



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

AGENDA

CALL TO ORDER

INTRODUCTION OF GUESTS/VISITORS

ADOPTION OF AGENDA

1. Motion adopting the Regular Meeting Agenda.

APPROVAL OF MINUTES

2. Motion approving the Minutes of the Regular Meeting of March 2, 2026.

PUBLIC HEARINGS

3. Hearing to consider a proposed 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.

FINANCIAL AFFAIRS

4. Motion approving the City Collector's Report.
5. Motion approving the City Clerk's and Treasurer's Reports.

ACTION ITEMS

Power, Light, and Water Committee

6. Motion approving 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.
7. Motion approving 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.
8. Resolution demonstrating 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.
9. Bill proposing an Ordinance authorizing 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.

Street, Sewer, and Cemetery Committee

- [10.](#) Resolution accepting 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.
- [11.](#) Bill proposing an Ordinance 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.

NON-AGENDA CITIZEN INPUT

INFORMATION ITEMS

12. Report by Mayor
13. Reports by Board Members
14. Report by City Attorney
15. Report by City Administrator

EXECUTIVE SESSION

Due to a lack of items, an executive session is not anticipated.

ADJOURN

Posted on 3/13/2026 at 4:00 PM.

CITY OF JACKSON



MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, March 02, 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, Katy Liley, 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.

Public Discussion regarding a request)
From Good News Brewing Company for)
Consent to sell intoxicating liquor at)
131 S High Street, within one hundred)
(100) feet of New McKendree United)
Methodist Church)

Now comes forth a Public Discussion regarding a request from Good News Brewing Company for sent to sell intoxicating liquor at 131 South High Street, located within one hundred (100) feet of New Mcendree United Methodist Church.

Now comes forth Assistant City Administrator Liza Walker to inform the Mayor and Board of the liquor license application process through the State of Missouri when an establishment is within one hundred (100) feet of a church or school.

No one speaks.

Mayor closes the discussion.

Motion to Approve the Minutes of the)
February 17, 2026, Regular Board)
Meeting)

Motion made by Alderwoman Liley, seconded by Alderman Unger, to approve the minutes of the preceding Regular Board Meeting of Tuesday, February 17, 2026. Ayes-8; Nays-0; Absent-0.

Motion to Approve Bills of)
February, 2026)

Now is presented the list of bills paid in the various funds for the month of February, 2026. Motion made by Alderman Unger, seconded by Alderwoman Young, to approve the list of bills paid in the various funds for February, 2026. Ayes-8; Nays-0; Absent-0.

Motion to Grant Consent to Good News)
Brewing Company for the sale of)
Intoxicating Liquor at 131 South High)
Street)

CITY OF JACKSON



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MINUTES

Motion made by Alderman Reiminger, seconded by Alderman Stroder, to grant consent to Good News Brewing Company for the sale of intoxicating liquor at 131 South High Street within one hundred (100) feet of New McKendree United Methodist Church. Ayes-8; Nays-0; Absent-0.

Motion to Task Order Authorization)
No. 26-06, to Allen & Hoshall, of)
Memphis, Tennessee, relative to)
Providing engineering services under)
The Electric Substation Relay Testing)
Project)

Motion made by Alderman Reiminger, seconded by Alderman Seabaugh, to approve Task Order Authorization No. 26-06, in the amount of \$55,000.00, to Allen & Hoshall, of Memphis, Tennessee, relative to providing engineering services under the Electric Substation Relay Testing Project. Ayes-8; Nays-0; Absent-0.

Motion to Approve Change Order No. 2)
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 Alderwoman Williams, to approve Change Order No. 2 to Nip Kelley Equipment Company, Inc., extending the contract by 17 working days, relative to the Water System Facility Plan Implementation Project, Phase 2, Project 2E – Part 1. Ayes-8; Nays-0; Absent-0.

Motion to Approve Change Order No. 2,)
To Fronabarger Concreters, Inc.,)
Of Oak Ridge, Missouri, relative to the)
The Roundabout Project at North High)
Street And Deerwood Drive)

Motion made by Alderwoman Liley, seconded by Alderman Fraley, to approve Change Order No. 2, to Fronabarger Concreters, Inc., of Oak Ridge, Missouri, in the amount of \$35,194.90, relative to the Roundabout Project at North High Street and Deerwood Drive. Ayes-8; Nays-0; Absent-0.

Ordinance No. 26-22 Re: To Approve)
The Record Plat of A Replat of Blocks)
C, D, and J of Russell Heights Cemetery)
As submitted by the City of Jackson,)
Missouri)

The matter of approving the Record Plat of A Replat of Blocks C, D, and J of Russell Heights Cemetery, as submitted by the City of Jackson, Missouri, came on for consideration. Alderwoman Liley introduced Bill No. 26-22, being for an ordinance entitled as follows:

AN ORDINANCE ACCEPTING THE PLAT OF BLOCK C, D, AND J OF RUSSELL HEIGHTS CEMETERY, BEING A REPLAT OF ALL OF BLOCKS C, D, AND J OF SAID RUSSELL HEIGHTS CEMETERY; ACCEPTING DEDICATION OF EASEMENTS, STREETS AND PROPERTIES DESCRIBED; ACCEPTING RESTRICTIONS, IF ANY, FILED THEREWITH; AUTHORIZING THE RECORDING OF SAID PLAT; ACCEPTING IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED AND INDICATED ON SAID PLAT; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

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MINUTES

On a motion made by Alderwoman Liley, seconded by Alderman Unger, Bill No. 26-22 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. 26-22 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. 26-22 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Liley-aye; Alderman Unger-aye; Alderman Stroder-aye; Alderman Fraley-aye; Alderman Reiminger-aye; Alderman Seabaugh-aye; Alderwoman Young-aye; and Alderwoman Williams-aye.

BILL NO. 26-22**ORDINANCE NO. 26-22**

AN ORDINANCE ACCEPTING THE PLAT OF BLOCK C, D, AND J OF RUSSELL HEIGHTS CEMETERY, BEING A REPLAT OF ALL OF BLOCKS C, D, AND J OF SAID RUSSELL HEIGHTS CEMETERY; ACCEPTING DEDICATION OF EASEMENTS, STREETS AND PROPERTIES DESCRIBED; ACCEPTING RESTRICTIONS, IF ANY, FILED THEREWITH; AUTHORIZING THE RECORDING OF SAID PLAT; ACCEPTING IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED AND INDICATED ON SAID PLAT; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, City of Jackson, Missouri, has platted Blocks C, D, and J of Russell Heights Cemetery, being a replat of all of Blocks C, D, and J of said Russell Heights Cemetery, as located within the corporate limits of the City of Jackson, Missouri; and,

WHEREAS, the developer has designed the required improvements and has committed to construct said improvements; and,

WHEREAS, the developer has complied with all city ordinances and, in particular, Chapter 57 of the Code of Ordinances of the City of Jackson, Missouri.

