burns & McDonnell.

### Assumptions & Clarifications

- All meetings, unless otherwise noted, are assumed to be held virtually via Microsoft Teams.
- The City will aid by placing at Burns & McDonnell's disposal all available information pertinent to the Scope of Work. Burns & McDonnell will rely on the information made available by the City as accurate without independent verification.
- It is assumed that the two parcels proposed as the future Landfill boundary in Task 2 will encompass the Landfill's waste fill areas, borrow area, stormwater management infrastructure, and a buffer distance from neighboring properties as required by MDNR's WMP.

- Based on preliminary conversations with MDNR's WMP, a licensed survey demonstrating the Landfill's current and proposed property boundary is sufficient for this request for permit modification. An allowance of \$8,000 has been included for Task 2 for this requirement. Additional survey needs or additional costs (topography, utilities, etc.) will be agreed upon in writing prior to initiating.
- MDNR's WMP has indicated that only the information described in Task 3 is required to support a Request for Permit Modification based on a change of permitted waste boundary. Further submittal requirements may be subject to an increase in contract price.
- One round of minor revisions each for City and MDNR WMP comments is anticipated for the engineering report deliverable.
- MNDR's WMP has published a turnaround time of 6 months for review of Requests for Permit Modification. Burns & McDonnell has no control over the length of regulatory review, which will determine the schedule for Task 3.
- No intrusive waste or soil investigation (test pits or borings) is included in this scope of work. Burns & McDonnell will rely on existing Landfill documents to estimate the extent, depth, and types of waste in place onsite.

We look forward to working with you and the entire team. If you have any questions, please contact us at the information provided below.

Sincerely,

Burns & McDonnell Engineering Company, Inc.



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