



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, January 05, 2026 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, Mike Seabaugh, Eric Fraley, Mark Unger, David Reiminger, Shana Williams, and Wanda Young. Present-7; Absent-1: Katy Liley

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 Alderman Unger, to adopt the agenda, as presented. Ayes-7; Nays-0; Absent-1.

Motion to Approve the Minutes of the)
December 15, 2025, Regular Board)
Meeting)

Motion made by Alderman Unger, seconded by Alderwoman Young, to approve the minutes of the preceding Regular Board Meeting of Monday, December 15, 2025. Ayes-7; Nays-0; Absent-1.

Motion to Approve Bills of)
December, 2025)

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

Motion to Change the Date of the Board)
of Aldermen Regular Meeting and Study)
Session in Observance of the)
Presidents' Day holiday)

Motion made by Alderman Reiminger, seconded by Alderwoman Williams, to change the date of the Board of Aldermen Regular Meeting and Study Session from Monday, February 16, 2026, to Tuesday, February 17, 2026, in observance of the Presidents' Day holiday. Ayes-7; Nays-0; Absent-1.

Motion to Approve Change Order No. 1)
to Nip Kelley Equipment Company, Inc.,)
relative to the Water System Facility)
Plan Implementation Project, Phase 2,)
Project 2E – Part 1)

Motion made by Alderman Reiminger, seconded by Alderman Stroder, to approve Change Order No. 1 to Nip Kelley Equipment Company, Inc., extending the contract by 24 working days, relative to the Water System Facility Plan Implementation Project, Phase 2, Project 2E – Part 1. Ayes-7; Nays-0; Absent-1.

Ordinance No. 26-01 Re: To Amend)
Chapter 64 (Historic Preservation) of the)
Code of Ordinances)



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The matter of amending Chapter 64 (Historic Preservation) of the Code of Ordinances, came on for consideration. Alderman Reiminger introduced Bill No. 26-01, being for an ordinance entitled as follows:

AN ORDINANCE AMENDING CHAPTER 64 OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO HISTORIC PRESERVATION; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

On a motion made by Alderman Reiminger, seconded by Alderman Seabaugh, Bill No. 26-01 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. 26-01 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. 26-01 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Unger-aye; Alderwoman Liley-absent; Alderman Stroder-aye; Alderman Fraley-aye; Alderman Reiminger-aye; Alderman Seabaugh-aye; Alderwoman Young-aye; and Alderwoman Williams-aye.

BILL NO. 26-01

ORDINANCE NO. 26-01

AN ORDINANCE AMENDING CHAPTER 64 OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO HISTORIC PRESERVATION; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

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

Section 1. That Chapter 64, Section 64-1, of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended to read as follows:

“Sec. 64-1. - Purpose.

(5) Fostering and encouraging preservation through guidance and support of, restoration, and rehabilitation of the historic structures, areas, and neighborhoods and thereby preventing future urban blight.”

Section 2. That Chapter 64, Section 64-3, of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended to read as follows:

“Sec. 64-3. - Historic preservation commission established.

The historic preservation commission (HPC) shall consist of five (5) members, who are residents of or own property in the City of Jackson, all of whom shall be appointed by the mayor and approved by the board of aldermen. In addition, a member of the board of aldermen shall be appointed to serve as liaison. The mayor shall appoint persons with a demonstrated interest in the historical preservation of the City of Jackson. To the extent available in the community, the HPC shall include professional members representing such disciplines as architecture, architectural history, prehistoric and historic archaeology, planning, urban design, cultural geography, cultural anthropology, folklore, curation, conservation, landscape architecture, law, real estate brokerage, banking, history or other fields related to historic preservation, and residents of historic districts or landmarks or



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potential historic districts or landmarks. An exception is one (1) member of the commission, upon demonstration of professional architectural or preservation knowledge, may be permitted to be a non-resident.”

Section 3. That Chapter 64, Section 64-4, of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended to read as follows:

“Sec. 64-4. -Terms of commissioners.