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

Section 1. The Mayor and Board of Aldermen of the City of Jackson, Missouri, do hereby accept the final plat of Blocks C, D and J of Russell Heights Cemetery, being a replat of all of Blocks C, D, and J of said Russell Heights Cemetery, which is attached hereto as Exhibit A, including all easements, right-of-way streets and improvements indicated thereon and subject to the terms and conditions expressed therein.

Section 2. The Mayor and City Clerk of the City of Jackson, Missouri, are hereby authorized to do all acts and execute all instruments appropriate and necessary to accept said plat.

Section 3. The City Clerk of the City of Jackson, Missouri, is hereby directed to file a copy of said plat with the Recorder of Deeds, Cape Girardeau County, Missouri.

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MINUTES

Section 4. 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 with the provisions of the ordinances are hereby repealed to the extent of such conflict.

FIRST READING: March 2, 2026.

SECOND READING: March 2, 2026.

PASSED AND APPROVED this 2nd 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

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



MEMO

TO: Mayor Hahs and Members of the Board
FROM: Larry Miller, Building & Planning Manager
DATE: March 12, 2026
SUBJECT: Text Amendment – Special Use Permits

Why the change is needed

Under the current code, Special Use Permits are tied to the owner. When a property changes ownership, a new Special Use Permit is required, even if nothing about the site or use changes. Staff felt this was unnecessary and created extra steps for applicants and the Commission. The amendment streamlines the process while maintaining appropriate review where changes are proposed.

What is changing

The proposed amendment updates the Special Use Permit section 65-24 of the Code of Ordinances to clearly distinguish between permits tied to physical improvements and permits tied to a specific use of a property.

How this affects Special Use Permits going forward

- Permits approved for physical improvements will run with the land and remain valid as long as the conditions of approval are met.
- Permits approved for a specific use will transfer to a new owner as long as the same approved use continues under the same conditions. A new Special Use Permit will only be required if the new owner proposes to change, expand, or alter the special use.

The public hearing will be held under this agenda item, with Board action and a vote to occur later in the meeting. Approval requires a simple majority (5 of 8 votes).

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
UTILITY COLLECTIONS	1,444,799.36	299,862.37	239,735.31	72,739.89	125.00	2,057,261.93
Adjustments - Penalties	-	-	-	-	-	-
Adjustments - Taxes	-	-	-	-	-	-
Adjustments - Service Fees	-	-	-	-	-	-
NET UTILITY COLLECTIONS	1,444,799.36	299,862.37	239,735.31	72,739.89	125.00	2,057,261.93
Business/Contractor Licenses	-	-	-	-	1,062.50	1,062.50
Event Fees/Misc. Charges	-	-	-	-	-	-
NON-UTILITY COLLECTIONS	-	-	-	-	1,062.50	1,062.50
Misc. Adjustments	-	-	-	-	-	-
Interest on Collector's bank account	-	-	-	-	-	2,599.67
Cash in bank	-	-	-	-	-	2,060,924.10
Missouri Sales Tax payment	(39,141.06)	(8,693.15)	-	-	-	(47,834.21)
TO CITY TREASURER					\$	2,013,089.89

Respectfully Submitted,



City Collector



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

ELECTRIC

Sale of Merchandise	0.00	
Pole Rental	0.00	
Electric Meters	950.00	
Electric Service Lines	2,400.00	
Returned Check Fees	0.00	
URD Services	4,286.92	
Sales Tax Commission	882.21	
Labor and Equipment Use	0.00	
Miscellaneous-Scrap Metal	<u>0.00</u>	
TOTAL		8,519.13

WATER & SEWER

WATER

Water Taps & Water Meters	6,090.00	
Sale of Merchandise	0.00	
Miscellaneous-Scrap Metal	<u>0.00</u>	
TOTAL		6,090.00

WASTEWATER

Wastewater Miscellaneous	0.00	
Industrial Discharge Permit	<u>0.00</u>	
TOTAL		-

GENERAL REVENUE

Building Permits	1,665.11
Electric Permits	140.00
Gas Permits	120.00
Plumbing/Sewer Permits	160.00
Sewer Tap Permits	1,080.00
Public Hearing & Plat Recording	0.00
Stormwater Review Fees	150.00
Street Repair or Mowing	0.00
Gas Franchise	34,372.44
Sale of Merchandise	0.00
Community Room	0.00
Cable TV Franchise	13,440.65
Copies	344.40
Telephone Franchise Fees	6,029.92
Fire Cost Recovery	0.00
Interest Earned	0.00

Returned Check - Clerk	0.00	
Jail Expense Reimbursement	0.00	
Cell Tower Rental	1,216.70	
Health Insurance Reimbursement	17.48	
Street Repair or Scrap Metal	<u>0.00</u>	
TOTAL		58,736.70

LANDFILL

Refuse Collections	0.00	
Recyclables	1,462.37	
E-Cycle TV/Monitor Fees	0.00	
Royalties	<u>10,500.00</u>	
TOTAL		11,962.37

CEMETERY

Sale of Lots	1,000.00	
Sale of Niches	0.00	
Grave Openings	7,550.00	
Niche Openings	0.00	
Weekend/Holiday Grave Openings/Inurnm	0.00	
Disinterments/Disinurnments	<u>0.00</u>	
TOTAL		8,550.00

PARK

Misc. Park Rentals	0.00	
Rent - Howard St. House	1,237.50	
Ballfield Rentals	195.00	
Pavilion Rentals	<u>500.00</u>	
TOTAL		1,932.50

PARK FOUNDATION

Donations	6,000.00	
Civic Center Donations	<u>0.00</u>	
TOTAL		6,000.00

RECREATIONAL DEVELOPMENT

Pool Concession Receipts	0.00
Pool Gate	0.00
Pool Daycare	0.00
Pool Lessons	0.00
Pool Noon	0.00
Pool Pass	0.00
Pool Special	0.00
Basketball Entry Fees	1,200.00
Basketball Sponsor Fees	0.00
Softball Entry Fees	6,160.00
Softball Sponsor Fees	0.00
Softball Tournament Fees	0.00

