



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 07, 2025 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.

PUBLIC HEARINGS

2. Hearing to consider a request for the rezoning of a 6.36-acre lot on Ridge Road, from R-2 (Single-Family Residential) District to R-4 (General Residential) District, as submitted by Robert W. and Belinda Phillips.
3. Hearing to consider a request for a special use permit to allow multiple buildings on a 6.36-acre lot on Ridge Road, in an R-4 (General Residential) District, as submitted by Robert W. and Belinda Phillips and Wren Capital Investments.

APPROVAL OF MINUTES

4. Motion approving the Minutes of the Regular Meeting of March 17, 2025.

FINANCIAL AFFAIRS

5. Motion approving the list of bills paid for the previous month.

ACTION ITEMS

Power, Light, and Water Committee

6. Bill proposing an Ordinance amending Chapter 3 (Administration) of the Code of Ordinances, relative to standing committees.
7. Bill proposing an Ordinance amending Chapter 3 (Administration) of the Code of Ordinances, relative to the formation of the Economic Development Board.
8. Bill proposing an Ordinance amending Chapter 43 (Nuisance) of the Code of Ordinances, relative to hearing and appeals.
9. Bill proposing an Ordinance amending Chapter 49 (Peddlers and Solicitors) of the Code of Ordinances, relative to garage and yard sales.

Street, Sewer, and Cemetery Committee

- [10.](#) Motion accepting the proposal of Breaking Bonds Ministries, Inc., of Jackson, Missouri, in the amount of \$1,200.00 per event, relative to the City Cemeteries Trimming Program.
- [11.](#) Bill proposing an Ordinance authorizing a contractual agreement with Breaking Bonds Ministries, Inc., relative to the City Cemeteries Trimming Program.
- [12.](#) Bill proposing an Ordinance approving the rezoning of a 6.36-acre lot on Ridge Road, from R-2 (Single-Family Residential) District to R-4 (General Residential) District, as submitted by Robert W. and Belinda Phillips.
- [13.](#) Bill proposing an Ordinance approving a special use permit to allow multiple buildings on a 6.36-acre lot on Ridge Road, in an R-4 (General Residential) District, as submitted by Robert W. and Belinda Phillips and Wren Capital Investments.

NON-AGENDA CITIZEN INPUT

INFORMATION ITEMS

14. Report by Mayor
15. Reports by Board Members
16. Report by City Attorney
17. Report by City Administrator
18. Discussion of future agenda items

EXECUTIVE SESSION

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

ADJOURN

Posted on 04/04/2025 at 4:00 PM.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, March 17, 2025 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, Katy Liley, David Reiminger, Shana Williams, David Hitt, 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.

Mayor Dwain L. Hahs to Present a)
 Proclamation in Recognition of April as)
 Child Abuse Prevention Month)

Now comes forth Mayor Dwain L. Hahs to present a proclamation in recognition of April as Child Abuse Prevention Month to Alix Gasser, Executive Director of Southeast Missouri Network Against Sexual Violence (SEMO-NASV).

Mayor Dwain L. Hahs to Present a)
 Proclamation of April 26, 2025, as)
 Arbor Day)

Now comes forth Mayor Dwain L. Hahs to present a proclamation of April 26, 2025 as Arbor Day to Jason Lipe, Parks & Recreation Director.

Motion to Approve the Minutes of the)
 March 3, 2025, Regular Board)
 Meeting)

Motion made by Alderman Stroder, seconded by Alderwoman Williams, to approve the minutes of the preceding Regular Board Meeting of Monday, March 3, 2025. Ayes-8; Nays-0; Absent-0.

Motion to Approve the City Collector's)
 Electric, Water & Sewer, Taxes &)
 Licenses, and Refuse Report for)
 February, 2025)

Motion made by Alderman Seabaugh, seconded by Alderwoman Williams, to approve the City Collector's Electric, Water & Sewer, Taxes & Licenses, and Refuse Report for February, 2025. Ayes-8; Nays-0; Absent-0.

CITY COLLECTOR'S REPORT FOR FEBRUARY 2025

DESCRIPTION	ELECTRIC FUND	WATER FUND	WASTEWATER FUND	LANDFILL FUND	GEN. REV. FUND	TOTAL
Service Charges (includes internal transfers)	1,333,437.21	274,903.73	227,471.03	68,045.17	-	1,903,857.14
Penalties	8,887.18	2,073.58	1,721.03	434.69	-	13,116.48
Sales Tax	38,285.68	7,935.58	-	-	-	46,221.22
Disconnect Fees	3,300.00	-	-	-	-	3,300.00
Returned Transaction Fees	180.00	-	-	-	-	180.00
Customer Relocation Fees	-	-	-	-	225.00	225.00
Trash Stickers	-	-	-	1,490.24	-	1,490.24
UTILITY COLLECTIONS	1,384,090.05	284,912.85	229,192.06	69,970.10	225.00	1,968,390.06
Adjustments - Penalties	-	-	-	-	-	-
Adjustments - Taxes	-	-	-	-	-	-
Adjustments - Service Fees	-	-	-	-	-	-
NET UTILITY COLLECTIONS	1,384,090.05	284,912.85	229,192.06	69,970.10	225.00	1,968,390.06
Business/Contractor Licenses	-	-	-	-	1,847.50	1,847.50
Event Fees/Misc. Charges	-	-	-	-	-	-
NON-UTILITY COLLECTIONS	-	-	-	-	1,847.50	1,847.50
Misc. Adjustments	-	-	-	-	-	-
Interest on Collector's bank account	-	-	-	-	-	991.25
Cash in bank	-	-	-	-	-	1,971,228.81
Missouri Sales Tax payment	(38,285.68)	(7,935.58)	-	-	-	(46,221.22)
TO CITY TREASURER					\$	1,925,007.59

Respectfully Submitted,



City Collector



CITY OF JACKSON

MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, March 17, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

MINUTES



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MAYOR & BOARD OF ALDERMEN REGULAR MEETING

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Motion to Approve the February, 2025)
 City Clerk's and Treasurer's Reports)

Motion made by Alderwoman Williams, seconded by Alderman Stroder, to approve the City Clerk's and Treasurer's Reports for February, 2025. Ayes-8; Nays-0; Absent-0.

CITY TREASURER'S REPORT FOR FEBRUARY 2025

FUND	FUND BALANCES 02-01-2025	RECEIPTS	TRANSFER OF FUNDS	DISBURSEMENTS	FUND BALANCES 02-28-2025	INVESTMENTS	CASH BALANCE 02-28-2025
ELECTRIC FUNDS							
Operation & Maintenance	-	1,451,771.59	(245,372.78)	1,206,398.81	-	-	-
Electric Surplus Fund	3,881,064.52	-	(1,079,281.38)	123.25	2,801,659.89	1,180,000.00	1,621,659.89
Electric Capital Projects Fund	3,410,580.80	-	1,301,000.00	-	4,711,580.80	3,405,000.00	1,306,580.80
WATER & SEWER FUNDS							
Water Operation & Maint.	-	286,207.77	(204,698.23)	81,509.54	-	-	-
Water & Sewer Revenue Bond Fund	358,524.37	-	339,760.38	-	698,284.75	-	698,284.75
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	12,022,691.61	-	5,023.07	12,007.07	12,015,707.61	9,467,000.00	2,548,707.61
Water Replacement Fund	802,171.58	-	7,020.88	-	809,192.46	725,000.00	84,192.46
Wastewater Operation & Maint.	-	229,411.58	(168,599.65)	60,811.93	-	-	-
Wastewater Replacement Fund	1,062,497.23	-	-	-	1,062,497.23	902,000.00	160,497.23
W & S Construction Fund	3,248,716.14	-	-	218,457.65	3,030,258.49	2,250,000.00	780,258.49
General Revenue Fund	1,530,230.31	660,580.50	(96,354.57)	658,276.27	1,436,179.97	1,165,000.00	271,179.97
Landfill Fund	790,378.40	82,729.53	(8,005.21)	45,984.80	819,117.92	610,000.00	209,117.92
Cemetery Fund	1,037,068.71	30,415.84	(5,833.38)	14,943.63	1,046,707.54	870,000.00	176,707.54
City Park Fund	253,250.69	37,163.26	(5,449.90)	33,926.16	251,037.89	-	251,037.89
Public Park Foundation Fund	229,474.77	30,120.00	-	-	259,594.77	140,000.00	119,594.77
Recreational Development Fund	54,315.18	36,135.00	-	15,232.27	75,217.91	-	75,217.91
Band Fund	3,777.00	21,640.84	(3,777.00)	21,656.70	(15.86)	-	(15.86)
ARPA Fund	1,286,573.22	-	-	1,000.00	1,285,573.22	1,285,000.00	573.22
Road Use Tax Fund	1,024,362.34	74,318.12	-	-	1,098,680.46	754,000.00	344,680.46
Stormwater Maintenance Fund	312,082.65	942.62	-	-	313,025.27	268,000.00	45,025.27
Trust and Agency Fund	880,126.78	-	14,406.12	15,334.75	879,198.15	798,000.00	81,198.15
Health Insurance Fund	1,326,696.58	1,973.18	150,968.72	145,045.75	1,334,592.73	1,045,000.00	289,592.73
Inmate Security Fund	17,809.12	48.00	-	-	17,857.12	-	17,857.12
Equitable Sharing Fund	3,617.07	-	-	-	3,617.07	-	3,617.07
Transportation Sales Tax Fund	1,452,936.78	129,444.97	-	-	1,582,381.75	1,120,000.00	462,381.75
Transportation Capital Projects Fund	623,706.47	-	-	-	623,706.47	-	623,706.47
Sales Tax Fund	2,512,815.99	276,596.31	(1,250,000.00)	7,575.00	1,531,837.30	1,458,110.47	73,726.83
Recreation Sales Tax Fund	418,468.22	78,105.03	(807.07)	30,690.03	465,076.15	50,000.00	415,076.15
Public Safety Sales Tax Fund	141,659.75	127,939.15	-	-	269,598.90	-	269,598.90
Fire Protection Sales Tax Fund	73,707.44	64,081.27	-	-	137,788.71	-	137,788.71
Capital Projects Construction Fund	2,552,682.33	-	1,250,000.00	267,905.55	3,534,776.78	2,510,000.00	1,024,776.78
Economic Dev. Reserve Fund	931,369.03	-	-	-	931,369.03	850,000.00	81,369.03
CDBG Grant Fund	60,745.75	-	-	-	60,745.75	-	60,745.75
I-55 Corridor Special Alloc. Fund	2,317.69	1,054.90	-	-	3,372.59	-	3,372.59
TOTALS	42,416,418.52	3,620,679.46	-	2,836,879.16	43,200,218.82	30,962,110.47	12,238,108.35

Respectfully Submitted,

Angela Birk, City Clerk/Treasurer

Cash on Hand 1,475.00
 General Account 10,308,008.69
 Collectors Account 1,925,007.59
 Equitable Sharing Fund 3,617.07

TOTAL 12,238,108.35



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CITY CLERK'S REPORT FOR THE MONTH OF FEBRUARY, 2025

<u>ELECTRIC</u>	52,785.37
<u>WATER</u>	7,230.00
<u>WASTEWATER</u>	0.00
<u>GENERAL REVENUE</u>	40,984.24
<u>LANDFILL</u>	12,296.09
<u>CEMETERY</u>	8,775.00
<u>PARK</u>	2,017.50
<u>PARK FOUNDATION</u>	30,120.00
<u>RECREATIONAL DEVELOPMENT</u>	36,135.00
<u>STORMWATER MAINTENANCE FUND</u>	942.62
<u>TRUST & AGENCY</u>	0.00
<u>HEALTH INSURANCE FUND</u>	1,973.18
<u>INMATE SECURITY FUND</u>	0.00
<u>TRANSPORTATION SALES TAX</u>	1,282.50
<u>RECREATIONAL SALES TAX FUND</u>	14,023.75
<u>REPORT TOTAL</u>	<u>208,565.25</u>

Water & Light Deposit Accounts
FEBRUARY, 2025

Beginning Balance February 1, 2025:	\$265,566.66
TOTAL DEPOSITS	\$13,679.76
TOTAL REFUNDS	\$12,112.01
Ending Balance February 28, 2025:	\$267,134.41

Balance Consists of:	
Checking Account for US Bank	\$57,134.41
Investments	\$210,000.00
	<u>\$267,134.41</u>

Motion to Approve Change Order No. 3)
 To Penzel Construction Company, Inc.,)
 Of Jackson, Missouri, relative to the)
 Building Addition & Renovation of)
 Jackson Fire Station No. 1 Project)

Motion made by Alderman Reiminger, seconded by Alderman Seabaugh, to approve Change Order No. 3, to Penzel Construction Company, Inc., of Jackson, Missouri, in the amount



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of \$50,289.96, relative to the Building Addition & Renovation of Jackson Fire Station No. 1 Project. Ayes-8; Nays-0; Absent-0.

