

**CITY OF JACKSON**

**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**

**Monday, March 16, 2026 at 6:00 PM**

**Board Chambers, City Hall, 101 Court St.**

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**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, Shana Williams, Mike Seabaugh, Eric Fraley, Katy Liley, David Reiminger, Mark Unger, and Wanda Young. Present-8; Absent-0

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-8; Nays-0; Absent-0.

Motion to Approve the Minutes of the )  
March 2, 2026, Regular Board )  
Meeting )

Motion made by Alderwoman Liley, seconded by Alderman Unger, to approve the minutes of the preceding Regular Board Meeting of Monday, March 2, 2026. Ayes-8; Nys-0; Absent-0.

Public Hearing to Consider a Text )  
Amendment to Chapter 65 (Zoning) of )  
The Code of Ordinances relative to the )  
Transfer of Special Use Permits, as )  
Submitted by the City of Jackson, )  
Missouri )

Now comes forth a Public Hearing to consider a Text Amendment to Chapter 65 (Zoning) of the Code of Ordinances relative to the transfer of Special Use Permits, as submitted by the City of Jackson, Missouri.

Now comes forth Building and Planning Manager Larry Miller to present, to the Board and public, the reason for the proposed amendment.

All witnesses to be sworn in by City Clerk Angela Birk prior to their testimony at this public hearing.

No one speaks at the public hearing.

The Public Hearing is now closed by Mayor Hahs.

Motion to Approve the City Collector's )  
Electric, Water & Sewer, Taxes & )  
Licenses, and Refuse Report for )  
February, 2026 )

Motion made by Alderman Unger, seconded by Alderwoman Young, to approve the City Collector's Electric, Water & Sewer, Taxes & Licenses, and Refuse Report for February, 2026. Ayes-8; Nays-0; Absent-0.



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, March 16, 2026 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

**MINUTES**

**CITY COLLECTOR'S REPORT FOR FEBRUARY 2026**

DESCRIPTION	ELECTRIC FUND	WATER FUND	WASTEWATER FUND	LANDFILL FUND	GEN. REV. FUND	TOTAL
Service Charges (includes internal transfers)	1,398,659.50	289,231.03	238,375.58	70,405.80	-	1,996,671.91
Penalties	6,668.80	1,938.19	1,359.73	400.09	-	10,366.81
Sales Tax	39,141.06	8,693.15	-	-	-	47,834.21
Disconnect Fees	-	-	-	-	-	-
Returned Transaction Fees	330.00	-	-	-	-	330.00
Customer Relocation Fees	-	-	-	-	125.00	125.00
Trash Stickers	-	-	-	1,934.00	-	1,934.00
<b>UTILITY COLLECTIONS</b>	<b>1,444,799.36</b>	<b>299,862.37</b>	<b>239,735.31</b>	<b>72,739.89</b>	<b>125.00</b>	<b>2,057,261.93</b>
Adjustments - Penalties	-	-	-	-	-	-
Adjustments - Taxes	-	-	-	-	-	-
Adjustments - Service Fees	-	-	-	-	-	-
<b>NET UTILITY COLLECTIONS</b>	<b>1,444,799.36</b>	<b>299,862.37</b>	<b>239,735.31</b>	<b>72,739.89</b>	<b>125.00</b>	<b>2,057,261.93</b>
Business/Contractor Licenses	-	-	-	-	1,062.50	1,062.50
Event Fees/Misc. Charges	-	-	-	-	-	-
<b>NON-UTILITY COLLECTIONS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,062.50</b>	<b>1,062.50</b>
Misc. Adjustments	-	-	-	-	-	-
Interest on Collector's bank account	-	-	-	-	-	-
Cash in bank	-	-	-	-	-	-
Missouri Sales Tax payment	(39,141.06)	(8,693.15)	-	-	-	(47,834.21)
<b>TO CITY TREASURER</b>					<b>\$</b>	<b>2,013,089.89</b>

Respectfully Submitted,



City Collector



CITY OF JACKSON

MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, March 16, 2026 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

MINUTES

Motion to Approve the February, 2026 )  
 City Clerk's and Treasurer's Reports )

Motion made by Alderwoman Young, seconded by Alderman Seabaugh, to approve the City Clerk's and Treasurer's Reports for February, 2026. Ayes-8; Nays-0; Absent-0.