Volleyball Entry Fees	0.00	
Reimb./Donations/Special Events	0.00	
Baseball Concessions	0.00	
Baseball Entry Fees	15,020.00	
Baseball Sponsor Fees	0.00	
Soccer Fee	17,000.00	
Soccer Allstar	0.00	
Soccer Sponsor	<u>0.00</u>	
TOTAL		39,380.00

STORMWATER MAINTENANCE FUND

Stormwater Credit	0.00	
Stormwater Maintenance	<u>690.00</u>	
TOTAL		690.00

TRUST & AGENCY

July 4th Receipts	525.00	
Golf Tournament	0.00	
Farmers Market Fees	<u>0.00</u>	
TOTAL		525.00

HEALTH INSURANCE FUND

Health Insurance Reimbursement	<u>1,019.76</u>	
TOTAL		1,019.76

INMATE SECURITY FUND

Inmate Security Court Costs	<u>0.00</u>	
TOTAL		-

TRANSPORTATION SALES TAX

Rent - Donna Drive Extension	<u>1,180.28</u>	
TOTAL		1,180.28

RECREATIONAL SALES TAX FUND

Civic Center Rentals	13,932.00	
Civic Center Programs	0.00	
Civic Center Membership Fees	0.00	
Civic Center Entry Fees	851.00	
Civic Center Concessions	<u>113.50</u>	
TOTAL		14,896.50

CDBG

CDBG - CDBG Rev	<u>0.00</u>	
TOTAL		-

REPORT TOTAL 159,482.24

Water & Light Deposit Accounts

FEBURARY, 2026

Beginning Balance February 1, 2026:	\$301,304.83
TOTAL DEPOSITS	\$12,516.01
TOTAL REFUNDS	\$20,509.22
Ending Balance February 28, 2026:	\$293,311.62

Balance Consists of :

Checking Account for FSCB	\$	83,311.62
Investments	\$	210,000.00
	\$	293,311.62

CITY TREASURER'S REPORT FOR FEBRUARY 2026

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

Respectfully Submitted,

Angela Birk

Angela Birk, City Clerk/Treasurer

Cash on Hand	1,475.00
General Account	12,313,938.72
Collectors Account	2,013,089.89
Equitable Sharing Fund	16,024.92

TOTAL 14,344,528.53



MEMO

To: Mayor and Board of Aldermen
From: Don Schuette
Date: Thursday, March 12, 2026
Re: Electrical Transmission and Distribution Line Tree Trimming and Vegetation Control Program

Mayor and Board of Aldermen,

Please see the attached letter from Townsend Tree Service for the 2026 rates. They have increased their rates by 2.7 percent for 2026, which is in order with COLA and the contract agreement. Our current contract allows for a yearly increase as long as it is justifiable or in order with the COLA for the upcoming year.

I would recommend the board accept this proposed increase in rates.

If you have further questions or concerns, please let me know.

Thank you,

Don Schuette

Director of Electric Utilities



February 12, 2026

City of Jackson
Mr. Don Schuette, Director of Electric Utilities
101 Court Street
Jackson, Missouri 63755

Re: 2026 TM Rate Renewal

Dear Mr. Schuette,

Townsend Tree Service Company appreciates being afforded the opportunity to work with the City of Jackson in 2025 and to bid on the above-mentioned project. Please find enclosed our pricing which includes a 2.7% CPI Increase agreed upon per the contract.

Our Mission is to provide our clients with outstanding service quality in a safe and reliable manner. We endeavor to develop long-term relationships with our customers by consistently delivering superior service excellence while adhering to the highest ethical and professional standards in our industry. We are committed to reliability, responsiveness, and customer-centered solutions.

Our Core Values are Safety, Excellence, Integrity, Character, and Accountability. We are committed to following our Core Values with every project, every client, every day.

We thank you for the opportunity to continue working for the City of Jackson in the coming years. If you should have questions or need additional information, please contact Bradley Browers at 573-631-6851.

Sincerely,

Thomas B. Mulhern

Thomas B. Mulhern, Vice President

P.O. Box 7015, Muncie, IN 47308
765-468-1417



City of Jackson, Missouri – 2026 TM Rates

<u>Labor</u>	<u>Total</u>
Foreman A	\$ 46.24
Trimmer A	\$ 39.22
Climber	\$ 39.40
Groundman	\$ 34.88
 <u>Equipment</u>	
55' Bucket Truck	\$ 20.10
70' Bucket Truck	\$ 26.70
Disc Chipper	\$ 6.45
4x4 pickup	\$ 12.69
Back Yard Bucket	\$ 34.90
Skid Steer w/ Mower	\$ 53.95



MEMO

To: Mayor and Board of Aldermen
From: Don Schuette
Date: Thursday, March 12, 2026
Re: Wanda Lee Way Line Extension Proposal

Mayor and Board of Aldermen,

Please see the attached proposal from Allen and Hoshall for design and layout for a possible future electric line extension along Wanda Lee Way. The proposal would determine the line and pole placements and possible additional right of way that may be required to extend the three-phase overhead distribution along the roadway.

Please let me know if you have further questions or comments.

Thank you,

Don Schuette

Director of Electric Utilities



Allen&Hoshall

1661 International Drive, Suite 100
Memphis, Tennessee 38120
Office 901.820.0820
Fax 901.683.1001
www.allenhoshall.com

February 23, 2026

Mr. Donald Schuette, Director of Electric Utilities
City of Jackson
420 Florence
Jackson, MO 63755

**RE: Engineering Fee Proposal
 Design & Stakeout 3-Phase Line
 Wanda Lee Drive Electric Line Extension Proposal**

Dear Mr. Schuette:

Enclosed is our Scope of Services/Engineering Fee proposal for the 3-Phase Line.

Please sign, date, attest and return an executed copy to my attention.

If there are any questions, please contact us at 901.261.4732.

Sincerely,

Allen & Hoshall

Bobby Davidson

Cc: Scott Burleson P.E., Allen & Hoshall
 Ed Bousson, Allen & Hoshall
 Michael Moore, Allen & Hoshall

RDD: \\AHMEM03\eu\Jackson MO\Proposal\SO Birk Lane\2026-02-23 Eng Fee Proposals.docx



Allen & Hoshall

SCOPE OF SERVICES – Wanda Lee Drive Electric Line Extension Proposal

GENERAL:

The City of Jackson, Missouri (City) has requested that Allen & Hoshall (Engineer) provide an engineering proposal to design and stake a new 3 phase line from Birk Lane south toward Highway 61 along Wanda Lee Drive.

Designing, Preparation of Staking Sheets, and Stakeout

- Verify size and location of existing utility facilities.
- Perform preliminary field work to develop design.
- Prepare detailed plan/staking sheets.
- Show sheet totals of major items to be installed, removed or abandoned.
- Provide one (1) Stakeout during design layout for the project for City to construct.