Motion to Authorize payments to the)
 Cape Girardeau County Treasurer, as)
 Custodian of the Cape Girardeau)
 County School Fund, and to the State of)
 Missouri, relative to Notice of Violation)
 No. SE240018)

Motion made by Alderman Reiminger, seconded by Alderwoman Williams, to authorize payments in the amount of \$5,466.80 to the Cape Girardeau County Treasurer, as custodian of the Cape Girardeau County School Fund, and \$407.02 to the State of Missouri, relative to Notice of Violation No. SE240018. Project. Ayes-8; Nays-0; Absent-0.

Ordinance No. 25-25 Re: To Authorize)
 An Abatement Order on Consent with)
 The Missouri Department of Natural)
 Resources, relative to Notice of Violation)
 No. SE240018)

The matter of authorizing an Abatement Order on Consent with the Missouri Department of Natural Resources, relative to Notice of Violation No. SE240018, came on for consideration. Alderman Reiminger introduced Bill No. 25-25, being for an ordinance entitled as follows:

AN ORDINANCE APPROVING AND RATIFYING AN ABATEMENT ORDER ON CONSENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND MISSOURI DEPARTMENT OF NATURAL RESOURCES, RELATIVE TO NOTICE OF VIOLATION NO. SE240018; 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 Alderman Stroder, Bill No. 25-25 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderman Reiminger, seconded by Alderman Stroder, Bill No. 25-25 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. 25-25 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Stroder-aye; Alderman Fraley-aye; Alderman Seabaugh-aye; Alderwoman Williams-aye; Alderwoman Young-aye; Alderman Hitt-aye; Alderman Reiminger-aye; and Alderwoman Liley-aye.

BILL NO. 25-25

ORDINANCE NO. 25-25

AN ORDINANCE APPROVING AND RATIFYING AN ABATEMENT ORDER ON CONSENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND MISSOURI DEPARTMENT OF NATURAL RESOURCES, RELATIVE TO NOTICE OF VIOLATION NO. SE240018; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

WHEREAS, the City of Jackson entered into an agreement with Missouri Department of Natural Resources on March 4, 2025, prior to formal approval by the Board of Aldermen;



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WHEREAS, the Board of Aldermen has reviewed the terms and conditions of said agreement and finds them to be in the best interest of the City;

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

Section 1. The agreement attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **Missouri Department of Natural Resources**, is hereby approved and ratified.

Section 2. The Mayor and City Clerk are authorized and directed to execute any and all documents necessary to effectuate the terms of the contract.

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.

FIRST READING: March 17, 2025.

SECOND READING: March 17, 2025.

PASSED AND APPROVED this 17th day of March, 2025, 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 Accept the bid of Robert)
 Boitnott Painting, of Cape Girardeau,)
 Missouri, relative to the Power Plant)
 Equipment Painting Project)

Motion made by Alderman Reiminger, seconded by Alderman Seabaugh, to accept the bid of Robert Boitnott Painting, of Cape Girardeau, Missouri, in the amount of \$63,000.00, relative to the Power Plant Equipment Painting Project. Ayes-8; Nays-0; Absent-0.



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Ordinance No. 25-26 Re: To Authorize)
 A contractual agreement with Robert)
 Boitnott Painting, relative to the Power)
 Plant Equipment Painting Project)

The matter of authorizing a contractual agreement with Robert Boitnott Painting, relative to the Power Plant Equipment Painting Project, came on for consideration. Alderman Reiminger introduced Bill No. 25-26, 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 ROBERT BOITNOTT PAINTING, OF CAPE GIRARDEAU, MISSOURI, RELATIVE TO THE POWER PLANT EQUIPMENT PAINTING PROJECT; 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. 25-26 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. 25-26 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. 25-26 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Young-aye; Alderman Reiminger-aye; Alderman Fraley-aye; Alderman Seabaugh-aye; Alderwoman Williams-aye; Alderman Hitt-aye; Alderwoman Liley-aye; and Alderman Stroder-aye.

BILL NO. 25-26

ORDINANCE NO. 25-26

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND ROBERT BOITNOTT PAINTING, OF CAPE GIRARDEAU, MISSOURI, RELATIVE TO THE POWER PLANT EQUIPMENT PAINTING PROJECT; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

WHEREAS, the Mayor and Board of Aldermen have been presented a contract attached hereto and incorporated herein as if fully set forth; and

WHEREAS, the Mayor and Board of Aldermen of the City of Jackson, Missouri, deem it advisable to enter into said contract.

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

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, approve the contract attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **Robert Boitnott Painting, of Cape Girardeau, Missouri.**



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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 17, 2025.

SECOND READING: March 17, 2025.

PASSED AND APPROVED this 17th day of March, 2025, 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. 25-27 Re: To Vacate)
 A portion of a Utility & Roadway)
 Easement at 2640 East Jackson)
 Boulevard in Turner Subdivision, as)
 Requested by David Voshage)

The matter of vacating a portion of a Utility & Roadway Easement at 2640 East Jackson Boulevard in Turner Subdivision, as requested by David Voshage, came on for consideration. Alderman Reiminger introduced Bill No. 25-27, being for an ordinance entitled as follows:

AN ORDINANCE VACATING AN EASEMENT LOCATED IN THE CITY OF JACKSON, MISSOURI; SPECIFICALLY DESCRIBING SAID EASEMENT; TRANSFERRING TITLE OF SAID AREA TO THE OWNERS OF RECORD; AUTHORIZING THE MAYOR AND CITY CLERK TO TRANSFER SAID AREA; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.



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On a motion made by Alderman Reiminger, seconded by Alderman Stroder, Bill No. 25-27 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderman Reiminger, seconded by Alderman Stroder, Bill No. 25-27 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. 25-27 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Hitt-aye; Alderman Seabaugh-aye; Alderman Fraley-aye; Alderwoman Young-aye; Alderwoman Liley-aye; Alderman Reiminger-aye; Alderman Stroder-aye; and Alderwoman Williams-aye.

BILL NO. 25-27

ORDINANCE NO. 25-27

AN ORDINANCE VACATING AN EASEMENT LOCATED IN THE CITY OF JACKSON, MISSOURI; SPECIFICALLY DESCRIBING SAID EASEMENT; TRANSFERRING TITLE OF SAID AREA TO THE OWNERS OF RECORD; AUTHORIZING THE MAYOR AND CITY CLERK TO TRANSFER SAID AREA; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, David Voshage and Karen Voshage have requested vacation of the following described area in the City of Jackson, Missouri (see attached Exhibit A), to-wit:

THAT PART OF LOT 1 OF TURNER SUBDIVISION AS RECORDED IN DOCUMENT NO. 2016-14480 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1 OF SAID TURNER SUBDIVISION; THENCE SOUTH 08°05'42" WEST ALONG THE EAST LINE OF SAID LOT 1, 10.00 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE SOUTH 08°05'42" WEST ALONG SAID EAST LINE, 100.34 FEET; THENCE LEAVING SAID EAST LINE, NORTH 88°18'42" WEST 15.09 FEET TO THE WEST LINE OF A ROADWAY EASEMENT DESCRIBED IN DOCUMENT NO. 2007-17068 AND DOCUMENT NO. 2015-00567 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE NORTH 08°05'42" EAST ALONG SAID WEST LINE, 101.58 FEET TO THE SOUTH LINE OF A UTILITY EASEMENT AS RECORDED IN SAID TURNER SUBDIVISION; THENCE LEAVING SAID WEST LINE, SOUTH 83°34'45" EAST ALONG SAID SOUTH LINE, 15.01 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT TO BE ABANDONED CONTAINS 1514 SQUARE FEET.

and,

WHEREAS, the Board of Aldermen deems it in the best interest of the City of Jackson, Missouri, that said area be vacated.

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

Section 1. That the above-described area be, and that the same is hereby, vacated.



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Section 2. That the Mayor is hereby authorized to execute and the City Clerk is hereby authorized to attest the signature of the Mayor on any instruments necessary for the vacation of said area.

Section 3. That the City Clerk is hereby directed to record a copy of this ordinance with the Recorder of Deeds, Cape Girardeau County, Missouri.

Section 4. That this ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: March 17, 2025.

SECOND READING: March 17, 2025.

PASSED AND APPROVED this 17th day of March, 2025, 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. 25-28 Re: To Accept the)
 Dedication of Water Line Easement)
 Deeds from David and Karen Voshage,)
 And MEC MO Holdings, LLC, Series 4,)
 Formerly known as Ahmad MO Holdings,)
 LLC, Series 4, relative to the Water)
 System Facility Plan Implementation)
 Project – Phase 2, Project 2E)

The matter of accepting the dedication of Water Line Easement Deeds from David and Karen Voshage, and MEC MO Holdings, LLC, Series 4, formerly known as Ahmad MO Holdings, LLC, Series 4, relative to the Water System Facility Plan Implementation Project – Phase 2, Project 2E, came on for consideration. Alderman Reiminger introduced Bill No. 25-28, being for an ordinance entitled as follows:

**AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY CLERK TO
 ATTEST TO THE CITY'S ACCEPTANCE OF CERTAIN PROPERTY DEEDED TO
 THE CITY, WHICH SAID PROPERTY IS PARTICULARLY SET FORTH IN THE
 ATTACHED WATER LINE EASEMENT DEEDS.**

On a motion made by Alderman Reiminger, seconded by Alderman Seabaugh, Bill No. 25-28 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderman Reiminger, seconded by Alderman Seabaugh Bill No. 25-28 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. 25-28 and was signed and approved by Mayor



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Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Liley-aye; Alderman Stroder-aye; Alderman Reiminger-aye; Alderman Hitt-aye; Alderman Fraley-aye; Alderman Seabaugh-aye; Alderwoman Young-aye; and Alderwoman Williams-aye.

BILL NO. 25-28

ORDINANCE NO. 25-28

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY CLERK TO ATTEST TO THE CITY'S ACCEPTANCE OF CERTAIN PROPERTY DEEDED TO THE CITY, WHICH SAID PROPERTY IS PARTICULARLY SET FORTH IN THE ATTACHED WATER LINE EASEMENT DEEDS.

WHEREAS, **David and Karen Voshage and MEC MO Holdings, LLC, Series 4, formerly known as Ahmad MO Holdings, LLC, Series 4**, of the County of Cape Girardeau, State of Missouri, deeded to the City of Jackson, Missouri, the property described in the Water Line Easement Deeds, attached hereto.

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, do hereby accept the Deeds which is attached hereto, subject to all of the terms and conditions therein expressed.

Section 2. That 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 Deeds.

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

Section 4. This ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: March 17, 2025.

SECOND READING: March 17, 2025.