FUND	FUND BALANCES 02-01-2026	RECEIPTS	TRANSFER OF FUNDS	DISBURSEMENTS	FUND BALANCES 02-28-2026	INVESTMENTS	CASH BALANCE 02-28-2026
<b>ELECTRIC FUNDS</b>							
Operation & Maintenance	-	1,446,106.40	437,658.88	1,883,765.28	-	-	-
Electric Surplus Fund	2,698,520.89	6,696.26	(461,857.07)	19,795.10	2,223,564.98	6,000.00	2,217,564.98
Electric Capital Projects Fund	4,698,957.70	-	-	-	4,698,957.70	3,905,000.00	793,957.70
<b>WATER &amp; SEWER FUNDS</b>							
Water Operation & Maint.	-	300,547.52	(204,864.74)	95,682.78	381,452.23	-	-
Water Revenue Bond Fund	228,174.09	-	153,278.14	-	30,000.00	30,000.00	381,452.23
Water & Sewer Deprec. Res. Fund	30,000.00	-	-	-	50,000.00	50,000.00	-
Water & Sewer Bond Reserve Fund	50,000.00	-	-	-	30,000.00	30,000.00	-
Water & Sewer Contingent Fund	30,000.00	-	-	-	14,117,172.29	11,608,000.00	2,509,172.29
Water & Sewer Surplus Fund	14,056,598.78	84,804.70	31,777.21	56,008.40	882,903.50	765,000.00	117,903.50
Water Replacement Fund	844,292.58	-	38,610.92	6,320.00	393,318.00	-	393,318.00
Water Capital Projects	399,638.00	-	(175,817.17)	65,057.61	-	-	-
Wastewater Operation & Maint.	-	240,874.78	-	-	1,072,308.62	761,000.00	311,308.62
Wastewater Replacement Fund	1,072,308.62	-	-	-	106,646.81	-	106,646.81
Wastewater Capital Projects	106,646.81	-	-	-	289,939.60	-	289,939.60
Wastewater Revenue Bond Fund	156,309.93	-	133,629.67	-	2,217,123.89	1,950,000.00	267,123.89
W & S Construction Fund	2,224,366.39	-	-	7,242.50	734,547.39	337,765.95	396,781.44
General Revenue Fund	1,000,546.98	729,910.92	(97,124.76)	898,785.75	820,228.59	610,000.00	210,228.59
Landfill Fund	809,878.27	84,796.53	(5,983.66)	68,462.55	1,146,414.44	652,000.00	494,414.44
Cemetery Fund	1,135,919.25	33,687.45	(5,308.16)	17,884.10	103,067.92	-	103,067.92
City Park Fund	113,155.06	43,023.71	(6,619.65)	46,491.20	131,880.30	95,000.00	36,880.30
Public Park Foundation Fund	130,380.30	6,000.00	-	4,500.00	358,841.29	-	358,841.29
Recreational Development Fund	328,820.37	39,380.00	-	9,359.08	(121.51)	-	(121.51)
Band Fund	-	25,137.45	(3,691.00)	21,567.96	174,295.25	170,000.00	4,295.25
ARPA Fund	240,263.55	-	-	65,968.30	1,115,434.35	832,038.18	283,396.17
Road Use Tax Fund	1,036,741.03	78,693.32	-	-	332,387.33	209,000.00	123,387.33
Stormwater Maintenance Fund	331,697.33	690.00	-	-	1,010,504.82	782,740.60	227,764.22
Trust and Agency Fund	945,211.71	64,275.00	13,430.00	12,411.89	764,110.71	545,000.00	219,110.71
Health Insurance Fund	738,841.08	41,314.75	153,721.75	169,766.87	18,639.12	-	18,639.12
Inmate Security Fund	18,577.12	62.00	-	-	16,024.92	-	16,024.92
Equitable Sharing Fund	3,617.07	12,407.85	-	-	1,179,234.99	725,455.27	453,779.72
Transportation Sales Tax Fund	1,055,293.70	133,944.29	-	10,003.00	2,200,379.43	-	2,200,379.43
Transportation Capital Projects Fund	2,210,114.92	-	-	9,735.49	2,291,596.11	1,481,325.64	810,270.47
Sales Tax Fund	1,744,237.20	564,207.28	(840.36)	16,848.37	223,222.66	50,000.00	173,222.66
Recreation Sales Tax Fund	173,706.87	81,278.43	-	30,922.28	257,774.16	-	257,774.16
Public Safety Sales Tax Fund	125,024.31	132,749.85	-	-	131,734.99	-	131,734.99
Fire Protection Sales Tax Fund	65,353.05	66,381.94	-	-	785,505.53	540,000.00	245,505.53
Capital Projects Construction Fund	778,356.97	7,148.56	-	-	1,036,010.05	850,000.00	186,010.05
Economic Dev. Reserve Fund	1,016,433.47	-	20,106.12	529.54	0.00	-	0.00
CDBG Grant Fund	20,106.12	-	(20,106.12)	-	4,753.71	-	4,753.71
I-55 Corridor Special Alloc. Fund	3,372.59	1,381.12	-	-	-	-	-
<b>TOTALS</b>	<b>40,621,462.11</b>	<b>4,225,500.11</b>	<b>0.00</b>	<b>3,517,108.05</b>	<b>41,329,854.17</b>	<b>26,985,325.64</b>	<b>14,344,528.53</b>
Respectfully Submitted,					Cash on Hand		1,475.00
<i>Angela Birk</i>					General Account		12,313,938.72
					Collectors Account		2,013,089.89
					Equitable Sharing Fund		16,024.92
Angela Birk, City Clerk/Treasurer					<b>TOTAL</b>		<b>14,344,528.53</b>