ENGINEERING FEE:

\$6,500.00

SERVICES NOT INCLUDED:

Construction Administration
 Easement Descriptions and Exhibits (By Others)
 Procurement of Right-of-Way/Easements (City)
 Survey and determine property row lines along route (City)
 Mark and set property corners (City)
 Geotechnical Engineering (By Others)
 Additional trips required and/or requested will be on a cost-plus basis.

Allen & Hoshall

City of Jackson, MO

Robby Davidson

Date: 02/23/2026

Date: _____

Attest: *Spencer Johnson*

Attest: _____



MEMO

To: Mayor and Board of Aldermen

From: James Humphreys

Date: Tuesday, February 24, 2026

Re: Application to the Blue Shield Program

The purpose of this memo is to express our desire to apply for Missouri's Blue Shield Program. As you know, the Blue Shield Program is designed to recognize municipalities that demonstrate strong commitments to public safety. Participation in this program would provide benefits in funding access, recognition of the City's continued commitment to protecting and serving its community, and overall enhancement of public safety.

Upon approval, we are asking the Board for a formal resolution affirming our commitment to public safety and to reducing violent crime, consistent with the requirements outlined by the Missouri Department of Public Safety in the Blue Shield Program.

Sincerely,


Chief James Humphreys

RESOLUTION NO. 2026-__

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,

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

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST

City Clerk



February 23, 2026

To Whom It May Concern,

This letter serves to affirm that the City of Jackson has made and continues to make extraordinary investments in public safety, including substantial financial support and strategic expansion of the Jackson Police Department.

Over recent years, the City has demonstrated a strong and ongoing commitment to enhancing public safety services through increased funding allocations, budget prioritization, and operational support for law enforcement. These investments have included:

- Significant increases in annual budget appropriations dedicated to law enforcement operations
- Funding for the hiring of additional sworn police officers to expand departmental staffing levels
- Competitive salary adjustments and benefits enhancements to attract and retain qualified personnel
- Investment in updated equipment, vehicles, technology systems, and training programs
- Support for community policing initiatives and proactive crime prevention strategies

The City's leadership recognizes that a well-funded and properly staffed police department is essential to maintaining a safe, stable, and thriving community. Accordingly, public safety remains one of the highest priorities within the municipal budget.

Through these extraordinary investments, the City of Jackson has strengthened its capacity to respond effectively to public safety needs, improve response times, enhance community engagement, and uphold the highest standards of professional law enforcement service.

Should you require additional information or documentation regarding these investments, please do not hesitate to contact our office.

Sincerely,

Liza Walker
Assistant City Administrator
City of Jackson
573-243-3568 x2015
lwalker@jacksonmo.org



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Rodney Bollinger, Administrative Services Director

DATE: March 12, 2026

RE: Real Estate Contract for New Water Tower

Background:

City staff have been working to secure property necessary for the construction of the City's planned Elevated Water Tank Project. The proposed site is located at 4010 Ridge Road and is identified as Lot No. 2 of the Abbottsford Land Management LP #1 Subdivision. The location was identified as suitable for the project due to its elevation, accessibility, and ability to support the infrastructure required for the new water storage facility.

Action Requested:

Approval of the attached bill authorizing the City to enter into a Contract for Sale of Real Estate with Abbottsford Land Management, LP, of Cape Girardeau, Missouri, for the purchase of Lot No. 2 of the Abbottsford Land Management LP #1 Subdivision. The site consists of 2.22 acres, and the City will pay \$50,000 per acre for a total purchase price of \$111,000.

Purpose and Impact:

Acquisition of this property will allow the City to proceed with the Elevated Water Tank Project, which is intended to improve water system reliability, maintain adequate pressure throughout the system, and support current and future development within the community.

Recommendation:

City staff recommends approval of the bill authorizing the Contract for Sale of Real Estate with Abbottsford Land Management, LP, for the property located at 4010 Ridge Road.

Please contact Janet Sanders or me with any questions regarding this matter.

Elevated Water Tank Project at 4010 Ridge Road

BILL NO. 26-__

ORDINANCE NO. 26-__

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.

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 __ ayes, __ nays, __ abstentions and __ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk

CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT FOR SALE OF REAL ESTATE (the “Contract”) is made and entered into this _____ day of March, 2026, (the “Effective Date”) by and between **Abbottsford Land Management, L.P.**, a Missouri Limited Partnership, 276 S. Mount Auburn Road, Cape Girardeau, Missouri 63703 (“Seller”), and **City of Jackson, Missouri, a Municipal Corporation** (“Buyer”).

WITNESSETH:

WHEREAS, Seller owns a certain parcel of real estate located in Jackson, Missouri, more particularly described as follows:

All of Lot Number Two (2) of Abbottsford Land Management LP #1 Subdivision, as shown by Plat recorded as Document No. 2026-01306 in the land records of Cape Girardeau County, Missouri.

WHEREAS, Seller desires to sell to Buyer, and Buyer desire to purchase from Seller, the Purchased Property upon the terms and conditions as hereinafter set forth.

AGREEMENT:

NOW, THEREFORE, in consideration of the purchase price to be paid by Buyer to Seller, and the mutual covenants and agreements of the respective parties as hereinafter set forth, and intending to be legally bound, the parties hereby covenant and agree as follows:

1. COVENANT TO SELL. Seller shall, at the time of closing, convey the Purchased Property described herein by General Warranty Deed, free and clear of all liens and encumbrances except (the “Permitted Encumbrances”):

- A.** General and special taxes for the current and all subsequent years;
- B.** Applicable zoning laws, ordinances and regulations;
- C.** Applicable environmental protection laws, ordinances and regulations and Seller represents that it has no knowledge of any violations of environmental protection laws, ordinances, permits or regulations applicable to the Purchased Property and has received no written notices from any applicable governmental entities of violations of environmental protection laws, ordinances, permits or regulations applicable to the Purchased Property;
- D.** Applicable restrictive covenants, of record or other protective agreements, of record pertaining to the subdivision in which the described real estate is located, if any;
- E.** Easements, public and private, of record and the Easement and public rights thereon which are clearly apparent upon reasonable inspection of the Purchased Property; and
- F.** Such other restrictions and easements of record as will not materially impair the use and value of and the improvements on the Purchased Property the Buyer might reasonably expect to make considering the general character of the neighborhood.