PASSED AND APPROVED this 17th day of March, 2025, 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



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MAYOR & BOARD OF ALDERMEN REGULAR MEETING
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Angela Birk (signed)
City Clerk

Ordinance No. 25-29 Re: To Authorize)
A contractual agreement with Valued)
Pharmacy Services of the Midwest, LLC)
Of Boston, Massachusetts, relative to)
Providing Pharmacy Benefit)
Management Coalition Servies)

The matter of authorizing a contractual agreement with Valued Pharmacy Services of the Midwest, LLC, of Boston, Massachusetts, relative to providing Pharmacy Benefit Management Coalition Services, came on for consideration. Alderman Reiminger introduced Bill No. 25-29, being for an ordinance entitled as follows:

AN ORDINANCE APPROVING AND RATIFYING A CONTRACTUAL AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND VALUED PHARMACY SERVICES OF THE MIDWEST, LLC, OF BOSTON, MASSACHUSETTS, RELATIVE TO PROVIDING PHARMACY BENEFIT MANAGEMENT COALITION SERVICES; 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. 25-29 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. 25-29 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. 25-29 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Fraley-aye; Alderman Hitt-aye; Alderman Seabaugh-aye; Alderwoman Young-aye; Alderwoman Liley-aye; Alderman Reiminger-aye; Alderman Stroder-aye; and Alderwoman Williams-aye.

BILL NO. 25-29

ORDINANCE NO. 25-29

AN ORDINANCE APPROVING AND RATIFYING A CONTRACTUAL AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND VALUED PHARMACY SERVICES OF THE MIDWEST, LLC, OF BOSTON, MASSACHUSETTS, RELATIVE TO PROVIDING PHARMACY BENEFIT MANAGEMENT COALITION SERVICES; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

WHEREAS, the City of Jackson entered into a contract with Valued Pharmacy Services of the Midwest, LLC, on January 8, 2024, prior to formal approval by the Board of Aldermen;

WHEREAS, the Board of Aldermen has reviewed the terms and conditions of said contract and finds them to be in the best interest of the City;

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



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MAYOR & BOARD OF ALDERMEN REGULAR MEETING
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Section 1. The contract attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and ***Valued Pharmacy Services of the Midwest, LLC, of Boston, Massachusetts***, is hereby approved and ratified.

Section 2. The Mayor and City Clerk are authorized and directed to execute any and all documents necessary to effectuate the terms of the contract.

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

FIRST READING: March 17, 2025.

SECOND READING: March 17, 2025.

PASSED AND APPROVED this 17th day of March, 2025, 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 Renew a contractual)
 Agreement with Metro-Ag Injection)
 Systems, Inc., of Breese, Illinois, relative)
 To the Biosolids Disposal Program)

Motion made by Alderwoman Liley, seconded by Alderman Fraley, to renew a contractual agreement with Metro-Ag Injection Systems, Inc., of Breese, Illinois, maintaining the amount of 7.2 cents per gallon for spring and fall disposal and increasing the amount to 7.6 cents per gallon for summer disposal, for the term ending April 4, 2026, relative to the Biosolids Disposal Program. Ayes-8; Nays-0; Absent-0.

Motion to Authorize the Mayor to sign a)
 Vehicle title to transfer ownership of a)
 1989 Chevrolet pickup truck, to Cape)
 Auto Sales LLC, of Cape Girardeau,)
 Missouri)



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, March 17, 2025 at 6:00 PM
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Motion made by Alderwoman Liley, seconded by Alderman Hitt, to authorize the Mayor to sign a vehicle title to transfer ownership of a 1989 Chevrolet pickup truck, to Cape Auto Sales LLC, of Cape Girardeau, Missouri. Ayes-8; Nays-0; Absent-0.

Motion to Set a public hearing to)
 Consider a request for the rezoning of a)
 6.36-acre lot on Ridge Road, from R-2)
 (Single-Family) District to R-4 (General)
 Residential) District, as submitted by)
 Robert W. and Belinda Phillips)

Motion made by Alderwoman Liley, seconded by Alderwoman Young, to set a public hearing for Monday April 7, 2025, at 6:00 p.m., to consider a request for the rezoning of a 6.36-acre single lot on Ridge Road, from R-2 (Single-Family Residential) District to R-4 (General Residential) District, as submitted by Robert W. and Belinda Phillips. Ayes-8; Nays-0; Absent-0.

Motion to Set a public hearing to)
 Consider a request for a special use)
 Permit to allow multiple buildings on a)
 6.36-acre lot on Ridge Road, in an R-4)
 (General Residential) District, as)
 submitted by Robert W. and Belinda)
 Phillips and Wren Capital Investments)

Motion made by Alderwoman Liley, seconded by Alderman Fraley, to set a public hearing for Monday April 7, 2025, at 6:00 p.m., to consider a request for a special use permit to allow multiple buildings on a 6.36-acre lot in an R-4 (General Residential) District, as submitted by Robert W. and Belinda Phillips and Wren Capital Investments. Ayes-8; Nays-0; Absent-0.

Motion to Accept the proposal of BS&A)
 Software, of Bath, Michigan, relative to)
 Providing services under the Financial &)
 Utility Billing Migration)

Motion made by Alderwoman Liley, seconded by Alderman Hitt, to accept the proposal of BS&A Software, of Bath, Michigan, relative to providing services under the Financial & Utility Billing Migration. Ayes-8; Nays-0; Absent-0.

Ordinance No. 25-30 Re: To Authorize)
 A contractual agreement with BS&A)
 Software, relative to the Financial &)
 Utility Billing Migration)

The matter of authorizing a contractual agreement with BS&A Software, relative to the Financial & Utility Billing Migration, came on for consideration. Alderwoman Liley introduced Bill No. 25-30, 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 BS&A SOFTWARE, OF BATH, MICHIGAN, RELATIVE TO THE FINANCIAL & UTILITY BILLING MIGRATION; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

On a motion made by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 25-30 was placed on its first reading and was read by title, considered and discussed and was duly



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passed. On a motion by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 25-30 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. 25-30 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Reiminger-aye; Alderman Fraley-aye; Alderman Hitt-aye; Alderman Seabaugh-aye; Alderwoman Young-aye; Alderwoman Liley-aye; Alderman Stroder-aye; and Alderwoman Williams-aye.

BILL NO. 25-30

ORDINANCE NO. 25-30

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND *BS&A SOFTWARE, OF BATH, MICHIGAN*, RELATIVE TO *THE FINANCIAL & UTILITY BILLING MIGRATION*; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

WHEREAS, the Mayor and Board of Aldermen have been presented a contract attached hereto and incorporated herein as if fully set forth; and

WHEREAS, the Mayor and Board of Aldermen of the City of Jackson, Missouri, deem it advisable to enter into said contract.

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

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, approve the contract attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **BS&A Software, of Bath, Michigan**. 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.



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

FIRST READING: March 17, 2025.

SECOND READING: March 17, 2025.

PASSED AND APPROVED this 17th day of March, 2025, 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. 25-31 Re: To Approve)
 The voluntary annexation with zoning of)
 1.08 acres of property located on Fraser)
 Ridge in Terrace Above The Greens)
 Subdivision, as submitted by MHRR LLC)

The matter of approving the voluntary annexation with zoning of 1.08 acres of property located on Fraser Ridge in Terrace Above The Greens Subdivision, as submitted by MHRR LLC, came on for consideration. Alderwoman Liley introduced Bill No. 25-31, being for an ordinance entitled as follows:

AN ORDINANCE ANNEXING CERTAIN ADJACENT TERRITORY INTO THE CITY LIMITS OF THE CITY OF JACKSON, MISSOURI, AND AMENDING THE "OFFICIAL ZONING DISTRICT MAP" OF THE CITY OF JACKSON, MISSOURI; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED TO THE BOARD OF ALDERMEN UNDER THE PROVISIONS OF SECTION 58-12 OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI.

On a motion made by Alderwoman Liley, seconded by Alderman Fraley, Bill No. 25-31 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 Hitt, Bill No. 25-31 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. 25-31 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Seabaugh-aye; Alderman Reiminger-aye; Alderman Fraley-aye; Alderman Hitt-aye; Alderwoman Young-aye; Alderwoman Liley-aye; Alderman Stroder-aye; and Alderwoman Williams-aye.

BILL NO. 25-31

ORDINANCE NO. 25-31

AN ORDINANCE ANNEXING CERTAIN ADJACENT TERRITORY INTO THE CITY LIMITS OF THE CITY OF JACKSON, MISSOURI, AND AMENDING THE "OFFICIAL ZONING DISTRICT MAP" OF THE CITY OF JACKSON, MISSOURI; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED TO THE BOARD OF ALDERMEN UNDER THE PROVISIONS OF SECTION 58-12 OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI.



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WHEREAS, on the 21st day of January, 2025, a verified petition signed by all owners of the real estate hereinafter described, was submitted by MHRR, LLC, requesting voluntary annexation with zoning of said territory being described as 1.08 acres of property located on Fraser Ridge in Terrace Above The Greens Subdivision as set out in Exhibit A, attached hereto and made a part hereof, was filed with the City Clerk and the Board of Aldermen; and,

WHEREAS, said real estate as hereinafter described is adjacent and contiguous to the present corporate limits of the City of Jackson, Missouri; and,

WHEREAS, the City of Jackson, Missouri provided written notice, on January 24, 2025, to all property owners within one hundred and eighty-five (185) feet of the proposed voluntary annexation with zoning of the date, time and location for the public hearing; and

WHEREAS, notice of the public hearing was given by publication of notice, on the 3rd day of February, 2025, in the Cash Book Journal, a weekly newspaper of general circulation in the County of Cape Girardeau, State of Missouri; and,

WHEREAS, a public hearing concerning said matter was held at the City Hall in the City of Jackson, Missouri, at 6:00 p.m. on the 18th day of February, 2025; and,

WHEREAS, at said public hearing, all interested persons, corporations or political subdivisions were afforded the opportunity to present evidence regarding the proposed voluntary annexation with zoning; and,

WHEREAS, no written objection to the proposed annexation was filed with the Board of Aldermen of the City of Jackson, Missouri, within 14 days after the date of the public hearing; and,

WHEREAS, the Board of Aldermen of the City of Jackson, Missouri, does find and determine that said voluntary annexation with zoning is reasonable and necessary to the proper development of the City and is in the best interest of the citizens of the City of Jackson, Missouri; and

WHEREAS, the City of Jackson, Missouri, is able to furnish normal municipal services to said area within a reasonable time after annexation.

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



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Section 1. Pursuant to the provisions of Section 58-12 of the Code of Ordinances of the City of Jackson, Missouri, the following described real estate is hereby annexed into the City of Jackson, Missouri:

A PART OF UNITED STATES PRIVATE SURVEY NO. 318, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A FOUND STONE ON THE WEST LINE OF U.S.P.S. 318, THENCE SOUTH 56°19'07" EAST, 914.47 FEET +/- TO A POINT OF BEGINNING; THENCE SOUTH 56°19'07" EAST, 255.54 FEET +/-; THENCE SOUTH 76°07'16" EAST, 176.03 FEET; THENCE SOUTH 74°19'50" EAST, 134.72 FEET TO THE EXISTING CITY LIMITS; THENCE WITH THE EXISTING CITY LIMITS NORTH 90°00'00" WEST, 540.50 FEET +/-; THENCE NORTH 07°03'04" EAST, 222.00 FEET +/- TO THE POINT OF BEGINNING AND CONTAINING 1.08 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS OF RECORD.

Section 2. The boundaries of the City of Jackson, Missouri, are hereby altered so as to encompass the above-described tract of land lying adjacent and contiguous to the present corporate limits of said City of Jackson, Missouri.

Section 3. That the Zoning Ordinance and the accompanying "Official Zoning District Map" of the City of Jackson, Missouri, are hereby amended insofar as they relate to the property described on Exhibit A that said property is hereby zoned R-2 (Single Family Residential) District.

Section 4. That the City Clerk of the City of Jackson, Missouri, shall and is hereby directed to amend the "Official Zoning District Map" of the City of Jackson, Missouri, and to certify same and to keep said map on file in the office of the City Clerk and an updated copy shall be placed at City Hall, City of Jackson, Missouri.

Section 5. The City Clerk of the City of Jackson, Missouri, is hereby ordered to cause three certified copies of this ordinance to be filed with the County Clerk of Cape Girardeau County, Missouri.

Section 6. If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid, or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.



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Section 7. That this ordinance shall be in full force and effect from and after its passage and approval.

FIRST READING: March 17, 2025.

SECOND READING: March 17, 2025.