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
 Monday, March 16, 2026 at 6:00 PM  
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**MINUTES**

CITY CLERK'S REPORT FOR THE MONTH OF FEBRUARY, 2026

<u>ELECTRIC</u>	8,519.13
<u>WATER</u>	6,090.00
<u>WASTEWATER</u>	0.00
<u>GENERAL REVENUE</u>	58,736.70
<u>LANDFILL</u>	11,962.37
<u>CEMETERY</u>	8,550.00
<u>PARK</u>	1,932.50
<u>PARK FOUNDATION</u>	6,000.00
<u>RECREATIONAL DEVELOPMENT</u>	39,380.00
<u>STORMWATER MAINTENANCE FUND</u>	690.00
<u>TRUST &amp; AGENCY</u>	525.00
<u>HEALTH INSURANCE FUND</u>	1,019.76
<u>INMATE SECURITY FUND</u>	0.00
<u>TRANSPORTATION SALES TAX</u>	1,180.28
<u>RECREATIONAL SALES TAX FUND</u>	14,896.50
<u>REPORT TOTAL</u>	159,482.24

***Water & Light Deposit Accounts***  
 FEBURARY, 2026

Beginning Balance Feburary 1, 2026:	\$301,304.83
<b>TOTAL DEPOSITS</b>	<b>\$12,516.01</b>
<b>TOTAL REFUNDS</b>	<b>\$20,509.22</b>
Ending Balance Feburary 28, 2026:	\$293,311.62

*Balance Consists of :*

Checking Account for FSCB	\$ 83,311.62
Investments	\$ 210,000.00
	<b>\$ 293,311.62</b>

Motion to Approve the hourly rates for )  
 Year 2026, under an existing contract )  
 Agreement with Townsend Tree Service )  
 Company, LLC, of Muncie, Indiana, )  
 Relative to the Electrical Transmission )  
 And Distribution Line Tree Trimming and )  
 Vegetation Control Program )



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**MINUTES**

Motion made by Alderman Reiminger, seconded by Alderwoman Williams, to approve the hourly service rates for the year 2026, under an existing contract agreement with Townsend Tree Service Company, LLC, of Muncie, Indiana, relative to the Electrical Transmission and Distribution Line Tree Trimming and Vegetation Control Program. Ayes-8; Nays-0; Absent-0.

Motion to Approve Task Order )  
Authorization No. 26-07, to Allen & )  
Hoshall, of Memphis, Tennessee, )  
Relative to providing engineering )  
Services under the Electric Line )  
Extension Project along Wanda Lee Way)

Motion made by Alderman Reiminger, seconded by Alderman Stroder, to approve Task Order Authorization No. 26-07, in the amount of \$6,500.00, to Allen & Hoshall, of Memphis Tennessee, relative to providing engineering services under the Electric Line Extension Project along Wanda Lee Way. Ayes-8; Nays-0; Absent-0.

