



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: April 16, 2025

RE: Memorandum of Understanding – The Villas of West Park for Williams Creek Phase 3 / Old Orchard Sewer Extension

The attached Memorandum of Understanding with the Villas of West Park regards an addition to the Williams Creek Phase 3 Sewer Extension, which is currently out for bid.

This project began as individual negotiations between the City and Bill King (KB413, LLC), and the City and Brandon Williams (The Villas of West Park, LLC) to provide sewer service to commercially developable properties on South Old Orchard Road with funding from the city's newly created Economic Development fund or AARPA funds.

The engineer's estimate of the construction (excluding engineering) is \$345,815 and the MOU agreements with these two developers would reimburse \$87,500 of the construction costs from each. Easement acquisition for the full project ran into a hitch when one property owner could not grant an easement due to proximity to their existing propane tanks. We then put the portion continuing to the Villas property on hold and continued forward with obtaining a Memorandum of Understanding with KB413, LLC. The remainder of the project was redesigned along a different route.

The portion to serve the KB413, LLC building (currently Freedom Fitness) is currently out to bid and bids will be opened on April 29th.

With the approval of this MOU, the remainder of the sewer main extension can be added by Change Order to the contract. The full project would then reach a point near the north end of the Villas property from where they could continue a future sewer main extension across their developable property.

As always, if you have questions, please contact me at jsanders@jacksonmo.org or 573-243-2300 x 2031.