PASSED AND APPROVED this 17th day of March, 2025, 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. 25-32 Re: To Authorize)
 The Mayor to execute Deeds of)
 Dedication for the Cane Creek Road and)
 Trussworks Boulevard Rights of Way in)
 The Jackson North Industrial Park)
 Subdivision, to the City of Jackson,)
 Missouri)

The matter of authorizing the Mayor to execute Deeds of Dedication for the Cane Creek Road and Trussworks Boulevard Rights of Way in the Jackson North Industrial Park Subdivision, to the City of Jackson, came on for consideration. Alderwoman Liley introduced Bill No. 25-32, being for an ordinance entitled as follows:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE DEEDS OF DEDICATION BY AND BETWEEN THE CITY AND THE CITY OF JACKSON, MISSOURI; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

On a motion made by Alderwoman Liley, seconded by Alderman Hitt, Bill No. 25-32 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 Hitt, Bill No. 25-32 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. 25-32 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Williams-aye; Alderman Seabaugh-aye; Alderman Reiminger-aye; Alderman Fraley-aye; Alderman Hitt-aye; Alderwoman Young-aye; Alderwoman Liley-aye; and Alderman Stroder-aye.

BILL NO. 25-32

ORDINANCE NO. 25-32

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE DEEDS OF DEDICATION BY AND BETWEEN THE CITY AND THE CITY OF JACKSON, MISSOURI; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.



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WHEREAS, the Mayor and Board of Aldermen of the City of Jackson, Missouri, have heretofore been presented Deeds of Dedication 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 the conveyance of said Deeds of Dedication.

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

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, approve the conveyance of the Deeds of Dedication attached hereto and incorporated herein as if fully set forth between the City of Jackson, Missouri, a municipal corporation and the City of Jackson, Missouri, a municipal corporation. It is the belief of the Mayor and Board of Aldermen of the City of Jackson, Missouri that it is in the best interests of the citizens of the City of Jackson, Missouri, that the City enter into said Deeds of Dedication.

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

Section 3. The City Clerk of the City of Jackson, Missouri, is hereby authorized and directed to attest the signature of the Mayor on the attached Deeds of Dedication.

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. This ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: March 17, 2025.

SECOND READING: March 17, 2025.

PASSED AND APPROVED this 17th day of March, 2025, by a vote of 8 ayes, 0 nays, 0 abstentions and 0 absent.



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CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
 Mayor

ATTEST:

Angela Birk (signed)
 City Clerk

Ordinance No. 25-33 Re: To Accept)
 Deeds of Dedication for the Cane Creek)
 Road and Trussworks Boulevard Rights)
 Of Way in the Jackson North Industrial)
 Park Subdivision, from the City of)
 Jackson, Missouri)

The matter of accepting Deeds of Dedication for the Cane Creek Road and Trussworks Boulevard Rights of Way in the Jackson North Industrial Park Subdivision, from the City of Jackson, came on for consideration. Alderwoman Liley introduced Bill No. 25-33, being for an ordinance entitled as follows:

**AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY CLERK TO
 ATTEST TO THE CITY'S ACCEPTANCE OF CERTAIN PROPERTY DEEDED TO
 THE CITY, WHICH SAID PROPERTY IS PARTICULARLY SET FORTH IN THE
 ATTACHED DEEDS OF DEDICATION.**

On a motion made by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 25-33 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 Alderwoman Young, Bill No. 25-33 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. 25-33 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Stroder-aye; Alderwoman Williams-aye; Alderman Seabaugh-aye; Alderman Reiminger-aye; Alderman Fraley-aye; Alderman Hitt-aye; Alderwoman Young-aye; and Alderwoman Liley-aye.

BILL NO. 25-33

ORDINANCE NO. 25-33

**AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY CLERK TO
 ATTEST TO THE CITY'S ACCEPTANCE OF CERTAIN PROPERTY DEEDED TO
 THE CITY, WHICH SAID PROPERTY IS PARTICULARLY SET FORTH IN THE
 ATTACHED DEEDS OF DEDICATION.**

WHEREAS, the **City of Jackson, Missouri**, of the County of Cape Girardeau, State of Missouri, deeded to the City of Jackson, Missouri, the property described in the Deeds of Dedication attached hereto.

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



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, March 17, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, do hereby accept the deeds which are attached hereto, subject to all of the terms and conditions therein expressed.

Section 2. That 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 deeds.

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

Section 4. This ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: March 17, 2025.

SECOND READING: March 17, 2025.

PASSED AND APPROVED this 17th day of March, 2025, 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 6:28 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

BILL NO. 25-__

ORDINANCE NO. 25-__

AN ORDINANCE AMENDING CHAPTER 3 OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO STANDING COMMITTEES; 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 3 Section 3-60, of the Code of Ordinances of the City of Jackson, Missouri, is hereby **amended** to read as follows:

“Sec. 3-60. Standing committees—Generally.

At the second regular meeting in the month of April, 2025, and every year thereafter at the same meeting the mayor shall appoint the following standing committees: the power, light and water committee, consisting of four (4) members of the board of aldermen, and the street, sewer and cemetery committee, consisting of four (4) members of the board of aldermen. Such committees shall serve for a period of one (1) year until their successors are appointed and qualified.”

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: April 7, 2025.

SECOND READING: April 7, 2025.

PASSED AND APPROVED this 7th day of April, 2025, by a vote of ___ ayes, ___ nays, ___ abstentions and ___ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk

BILL NO. 25-__

ORDINANCE NO. 25-__

AN ORDINANCE AMENDING CHAPTER 3, ARTICLE VI OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO FORMATION OF ECONOMIC DEVELOPMENT BOARD; 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 3, Article VI, Section 3-280 et seq., of the Code of Ordinances of the City of Jackson, Missouri, is hereby **added** to read as follows:

“Sec.-3-280. Established.

There is hereby established an advisory board to be known as the "Economic Development Board" (EDB). The mission of the EDB is to assist existing businesses, attract new businesses and stimulate capital investments in the City. The EDB's goals are improving the City's economic well-being through efforts that entail job creation, job retention, tax base enhancements, annexation, housing and quality of life.

Sec.-3.281. Membership, Appointment, Qualifications, Term.

- A. Members. The EDB shall consist of ten (10) voting members
- B. Appointment. The Mayor, with the consent and approval of a majority of the Board of Aldermen, shall appoint all members to the EDB, including, as follows:
 - 1. Mayor
 - 2. Board of Aldermen Representative
 - 3. Board of Aldermen Representative
 - 4. City Administrator
 - 5. Chamber of Commerce Representative
 - 6. UJRO Representative
 - 7. Jackson R-2 School Administration Representative
 - 8. City Citizen at Large
 - 9. County Citizen at Large
 - 10. County Citizen at Large

Appointment of a successor or reappointment of a member shall be effective on or about May 1 following expiration of the member's term. Members shall continue to hold office until reappointed or their successor is appointed. The Mayor, with the consent and approval of a majority of the Board of Aldermen, shall appoint a person to fill the unexpired term of that member.

C. Qualifications. Members should show an interest in the purposes set forth in Sec.-3-280.

D. Terms. Appointments by the Mayor shall be for terms of three (3) years; except that of the members first appointed, the Mayor shall designate four (4) to serve for a period of one (1) year, four (4) to serve for a period of two (2) years and the remaining to serve for a period of three (3) years.

E. Removal. Any member of the EDB may be removed from office for misconduct, neglect of duty, or lack of qualifications by executive order of the Mayor after receiving the consent of a majority of the entire Board of Aldermen, or by six-eighths (6/8) vote of the Board of Aldermen on its own initiative.

F. Chair and Vice Chair. The Mayor, with the consent and approval of a majority of the Board of Aldermen, shall appoint a Chair and Vice Chair annually on or about May 1 for a term of one (1) year. No member shall serve more than two (2) consecutive terms as Chair or Vice Chair.

G. Staff. A designated City staff member shall interact with the EDB to support economic programming, services and development activities.

H. Compensation. All members shall serve without compensation.

Sec.-3-281. Meetings.

The EDB shall meet every other month and at such times as adopted in the rules and regulations set out in Sec. 3-283.

Sec.-3-282. Additional Duties.

- A. The duties of the Economic Development Board shall be as follows:
1. Advise and make recommendations to the Mayor and Board of Aldermen regarding the sale, acquisition, annexation and development of property.
 2. Advise and make recommendations to the Mayor and Board of Aldermen regarding strategies, objectives and policies to attract and retain business.
 3. Advise and make recommendations to the Mayor and Board of

Aldermen regarding strategies, objectives and policies to attract housing developments needed for the growth of the City.

4. Advise and make recommendations to the Mayor and Board of Aldermen regarding general policy guidelines for the City's economic development programs.
5. Perform such other duties as from time to time the Mayor and Board of Aldermen may request consistent with the other duties of the EDB.

Sec.-3-283. Board of Aldermen To Promulgate Certain Rules And Procedures As Necessary.

Rules of Procedure may be adopted and amended from time to time by the Board of Aldermen, as necessary.

Sec.-3-284. Report To Mayor And Board of Aldermen.

The EDB shall submit, on or before April 1 of each year, a written report to the Board of Aldermen containing activities and updates of the board.”

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: April 7, 2025.

SECOND READING: April 7, 2025.

PASSED AND APPROVED this 7th day of April, 2025, by a vote of ___ ayes, ___ nays, ___ abstentions and ___ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk

BILL NO. 25-__

ORDINANCE NO. 25-__

AN ORDINANCE AMENDING CHAPTER 43 OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO NUISANCES; 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 43, Section 43-2, of the Code of Ordinances of the City of Jackson, Missouri, is hereby **amended** to read as follows:

“Sec. 43-2. - Definitions.

Municipal judge. That person appointed by the board to serve as judge of the city’s municipal court.

Section 2. That Chapter 43, Section 43-5, of the Code of Ordinances of the City of Jackson, Missouri, is hereby **amended** to read as follows:

“Sec. 43-5. - Notice.

(b) *Notice contents.* The aforesaid notice to the owners, and lien holder, if any, of the property shall state clearly and concisely:

(3) The director shall cause a hearing to be scheduled before the municipal judge not sooner than ten (10) days from the date of service. If notice is for the purpose of prosecution under either section 43-9 or section 43-34 of this Chapter then no hearing is required and the procedures for municipal court shall be followed;

***”

Section 3. That Chapter 43, Section 43-6, of the Code of Ordinances of the City of Jackson, Missouri, is hereby **amended** to read as follows:

“Sec. 43-6. - Hearing and appeal.

- (a) *Procedure.* The owners, lien holder and occupants of the property who have been served with a notice pursuant to section 43-5 of this Code may appear in person or by representative at a hearing with the municipal judge scheduled on a date not sooner than ten (10) days after the date of the notice letter.
- (b) *Hearing.* The municipal judge shall conduct a full and adequate hearing upon the question of whether a public nuisance in fact exists. The municipal judge may amend or modify the notice, or extend the times for compliance with the notice by the owner by such date as the municipal judge in the course of the hearing may determine.
- (c) *Evidence.* The owners, lien holder and occupants of the property, or their representative or agents, of the subject property shall be given the opportunity to present evidence to the municipal judge in the course of the hearing.
- (d) *Order.* Should the evidence support a finding that the building, structure or condition constitutes a public nuisance, the municipal judge shall issue an order making specific findings of fact, based upon competent and substantial evidence, which shows the building, structure or condition to be a public nuisance and ordering the building, structure or condition demolished, removed, repaired or otherwise abated by the city.
- (e) *Additional time.* The municipal judge, upon written application by the owner at any time within the period after the notice has been served may grant additional time for the owner to effect the abatement of the public nuisance, provided that such extension is limited to a specific time period.
- (f) *Costs to be certified.* The costs of performance of the abatement order shall be certified to the city clerk who shall cause a special tax bill or assessment therefor against the property to be prepared and collected by the city collector. If the building or structure is demolished, secured or repaired by a contractor pursuant to the order issued by the municipal judge, such contractor may file a mechanic's lien against the property where the dangerous building is located. The contractor may enforce this lien as provided by Missouri State Law. Except as otherwise provided in this article, at the request of the taxpayer the tax bill may be paid in installments over a period of not more than ten (10) years. The tax bill from date of its issuance shall be deemed a personal debt against the property owners and shall also be a lien on the property until paid.