Resolution No. 2026-02 a Resolution to )  
Demonstrate the City of Jackson, )  
Missouri's commitment to public safety )  
And reduction of violent crime to attain )  
The designation of a Missouri Blue )  
Shield Community )

Motion made by Alderman Reiminger, seconded by Alderman Seabaugh, to demonstrate the City of Jackson, Missouri's commitment to public safety and reduction of violent crime to attain the designation of a Missouri Blue Shield Community. Ayes-8; Nays-0; Absent-0.

**RESOLUTION NO. 2026-02**

**RESOLUTION**

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF JACKSON DEMONSTRATING THE CITY'S COMMITMENT TO PUBLIC SAFETY AND THE REDUCTION OF VIOLENT CRIME TO ATTAIN THE DESIGNATION OF A MISSOURI BLUE SHIELD COMMUNITY.**

**WHEREAS**, for decades, the City of Jackson has recognized, acknowledged, and endorsed the value and effectiveness of law enforcement and its tremendous impact on public safety; and,

**WHEREAS**, over the years, the City of Jackson has demonstrated its commitment to law enforcement through investments in recruitment and retention of highly trained officers, advanced training and accreditation, facilities, technology, and equipment; and,

**WHEREAS**, investments in law enforcement are beneficial to reduce violent crime and other offenses within our city; and,

**WHEREAS**, the Jackson Police Department is recognized for its innovative program and data-driven approach, and values its participation in multi-jurisdiction anti-crime task forces and robust collaboration with partner agencies at the federal, state, and local levels; and,

**WHEREAS**, the Jackson Police Department's commitment to excellence and best practices is recognized and reflected through its ongoing accreditation through the Commission on Accreditation for Law Enforcement Agencies (CALEA); and,



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**WHEREAS**, the City of Jackson applauds Governor Mike Kehoe's Safer Missouri anti-crime initiative and his launch of the Missouri Blue Shield designation initiative; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Jackson reaffirms its ongoing commitment to reducing violent crime and support for the men and women of the Jackson Police Department. We enthusiastically seek, and intend to apply for, designation as a Blue Shield Community.

**PASSED** by the Board of Aldermen of the City of Jackson, Missouri, this 16<sup>th</sup> day of March, 2026, by a vote of 8 ayes, 0 nays, 0 abstentions and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)  
Mayor

ATTEST:

Angela Birk (signed)  
City Clerk

Ordinance No. 26-23 Re: To Authorize )  
A Contract with Abbottsford Land )  
Management, LP, of Cape Girardeau, )  
Missouri, relative to the purchase of Lot )  
No. 2 of Abbottsford Land Management )  
LP #1 Subdivision, for the Elevated )  
Water Tank Project at 4010 Ridge Road )

The matter of authorizing the Mayor to sign a contract with Abbottsford Land Management, LP, of Cape Girardeau, Missouri, relative to the purchase of Lot No. 2 of Abbottsford Land Management LP #1 Subdivision, for the Elevated Water Tank Project at 4010 Ridge Road, came on for consideration. Alderman Reiminger introduced Bill No. 26-23, 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 ABBOTTSFORD LAND MANAGEMENT, LP, OF CAPE GIRARDEAU, MISSOURI, RELATIVE TO THE PURCHASE OF LOT NO. 2 OF ABBOTTSFORD LAND MANAGEMENT LP #1 SUBDIVISION; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.**

On a motion made by Alderman Reiminger, seconded by Alderwoman Williams, Bill No. 26-23 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. 26-23 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. 26-23 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Fraley-aye; Alderwoman Liley-aye; Alderman Stroder-aye; Alderman Unger-aye; Alderman Reiminger-aye; Alderman Seabaugh-aye; Alderwoman Young- aye; and Alderwoman Williams- aye.

**BILL NO. 26-23**

**ORDINANCE NO. 26-23**

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF**



## CITY OF JACKSON

### MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, March 16, 2026 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

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### MINUTES

**JACKSON, MISSOURI, AND ABBOTTSFORD LAND MANAGEMENT, LP, OF CAPE GIRARDEAU, MISSOURI, RELATIVE TO THE PURCHASE OF LOT NO. 2 OF ABBOTTSFORD LAND MANAGEMENT LP #1 SUBDIVISION; 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 marked attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **Abbottsford Land Management LP, 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.

FIRST READING: March 16, 2026.

SECOND READING: March 16, 2026.