2. **PURCHASE PRICE.** The total purchase price (“Purchase Price”) for the Purchased Property shall be **One Hundred Eleven Thousand Dollars (\$111,000.00)** paid by Buyer to Seller at Closing by certified check or cashier’s check to the Title Company (as hereinafter defined) on or before the Closing Date.

3. **CLOSING.** The “Closing” shall mean the exchange of the deed for the Purchase Price. The Closing of this Contract shall take place at the office of, or via escrow services with Reliable Community Title Company 1319 N. Mount Auburn Road, Cape Girardeau, MO 63701 (the “Title Company”), on or before one hundred and twenty (120) days after the Effective Date, or at such other location and date as the parties may mutually agree in writing (the “Closing Date”).

A. **Seller’s Obligations at Closing.** At Closing, the Seller shall do the following:

- (i) execute and deliver to Buyer a General Warranty Deed conveying fee simple title to the Purchased Property free and clear of all encumbrances whatsoever with the exception of the Permitted Encumbrances, with said deed executed by all parties required by the Title Company;
- (ii) execute and deliver to the Title Company any affidavit or other documents required by the Title Company to authorize the execution and delivery by Seller of this Contract, and all other documents and instruments necessary or advisable to consummate the transaction contemplated hereby, including but not limited to a certificate on the Title Company’s form certifying, as of the Closing, that there are no mechanic’s liens or other liens against the Purchased Property which are not shown of record; and
- (iii) execute and deliver to the Title Company the Seller’s side of the Closing Statement, which shall be prepared by the Title Company.

B. **Buyer’s Obligations at Closing.** Subject to the terms, conditions and provisions hereof, and contemporaneously with the performance by Seller of Seller’s obligations set forth above, at Closing, Buyer shall deliver to the Title Company the following:

- (i) a certified check or cashier’s check in the amount of the balance of the Purchase Price, as adjusted as provided for herein, which amount shall equal the amount set forth on the Closing Statement;
- (ii) any documents required by the Title Company to authorize the execution and delivery by Buyer of this Contract, and all other documents and instruments necessary or advisable to consummate the transaction contemplated hereby; and
- (iii) the fully executed Buyer’s side of the Closing Statement.

C. **Seller’s Closing Costs.** Seller shall pay the following costs and expenses in connection with the Closing:

- (i) the cost of the preparation of the General Warranty Deed;
- (ii) taxes and assessments required to be paid or credited by Seller pursuant to Section 5 of this Contract;
- (iii) transfer taxes or taxes assessed on the sale of the Purchased Property (if any)

- (iv) the cost of any other document(s) necessary to clear the title to the Purchased Property;
- (v) all sums necessary to pay off, satisfy, discharge and release of record all mortgages, deeds of trust, security interests, judgment liens, tax liens or other encumbrances (other than the Permitted Encumbrances) affecting the Purchased Property or any part thereof;
- (vi) the recording fee required to record any document necessary to clear the title to the Purchased Property, including any Deed of Release to release any existing lien against the Purchased Property; and
- (vii) Seller's attorneys' fees.

D. Buyer's Closing Costs. Buyer shall pay the following costs and expenses in connection with the Closing:

- (i) the fee for recording the General Warranty Deed;
- (ii) the fees charged by the Title Company for the Closing of this transaction and for title insurance purchased by Buyer; and
- (iii) Buyer's attorneys' fees and diligence costs.

4. POSSESSION. Possession shall be delivered to Buyer by Seller on the Closing Date free and clear of any tenants or others with any rights of possession.

5. TAXES. All city, state, and county ad valorem taxes for the calendar year of Closing, and any installments of special assessments levied against the Purchased Property and due during said calendar year ("Taxes") shall be prorated between Seller and Buyer as of the date of Closing (day of Closing to be charged to Seller) based on the most recent information available. If the Purchased Property, or any part thereof, is assessed as part of a larger tract, the estimated portion of the entire tax bill, which would be allocable to the Purchased Property, shall be prorated between the Seller and Buyer until the Purchased Property is separately assessed. Any prior year(s) city, state, and county ad valorem taxes and special assessments, and all liens, on said Purchased Property shall be paid by Seller in full. With respect to any tax or assessment which may be payable in installments, all such assessments shall be considered due as of Closing.

6. INSURANCE / RISK OF LOSS. The parties acknowledge that the Purchased Property being sold is vacant land and, therefore, the Purchased Property is not insured under an "All Risk" property insurance policy but the Seller shall maintain general liability insurance coverage on the Purchased Property until the Closing Date.

7. EMINENT DOMAIN. If the Purchased Property, or any part thereof, is taken by eminent domain prior to Closing, Seller shall forthwith give Buyer written notice thereof, and Buyer shall have the option to: (i) elect to proceed with this Contract and pay the full Purchase Price, in which event Seller shall assign to Buyer all damages and award of any kind to which Seller may be entitled on account of such condemnation; or (ii) void this Contract, and both parties shall be relieved of any further liability hereunder. Buyer shall notify Seller of the option Buyer has elected within ten (10) days after notification of any such taking, but in no event later than the Closing Date.

8. ENCUMBRANCE OF PURCHASED PROPERTY. During the time that this Contract is in existence between Buyer and Seller, Seller shall not enter into any new license, mortgage, option, sale or easement agreements with respect to the Purchased Property, or permit the Purchased Property to be encumbered in any way.

9. DEFAULT. If Seller fails or refuses to comply with any material term of this Contract for any reason, Buyer may elect to enforce the terms of this Contract by action for specific performance and/or exercise any other right or remedy available to it at law or equity.

10. REAL ESTATE AGENTS AND COMMISSION. The parties represent to each other that they have not dealt with any broker or other person entitled to a commission in connection with this transaction. Each party shall indemnify and hold harmless the other party from and against any claim or cause of action of any other person or entity for a commission, finder's fee, or other claim for compensation alleged to be payable because of any statement, act or omission of the indemnifying party.

11. ENTIRE AGREEMENT. This Contract constitutes the entire agreement and understanding between the parties hereto and supersedes any prior agreement and understanding relating to the subject matter of this Contract. This Contract may be modified or amended only by written agreement by the parties hereto.

12. SURVIVAL OF PROVISIONS. Only the obligations in this Contract which specifically state that they will survive Closing shall remain obligations beyond the Closing Date.

13. SUCCESSORS AND ASSIGNS. This Contract and all of the provisions hereof shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, representatives, successors and assigns. Buyer may assign this Contract and its rights and obligations hereunder, without consent of Seller. Seller may not assign this Contract nor any of his or its rights or obligations without the prior written consent of Buyer or its successor in interest.