(g) *Appeal from decision of municipal judge.* If the decision of the municipal judge is not appealed to the circuit court within thirty (30) days of the date of the mailing of said decision, the decision shall be declared final in accordance with chapter 536 of the Revised Statutes of Missouri.”

Section 4. That Chapter 43, Section 43-7, of the Code of Ordinances of the City of Jackson, Missouri, is hereby **amended** to read as follows:

“Sec. 43-7. - Notice and appeal of assessments.

(b) *Objection.* If the property owner or his representative objects to determination of cost, he may appeal same to the municipal judge by delivering a written notice of appeal to the municipal court clerk within twenty (20) days of the mailing of the notice thereof. If no appeal is taken or perfected, the initial determination of costs shall be final.

(d) *Filing of appeal.* If a timely appeal is received by the municipal court clerk, a hearing shall be scheduled with the municipal judge and held on the matter. If, after the hearing, the municipal judge determines that the proposed assessment is improper, the municipal judge shall so certify to the municipal court clerk and the proposed assessment shall be canceled. If, after the hearing, it is determined that the proposed assessment or any part of it is proper and authorized, the municipal judge shall so certify to the municipal court clerk who shall enter a lien in such amount as determined appropriate by the municipal judge.

(e) *Finality of municipal judge's decision.* If the judgment of the municipal judge is not appealed to the circuit court within thirty (30) days from the date of the municipal judge's determination of the assessment, the judgment will be declared final per chapter 536 of the Revised Statutes of Missouri.

(g) *Overhead charge, civil penalties.*

(3) When the city has issued two (2) administrative orders for abatement of a nuisance within a twenty-four-month period on the same property owner, an additional civil penalty of between one hundred dollars (\$100.00) and five hundred dollars (\$500.00) may be assessed on the second order of abatement by the municipal judge to be paid by the repeat offender as provided herein.

***”

Section 5. That Chapter 43, Section 43-8, of the Code of Ordinances of the City of Jackson, Missouri, is hereby **amended** to read as follows:

“Sec. 43-8. - Notice of violation of failure to abate a public nuisance.

The owner or occupant of any property on which a public nuisance is found shall be given seven (7) days notice to abate the public nuisance for purposes of prosecution under section 43-9 of this chapter. The notice shall follow the requirements of section 43-5 of this chapter. The City may issue a summons for violation of this chapter at any time within one (1) year from notice to abate the public nuisance.”

Section 6. That Chapter 43, Section 43-9, of the Code of Ordinances of the City of Jackson, Missouri, is hereby **amended** to read as follows:

“Sec. 43-9. – Violation is an offense; penalties.

An owner or occupant who creates or allows to continue any public nuisance as set forth in section 43-4 of this chapter and who shall fail to abate the public nuisance within seven (7) days as set forth in section 43-8 of this chapter, shall be guilty of an offense and may be charged in municipal court with failure to abate a public nuisance and punished as set forth in section 1-20 of this Code.”

Section 7. That Chapter 43, Section 43-30, of the Code of Ordinances of the City of Jackson, Missouri, is hereby **amended** to read as follows:

“Sec. 43-30. – Debris defined; failure to keep weeds, high grass, and brush cut and removed a nuisance.

- (b) The word “debris” also includes any other material which is found on any lot or land that is unhealthy or unsafe.

***”

Section 8. That Chapter 43, Section 43-31, of the Code of Ordinances of the City of Jackson, Missouri, is hereby **deleted**.

Section 9. That Chapter 43, Section 43-32, of the Code of Ordinances of the City of Jackson, Missouri, is hereby **amended** to read as follows:

“Sec. 43-32. – Abatement of nuisance.

If the nuisance is present on the property seven (7) days after receipt of the notice provided for in section 43-33 of this chapter, the enforcement officer shall cause the same to be abated. (under the provisions of this article, the costs of abatement may include a fee for the city’s costs in administering the is article, which fee shall not exceed five hundred dollars (\$500.00).) The enforcement official shall certify the cost of such abatement to the city clerk or other officer in charge of finance who shall cause the certified cost to be include in a special tax bill or added to the annual real estate tax bill, at the collecting officials option, and shall be collected in the same manner and procedure as for collecting real estate taxes.”

Section 10. That Chapter 43, Section 43-33, of the Code of Ordinances of the City of Jackson, Missouri, is hereby **amended** to read as follows:

“Sec. 43-33. – Notice of violation of failure to abate a nuisance.

The owner or occupant of any property on which a public nuisance is found shall be given seven (7) days notice to abate the public nuisance for purposes of prosecution under section 43-34 of this chapter. The notice shall follow the requirements of section 43-5 of this chapter. The City may issue a summons for violation of this chapter at any time within one (1) year from notice to abate the public nuisance.”

Section 11. That Chapter 43, Section 43-34, of the Code of Ordinances of the City of Jackson, Missouri, is hereby **amended** to read as follows:

“Sec. 43-34. – Violation is an offense; penalties.

An owner or occupant who creates or allows to continue any nuisance as set forth in section 43-30 of this chapter and who shall fail to abate the nuisance within seven (7) days as set forth in section 43-33 of this chapter shall be guilty of an offense and may be charged in municipal court with failure to abate a nuisance and punished as set forth in section 1-20 of this Code.”

Section 12. 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 13. 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 14. That this ordinance shall take effect and be in force from and after its passage and approval.

Section 15. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

FIRST READING: April 7, 2025.

SECOND READING: April 7, 2025.

PASSED AND APPROVED this 7th day of April, 2025, by a vote of ___ ayes, ___ nays, ___ abstentions and ___ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk

BILL NO. 25-__

ORDINANCE NO. 25-__

AN ORDINANCE AMENDING CHAPTER 49 OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO YARD OR GARAGE SALES; 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 49, Section 49-4, of the Code of Ordinances of the City of Jackson, Missouri, is hereby **amended** to read as follows:

“Sec. 49-4. Yard or garage sales in residential areas; requirements, advertising; penalties.

Private sales of personal goods, wares or merchandise shall be conducted only on property owned or leased by the seller and shall not be held for more than one (1) forty-eight-hour period per calendar year. The placing of signs or other advertising relating to said sale in street right-of-way or public property is prohibited. All violations of this chapter and section shall be punishable by a fine of not less than five dollars (\$5.00) nor more than one hundred dollars (\$100.00) or imprisonment in the county jail for a period of up to ninety (90) days or by both such fine and imprisonment.”

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: April 7, 2025.

SECOND READING: April 7, 2025.

PASSED AND APPROVED this 7th day of April, 2025, by a vote of _____ ayes, _____
nays, _____ abstentions and _____ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Liza Walker

DATE: April 4, 2025

RE: City Cemeteries Trimming Program Contract

After receiving no bids from the recent Advertisement for Bids for the City Cemeteries Trimming Program, I reached out to local agencies to request interest in contracting with the City for the trimming services at the City's two cemeteries. Breaking Bonds Ministries, Inc. submitted the included bid on March 13, 2025.

Staff recommends acceptance of the bid and that the Board of Aldermen authorize a contract with Breaking Bonds Ministries, Inc. for the City Cemeteries Trimming Program.

If you have questions, please contact me at lwalker@jacksonmo.org or at 573-243-3568 x 2015.

**CITY OF JACKSON, MISSOURI
CITY CEMETERIES TRIMMING SERVICES PROGRAM
BID SHEET**

Note: Please return this page as a cover sheet with each copy of your submittal.

Breaking Bonds Ministries Inc. proposes to furnish all labor, equipment, and materials for the **CITY CEMETERIES TRIMMING SERVICES PROGRAM** and to perform all related work as provided for and in accordance with the specifications and proposal documents for the following prices:

BID:

\$ 1200.00 per trimming (30 acres) event in both City Cemeteries

The undersigned, an authorized agent of his/her company, hereby certifies:

☒ familiarization with all terms, conditions, and specifications herein stated; and

☒ company is qualified to perform work and services as included.

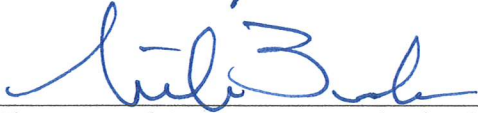
Submitted on March 13, 2025.

Name of company: Breaking Bonds Ministries Inc.

Business address: 225 South High Street

Phone number: (573) 330-4302

E-mail address: ryan@breakingbonds.jackson.org



Signature of Contractor's Authorized Representative

Mike Buck

Printed Name of Contractor's Authorized Representative

BILL NO. 25-__

ORDINANCE NO. 25-__

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND *BREAKING BONDS MINISTRIES, INC., OF JACKSON, MISSOURI*, RELATIVE TO *THE CITY CEMETERIES TRIMMING PROGRAM*; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

WHEREAS, the Mayor and Board of Aldermen have been presented a contract attached hereto and incorporated herein as if fully set forth; and

WHEREAS, the Mayor and Board of Aldermen of the City of Jackson, Missouri, deem it advisable to enter into said contract.

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

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, approve the contract attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **Breaking Bonds Ministries, Inc., of Jackson, 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: April 7, 2025.

SECOND READING: April 7, 2025.

PASSED AND APPROVED this 7th day of April, 2025, by a vote of __ ayes, __ nays, __ abstentions and __ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

BY: _____
Mayor

City Clerk

CONTRACT AGREEMENT

THIS CONTRACT (the “**Contract**”) is entered into this _____ day of _____, 2025, by and between the **CITY OF JACKSON, MISSOURI**, Owner of the Project, hereinafter referred to as “**City**”, and

_____ hereinafter referred to as “**Contractor**,” in connection with that work or improvement known as the City Cemeteries Trimming Services Program.

WHEREAS, the City has selected the aforesaid Contractor for the Project and by Ordinance No. _____ has awarded the Contractor the Contract for the amounts named in the proposal/bid from the Contractor dated _____, a copy of which is incorporated herein.

NOW, THEREFORE, the parties agree as follows:

- A. The Contract Documents for the Project include the Notice to Bid, Bid specifications, Exhibits and Bid Sheet, all attached to this document, are incorporated herein and shall describe this Project. Nothing herein shall modify said Contract Documents. The Contract Documents may also consist of such special provisions, addendums, appendices, plans, and specifications as may be necessary for the Project.
- B. The Contractor shall perform the Work in compliance with the Contract Documents that may also consist of such special provisions, addendums, appendices, plans, and specifications as may be necessary for the Project.
- C. The Contractor shall supply all labor, materials, equipment, and supervision necessary to complete all the Work as described in the Contract Documents.
- D. The Work shall be commenced and completed according to the Project schedule, subject to such extensions and modifications as are made pursuant to the Contract Documents.
- E. The City shall pay the Contractor for performance of the Work, subject to additions and deductions as provided in the Contract Documents, the Contract Price of

\$ _____
(figures)

(words)

more fully described in the Contract Documents. All provisions regarding retention, security in lieu of retention, and liquidated damages are fully set forth in the Contract Documents.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

CITY:

City of Jackson, Missouri

Dwain Hahs, Mayor

ATTEST:

Angela Birk, City Clerk

CONTRACTOR:

Contractor Name

Signature

Printed Name

Title

ATTEST:

Signature

Printed Name

Title

Address:

BILL NO. 25-__

ORDINANCE NO. 25-__

AN ORDINANCE AMENDING THE "OFFICIAL ZONING DISTRICT MAP" OF THE CITY OF JACKSON, MISSOURI, AS ADOPTED BY THE BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI; SAID AMENDMENT IS IN ORDER TO RECLASSIFY A CERTAIN DESCRIBED AREA OF THE CITY OF JACKSON, MISSOURI, FROM R-2 TO R-4, ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED TO THE BOARD OF ALDERMEN BY VIRTUE OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI.