PASSED AND APPROVED this 16th day of March, 2026, by a vote of 8 ayes, 0 nays, 0 abstentions and 0 absent.

CITY OF JACKSON, MISSOURI



**CITY OF JACKSON**

**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**

**Monday, March 16, 2026 at 6:00 PM**

**Board Chambers, City Hall, 101 Court St.**

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**MINUTES**

(SEAL)

By: Dwain L. Hahs (signed)  
Mayor

ATTEST:

Angela Birk (signed)  
City Clerk

Resolution No. 2026-03 a Resolution to )  
Accept an application for the voluntary )  
Annexation with zoning of 1.39 acres of )  
Property located at 2757 Bainbridge )  
Road, and setting a public hearing for )  
Monday, April 20, 2026, at 6:00 p.m., as )  
Submitted by Craig A. Wilson and )  
Kimberlie M. Wilson as Trustees of The )  
Wilson Joint Revocable Trust )

Motion made by Alderwoman Liley, seconded by Alderman Fraley, to accept an application for the voluntary annexation with zoning of 1.39 acres of property located at 2757 Bainbridge Road, and setting a public hearing for Monday, April 20, 2026, at 6:00 p.m., as submitted by Craig A. Wilson and Kimberlie M. Wilson as Trustees of The Wilson Joint Revocable Trust. Ayes-8; Nays-0; Absent-0.

**RESOLUTION NO. 2026-03**

**RESOLUTION**

**A RESOLUTION RELATIVE TO VOLUNTARY ANNEXATION WITH ZONING  
UNDER THE PROVISIONS OF SECTION 58-12**

WHEREAS, the Mayor and Board of Aldermen of the City of Jackson, Missouri, have received a petition for voluntary annexation with zoning filed under the provisions of the City of Jackson, Missouri, Municipal Code Section 58-12; and,

WHEREAS, the voluntary annexation with zoning is for an area sought to be annexed by the City of Jackson, Missouri; and,

WHEREAS, the Mayor and Board of Aldermen believe it is in the best interests of the citizens of the City of Jackson, Missouri, to proceed with the annexation and zoning of said parcel of real estate.

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

Section 1. That there has been presented on the 26<sup>th</sup> day of February, 2026, to the Board of Aldermen of the City of Jackson, Missouri, a verified petition for annexation with zoning, signed by the owners of all fee interests of record, to-wit: Craig A. Wilson and Kimberlie M. Wilson as Trustees of The Wilson Joint Revocable Trust, in the tracts of real property located within the area



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**MINUTES**

described in said petition, which area is proposed to be annexed to the City of Jackson, Missouri, and which petition requests the annexation of such area into the city limits of the City of Jackson, Missouri; a copy of said petition is attached hereto and made a part hereof by reference as Exhibit A.

Section 2. No part of said real property sought to be annexed by the petition attached hereto is included in any incorporated municipality.

Section 3. That the real property described in the annexation petition attached hereto is contiguous to the existing corporate limits of the City of Jackson, Missouri.

Section 4. That, in accordance with the provisions of Section 58-12, a public hearing shall be held concerning this matter on the 20<sup>th</sup> day of April, 2026, at 6:00 p.m. at the City Hall in the City of Jackson, Missouri.

Section 5. That the City Clerk is hereby authorized and directed to cause a notice of such hearing to be published at least seven days prior to the date of the hearing in a newspaper of general circulation in Cape Girardeau County, Missouri, which is qualified to publish legal matters.

PASSED by the Board of Aldermen of the City of Jackson, Missouri, this 16<sup>th</sup> day of March, 2026, by a vote of 8 ayes, 0 nays, 0 abstentions and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

By: Dwain L. Hahs (signed)  
Mayor

Angela Birk (signed)  
City Clerk

Ordinance No. 26-24 Re: To Approve a )  
Text Amendment to Chapter 65 (Zoning))  
Of the Code of Ordinances, relative to )  
The transfer of Special Use Permits, as )  
Submitted by City of Jackson, Missouri )

The matter of approving a text amendment to Chapter 65 (Zoning) of the Code of Ordinances, relative to the transfer of Special Use Permits, as submitted by the City of Jackson, Missouri, came on for consideration. Alderwoman Liley introduced Bill No. 26-24, being for an ordinance entitled as follows:

**AN ORDINANCE AMENDING CHAPTER 65 OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO SPECIAL USE REGULATIONS; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.**



## CITY OF JACKSON

### MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, March 16, 2026 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

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### MINUTES

On a motion made by Alderwoman Liley, seconded by Alderman Unger, Bill No. 26-24 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. 26-24 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. 26-24 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Reiminger-aye; Alderman Unger-aye; Alderwoman Young-aye; Alderman Stroder-aye; Alderman Seabaugh-aye; Alderman Fraley-aye; Alderwoman Liley-aye; and Alderwoman Williams-aye.

**BILL NO. 26-24**

**ORDINANCE NO. 26-24**

**AN ORDINANCE AMENDING CHAPTER 65 OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO SPECIAL USE REGULATIONS; 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 65, Article I, Section 65-24, of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended to read as follows:

**“Sec. 65-24. Special use regulations.**

Subject to the provisions of this section, the Board of Aldermen of the City of Jackson may, after a public hearing before the board of aldermen, and after study and report by the city planning and zoning commission, authorize the special uses enumerated in this section in any district as herein qualified from which such uses are otherwise prohibited based on whether such buildings or use will:

- (1) Substantially increase traffic hazards or congestion.
- (2) Adversely affect the character of the neighborhood.
- (3) Substantially increase fire hazards.
- (4) Adversely affect the general welfare of the community.
- (5) Overtax public utilities.
- (6) Be in conflict with the city's comprehensive plan.

If the board's findings should be negative to the above, then the application may be granted; if affirmative as to any subject, then such permit shall be denied. In the granting of a special use permit, the board of aldermen may impose, and the planning and zoning commission may recommend, in writing, appropriate conditions and safeguards as may be deemed necessary to ensure compliance with the requirements of this zoning ordinance and to protect adjacent property and conserve property values.

Special use permits shall be classified by the board of aldermen at the time of granting as either (i) primarily authorizing physical alterations to a building, structure, or grounds or (ii) primarily authorizing a specific type of use or activity



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on the property. Permits classified under (i) shall run with the land, shall remain valid and binding on all subsequent owners of the property without the need for a new permit, and shall not expire or require renewal so long as the physical alterations remain in full compliance with the terms and conditions of the permit and this chapter. Permits classified under (ii) shall be personal to the applicant and shall not automatically transfer upon change of ownership; however, if the new owner intends to continue the same approved special use under the same conditions, the permit shall remain valid and shall transfer to the new owner without the need for a new application. Any proposed change, expansion, or alteration of the special use shall require a new special use permit application, and the board of aldermen shall review the application to determine whether to grant a new permit under the standards of this section.

Applications for special use permits, other than applications caused by a change in ownership, shall be made and processed in the same manner as provided for zoning amendments in section 65-29.

The following special uses are authorized, providing they comply with all the regulations set forth in this chapter for the district in which such use is located.

- a. Any uses for which special use permits are required by other sections of this chapter.
- b. Proprietary uses associated with churches and similar places of worship.
- c. Certain home occupations under special conditions in an R-1, R-2, R-3, or R-4 district.
- d. Fraternal organizations and private clubs in an R-1 and R-2 district.
- e. Cemeteries and mausoleums in any residential or commercial district.
- f. Bed and breakfast dwellings in an R-2 or R-3 district.
- g. Petroleum product storage in an I-1 district, excluding gasoline storage tanks at retail gasoline stations.
- h. Certain heavy industrial uses in an I-2 or I-3 district.
- i. Mobile homes/manufactured homes/mobile office.
  1. *Mobile home—Emergency use.* A single mobile home may be located on any lot or tract in any commercial or industrial district for emergency residential purposes and temporary residential use by applicant upon issuance of a special use permit for a period not to exceed twelve (12) months. The holder of a special use permit hereunder may submit an application for no more than one (1) extension hereunder. The original special use permit and extension thereof shall in no event exceed a twenty-four (24) month period.
  2. *Mobile office/mobile office unit.* A single mobile office unit may be located on any lot or tract in any commercial or industrial district for use as an office unit only and not for residential uses, upon the grant of a special use permit, subject to the following conditions:
    - i. The term shall not exceed two (2) years on the initial permit. Subsequent permits may be obtained for periods not to exceed twelve (12) months.