14. ATTORNEYS FEES. In the event that any action is filed in relation to this Contract, the unsuccessful party in the action shall pay to the successful party, in addition to all the sums that either party may be called on to pay, a reasonable sum for the successful party's attorneys' fees.

15. NOTICES. Notices, if necessary or pertinent to this Contract, shall be given to the parties at the addresses provided herein below, or to such other address as a party hereto may hereafter designate to the other parties in writing.

A. Communications concerning Seller shall be addressed to:

Abbottsford Land Management, L.P.
276 S. Mount Auburn Road
Cape Girardeau, Missouri 63703
Attn: Timothy D. Goodman
Email: tgoodman@bhinv.com

With a copy to:
Rice, Spaeth, Maroni & Heisserer, LC
P.O. Box 1568
Cape Girardeau, MO 63702-1568
Attn: Kevin B. Spaeth
Email: kspaeth@capelawfirm.com

B. Communications concerning Buyer shall be addressed to:

City of Jackson, Missouri
101 Court Street
Jackson, Missouri 63755
Attn: Angela Birk, City Clerk
Email: abirk@jacksonmo.org

With a copy to:

The Limbaugh Firm
PO Box 1150
Cape Girardeau, Missouri 63702-1150
Attn: Curt Poore
Email: curt@limbaughlaw.com

16. TIME OF THE ESSENCE. Time wherever specified herein for satisfaction of conditions or performance of obligations by Seller or Buyer is of the essence of this Contract.

17. GOVERNING LAW. This Contract shall be governed by and construed in accordance with the laws of the State of Missouri, without giving effect to the conflict of law provisions thereof. Any dispute between the parties shall be venued in the Circuit Court of Cape Girardeau County, Missouri.

18. COUNTERPARTS. This Contract may be executed in one or more counterparts, each of which when so executed will be deemed to be an original and such counterparts together will constitute one and the same Contract, and each such counterpart so executed may be delivered either by electronic mail or facsimile transmission and shall be deemed to be an original.

[Signature page follows]

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals.

CITY OF JACKSON, MISSOURI

By: _____
Dwain L. Hahs, Mayor

ATTEST:

Angela Birk, City Clerk

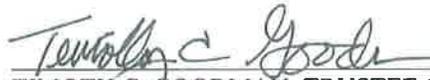
**ABBOTTSFORD LAND MANAGEMENT, L.P.
By its General Partners:**



EARL H. NORMAN, TRUSTEE OF THE
EARL H. NORMAN REVOCABLE LIVING TRUST
AGREEMENT DATED DECEMBER 4, 1987



RUTH ANN NORMAN, TRUSTEE OF THE
RUTH ANN NORMAN REVOCABLE LIVING
TRUST AGREEMENT DATED DECEMBER 4, 1987



TIMOTHY C. GOODMAN, TRUSTEE OF THE
EARL H. NORMAN AND RUTH ANN NORMAN
2009 IRREVOCABLE INSURANCE TRUST
DATED MAY 20, 2009



KEVIN B. SPAETH, TRUSTEE OF THE
EARL H. NORMAN AND RUTH ANN NORMAN
2009 IRREVOCABLE INSURANCE TRUST
DATED MAY 20, 2009

MEMO



To: Mayor Dwain Hahs and Members of the Board of Aldermen
From: Rodney Bollinger, Director of Administrative Services
Date: March 11, 2026
Re: Annexation and Zoning Request – 2757 Bainbridge Road

Background

Craig and Kimberlie Wilson have applied for the voluntary annexation of a 1.39-acre tract of land located at 2757 Bainbridge Road. The property is currently vacant. Attached for your review are the annexation application, a location map, and supporting materials.

The applicants intend to construct a single-family residence on the property. The requested zoning designation is R-2 (Single-Family Residential) District.

Utilities

City electric and water services are available to the property. Sanitary sewer service is not currently available in this area; therefore, the applicants intend to install a private septic system to serve the residence.

Requested Board Action

Staff respectfully requests that the Mayor and Board of Aldermen set a public hearing for Monday, April 20, 2026, at 6:00 p.m. to consider the proposed annexation and zoning request.

Please feel free to contact me if you have any questions or need additional information.

RESOLUTION NO. _____

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 26th 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 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 20th 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 16th day of March, 2026, by a vote of _____ ayes, _____ nays, _____ abstentions and _____ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk



CITY OF JACKSON, MISSOURI
VOLUNTARY ANNEXATION WITH
ZONING APPLICATION

EXHIBIT Item 10.
A

DATE OF APPLICATION: February 26, 2026

PROPERTY LOCATION (address):

Other description of location if not addressed:

PROPERTY OWNERS (all legal property owners listed on deed)

Names & Mailing Addresses: CRAIG A. WILSON AND KIMBERLIE M. WILSON TRUSTEES OF WILSON JOINT REVOCABLE TRUST
2569 RIDGEWAY DR.
JACKSON, MO. 63755

CONTACT PERSON HANDLING APPLICATION

Contact's Name: CRAIG WILSON
Contact's Mailing Address: 2569 RIDGEWAY DR. JACKSON, MO. 63755
Contact's Phone: 573-579-3852 Email: TCRAIGH@GMAIL.COM

CURRENT USE OF PROPERTY: VACANT

PROPOSED ZONING: (circle)

- R-1 (Single-Family Residential)
R-2 (Single-Family Residential)
R-3 (One- And Two-Family Residential)
R-4 (General Residential)
MH-1 (Mobile Home Park)
O-1 (Professional Office)
CO-1 (Enhanced Commercial Overlay)
C-1 (Local Commercial)
C-2 (General Commercial)
C-3 (Central Business)
C-4 (Planned Commercial)
I-1 (Light Industrial)
I-2 (Heavy Industrial)
I-3 (Planned Industrial Park)

IS A SPECIAL USE PERMIT APPLICATION TO BE FILED? YES [] NO [X]

LEGAL DESCRIPTION OF TRACT: (attach legal description if metes & bounds description)
SEE ATTACHED

Attach to this page a scaled plat of the tract(s) showing the following information:

- a. All boundary dimensions.
b. All adjoining streets, alleys and easements.
c. All present improvements.
d. All proposed improvements.
e. All adjoining property lines and references to all owners listed in Section C.
f. Zoning classification of all adjoining properties.

PETITION

TO: THE CITY OF JACKSON, MISSOURI, A MUNICIPAL CORPORATION

We, the undersigned, state that we are the fee simple owners of the property described in Book 24 at Page 38, and we do hereby request and petition the City of Jackson, Missouri to annex the land described in the above referenced book and page so that the same is contained within the corporate limits of said City.