WHEREAS, Robert W. Phillips and Belinda Phillips, owners of a certain tract of land herein referred to, has heretofore submitted to the City Planning and Zoning Commission for its consideration the rezoning of certain territories located in the City of Jackson, Missouri, said property being described as parcel number 15-101-00-02-004.01-0000, consisting of a 6.36 acre lot, within the city limits as set out in Exhibit A which is attached hereto and incorporated herein as if fully set forth; and,

WHEREAS, the City Planning and Zoning Commission has heretofore reported to the Board of Aldermen that it disapproved the requested zoning change; and,

WHEREAS, the City Planning and Zoning Commission and the Board of Aldermen have heretofore complied with all of the provisions of Chapter 65 of the Code of Ordinances of the City of Jackson, Missouri; and,

WHEREAS, the Board of Aldermen believes it is in the best interest of the citizens of the City of Jackson, Missouri, to rezone the aforesaid area as requested by the applicant.

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

Section 1. That the Zoning Ordinance and the accompanying "Official Zoning District Map" of the City of Jackson, Missouri, are hereby amended insofar as they relate to the property described

on Exhibit A which is attached hereto and incorporated herein as if fully set forth; that said property is hereby rezoned from R-2 Single Family Residential District to R-4 General Residential District.

Section 2. That the application for rezoning as submitted by the owner is attached hereto, marked Exhibit A and incorporated herein as if fully set forth.

Section 3. That the City Clerk of the City of Jackson, Missouri, shall and is hereby directed to amend the "Official Zoning District Map" of the City of Jackson, Missouri, and to certify same and to keep said map on file in the office of the City Clerk and an updated copy shall be placed at City Hall, City of Jackson, Missouri.

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: April 7, 2025.

SECOND READING: April 7, 2025.

PASSED AND APPROVED this 7th day of April, 2025, by a vote of ___ ayes, ___ nays, ___ abstentions and ___ absent.

(SEAL)

CITY OF JACKSON, MISSOURI

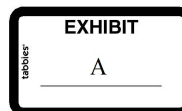
BY: _____
Mayor

ATTEST:

City Clerk



City of Jackson



CITY OF JACKSON, MISSOURI PLANNING & ZONING COMMISSION REZONING: FINDINGS AND CONCLUSIONS

The Planning & Zoning Commission of Jackson, Missouri, hereby notifies the Board of Aldermen, the applicant, and the public of its action taken on March 12, 2025, at a regular meeting in consideration of the following:

Consider a request for rezoning a 6.36-acre lot, county parcel number 15-101-00-02-004.01-0000. Currently known as the Phillips Robert W & Belinda ET UX, from an R-2 Single Family Residential District to an R-4 General Residential District as submitted by Robert W. and Belinda Phillips.

Applicant: Robert W. and Belinda Phillips
Filing Date of Application/Fee: 1-29-2025
Submission Date of Application to Commission: 2-12-2025
Public Hearing Date: 3-12-2025

In examining this consideration, the following factors were considered and found as noted:

Administrative Staff Findings:		Yes/	No
1.	Application provided all necessary information:	<u>X</u>	<u> </u>
2.	Generally conforms with City Comprehensive Plan:	<u> </u>	<u>X</u>
3.	Generally conforms with Major Street Plan:	<u>X</u>	<u> </u>
Planning & Zoning Commission Findings:		Yes	/No
1.	Creates adverse effects on adjacent property:	<u>X</u>	<u> </u>
2.	Creates adverse effects on traffic movement or safety:	<u>X</u>	<u> </u>
3.	Creates adverse effects on fire safety:	<u> </u>	<u>X</u>
4.	Creates adverse effects on public utilities:	<u> </u>	<u>X</u>
5.	Creates adverse effects on general health and welfare:	<u> </u>	<u>X</u>

Following consideration of testimony, comments, exhibits, and file contents, the Planning & Zoning Commission duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:


THE ABOVE APPLICATION IS:

 Approved
 X Disapproved
 Approved with conditions specified below

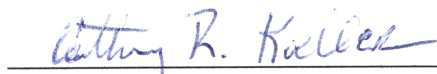
By a roll call of 1 ayes, 6 nays, 0 abstentions, and 2 absent this 12th day of
March 2025.

- 1) Before any approvals for work can proceed, the existing sanitary sewer easement Document NO. 2023-08427 for Bent Creek Golf Course must be dedicated to the City of Jackson by the property owner(s) and accepted by the Board of Aldermen.
- 2) All necessary easements for any public utilities on or leading to the property shall be granted without cost to the city. Utility easements shall be at least 15 feet wide and include routes for maintenance vehicle access to the utilities.
- 3) The city accepts no responsibility for ownership, maintenance, or liability related.
to the private roads within the development.
- 4) If on-street parking is allowed, it should be designed to maintain a clear 18-foot fire lane through all roadways.
- 5) Trash service shall be the responsibility of the property owner.

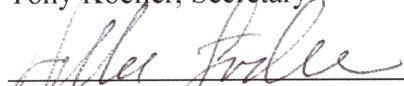
CITY OF JACKSON, MISSOURI



Harry Dryer, Chairman

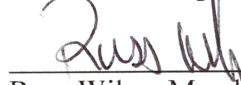


Tony Koeller, Secretary




Bill Fadler, Member

Travis Niswonger, Member

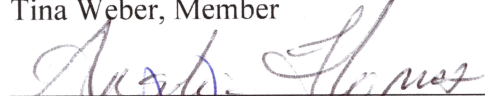


Russ Wiley, Member

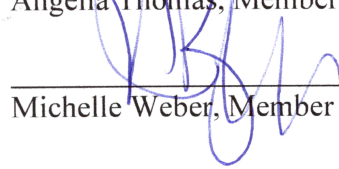
Heather Harrison, Member



Tina Weber, Member



Angelia Thomas, Member



Michelle Weber, Member

ATTEST:



Larry Miller,
Building & Planning Manager



REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

25-0030

APPLICATION DATE:

1/29/25

TYPE OF APPLICATION:



Rezoning



Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):

Ridge Road - 151010002004010000

CURRENT PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Rob & Belinda Phillips

Mailing Address: 651 Royal Lake Dr

City, State ZIP: Cape Girardeau, MO 63701

PROPOSED PROPERTY OWNERS (if property is to be transferred, name(s) in which property will be deeded):

Proposed Property Owner(s): Wren Capital Investments

Mailing Address: 5790 State Hwy 61 North suite 1

City, State, ZIP: Jackson, MO 63755

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Sherron Wren

Mailing Address: 2950 Perryville Rd

City, State ZIP: Cape Girardeau, MO 63701

Contact's Phone: 573-275-3768

Email Address (if used): wrenhomes@gmail.com

CURRENT ZONING: (check all that apply)

- ☐ 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)

CURRENT USE OF PROPERTY: vacant land

PROPOSED ZONING: (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> R-1 (Single-Family Residential) | <input type="checkbox"/> C-1 (Local Commercial) |
| <input type="checkbox"/> R-2 (Single-Family Residential) | <input type="checkbox"/> C-2 (General Commercial) |
| <input type="checkbox"/> R-3 (One- And Two-Family Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input checked="" type="checkbox"/> R-4 (General Residential) | <input type="checkbox"/> C-4 (Planned Commercial) |
| <input type="checkbox"/> MH-1 (Mobile Home Park) | <input type="checkbox"/> I-1 (Light Industrial) |
| <input type="checkbox"/> O-1 (Professional Office) | <input type="checkbox"/> I-2 (Heavy Industrial) |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay) | <input type="checkbox"/> I-3 (Planned Industrial Park) |

PROPOSED USE OF PROPERTY: Multifamily residential with
more than 1 Building

LEGAL DESCRIPTION OF TRACT (attach a copy of the deed or other legal description):

REASON FOR REQUEST: State the reason(s) why you believe the requested use will be beneficial to the neighborhood and the City of Jackson. Attach additional page(s) as needed.

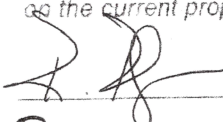
We believe adding an upscale multifamily residence to
the Bent Creek area will be an asset to the
community & subdivision. There are very few areas
inside city limits to offer growth for development,
and we believe this area would be perfect for
our development. We also need the additional housing
in the Jackson area as we continue to grow.

DRAWINGS (FOR SPECIAL USE PERMITS ONLY): If one or more buildings or other structures are to be added to the property for a special use permit, attach a scaled plat of the tract(s) showing the location of all buildings. If any buildings are to be less than the standard minimum setbacks, include these distances on the drawing. Any approved special use permit will be based on this building layout. Changes to the layout will require a new special use permit.

SURROUNDING PROPERTY OWNERS: A map of the property location and a map and list of all owners of property within 185' of the property in question will be incorporated by the City as part of this application. The 185' distance is exclusive of right-of-ways. The City will prepare this map based on the most current tax information published by the Cape Girardeau County Assessor.

OWNER SIGNATURES:

I state upon my oath that all of the information contained in this application is true. (Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)


Belinda Phillips

Please submit this application along with appropriate non-refundable application fee to:

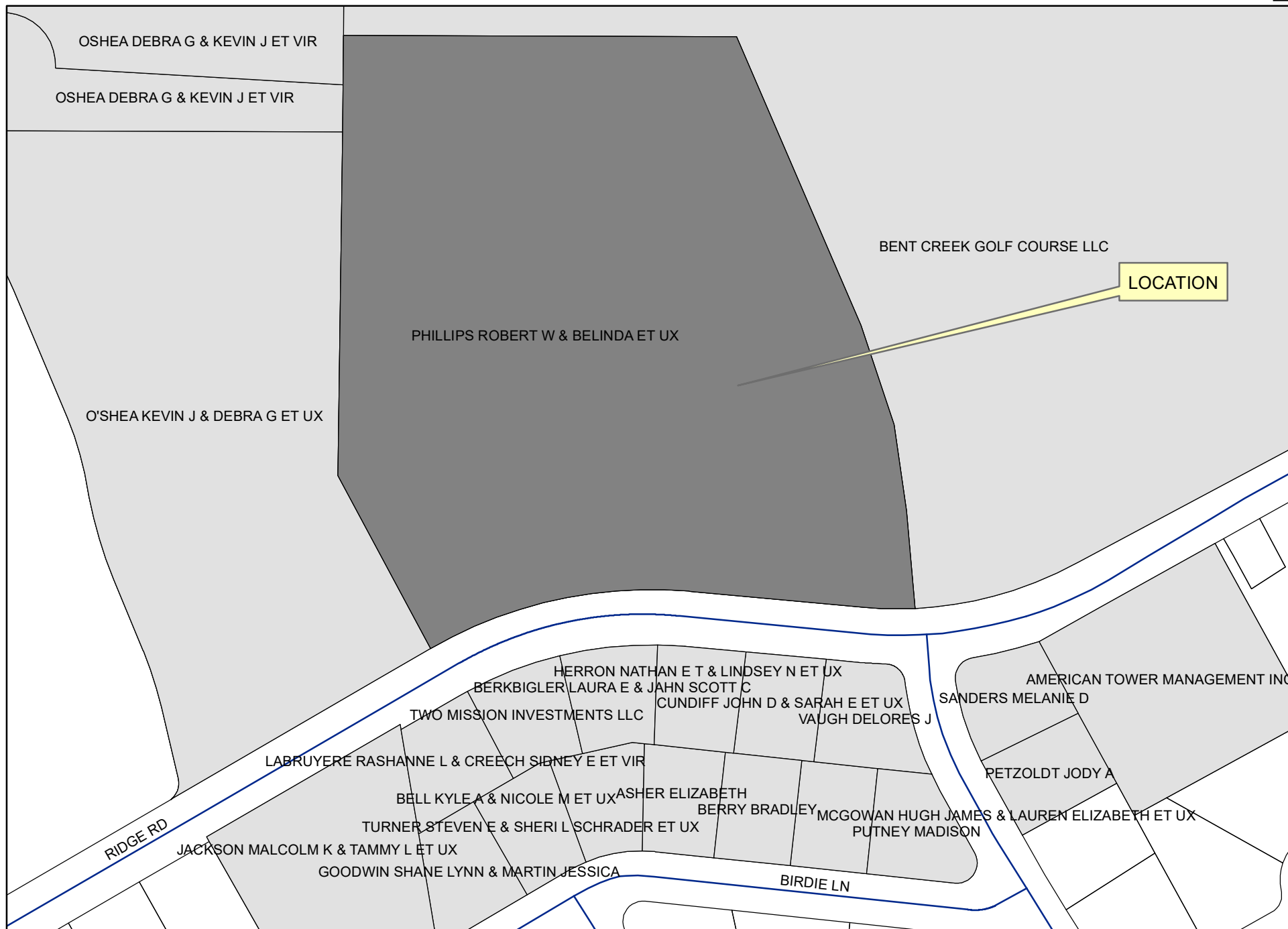
Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755