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- ii. The lot or tract upon which the mobile office is to be located shall contain no less than ten thousand (10,000) square feet.
  - iii. The mobile office so utilized shall not be converted to real property under Missouri Statutes unless same is in full and complete compliance with all city codes including, but not limited to, zoning and building codes.
  - iv. Any other condition that the board of aldermen, in its sole discretion, believes necessary to provide sufficient compatibility with the spirit and intent of the code.
- j. Commercial, recreational, or amusement development for temporary or seasonal periods only.
- k. Commercial radio or television tower or broadcasting station, provided the following special conditions are met:
- 1. If the proposed tower is located within one (1) mile of an existing tower(s), evidence must be submitted demonstrating why the existing tower(s) is not suitable or available for co-use.
  - 2. The tower is designed to accommodate the co-use of at least two (2) other providers and made available to other providers for co-use for reasonable terms. A notarized statement shall be provided as to the ability of the tower for co-use.
  - 3. The design of the tower and accessory structures shall maximize the use of building materials, colors, textures, screening, and landscaping that effectively blend the facilities within the surrounding natural setting and environment.
  - 4. The tower shall be set back from the right-of-way line of any public street up to a distance equal to the height of the tower.
  - 5. Towers or antennas located on structures shall not extend more than thirty (30) feet above the highest point of the structure.
  - 6. The tower and antennas shall meet all federal regulations, including but not limited to, Federal Communications Commission (FCC) emission standards and Federal Aviation Administration (FAA) lighting requirements.
  - 7. Any tower that is no longer in use for a telecommunications purpose shall be removed at the owner's expense. The owner of the tower shall provide the city with a copy of the notice to the FCC of intent to cease operations. All obsolete and abandoned towers and accessory facilities shall be removed within six (6) months of cessation of use. In the case of multiple operators sharing use of a single tower, this provision shall not become effective until all users cease operations. The applicant shall submit an executed agreement to ensure compliance with this requirement. If the owner fails to remove an obsolete tower, the city may cause the tower to be removed and issue a special assessment tax bill for the cost of said removal, which shall be a lien against the real property affected.
- l. Buildings in excess of the height and story requirements set forth in section 65-19.



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- m. Parking lots on land in residential districts, within three hundred (300) feet from the boundary of any commercial or industrial district, provided the following standards are met:
1. Ingress and egress to such lot shall be from a street directly serving the commercial, business, or industrial district.
  2. No business involving the repair or service of vehicles, or sale, or display thereof shall be conducted from or upon such parking areas.
  3. No structures shall be erected on the parking area except as provided for under item m.7 hereof.
  4. No sign shall be erected on the parking area except as approved by the board of aldermen.
  5. Parking areas shall be used for the parking of patrons using private passenger vehicles only and no charge shall be made for parking within such premises.
  6. The parking shall be set back in conformity with the established or required yards for residential uses; and, where a parking area adjoins a dwelling use, it shall have a minimum side yard of ten (10) feet.
  7. The parking area shall be suitably screened or fenced, paved and drained, lighted and maintained free of debris.
- n. Airports, heliports, private air strips and helipads.”

**\*\*\*\* Note to Codifier: Please replace the old Section 65-24 with this amended Section 65-24.**

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.

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: March 16, 2026.

SECOND READING: March 16, 2026.



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PASSED AND APPROVED this 16th day of March, 2026, by a vote of 8 ayes, 0 nays, 0 abstentions and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

By: Dwain L. Hahs (signed)  
Mayor

Angela Birk (signed)  
City Clerk

City Administrator Matthew Winters to )  
Make Available a Copy of the Missouri )  
Public Utility Alliance (MPUA) Board of )  
Directors, Missouri Joint Municipal )  
Electric Utility Commission, Missouri Gas )  
Commission, and MPUA Resource )  
Services Corporation Meeting, dated )  
December 11, 2025 )

Now comes forth City Administrator Matthew Winters to make available a copy, to the Mayor and Board of Aldermen, of the Missouri Public Utility Alliance (MPUA) Board of Directors, Missouri Joint Municipal Electric Utility Commission, Missouri Gas Commission, and MPUA Resource Services Corporation Meeting, dated December 11, 2025, upon their request.

Motion to Adjourn the Meeting )

Meeting concluded at 6:13 P.M., on a motion made by Alderman Fraley, seconded by Alderwoman Liley, to adjourn the meeting. Ayes-8; Nays-0; Absent-0.

ATTEST:

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**City Clerk**