We, the undersigned, do further state and declare that no person, firm, or corporation other than the undersigned own any fee simple interest in the land described in the above referenced book and page.

We, the undersigned, do further state and declare that this request and petition is voluntarily made and is submitted under the provisions of Section 71.012 RSMo. 1986, as amended (Voluntary Annexation).

Craig A. Wilson

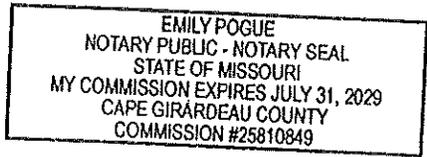
Kimberlee M. Wilson

STATE OF MISSOURI)
)ss.
COUNTY OF Cape Girardeau)

On this 26th day of February, 2026, before me personally appeared Craig and Kimberlee Wilson, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he/she executed the same as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year first above written.

Emily Pogue
Emily Pogue, Notary Public
State Of Missouri
County of Cape Girardeau
My term expires: 07/31/2029



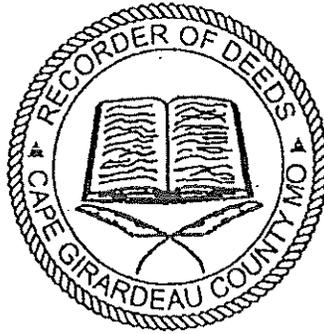
STATE OF MISSOURI)
)ss.
COUNTY OF Cape Girardeau)

On this _____ day of _____, 20____, before me personally appeared _____, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he/she executed the same as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year first above written.

_____, Notary Public
State Of Missouri
County of _____
My term expires: _____

eRecorded
DOCUMENT #
2025-08656



ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
10/17/2025 01:51:39 PM
REC FEE: 30.00
PAGES: 3

**Special Warranty Deed
(Trust)**

Prime Title, LLC

This Deed, Made and entered into as of this 17 day of October, 2025, by and between
Kenneth A. Kiefer and Karen L. Kiefer, Trustees of The Kiefer Revocable Living Trust dated April 30, 2009

whose address is: 2121 Silver Campine Ln, Cape Girardeau, MO 63701
party or parties of the first part as Grantor(s), and

Craig A. Wilson and Kimberlie M. Wilson, Trustees of The Wilson Joint Revocable Trust

Grantee's Mailing Address: 2569 Ridgeway Dr, Jackson, MO 63755
party or parties of the second part as Grantee(s)

Witnesseth, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable consideration ----- (\$1.00) paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, do by these presents Bargain and Sell, Convey and Confirm unto the said party or parties of the second part, the following described Real Estate, situated in the County of Cape Girardeau, and State of Missouri, to-wit:

That part of the Southwest corner of United States Private Survey 324, Township 31 North, Range 13 East in the County of Cape Girardeau, State of Missouri, described as follows: Commence at a found 1/2 inch iron rod on the East side of Lot 20 of East Ridge Place Subdivision, a subdivision on file in the land records of Cape Girardeau County in Plat Book 24 Page 38, said point bears North 02 degrees 32 minutes 26 seconds East, 65.48 feet from the Southeast corner of said Lot 20; thence along the East line of said subdivision, North 34 degrees 00 minutes 05 seconds East, 187.51 feet; thence North 22 degrees 30 minutes 18 seconds West, 73.23 feet; thence North 57 degrees 09 minutes 09 seconds West, 30.50 feet; thence North 07 degrees 27 minutes 25 seconds East, 56.16 feet; thence North 11 degrees 07 minutes 28 seconds West, 82.33 feet; North 48 degrees 40 minutes 04 seconds West, 26.88 feet; thence North 09 degrees 58 minutes 45 seconds West, 75.47 feet; thence North 15 degrees 49 minutes 01 seconds West, 135.81 feet; thence North 23 degrees 56 minutes 10 seconds West, 95.90 feet to the South right



302605-1142-0

of way line of Shadow Trail; thence leaving said East line and with said right of way line North 66 degrees 03 minutes 50 seconds East 90.10 feet; thence leaving said right of way line, North 23 degrees 56 minutes 10 seconds West, 25.00 feet to a point on the centerline of an access easement; thence with said centerline, North 66 degrees 03 minutes 50 seconds East, 10.96 feet; thence along the arc of a curve to the Northeast being concave to the Northwest having a radius of 300.00 feet, a distance of 78.52 feet (the chord of said arc bears North 58 degrees 33 minutes 57 seconds East, 78.30 feet); thence North 50 degrees 45 minutes 35 seconds East, 375.32 feet; thence North 50 degrees 45 minutes 35 seconds East, 84.92 feet; thence along the arc of a curve to the Northeast being concave to the Northwest having a radius of 200.00 feet, a distance of 217.25 feet (the chord of said arc bears North 19 degrees 38 minutes 28 seconds East, 206.73 feet); thence North 11 degrees 28 minutes 40 seconds West, 129.60 feet; thence along the arc of a curve to the Northwest being concave to the Northeast having a radius of 300.00 feet, a distance of 65.43 feet (the chord of said arc bears North 05 degrees 13 minutes 47 seconds West, 65.30 feet); thence North 01 degrees 01 minutes 07 seconds East, 123.31 feet; thence along the arc of a curve to the Northeast being concave to the Southeast having a radius of 500.00 feet, a distance of 60.36 feet (the chord of said arc bears North 04 degrees 28 minutes 38 seconds East, 60.33 feet); thence North 07 degrees 56 minutes 09 seconds East, 163.37 feet; thence along the arc of a curve to the Northwest being concave to the Southwest having a radius of 200.00 feet, a distance of 109.01 feet (the chord of said arc bears North 07 degrees 40 minutes 46 seconds West, 107.67 feet); thence North 23 degrees 17 minutes 40 seconds West, 109.92 feet; thence along the arc of a curve to the Northwest being concave to the Northeast having a radius of 200.00 feet, a distance of 65.25 feet (the chord of said arc bears North 13 degrees 56 minutes 53 seconds West, 64.96 feet) to the point of beginning; thence continuing with said centerline along the arc of a curve to the Northwest being concave to the Northeast having a radius of 200.00 feet, a distance of 5.26 feet (the chord of said arc bears North 03 degrees 50 minutes 54 seconds West, 5.26 feet); thence North 03 degrees 05 minutes 41 seconds West, 362.84 feet to the South right of way line of Bainbridge Road; thence leaving said centerline and along said right of way line South 86 degrees 54 minutes 19 seconds West, 29.21 feet; thence South 75 degrees 19 minutes 19 seconds West, 99.87 feet; thence South 69 degrees 55 minutes 34 seconds West, 23.64 feet; thence leaving said right of way line, South 06 degrees 50 minutes 18 seconds West, 313.52 feet; thence South 84 degrees 04 minutes 59 seconds East, 206.35 feet to the point of beginning.