The terms of office for all members of the HPC shall be periods of three (3) years, except that, of the members of the first HPC first appointed, shall serve respectively for terms of one (1) for one (1) year, two (2) for two (2) years, and two (2) for three (3) years. Members may be reappointed to consecutive terms. Vacancies shall be filled for the unexpired term only. Action to fill vacancies shall be initiated within sixty (60) days. The HPC shall hold at least four (4) meetings per year and any member of the HPC who fails to attend at least fifty (50) percent of all meetings, regular and special, in any calendar year may be removed from membership by the mayor.”

Section 4. That Chapter 64 of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended by **repealing** Section 64-5 in its entirety and reserving said section number for future use.

Section 5. That Chapter 64, Section 64-6, of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended to read as follows:

“Sec. 64-6. - Meetings of commission.

A quorum shall consist of three (3) of the members. All decisions or actions of the HPC shall be made by a majority vote of those members present and voting at any meeting where a quorum exists. Meetings shall be held at regularly scheduled times, allowing Commission members to participate by video conferencing for any roll call votes, to be established by resolution of the HPC at the beginning of each calendar year or at any time upon the call of the chair, but no less than once each quarter. The HPC shall hold at least four (4) meetings per year and any member of the HPC who fails to attend at least fifty (50) percent of all meetings, regular and special, in any calendar year may be removed from membership by the mayor. Public notice of all meetings shall be posted in conformance with standard city policy and RSMo § 610.020. No member of the HPC shall vote on any matter that may materially or apparently affect the property, income, or business interest of that member. The chair, and in their absence the acting chair, may administer oaths and require the attendance of witnesses. All meetings of the HPC shall be open to the public except those allowed closed by state law. The HPC secretary/treasurer shall keep minutes of its proceedings, showing the vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the city clerk and shall be public record. All HPC rules of procedure, designation criteria, design guidelines, and forms shall be available to the public at the office of the city clerk.”

Section 6. That Chapter 64 of the Code of Ordinances of the City of Jackson, Missouri, is hereby further amended by adding a new Section 64-10 entitled “Budget Distribution for Historic Preservation Commission” to read as follows:

“Sec. 64-10. - Budget Distribution for Historic Preservation Commission.



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(a) **Annual Budget Allocation.** The Board of Aldermen shall annually appropriate a dedicated budget for the Historic Preservation Commission (HPC) to support its operations and activities as outlined in this chapter. The budget shall be determined based on the anticipated needs of the HPC, including but not limited to administrative costs, survey and research activities, public education and outreach programs, professional services, and maintenance of records and materials.

(b) **Use of Funds.** The HPC shall utilize the allocated budget for the following purposes:

1. Conducting surveys and research to identify and document historically and architecturally significant properties, structures, sites, and areas within the City of Jackson.
2. Developing and distributing educational materials, such as maps, newsletters, brochures, pamphlets, and programs, to inform the public about the city's historic, archaeological, and architectural heritage.
3. Retaining specialists or consultants, upon approval of the Board of Aldermen, to provide technical expertise for preservation, restoration, or rehabilitation projects.
4. Organizing and sponsoring seminars, workshops, and public hearings to promote historic preservation.
5. Covering administrative expenses, including but not limited to meeting materials, publication of notices, and maintenance of records in the office of the city clerk.
6. Supporting the nomination and designation processes for landmarks and historic districts, including costs associated with public notifications and documentation.

(c) **Supplemental Funding.** The HPC may, with the approval of the Board of Aldermen, seek and accept supplemental funding through federal, state, or private grants, grants-in-aid, gifts, or bequests. Such funds shall be used exclusively to further the purposes of this chapter and shall be managed in accordance with applicable city financial policies.

(d) **Financial Oversight.** The secretary/treasurer of the HPC shall maintain accurate records of all budgeted and supplemental funds, including expenditures and allocations. A detailed financial report shall be included in the HPC's annual report to the Board of Aldermen, submitted in January of each year, outlining the use of funds and their impact on the commission's activities.

(e) **Budget Review.** The HPC shall annually submit a proposed budget to the Board of Aldermen for review and approval as part of the city's budgeting process. The proposed budget shall include a detailed justification of anticipated expenses and align with the HPC's goals and duties as outlined in this chapter."

Section 7. 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 or relettered to accomplish such intention.

Section 8. 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.



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Section 9. That this ordinance shall take effect and be in force from and after its passage and approval.

Section 10. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

FIRST READING: January 5, 2026.

SECOND READING: January 5, 2026.

PASSED AND APPROVED this 5th day of January, 2026, 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. 26-02 Re: To Authorize)
 the Mayor to sign Depository)
 Agreements with First State Community)
 Bank, First Midwest Bank, FM Bank &)
 Trust, US Bank, Southern Bank, and)
 Wood & Huston Bank)

The matter of authorizing the Mayor to sign depository agreements with First State Community Bank, First Midwest Bank, FM Bank & Trust, US Bank, Southern Bank, and Wood & Huston Bank, came on for consideration. Alderman Reiminger introduced Bill No. 26-02, being for an ordinance entitled as follows:

A BILL TO ENACT AN ORDINANCE TO AUTHORIZE SELECTION OF DEPOSITORIES FOR DEMAND DEPOSITS OF CITY FUNDS; AND TO AUTHORIZE THE SELECTION OF DEPOSITORIES FOR THE INVESTMENT OF IDLE CITY FUNDS; AND TO AUTHORIZE THE MAYOR TO SIGN DEPOSITORY AGREEMENTS WITH DEPOSITORIES.

On a motion made by Alderman Reiminger, seconded by Alderwoman Williams, Bill No. 26-02 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 Alderwoman Williams, Bill No. 26-02 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. 26-02 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Fraley-aye; Alderwoman Liley-absent; Alderman Stroder-aye; Alderman Unger-aye; Alderman Reiminger-aye; Alderman Seabaugh-aye; Alderwoman Young- aye; and Alderwoman Williams-aye.

BILL NO. 26-02

ORDINANCE NO. 26-02

A BILL TO ENACT AN ORDINANCE TO AUTHORIZE SELECTION OF DEPOSITORIES FOR DEMAND DEPOSITS OF CITY FUNDS; AND TO AUTHORIZE THE SELECTION OF DEPOSITORIES FOR THE INVESTMENT OF



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IDLE CITY FUNDS; AND TO AUTHORIZE THE MAYOR TO SIGN DEPOSITORY AGREEMENTS WITH DEPOSITORIES.

WHEREAS, the City of Jackson, desires to enter into a depository agreement with **First State Community Bank, First Midwest Bank, FM Bank & Trust, US Bank, Southern Bank, and Wood & Huston Bank**, for the deposit of Demand Deposits or checking account funds; and

WHEREAS, the City of Jackson, desires to enter into a depository agreement with said banks regarding the investment of idle City Funds.

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

1. That the Mayor is hereby, authorized and directed to sign a depository agreement with **First State Community Bank, First Midwest Bank, FM Bank & Trust, US Bank, Southern Bank, and Wood & Huston Bank**. Said agreements are attached hereto and incorporated herein by reference.

2. That all of said depository agreements shall have a one-year term under a depository agreement as required by state statute.

3. That said banks shall be depositories for all demand deposits of checking account funds of the City in an unlimited amount subject only to the deposit of securities as required by; Sections 110.010 and 110.020, RSMo.

4. That said banks shall be authorized to hold idle investment funds of the City, subject to the required deposit of securities as required by Section 110.010 and 110.020, RSMo.

5. The Treasurer of the City shall, whenever the City accumulates idle funds, invest said funds in time certificates of deposits, based upon the highest sealed bids received from the designated depositories. All of such investment funds shall be in One Hundred Thousand Dollars (\$100,000.00) or more increments. The Treasurer shall notify the depositories of available money for bid by phone, electronic transmission or United States Mail.

6. This ordinance shall take effect and be in force from and after its passage and approval and shall repeal all ordinances or parts thereof in conflict herewith.

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CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
Mayor

ATTEST:

Angela Birk (signed)
City Clerk

Motion to Authorize City staff to prepare)
A request on behalf of the City of)
Jackson, Missouri, for a text amendment)
To Chapter 65 (Zoning) of the Code of)
Ordinances, relative to Special Use)
Permits)

Motion made by Alderman Fraley, seconded by Alderman Unger, to authorize City staff to prepare a request on behalf of the City of Jackson, Missouri, for a text amendment to Chapter 65 (Zoning) of the Code of Ordinances, relative to Special Use Permits. Ayes-7; Nays-0; Absent-1.

Motion to Approve Change Order No. 3,)
To Lappe Cement Finishing, Inc., of)
Friedheim, Missouri, relative to the East)
Main Street Pedestrian Walkway Project)

Motion made by Alderman Fraley, seconded by Alderwoman Young, to approve Change Order No. 3, to Lappe Cement Finishing, Inc., of Friedheim, Missouri, extending the contract by three working days, relative to the East Main Street Pedestrian Walkway Project. Ayes-7; Nays-0; Absent-1.

Ordinance No. 26-03 Re: To Authorize)
A contractual agreement with SEMO)
Pets, of Cape Girardeau, Missouri,)
Relative to providing services to the City)
Of Jackson)

The matter of authorizing a contractual agreement with SEMO Pets, of Cape Girardeau, Missouri, relative to providing services to the City of Jackson, came on for consideration. Alderman Fraley introduced Bill No. 26-03, being for an ordinance entitled as follows:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND SOUTHEAST MISSOURI (SEMO) PETS, OF CAPE GIRARDEAU, MISSOURI, RELATIVE TO PROVIDING SERVICES TO THE CITY OF JACKSON; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

On a motion made by Alderman Fraley, seconded by Alderman Unger, Bill No. 26-03 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderman Fraley, seconded by Alderman Unger, Bill No. 26-03 was placed on its second reading and final passage and was read by title, considered discussed, and was duly



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passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 26-03 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Reiminger-aye; Alderman Fraley-aye; Alderwoman Liley-absent; Alderman Stroder-aye; Alderman Unger-aye; Alderman Seabaugh-aye; Alderwoman Young-aye; and Alderwoman Williams-aye.

BILL NO. 26-03

ORDINANCE NO. 26-03

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND *SOUTHEAST MISSOURI (SEMO) PETS, OF CAPE GIRARDEAU, MISSOURI*, RELATIVE TO *PROVIDING SERVICES TO THE CITY OF JACKSON*; 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:

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 **Southeast Missouri (SEMO) Pets, of Cape Girardeau, Missouri**. It is the belief of the Mayor and Board of Aldermen that it is in the best interest of the citizens of the City of Jackson, Missouri, that the City enters into said contract.

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

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

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

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



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CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

By: Dwain L. Hahs (signed)
Mayor

Angela Birk (signed)
City Clerk

City Administrator Matthew Winters)
requests Closed Session)

Now comes forth City Administrator Matthew Winters to request to proceed into closed session for one item, relative to leasing, purchase, or sale of real estate in accordance with Section 610.021(2), RSMo.

Motion to Recess the Meeting to Study)
Session)

Motion made by Alderman Fraley, seconded by Alderman Unger, to recess the meeting at 6:10 P.M., to convene to the Study Session. Ayes-7; Nays-0; Absent-1.

.....
Returned to Open Session at 6:52 P.M., from Study Session.

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

Meeting concluded at 6:52 P.M. On a motion by Alderman Reiminger, seconded by Alderwoman Williams, it is ordered that the Board now convene into closed session for one item, relative to leasing, purchase, or sale of real estate in accordance with Section 610.021(2), RSMo and that the meeting will stand adjourned upon the adjournment of the closed session. On roll call: Alderman Seabaugh-aye; Alderwoman Young-aye; Alderwoman Reiminger-aye; Alderwoman Williams-aye; Alderman Stroder-aye; Alderman Unger-aye; Alderwoman Liley-absent; and Alderman Fraley-aye. Ayes-7; Nays-0; Absent-1.

ATTEST:

Mayor

City Clerk