573-243-2300 ext.29 (ph)
573-243-3322 (fax)
permits@jacksonmo.org

APPLICATION FEE: \$200.00

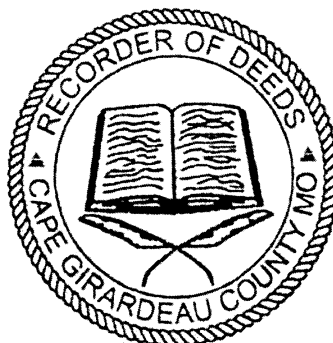


LOCATION MAP



185' Map

eRecorded
DOCUMENT #
2023-08426



ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
10/12/2023 08:45:26 AM
REC FEE: 30.00
PAGES: 3

GENERAL WARRANTY DEED

THIS INDENTURE, made on the 11th day of October, 2023 by and between **Robert Belcaster and Carolyn Belcaster, husband and wife**, of the County of Pima, in the State of Arizona, **Grantors**, and **Robert W. Phillips and Belinda Phillips, husband and wife**, of the County of Cape Girardeau, in the State of Missouri, **Grantees** (mailing address of said first named grantee is 651 Royal Lake Dr., Cape Girardeau, MO 63701):

WITNESSETH, That the said Grantors, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to them paid by the said Grantees, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said Grantees, their heirs and assigns, the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of **Cape Girardeau** and State of Missouri, to-wit:

A PART OF FRACTIONAL SECTION 6, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIN (FOUND) AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 6; THENCE N 06° 19' 07" E, 1,916.02 FEET ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 6 TO A 1/2" IRON PIN (FOUND) AT THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2018-09542 OF THE LAND RECORDS OF THE COUNTY RECORDERS OFFICE; THENCE ALONG THE NORTH AND EAST LINES OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES:

S 70° 21' 15" E, 387.26 FEET TO A 1/2" IRON PIN (FOUND); THENCE S 00° 10' 32" W, 171.71 FEET TO A 1/2" IRON PIN (SET) AND BEING THE TRUE POINT OF BEGINNING:

THENCE LEAVING SAID EAST LINE, S 89° 49' 28" E, 390.10 FEET TO A CORNER FALLING IN AN EXISTING POND; THENCE S 23° 20' 07" E, 312.28

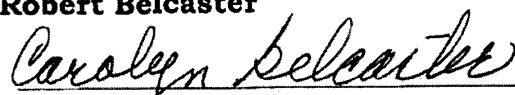
FEET TO A 1/2" IRON PIN (SET); THENCE S 18° 32' 32" E, 103.61 FEET TO A 1/2" IRON PIN (SET); THENCE S 07° 56' 57" E, 86.45 FEET TO A 1/2" IRON PIN (SET); THENCE S 05° 00' 58" E, 96.62 FEET TO A 1/2" IRON PIN (SET) ON THE NORTH RIGHT OF WAY LINE OF RIDGE ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 391.37 FEET, A CENTRAL ANGLE OF 08° 00' 01" AND FROM WHICH A RADIAL LINE BEARS, N 02° 12' 41" W; THENCE IN A WESTERLY DIRECTION ALONG SAID CURVE AND RIGHT OF WAY LINE, 54.65 FEET TO A 1/2" IRON PIN (FOUND); THENCE N 84° 12' 39" W, 163.24 FEET ALONG SAID NORTH RIGHT OF WAY TO A 1/2" IRON PIN (FOUND) AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 430.38 FEET, AND A CENTRAL ANGLE OF 36° 15' 47"; THENCE IN A NORTHWESTERLY AND SOUTHWESTERLY DIRECTION ALONG SAID CURVE AND RIGHT OF WAY LINE, 272.39 FEET TO A 1/2" IRON PIN (FOUND) AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2017-09598; THENCE ALONG THE EAST LINE OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES:

N 27° 49' 40" W, 192.43 FEET TO A 1/2" IRON PIN (SET); THENCE N 00° 10' 32" E, 436.95 FEET TO THE POINT OF BEGINNING, CONTAINING 6.36 ACRES, MORE OR LESS.

SUBJECT to any and all restrictions, reservations, easements, zoning restrictions and rights-of-way of record or now in effect.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the Rights, Privileges, Appurtenances and Immunities thereto belonging, or in anywise appertaining, unto the said Grantees, and unto their heirs and assigns, FOREVER, the said Grantors hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that they have good right to convey the same; and that the said premises are free and clear of any encumbrance done or suffered by them or those under whom they claim, and that they will WARRANT AND DEFEND the title to the said premises unto the said Grantees, and unto their heirs and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.


Robert Belcaster

Carolyn Belcaster

BILL NO. 25-__

ORDINANCE NO. 25-__

AN ORDINANCE APPROVING THE PROPOSED REZONING FOR A SPECIAL USE PERMIT FOR CERTAIN PROPERTY IN THE CITY OF JACKSON, MISSOURI, DESCRIBED IN EXHIBIT A; SETTING FORTH THE AREA FOR SPECIAL USE AND THE CONDITIONS OF SPECIAL USE; ALL IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI.

WHEREAS, the City Board and the Planning and Zoning Commission have considered a proposed special use permit for property described as parcel number 15-101-00-02-004.01-0000 consisting of a 6.36 acre lot owned by Robert W. and Belinda Phillips, as set out in Exhibit A which is attached hereto and incorporated herein by reference; and,

WHEREAS, a public hearing was held on said special use permit in accordance with Chapter 65 of the Code of Ordinances of the City of Jackson, Missouri; and,

WHEREAS, a special use permit for a multi-family residential development with more than one building in an R-4 General Residential District on a 6.36 acre lot recorded with the Cape Girardeau County Recorder of Deeds in Document #2023-08426 may be granted by virtue of Chapter 65 of the Code of Ordinances of the City of Jackson, Missouri; and,

WHEREAS, after duly considering the recommendations of the City Planning and Zoning Commission and other input received at the required public hearing, the Board of Aldermen of the City of Jackson, Missouri, has decided it is in the best interests of the citizens of the City of Jackson, Missouri, to grant a special use for said property.

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

Section 1. That an application for a special use permit, which said application is marked Exhibit A and attached hereto, is hereby approved, and a special use permit is hereby issued to Robert

and Belinda Phillips as the current owners of said property, and Wren Capital Investments as the proposed owner of said property, co-applicants for the special use permit request.

Section 2. That the property set forth in Exhibit A is hereby granted a special use permit for a multi-family residential development with more than one building in an R-4 General Residential District on a single 6.36 acre lot recorded with the Cape Girardeau County Recorder of Deeds in Document #2023-08426.

The aforesaid special use permit is subject to the following specific conditions:

1. Compliance with all ordinances of the City of Jackson.
2. The dedication to the City of the existing sanitary sewer easement as recorded with the Cape Girardeau County Recorder of Deeds in Document #2023-08426 to be completed prior to approval to begin work.
3. The dedication to the City of all necessary easements for any and all public utilities of at least 15 feet wide to include routes for access by maintenance vehicles all at no cost to the City.
4. All on-street parking shall be designed to maintain and allow for a fire lane of 18 feet wide.
5. Trash service shall be responsibility of the owners of said property.
6. The current and future owners of said property agree, hereby acknowledge, and are notified by the recording of this ordinance that the City does not accept nor is it responsible for the ownership, maintenance, or liability for the private roads of said property.

Section 3. That included in Exhibit A are the formal findings and conclusions of the Board of Aldermen.

Section 4. That the City Clerk of the City of Jackson, Missouri, shall and is hereby directed to indicate on the "Official Zoning District Map" of the City of Jackson, Missouri, the above special

- 3 -

use permit and the date of issuance thereof and to certify same and to keep said map on file in the office of the City Clerk and a copy displayed in City Hall, City of Jackson, Missouri; and that said City Clerk is further directed to indicate on said "Official Zoning District Map" the existence of special conditions on the use of the aforesaid property.

Section 5. Violation of the special conditions listed above may result in revocation of the special use permit, prosecution, or fine under the zoning ordinances.

Section 6. This special use permit is issued to the co-applicants who are current owners of the property, Robert W. and Belinda Phillips, and the proposed owner of the property, Wren Capital Investments, and shall not be assigned or otherwise transferred by said co-applicants. This special use permit runs with the co-applicants and not the land.

Section 7. 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 8. That this ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: April 7, 2025.

SECOND READING: April 7, 2025.

PASSED AND APPROVED this 7th day of April, 2025, by a vote of ___ ayes, ___ nays, ___ abstentions and ___ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk



City of Jackson

CITY OF JACKSON, MISSOURI PLANNING & ZONING COMMISSION SPECIAL USE PERMIT: FINDINGS AND CONCLUSIONS

The Planning & Zoning Commission of Jackson, Missouri, hereby notifies the Board of Aldermen, the applicant, and the public of its action taken on March 12, 2025, at a regular meeting in consideration of the following:

Consider a request for a special use permit to allow multiple buildings on a 6.36-acre single lot in an R-4 General Residential District at parcel number 15-101-00-02-004.01-0000, as submitted by Robert W. and Belinda Phillips.

Applicant: Robert W. and Belinda Phillips
Filing Date of Application/Fee: 1-29-2025
Submission Date of Application to Commission: 2-12-2025
Public Hearing Date: 3-12-2025

In examining this consideration, the following factors were considered and found as noted:

Administrative Staff Findings:		Yes/	No
1.	Application provided all necessary information:	<u>X</u>	<u> </u>
2.	Generally conforms with City Comprehensive Plan:	<u> </u>	<u>X</u>
3.	Generally conforms with Major Street Plan:	<u>X</u>	<u> </u>
Planning & Zoning Commission Findings:		Yes	/No
1.	Creates adverse effects on adjacent property:	<u>X</u>	<u> </u>
2.	Creates adverse effects on traffic movement or safety:	<u>X</u>	<u> </u>
3.	Creates adverse effects on fire safety:	<u> </u>	<u>X</u>
4.	Creates adverse effects on public utilities:	<u> </u>	<u>X</u>
5.	Creates adverse effects on general health and welfare:	<u> </u>	<u>X</u>

Following consideration of testimony, comments, exhibits, and file contents, the Planning & Zoning Commission duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:

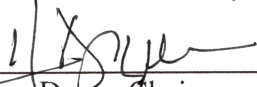
THE ABOVE APPLICATION IS:

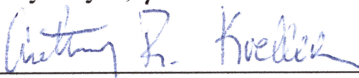
 Approved
 X Disapproved
 Approved with conditions specified below

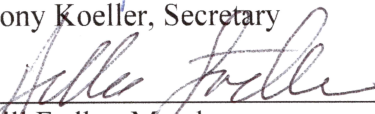
By a roll call of 1 ayes, 6 nays, 0 abstentions, and 2 absent this 12th day of March 2025.

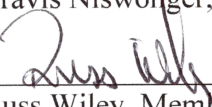
- 1) Before any approvals for work can proceed, the existing sanitary sewer easement Document NO. 2023-08427 for Bent Creek Golf Course must be dedicated to the City of Jackson by the property owner(s) and accepted by the Board of Aldermen.
- 2) All necessary easements for any public utilities on or leading to the property shall be granted without cost to the city. Utility easements shall be at least 15 feet wide and include routes for maintenance vehicle access to the utilities.
- 3) The city accepts no responsibility for ownership, maintenance, or liability related to the private roads within the development.
- 4) If on-street parking is allowed, it should be designed to maintain a clear 18-foot fire lane through all roadways.
- 5) Trash service shall be the responsibility of the property owner.

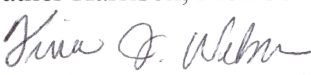
CITY OF JACKSON, MISSOURI


 Harry Dryer, Chairman

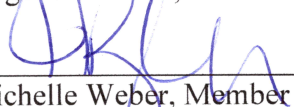

 Tony Koeller, Secretary


 Bill Fadler, Member

Travis Niswonger, Member

 Russ Wiley, Member

Heather Harrison, Member

 Tina Weber, Member


 Angela Thomas, Member


 Michelle Weber, Member

ATTEST:


 Larry Miller,
 Building & Planning Manager



REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

25-0031

APPLICATION DATE: 1/29/25

TYPE OF APPLICATION: ☒ Rezoning ☒ Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):

Ridge Road - 151010002004010000

CURRENT PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Rob & Belinda Phillips

Mailing Address: 651 Royal Lake Dr

City, State ZIP: Cape Girardeau, MO 63701

PROPOSED PROPERTY OWNERS (if property is to be transferred, name(s) in which property will be deeded):

Proposed Property Owner(s): Wren Capital Investments

Mailing Address: 5790 State Hwy 61 North suite 1

City, State, ZIP: Jackson, MO 63755

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Shanon Wren

Mailing Address: 2950 Perryville Rd

City, State ZIP: Cape Girardeau, MO 63701

Contact's Phone: 573-275-3768

Email Address (if used): wrenhomes@gmail.com

CURRENT ZONING: (check all that apply)

- ☐ 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)

CURRENT USE OF PROPERTY: Vacant Land

PROPOSED ZONING: (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> R-1 (Single-Family Residential) | <input type="checkbox"/> C-1 (Local Commercial) |
| <input type="checkbox"/> R-2 (Single-Family Residential) | <input type="checkbox"/> C-2 (General Commercial) |
| <input type="checkbox"/> R-3 (One- And Two-Family Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input checked="" type="checkbox"/> R-4 (General Residential) | <input type="checkbox"/> C-4 (Planned Commercial) |
| <input type="checkbox"/> MH-1 (Mobile Home Park) | <input type="checkbox"/> I-1 (Light Industrial) |
| <input type="checkbox"/> O-1 (Professional Office) | <input type="checkbox"/> I-2 (Heavy Industrial) |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay) | <input type="checkbox"/> I-3 (Planned Industrial Park) |

PROPOSED USE OF PROPERTY: Multifamily residential with more than 1 BuildingLEGAL DESCRIPTION OF TRACT (attach a copy of the deed or other legal description):

REASON FOR REQUEST: State the reason(s) why you believe the requested use will be beneficial to the neighborhood and the City of Jackson. Attach additional page(s) as needed.

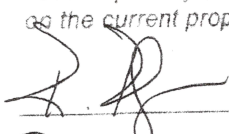
We believe adding an upscale multifamily residence to the Bent Creek area will be an asset to the community & subdivision. There are very few areas inside city limits to offer growth for development, and we believe this area would be perfect for our development. We also need the additional housing in the Jackson area as we continue to grow.

DRAWINGS (FOR SPECIAL USE PERMITS ONLY): If one or more buildings or other structures are to be added to the property for a special use permit, attach a scaled plat of the tract(s) showing the location of all buildings. If any buildings are to be less than the standard minimum setbacks, include these distances on the drawing. Any approved special use permit will be based on this building layout. Changes to the layout will require a new special use permit.

SURROUNDING PROPERTY OWNERS: A map of the property location and a map and list of all owners of property within 185' of the property in question will be incorporated by the City as part of this application. The 185' distance is exclusive of right-of-ways. The City will prepare this map based on the most current tax information published by the Cape Girardeau County Assessor.

OWNER SIGNATURES:

I state upon my oath that all of the information contained in this application is true. (Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)



Belinda Phillips



Please submit this application along with appropriate non-refundable application fee to:

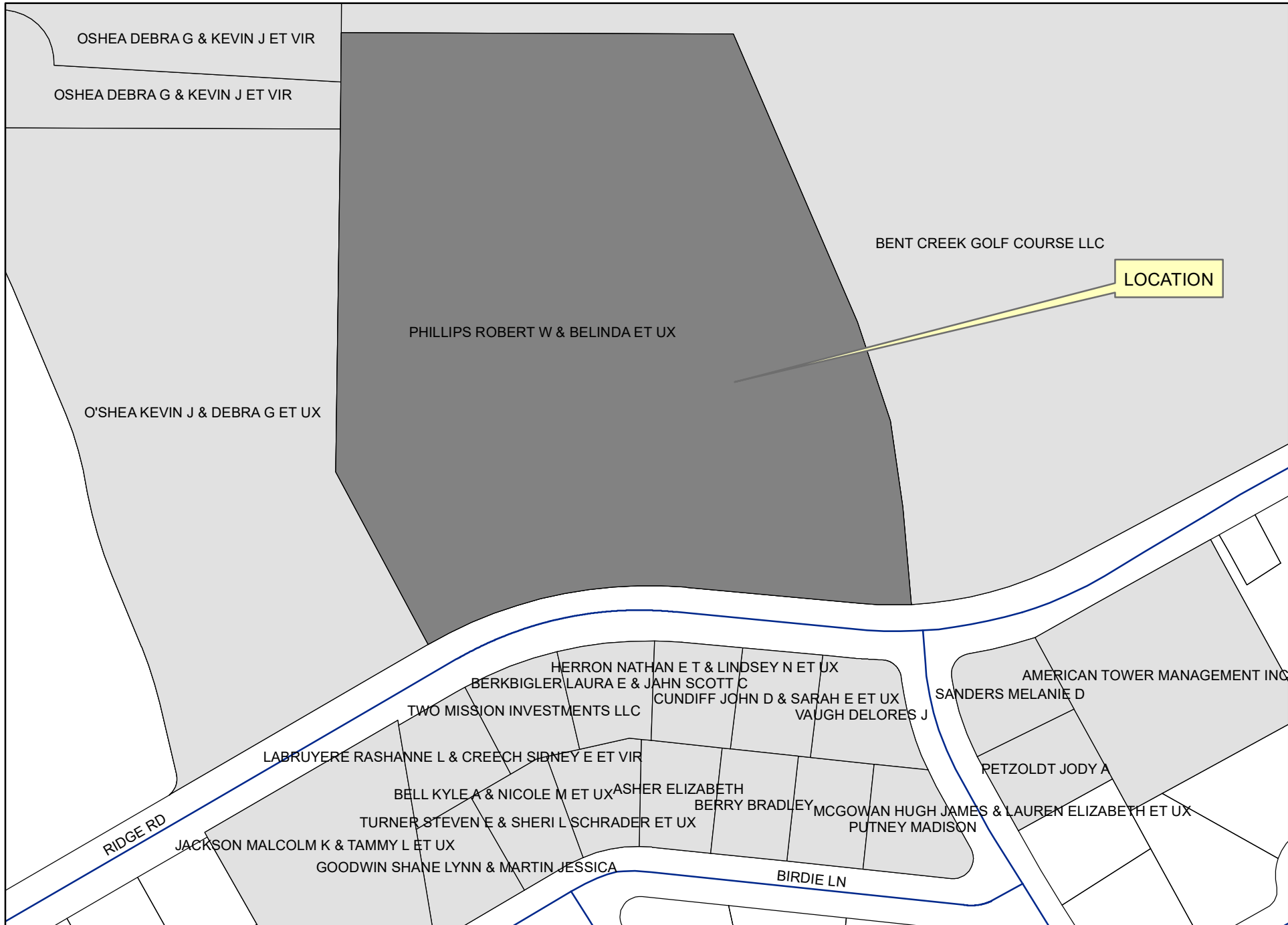
Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755

573-243-2300 ext.29 (ph)
573-243-3322 (fax)
permits@jacksonmo.org

APPLICATION FEE: \$200.00

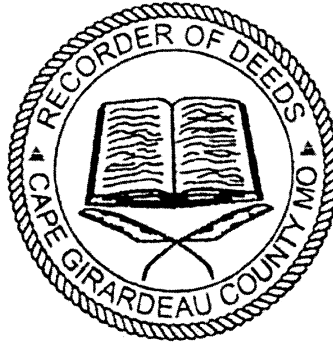


LOCATION MAP



185' Map

eRecorded
DOCUMENT #
2023-08426



ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
10/12/2023 08:45:26 AM
REC FEE: 30.00
PAGES: 3

GENERAL WARRANTY DEED

THIS INDENTURE, made on the **11th day of October, 2023** by and between **Robert Belcaster and Carolyn Belcaster, husband and wife**, of the County of Pima, in the State of Arizona, **Grantors**, and **Robert W. Phillips and Belinda Phillips, husband and wife**, of the County of Cape Girardeau, in the State of Missouri, **Grantees** (mailing address of said first named grantee is 651 Royal Lake Dr., Cape Girardeau, MO 63701):

WITNESSETH, That the said Grantors, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to them paid by the said Grantees, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said Grantees, their heirs and assigns, the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of **Cape Girardeau** and State of Missouri, to-wit:

A PART OF FRACTIONAL SECTION 6, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIN (FOUND) AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 6; THENCE N 06° 19' 07" E, 1,916.02 FEET ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 6 TO A 1/2" IRON PIN (FOUND) AT THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2018-09542 OF THE LAND RECORDS OF THE COUNTY RECORDERS OFFICE; THENCE ALONG THE NORTH AND EAST LINES OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES:

S 70° 21' 15" E, 387.26 FEET TO A 1/2" IRON PIN (FOUND); THENCE S 00° 10' 32" W, 171.71 FEET TO A 1/2" IRON PIN (SET) AND BEING THE TRUE POINT OF BEGINNING:

THENCE LEAVING SAID EAST LINE, S 89° 49' 28" E, 390.10 FEET TO A CORNER FALLING IN AN EXISTING POND; THENCE S 23° 20' 07" E, 312.28

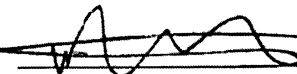
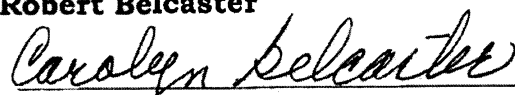
FEET TO A 1/2" IRON PIN (SET); THENCE S 18° 32' 32" E, 103.61 FEET TO A 1/2" IRON PIN (SET); THENCE S 07° 56' 57" E, 86.45 FEET TO A 1/2" IRON PIN (SET); THENCE S 05° 00' 58" E, 96.62 FEET TO A 1/2" IRON PIN (SET) ON THE NORTH RIGHT OF WAY LINE OF RIDGE ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 391.37 FEET, A CENTRAL ANGLE OF 08° 00' 01" AND FROM WHICH A RADIAL LINE BEARS, N 02° 12' 41" W; THENCE IN A WESTERLY DIRECTION ALONG SAID CURVE AND RIGHT OF WAY LINE, 54.65 FEET TO A 1/2" IRON PIN (FOUND); THENCE N 84° 12' 39" W, 163.24 FEET ALONG SAID NORTH RIGHT OF WAY TO A 1/2" IRON PIN (FOUND) AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 430.38 FEET, AND A CENTRAL ANGLE OF 36° 15' 47"; THENCE IN A NORTHWESTERLY AND SOUTHWESTERLY DIRECTION ALONG SAID CURVE AND RIGHT OF WAY LINE, 272.39 FEET TO A 1/2" IRON PIN (FOUND) AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2017-09598; THENCE ALONG THE EAST LINE OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES:

N 27° 49' 40" W, 192.43 FEET TO A 1/2" IRON PIN (SET); THENCE N 00° 10' 32" E, 436.95 FEET TO THE POINT OF BEGINNING, CONTAINING 6.36 ACRES, MORE OR LESS.

SUBJECT to any and all restrictions, reservations, easements, zoning restrictions and rights-of-way of record or now in effect.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the Rights, Privileges, Appurtenances and Immunities thereto belonging, or in anywise appertaining, unto the said Grantees, and unto their heirs and assigns, FOREVER, the said Grantors hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that they have good right to convey the same; and that the said premises are free and clear of any encumbrance done or suffered by them or those under whom they claim, and that they will WARRANT AND DEFEND the title to the said premises unto the said Grantees, and unto their heirs and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.


Robert Belcaster

Carolyn Belcaster