Together with all improvements thereon known and numbered as 0 Bainbridge Road, Jackson, MO 63755

Subject to Existing building lines, easements, conditions, restrictions, zoning regulations, etc., now of record, if any.

Locator No: 15-104-08-00-01404-0000

Grantor represents and warrants:

- a) The Trustee(s) is/are the duly acting and qualified Trustee(s), under said trust;
- b) The Trust has not been amended, revoked, or canceled, and is in full force and effect; and
- c) The Trustee(s) have the full and complete powers and authority to sell the subject property.

To Have and to Hold the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever.

The said party or parties of the first part hereby covenanting that such party or parties and the heirs, executors and administrators shall and will *Warrant and Defend* the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against

the lawful claims of all persons claiming by, through or under party or parties of the first part but none other, excepting, however, the general taxes for the calendar year 2025 and thereafter, and the special taxes becoming a lien after the date of this deed.

In Witness Whereof, the said party or parties of the first part have executed these presents the day and year first above written.

The Kiefer Revocable Living Trust dated April 30, 2009

Kenneth A. Kiefer
Kenneth A. Kiefer, Trustee

Karen L. Kiefer
Karen L. Kiefer, Trustee

State of Missouri

) ss.

County of Cape Girardeau

On this 17 day of October, 2025, before me personally appeared Kenneth A. Kiefer and Karen L. Kiefer to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed as Trustees for Kenneth A. Kiefer and Karen L. Kiefer, Trustees of The Kiefer Revocable Living Trust dated April 30, 2009.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Gail Cassout
Notary Public

Gail Cassout
Print Notary Name

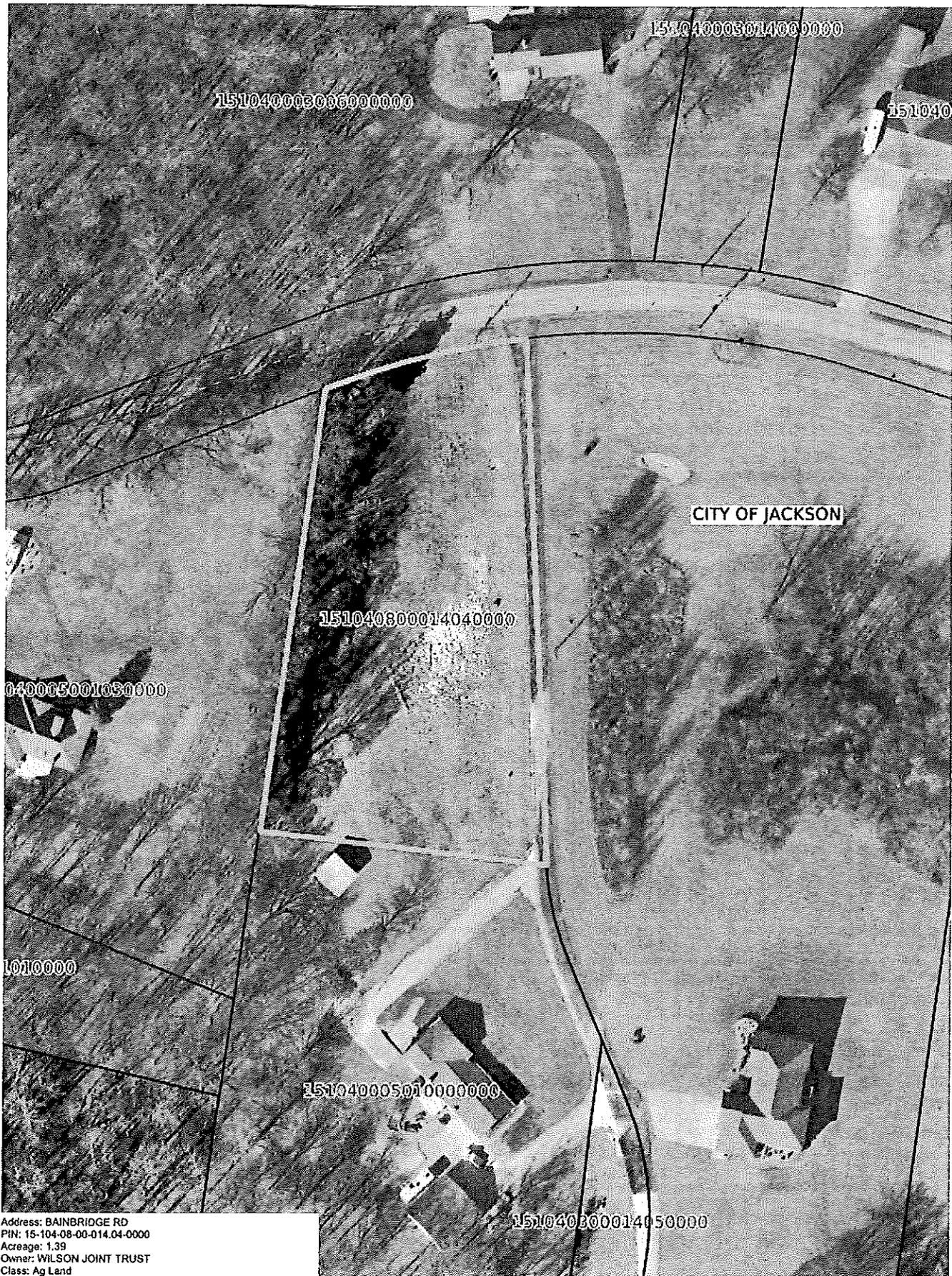
THE BELOW BOX IS USED FOR NOTARY EXPIRATION AND NOTARY SEAL OR STAMP ONLY

My commission expires:

GAIL CASSOUT
 NOTARY PUBLIC - NOTARY SEAL
 STATE OF MISSOURI
 MY COMMISSION EXPIRES NOVEMBER 22, 2027
 SCOTT COUNTY
 COMMISSION #11416994



Address: BAINBRIDGE RD
PIN: 15-104-08-00-014.04-0000
Acreage: 1.39
Owner: WILSON JOINT TRUST
Class: Ag Land



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Acreage: 1.39
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PIN: 15-104-08-00-014.04-0000
Acreage: 1.39
Owner: WILSON JOINT TRUST
Class: Ag Land

BILL NO. 26-___

ORDINANCE NO. 26-___

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

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.
 - 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.
 - 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.

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

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk