



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Tuesday, February 17, 2026 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

AGENDA

CALL TO ORDER

INTRODUCTION OF GUESTS/VISITORS

ADOPTION OF AGENDA

PUBLIC HEARINGS

1. Hearing to consider a Special Use Permit for a Cabinet and Countertop Shop in a C-2 (General Commercial) District at 3815 East Jackson Boulevard, as submitted by Adam and Nicole Liley.
2. Hearing to consider a Text Amendment to Chapter 65 (Zoning) of the Code of Ordinances regarding Home Occupations, as submitted by the City of Jackson, Missouri.

APPROVAL OF MINUTES

3. Motion approving the Minutes of the Regular Meeting of February 2, 2026.

FINANCIAL AFFAIRS

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

ACTION ITEMS

Power, Light, and Water Committee

6. Bill proposing an Ordinance authorizing the Mayor to sign a depository agreement with Bank of Missouri.
7. Bill proposing an Ordinance approving the abandonment of a Water Line Easement at 1846 East Jackson Boulevard, relative to the Water System Facility Plan Implementation Project - Phase 2, Project 2E.
8. Bill proposing an Ordinance accepting the dedication of a Water Line Easement Deed from the Jackson Chamber of Commerce, located at 1846 East Jackson Boulevard, relative to the Water System Facility Plan Implementation Project - Phase 2, Project 2E.

Street, Sewer, and Cemetery Committee

- [9.](#) Motion setting a Public Hearing for Monday, March 16, 2026, at 6:00 p.m., to consider a proposed text amendment to Chapter 65 (Zoning) of the Code of Ordinances relative to the transfer of Special Use Permits, as submitted by the City of Jackson, Missouri.
- [10.](#) Resolution supporting the City's Wastewater Treatment Plant Industrial Pretreatment Program and accepting the Re-Evaluation of the Local Limits Study conducted by Drop Collaborative.
- [11.](#) Bill proposing an Ordinance approving a Memorandum of Understanding with Brian Strickland and Altenthal-Joerns American Legion Post 158, of Jackson, Missouri, relative to an Eagle Scout Project at the City Cemetery.
- [12.](#) Bill Proposing an Ordinance approving a Special Use Permit for a Cabinet and Countertop Shop, in a C-2 (General Commercial) District, at 3815 East Jackson Boulevard, as submitted by Adam and Nicole Liley.
- [13.](#) Bill proposing an Ordinance approving a Text Amendment to Chapter 65 (Zoning) of the Code of Ordinances, relative to Home Occupations, as submitted by the City of Jackson, Missouri.

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

EXECUTIVE SESSION

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

ADJOURN

Posted on 2/13/2026 at 4:00 PM.

MEMO



TO: Mayor Hahs and Members of the Board
FROM: Larry Miller, Building & Planning Manager
DATE: February 11, 2026
SUBJECT: Special Use Permit – 3815 East Jackson Blvd

Adam and Nicole Liley request a Special Use Permit to operate a cabinet/counter shop on a 1.51-acre C-2 property. The site was previously used for a roofing and chimney repair business, and before that, it was a Missouri Conservation Building. The use is not specifically listed in C-2 but may be authorized by the Board of Aldermen after the Planning & Zoning Commission's recommendation for a Special Use Permit.

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

MEMO



TO: Mayor Hahs and Members of the Board
FROM: Larry Miller, Building & Planning Manager
DATE: February 11, 2026
SUBJECT: Code Amendment – Chapter 65: Home Occupations

This item proposes amendments to Chapter 65 (Zoning) to present a new Article III (Sec. 65-75) establishing updated, comprehensive regulations for Home-Based Businesses and Home-Based Work within residential districts.

Article III (Sec. 65-75) establishes regulations for Home-Based Businesses and Home-Based Work in residential districts. It replaces conflicting provisions in Chapter 65 and aligns the City's regulations with Missouri law by allowing home-based businesses while applying only narrowly tailored requirements related to health, safety, traffic, parking, hazardous materials, and preservation of residential character. Adoption of Article III and deletion of conflicting language ensures the code is consistent, enforceable, and compliant with state statutes.

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



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, February 2, 2026 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

The Board of Aldermen met in the Regular Session with Mayor Dwain L. Hahs in the chair and the following Board Members present: Steve Stroder, Mark Unger, Mike Seabaugh, Eric Fraley, Katy Liley, David Reiminger, and Wanda Young. Present-7; Absent-1: Alderwoman Shana Williams

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-7; Nays-0; Absent-1.

Motion to Approve the Minutes of the)
January 20, 2026, Regular Board)
Meeting)

Motion made by Alderwoman Liley, seconded by Alderman Unger, to approve the minutes of the preceding Regular Board Meeting of Tuesday, January 20, 2026. Ayes-7; Nays-0; Absent-1.

Motion to Approve Bills of)
January, 2026)

Now is presented the list of bills paid in the various funds for the month of January, 2026. Motion made by Alderman Unger, seconded by Alderwoman Young, to approve the list of bills paid in the various funds for January, 2026. Ayes-7; Nays-0; Absent-1.

Motion to Amend the 2025 City of)
Jackson Annual Budget, relative to)
Funds Exceeding their 2025)
Appropriations)

Motion made by Alderman Reiminger, seconded by Alderman Seabaugh, to amend the 2025 City of Jackson Annual Budget, relative to funds exceeding their 2025 appropriations. Ayes-7; Nays-0; Absent-1.

Ordinance No. 26-07 Re: To Amend the)
2026 City of Jackson Annual Budget)

The matter of amending the 2026 City of Jackson Annual Budget, came on for consideration. Alderman Reiminger introduced Bill No. 26-07, being for an ordinance entitled as follows:

AN ORDINANCE APPROVING AMENDMENTS TO THE 2026 BUDGET AS ORIGINALLY APPROVED ON THE 15TH DAY OF DECEMBER, 2025, BY REVISING, CONFIRMING, AND UPDATING END OF YEAR BALANCES; CONFIRMING BUDGETARY EXPENDITURES; AND REPEALING ORDINANCE IN CONFLICT HEREWITH.

On a motion by Alderman Reiminger, seconded by Alderman Stroder, Bill No. 26-07 was placed on its first reading and was read by title, considered and discussed and was duly passed.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, February 2, 2026 at 6:00 PM
 Board Chambers, City Hall, 101 Court St.

MINUTES

On a motion by Alderman Reiminger, seconded by Alderman Stroder, Bill No. 26-07 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 26-07 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Stroder-aye; Alderman Unger-aye; Alderman Seabaugh-aye; Alderman Fraley-aye; Alderwoman Liley-aye; Alderwoman Young-aye; Alderwoman Williams-absent; and Alderman Reiminger-aye.

BILL NO. 26-07

ORDINANCE NO. 26-07

AN ORDINANCE APPROVING AMENDMENTS TO THE 2026 BUDGET AS ORIGINALLY APPROVED ON THE 15TH DAY OF DECEMBER, 2025, BY REVISING, CONFIRMING, AND UPDATING END OF YEAR BALANCES; CONFIRMING BUDGETARY EXPENDITURES; AND REPEALING ORDINANCE IN CONFLICT HEREWITH.

WHEREAS, on the 15th day of December, 2025, the Mayor and Board of Aldermen of the City of Jackson, Missouri, approved the budget for the City of Jackson, Missouri, for the 2026 fiscal year, and

WHEREAS, the City Budget Officer has reviewed end of year balances and found it necessary to update end of year balances projected for the 2026 fiscal year budget, and

WHEREAS, the amended end of year balances indicate and confirm sufficient funds to fund budgeted projects for the 2026 fiscal year.

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

1. That the annual budget for the fiscal year 2026 as heretofore adopted and approved by Ordinance of this Board on the 15th day of December, 2025, it is hereby amended by adjusting the end of year balances in form with actual receipts of the City for the prior fiscal year.

2. That the Mayor and Board of Aldermen further reconfirm and readopt budgetary expenditures as set out in the amended budget, which is attached hereto and incorporated herein by reference, and order the Administration of the City to follow the budget expenditures in accordance therewith, subject to the subsequent amendment by this Board.

3. That ordinance is to take effect and be in full force and effect from and after its passage and approval.

FIRST READING: February 2, 2026.

SECOND READING: February 2, 2026.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, February 2, 2026 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

PASSED AND APPROVED this 2nd day of February, 2026, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

By: Dwain L. Hahs (signed)
Mayor

Angela Birk (signed)
City Clerk

Ordinance No. 26-08 Re: To Authorize)
The City to participate in the Missouri)
Highway Safety Program and to receive)
Grant funds for enhanced traffic law)
Enforcement)

The matter authorizing the City to participate in the Missouri Highway Safety Program and to receive grant funds for enhanced traffic law enforcement, came on for consideration. Alderman Reiminger introduced Bill No. 26-08, being for an ordinance entitled as follows:

AN ORDINANCE AUTHORIZING THE CITY TO PARTICIPATE IN THE MISSOURI HIGHWAY SAFETY PROGRAM AND RECEIVE GRANT FUNDS, UNDER THE TERMS OUTLINED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION, FOR THE PURPOSE OF INCREASED ENFORCEMENT OF TRAFFIC LAWS.

On a motion by Alderman Reiminger, seconded by Alderman Seabaugh, Bill No. 26-08 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderman Reiminger, seconded by Alderman Seabaugh, Bill No. 26-08 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 26-08 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Young-aye; Alderwoman Liley-aye; Alderwoman Williams-absent; Alderman Reiminger-aye; Alderman Stroder-aye; Alderman Fraley-aye; Alderman Unger-aye; and Alderman Seabaugh-aye.

BILL NO. 26-08

ORDINANCE NO. 26-08

AN ORDINANCE AUTHORIZING THE CITY TO PARTICIPATE IN THE MISSOURI HIGHWAY SAFETY PROGRAM AND RECEIVE GRANT FUNDS, UNDER THE TERMS OUTLINED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION, FOR THE PURPOSE OF INCREASED ENFORCEMENT OF TRAFFIC LAWS.

WHEREAS, the City of Jackson and the Missouri Highways Transportation Commission seek to promote safety on the roadways; and

WHEREAS, enforcement of laws governing traffic on roadways creates a safer environment for citizens and visitors to the City of Jackson; and

WHEREAS, effective enforcement of traffic laws reduces injuries and deaths on the roadway as well as property damage; and



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, February 2, 2026 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

WHEREAS, an agreement with the Missouri Department of Transportation to participate in Missouri’s Highway Safety Program is in the best interests of residents of the City of Jackson.

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

THAT, the City of Jackson agrees to approve the “Board of Aldermen Authorization” form, requiring the signatures of each member of the Board and participate in Missouri’s Highway Safety Program for Traffic Enforcement.

FURTHER, THAT, the City of Jackson authorizes the use of traffic safety grant funds received by the Missouri Department of Transportation to compensate police officers at the maximum rate authorized by the Missouri Department of Transportation’s guidelines governing the use of Highway Safety Program grant funds.

THAT, this Ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: February 2, 2026.

SECOND READING: February 2, 2026.

PASSED AND APPROVED this 2nd day of February, 2026, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
Mayor

ATTEST:

Angela Birk (signed)
City Clerk

Motion to Authorize the City staff to)
Prepare a request on behalf of the)
City of Jackson, Missouri, for a text)
Amendment to Chapter 65 (Zoning) of)
The Code of Ordinances, to allow)
Multiple buildings on one lot in)
R-4 (General Residential) and)
O-1 (Professional Office) Districts)

Motion made by Alderwoman Liley, seconded by Alderman Fraley, to authorize the City staff to prepare a request on behalf of the City of Jackson, Missouri, for a text amendment to Chapter 65 (Zoning) of the Code of Ordinances, to allow multiple buildings on one lot in R-4 (General Residential) and O-1 (Professional Office) Districts. Ayes-7; Nays-0; Absent-1.



CITY OF JACKSON

MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, February 2, 2026 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

MINUTES

Motion to Approve Supplemental)
Agreement No. 1 with Smith & Company)
Engineers, of Poplar Bluff, Missouri, to)
Include a Cultural Resources Survey)
And Assessment for the Jackson Middle)
School Crosswalk & Sidewalk Project)

Motion made by Alderwoman Liley, seconded by Alderman Unger, to approve Supplemental Agreement No. 1 with Smith & Company Engineers, of Poplar Bluff, Missouri, in the amount of \$6,988.00, to include a Cultural Resources Survey and Assessment for the Jackson Middle School Crosswalk & Sidewalk Project. Ayes-7; Nays-0; Absent-1.

Ordinance No. 26-09 Re: To Approve a)
Roadside Flashers Operations)
Agreement with the Missouri Highways)
And Transportation Commission, relative)
To a pedestrian crossing signal for the)
Roundabout Project at North High Street)
And Deerwood Drive)

The matter of approving a Roadside Flashers Operations Agreement with the Missouri Highways and Transportation Commission, relative to a pedestrian crossing signal for the Roundabout Project at North High Street and Deerwood Drive, came on for consideration. Alderwoman Liley introduced Bill No. 26-09, being for an ordinance entitled as follows:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A ROADSIDE FLASHERS OPERATIONS AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, RELATIVE TO A PEDESTRIAN CROSSING SIGNAL FOR THE ROUNDABOUT PROJECT AT NORTH HIGH STREET AND DEERWOOD DRIVE; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

On a motion by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 26-09 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. 26-09 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 26-09 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Unger-aye; Alderman Fraley-aye; Alderwoman Liley-aye Alderwoman Williams-absent; Alderman Reiminger-aye; Alderman Stroder-aye; Alderwoman Young-aye; and Alderman Seabaugh-aye.

BILL NO. 26-09

ORDINANCE NO. 26-09

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A ROADSIDE FLASHERS OPERATIONS AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, RELATIVE TO A PEDESTRIAN CROSSING SIGNAL FOR THE ROUNDABOUT PROJECT AT NORTH HIGH STREET AND DEERWOOD DRIVE; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, February 2, 2026 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

WHEREAS, the Mayor and Board of Aldermen have been presented an agreement 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 agreement.

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 agreement attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and the **Missouri Highways and Transportation Commission**. 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 agreement.

Section 2. That the Mayor is hereby authorized and directed to execute said agreement 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 agreement.

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: February 2, 2026.

SECOND READING: February 2, 2026.

PASSED AND APPROVED this 2nd day of February, 2026, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

By: Dwain L. Hahs (signed)
Mayor



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, February 2, 2026 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Angela Birk (signed)
City Clerk

Ordinance No. 26-10 Re: To Authorize a)
Transportation Alternatives Program)
Agreement with the Missouri Highways)
And Transportation Commission, relative)
To engineering services for the Hubble)
Creek Recreation Trail Project,)
Phase 3A)

The matter of approving a Roadside Flashers Operations Agreement with the Missouri Highways and Transportation Commission, relative to engineering services for the Hubble Creek Recreation Trail Project, Phase 3A, came on for consideration. Alderwoman Liley introduced Bill No. 26-10, being for an ordinance entitled as follows:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A TRANSPORTATION ALTERNATIVES PROGRAM AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, RELATIVE TO ENGINEERING SERVICES FOR THE HUBBLE CREEK RECREATION TRAIL PROJECT, PHASE 3A; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

On a motion by Alderwoman Liley, seconded by Alderman Fraley, Bill No. 26-10 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 Fraley, Bill No. 26-10 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 26-10 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Liley-aye; Alderman Unger-aye; Alderman Fraley-aye; Alderwoman Williams-absent; Alderman Reiminger-aye; Alderman Stroder-aye; Alderwoman Young-aye; and Alderman Seabaugh-aye.

BILL NO. 26-10

ORDINANCE NO. 26-10

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A TRANSPORTATION ALTERNATIVES PROGRAM AGREEMENT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, RELATIVE TO ENGINEERING SERVICES FOR THE HUBBLE CREEK RECREATION TRAIL PROJECT, PHASE 3A; 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 an agreement 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 agreement.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, February 2, 2026 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

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 agreement attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and the **Missouri Highways and Transportation Commission**. 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 agreement.

Section 2. That the Mayor is hereby authorized and directed to execute said agreement 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 agreement.

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: February 2, 2026.

SECOND READING: February 2, 2026.

PASSED AND APPROVED this 2nd day of February, 2026, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

Angela Birk (signed)
City Clerk

By: Dwain L. Hahs (signed)
Mayor



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, February 2, 2026 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Ordinance No. 26-11 Re: To Declare the)
Expiration and release of Special)
Assessment Liens issued for the)
Grandview Acres Sanitary Sewer)
Improvement District 2R)

The matter of declaring the expiration and release of Special Assessment Liens issued for the Grandview Acres Sanitary Sewer Improvement District 2R, came on for consideration. Alderwoman Liley introduced Bill No. 26-11, being for an ordinance entitled as follows:

AN ORDINANCE DECLARING THE EXPIRATION AND RELEASE OF SPECIAL ASSESSMENT LIENS ISSUED FOR THE GRANDVIEW ACRES SANITARY SEWER IMPROVEMENT DISTRICT 2R IN THE CITY OF JACKSON, MISSOURI.

On a motion by Alderwoman Liley, seconded by Alderman Unger, Bill No. 26-11 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderwoman Liley, seconded by Alderman Unger, Bill No. 26-11 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 26-11 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Fraley-aye; Alderman Reiminger-aye; Alderman Stroder-aye; Alderman Seabaugh-aye; Alderwoman Young-aye; Alderman Unger-aye; Alderwoman Williams-absent; and Alderwoman Liley-aye.

BILL NO. 26-11

ORDINANCE NO. 26-11

AN ORDINANCE DECLARING THE EXPIRATION AND RELEASE OF SPECIAL ASSESSMENT LIENS ISSUED FOR THE GRANDVIEW ACRES SANITARY SEWER IMPROVEMENT DISTRICT 2R IN THE CITY OF JACKSON, MISSOURI.

WHEREAS, the City of Jackson, Missouri established the Grandview Acres Sanitary Sewer Improvement District 2R by Ordinance No. 3672, passed and approved on November 3, 1997, authorizing the construction of a sanitary sewer system in said district pursuant to Chapter 88 of the Revised Statutes of Missouri, as amended; and

WHEREAS, the City levied special assessments against the lots and tracts of land within said District 2R and authorized the issuance of special assessment tax bills therefor by Ordinance No. 3844, passed and approved on June 7, 1999, with said tax bills issued on June 7, 1999, payable in accordance with Section 88.812 of the Revised Statutes of Missouri and bearing interest at the rate of 5.51% per annum from and after 60 days of the date of issue; and

WHEREAS, pursuant to Section 88.812 RSMo, each special tax bill constitutes a lien against the described lot, tract, or parcel of land for a period of ten (10) years after the date of issue, unless sooner paid; and

WHEREAS, the special assessment tax bills issued under Ordinance No. 3844 were not payable in installments, and therefore the liens created thereby expired on June 7, 2009, for any unpaid assessments; and

WHEREAS, certain properties within District 2R and its subdistricts 2R1, 2R2, 2R3, and 2R4 remain unpaid, as such properties have not been annexed into the City or have not connected to the sanitary sewer system; and

WHEREAS, more than ten (10) years have elapsed since the issuance of said special assessment tax bills, rendering the liens expired and unenforceable by operation of law; and



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, February 2, 2026 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

WHEREAS, the Board of Aldermen has determined that it is in the best interest of the City, its citizens, and the promotion of orderly development and annexation to formally declare the expiration of said liens on the unpaid properties and to authorize the execution and recording of releases to clear title.

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

Section 1. That the liens created by all unpaid special assessment tax bills issued pursuant to Ordinance No. 3844 for the Grandview Acres Sanitary Sewer Improvement District 2R and subdistricts 2R1, 2R2, 2R3, and 2R4 are hereby declared expired as of June 7, 2009, pursuant to Section 88.812 RSMo, and are no longer enforceable against the affected properties.

Section 2. That the Mayor and City Clerk are hereby authorized and directed to execute a release of said expired liens for the unpaid properties within the District, in a form substantially similar to shown in Exhibit A, attached hereto and made a part hereof, and to record such release with the Recorder of Deeds, Cape Girardeau County, Missouri.

Section 3. That all provisions of Ordinance No. 3672 and Ordinance No. 3844 not in conflict with this Ordinance shall remain in full force and effect, including but not limited to requirements that any property owner who annexes to, or is annexed by, the City, or any property owner who connects to the District shall pay a connection fee reasonably related to the City's cost for the construction of the sanitary sewer system in the Grandview Acres Sanitary Sewer Improvement District 2R and its subdistricts 2R1, 2R2, 2R3, and 2R4.

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: February 2, 2026.

SECOND READING: February 2, 2026.

PASSED AND APPROVED this 2nd day of February, 2026, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
Mayor

ATTEST:

Angela Birk (signed)
City Clerk

Ordinance No. 26-12 Re: To Approve the)
Plat of Abbottsford Land Management)
LP #1 Subdivision, as submitted by)
Abbottsford Land Management LP)



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, February 2, 2026 at 6:00 PM
 Board Chambers, City Hall, 101 Court St.

MINUTES

The matter of approving the Plat of Abbottsford Land Management LP #1 Subdivision, as submitted by Abbottsford Land Management LP, came on for consideration. Alderwoman Liley introduced Bill No. 26-12, being for an ordinance entitled as follows:

AN ORDINANCE ACCEPTING THE FINAL PLAT OF ABBOTTSFORD LAND MANAGEMENT LP #1 SUBDIVISION; ACCEPTING DEDICATION OF EASEMENTS, STREETS AND PROPERTIES DESCRIBED; ACCEPTING RESTRICTIONS, IF ANY, FILED THEREWITH; AUTHORIZING THE RECORDING OF SAID FINAL PLAT; ACCEPTING IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED AND INDICATED ON SAID FINAL PLAT; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

On a motion by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 26-12 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. 26-12 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 26-12 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Reiminger-aye; Alderman Seabaugh-aye; Alderwoman Young-aye; Alderman Stroder-aye; Alderwoman Liley-aye; Alderman Fraley-aye; Alderman Unger-aye; and Alderwoman Williams-absent.

BILL NO. 26-12

ORDINANCE NO. 26-12

AN ORDINANCE ACCEPTING THE FINAL PLAT OF ABBOTTSFORD LAND MANAGEMENT LP #1 SUBDIVISION; ACCEPTING DEDICATION OF EASEMENTS, STREETS AND PROPERTIES DESCRIBED; ACCEPTING RESTRICTIONS, IF ANY, FILED THEREWITH; AUTHORIZING THE RECORDING OF SAID FINAL PLAT; ACCEPTING IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED AND INDICATED ON SAID FINAL PLAT; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, Abbottsford Land Management LP (“Developer”) has platted Abbottsford Land Management LP #1 Subdivision as located within the corporate limits of the City of Jackson, Missouri; and,

WHEREAS, the Developer has requested variances from the requirements of Sec. 57-10 which are: to allow submission of the preliminary plat with the final plat; to defer storm water detention plans until the future development of the property; and to not require minimum lot frontage of fifty (50) feet; and

WHEREAS, the Developer has complied with all of the city ordinances and, in particular, Chapter 57 of the Code of Ordinances of the City of Jackson, Missouri, except for those variances to which the Board of Aldermen has granted the Developer.

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



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, February 2, 2026 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Section 1. The Mayor and Board of Aldermen of the City of Jackson, Missouri, do hereby accept the final plat of Abbottsford Land Management LP #1 Subdivision, which is attached hereto as Exhibit A, including all easements, right-of-way streets and improvements indicated thereon and subject to the terms and conditions expressed therein; subject to variances from the requirements of Sec. 57-10 which are: to allow submission of the preliminary plat with the final plat; to defer storm water detention plans until future development of the property; and to not require minimum lot frontage of fifty (50) feet.

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

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

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

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

FIRST READING: February 2, 2026.

SECOND READING: February 2, 2026.

PASSED AND APPROVED this 2nd day of February, 2026, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
Mayor

ATTEST:

Angela Birk (signed)
City Clerk

Ordinance No. 26-13 Re: To Approve)
The Final Plat of Savers Farm)
Subdivision Phase 8, as submitted by)
Cape Land & Development, LLC)

The matter of approving the Final Plat of Savers Farm Subdivision Phase 8, as submitted by Cape Land & Development, LLC, came on for consideration. Alderwoman Liley introduced Bill No. 26-13, being for an ordinance entitled as follows:

**AN ORDINANCE ACCEPTING THE FINAL PLAT OF SAVERS FARM
SUBDIVISION PHASE 8; ACCEPTING DEDICATION OF EASEMENTS,**



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, February 2, 2026 at 6:00 PM
 Board Chambers, City Hall, 101 Court St.

MINUTES

STREETS AND PROPERTIES DESCRIBED; ACCEPTING RESTRICTIONS, IF ANY, FILED THEREWITH; AUTHORIZING THE RECORDING OF SAID PLAT; ACCEPTING IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED AND INDICATED ON SAID PLAT; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

On a motion by Alderwoman Liley, seconded by Alderman Fraley, Bill No. 26-13 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 Fraley, Bill No. 26-13 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 26-13 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Seabaugh-aye; Alderman Stroder-aye; Alderman Unger-aye; Alderwoman Young-aye; Alderwoman Liley-aye; Alderman Reiminger-aye; Alderman Fraley-aye; and Alderwoman Williams-absent.

BILL NO. 26-13

ORDINANCE NO. 26-13

AN ORDINANCE ACCEPTING THE FINAL PLAT OF SAVERS FARM SUBDIVISION PHASE 8; ACCEPTING DEDICATION OF EASEMENTS, STREETS AND PROPERTIES DESCRIBED; ACCEPTING RESTRICTIONS, IF ANY, FILED THEREWITH; AUTHORIZING THE RECORDING OF SAID PLAT; ACCEPTING IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED AND INDICATED ON SAID PLAT; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, Cape Land & Development, LLC (“Developer”), has platted Savers Farm Subdivision Phase 8 all of which is located within the corporate limits of the City of Jackson, Missouri; and,

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

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

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

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, do hereby accept the final plat of Savers Farm Subdivision Phase 8, which is attached hereto as Exhibit A, including all easements, right-of-way streets and improvements indicated thereon subject to the terms and conditions expressed therein.

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 plat.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, February 2, 2026 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

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

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

Section 5. 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 6. All ordinances or parts of ordinances in conflict herewith are repealed.

FIRST READING: February 2, 2026.

SECOND READING: February 2, 2026.

PASSED AND APPROVED this 2nd day of February, 2026, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
Mayor

ATTEST:

Angela Birk (signed)
City Clerk

Ordinance No. 26-14 Re: To Amend)
The "Stop Street Designation Schedule")
- Schedule VI, by adding a designation)
On Jacobite Lane in Savers Farm)
Subdivision Phase 8)

The matter of amending the "Stop Street Designation Schedule" – Schedule VI, by adding a designation on Jacobite Lane in Savers Farm Subdivision Phase 8, came on for consideration. Alderwoman Liley introduced Bill No. 26-14, being for an ordinance entitled as follows:

AN ORDINANCE AMENDING THE "STOP STREET DESIGNATION SCHEDULE, SCHEDULE VI," PASSED AND APPROVED THE 18TH DAY OF NOVEMBER, 1985, BY ADDING CERTAIN STOP STREET DESIGNATIONS.

On a motion by Alderwoman Liley, seconded by Alderman Unger, Bill No. 26-14 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderwoman Liley, seconded by Alderman Unger, Bill No. 26-14 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 26-14 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Stroder-aye; Alderman Seabaugh-aye;



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, February 2, 2026 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Alderman Unger-aye; Alderwoman Young-aye; Alderwoman Liley-aye; Alderman Reiminger-aye; Alderman Fraley-aye; and Alderwoman Williams-absent.

BILL NO. 26-14

ORDINANCE NO. 26-14

AN ORDINANCE AMENDING THE "STOP STREET DESIGNATION SCHEDULE, SCHEDULE VI," PASSED AND APPROVED THE 18TH DAY OF NOVEMBER, 1985, BY ADDING CERTAIN STOP STREET DESIGNATIONS.

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

Section 1. The "Stop Street Designation Schedule, Schedule VI," passed and approved on the 18th day of November, 1985, is hereby amended by adding the following stop street designations:

JACOBITE LANE: On both sides of Jacobite Lane at its intersection with Castle Leoch Drive.

Section 2. It is the intent of the Mayor and Board of Aldermen of the City of Jackson, Missouri, that this ordinance become and be made a part of the "Stop Street Designation Schedule, Schedule VI," of the City of Jackson, Missouri, and the City Clerk is hereby directed to amend said schedule in accordance herewith.

Section 3. The City Administrator of the City of Jackson, Missouri, is hereby directed to cause stop signs to be added at the above street in accordance herewith.

Section 4. This ordinance shall not be codified in the Code of Ordinances of the City of Jackson, Missouri, but kept on file in the office of the City Clerk.

Section 5. 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 6. This ordinance shall take effect and be in force from and after its passage and approval.

Section 7. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

FIRST READING: February 2, 2026.

SECOND READING: February 2, 2026.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, February 2, 2026 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

PASSED AND APPROVED this 2nd day of February, 2026, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
Mayor

ATTEST:

Angela Birk (signed)
City Clerk

Ordinance No. 26-15 Re: To Amend)
The "Parking Prohibited Schedule")
- Schedule IX, by adding designations)
On Castle Leoch Drive and Jacobite)
Lane in Savers Farm Subdivision)
Phase 8)

The matter of amending the "Parking Prohibited Schedule" – Schedule IX, by adding designations on Castle Leoch Drive and Jacobite Lane in Savers Farm Subdivision Phase 8, came on for consideration. Alderwoman Liley introduced Bill No. 26-15, being for an ordinance entitled as follows:

AN ORDINANCE AMENDING THE "PARKING PROHIBITED SCHEDULE, SCHEDULE IX," PASSED AND APPROVED THE 18TH DAY OF NOVEMBER, 1985, BY ADDING NO PARKING DESIGNATIONS.

On a motion by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 26-15 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. 26-15 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 26-15 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Young-aye; Alderman Stroder-aye; Alderman Seabaugh-aye; Alderman Unger-aye; Alderwoman Liley-aye; Alderman Reiminger-aye; Alderman Fraley-aye; and Alderwoman Williams-absent.

BILL NO. 26-15

ORDINANCE NO. 26-15

AN ORDINANCE AMENDING THE "PARKING PROHIBITED SCHEDULE, SCHEDULE IX," PASSED AND APPROVED THE 18TH DAY OF NOVEMBER, 1985, BY ADDING NO PARKING DESIGNATIONS.

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

Section 1. The "Parking Prohibited Schedule, Schedule IX," passed and approved on the 18th day of November, 1985, is hereby amended by adding the following no parking designations:

CASTLE LEOCH DRIVE: On the east side of Castle Leoch Drive for its entire distance.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, February 2, 2026 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

JACOBITE LANE: On the south side of Jacobite Lane for its entire distance.

Section 2. It is the intent of the Mayor and Board of Aldermen of the City of Jackson, Missouri, that this ordinance become and be made a part of the "Parking Prohibited Schedule, Schedule IX," and the City Clerk of the City of Jackson, Missouri, is hereby directed to replace said schedule in accordance herewith.

Section 3. The City Administrator of the City of Jackson, Missouri, is hereby directed to cause appropriate signs to be added at the locations set forth hereinabove.

Section 4. This ordinance shall not be codified in the Code of Ordinances of the City of Jackson, Missouri, but kept on file in the office of the City Clerk.

Section 5. 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 6. This ordinance shall take effect and be in force from and after its passage and approval.

Section 7. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

FIRST READING: February 2, 2026.

SECOND READING: February 2, 2026.

PASSED AND APPROVED this 2nd day of February, 2026, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

Angela Birk (signed)
City Clerk

By: Dwain L. Hahs (signed)
Mayor

Dan Buckenmyer to Bring Information)
To the Board of Aldermen)

Now comes forth Dan Buckenmyer to present to the Board some changes that he is proposing regarding the Community Outreach Board sponsored car shows.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, February 2, 2026 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

City Administrator Matthew Winters)
requests Closed Session)

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

Motion to Adjourn the Meeting)

Meeting concluded at 6:28 P.M. On a motion by Alderman Fraley, seconded by Alderwoman Liley, it is ordered that the Board now convene into closed session for one item, relative to leasing, purchase, or sale of real estate in accordance with Section 610.021(2), and that the meeting will stand adjourned upon the adjournment of the closed session. On roll call: Alderman Unger-aye; Alderwoman Young-aye; Alderman Seabaugh-aye; Alderwoman Reiminger-aye; Alderwoman Williams-absent; Alderman Stroder-aye; Alderwoman Liley-aye; and Alderman Fraley-aye. Ayes-7; Nays-0; Absent-1.

ATTEST:

Mayor

City Clerk

CITY COLLECTOR'S REPORT FOR JANUARY 2026

DESCRIPTION	ELECTRIC FUND	WATER FUND	WASTEWATER FUND	LANDFILL FUND	GEN. REV. FUND	TOTAL
Service Charges (includes internal transfers)	1,302,860.51	275,859.61	224,577.73	68,603.30	-	1,871,901.15
Penalties	7,663.30	2,122.53	1,584.53	444.93	-	11,815.29
Sales Tax	36,071.77	8,038.73	-	-	-	44,110.50
Disconnect Fees	-	-	-	-	-	-
Returned Transaction Fees	334.47	-	-	-	-	334.47
Customer Relocation Fees	-	-	-	-	150.00	150.00
Trash Stickers	-	-	-	2,037.00	-	2,037.00
UTILITY COLLECTIONS	1,346,930.05	286,020.87	226,162.26	71,085.23	150.00	1,930,348.41
Adjustments - Penalties	-	-	-	-	-	-
Adjustments - Taxes	-	-	-	-	-	-
Adjustments - Service Fees	-	-	-	-	-	-
NET UTILITY COLLECTIONS	1,346,930.05	286,020.87	226,162.26	71,085.23	150.00	1,930,348.41
Business/Contractor Licenses	-	-	-	-	3,427.50	3,427.50
Event Fees/Misc. Charges	-	-	-	-	-	-
NON-UTILITY COLLECTIONS	-	-	-	-	3,427.50	3,427.50
Misc. Adjustments	-	-	-	-	-	-
Interest on Collector's bank account	-	-	-	-	-	1,534.93
Cash in bank	-	-	-	-	-	1,935,310.84
Missouri Sales Tax payment	(36,071.77)	(8,038.73)	-	-	-	(44,110.50)
TO CITY TREASURER					\$	1,891,200.34

Respectfully Submitted,



City Collector



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

ELECTRIC

Sale of Merchandise	0.00	
Pole Rental	29,434.75	
Electric Meters	350.00	
Electric Service Lines	800.00	
Returned Check Fees	0.00	
URD Services	0.00	
Sales Tax Commission	817.30	
Labor and Equipment Use	0.00	
Miscellaneous-Scrap Metal	<u>0.00</u>	
TOTAL		31,402.05

WATER & SEWER

WATER

Water Taps & Water Meters	3,180.00	
Sale of Merchandise	0.00	
Miscellaneous-Scrap Metal	<u>0.00</u>	
TOTAL		3,180.00

WASTEWATER

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

GENERAL REVENUE

Building Permits	712.26
Electric Permits	120.00
Gas Permits	60.00
Plumbing/Sewer Permits	180.00
Sewer Tap Permits	180.00
Public Hearing & Plat Recording	340.00
Stormwater Review Fees	25.00
Street Repair or Mowing	0.00
Gas Franchise	22,163.38
Sale of Merchandise	0.00
Community Room	0.00
Cable TV Franchise	0.00
Copies	75.20
Telephone Franchise Fees	14,027.03
Fire Cost Recovery	326.25
Interest Earned	0.00

Returned Check - Clerk	0.00	
Jail Expense Reimbursement	0.00	
Cell Tower Rental	1,216.70	
Health Insurance Reimbursement	17.48	
Street Repair or Scrap Metal	<u>0.00</u>	
TOTAL		39,443.30

LANDFILL

Refuse Collections	0.00	
Recyclables	693.44	
E-Cycle TV/Monitor Fees	0.00	
Royalties	<u>0.00</u>	
TOTAL		693.44

CEMETERY

Sale of Lots	5,000.00	
Sale of Niches	200.00	
Grave Openings	3,100.00	
Niche Openings	0.00	
Weekend/Holiday Grave Openings/Inurnm	0.00	
Disinterments/Disinurnments	<u>0.00</u>	
TOTAL		8,300.00

PARK

Misc. Park Rentals	0.00	
Rent - Howard St. House	1,237.50	
Ballfield Rentals	260.00	
Pavilion Rentals	<u>325.00</u>	
TOTAL		1,822.50

PARK FOUNDATION

Donations	4,547.87	
Civic Center Donations	<u>0.00</u>	
TOTAL		4,547.87

RECREATIONAL DEVELOPMENT

Pool Concession Receipts	0.00
Pool Gate	0.00
Pool Daycare	0.00
Pool Lessons	0.00
Pool Noon	0.00
Pool Pass	0.00
Pool Special	0.00
Basketball Entry Fees	3,400.00
Basketball Sponsor Fees	400.00
Softball Entry Fees	0.00
Softball Sponsor Fees	0.00
Softball Tournament Fees	0.00

Volleyball Entry Fees	0.00	
Reimb./Donations/Special Events	0.00	
Baseball Concessions	0.00	
Baseball Entry Fees	0.00	
Baseball Sponsor Fees	0.00	
Soccer Fee	15,415.00	
Soccer Allstar	0.00	
Soccer Sponsor	<u>0.00</u>	
TOTAL		19,215.00

STORMWATER MAINTENANCE FUND

Stormwater Credit	0.00	
Stormwater Maintenance	<u>116.56</u>	
TOTAL		116.56

TRUST & AGENCY

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

HEALTH INSURANCE FUND

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

INMATE SECURITY FUND

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

TRANSPORTATION SALES TAX

Rent - Donna Drive Extension	<u>1,327.50</u>	
TOTAL		1,327.50

RECREATIONAL SALES TAX FUND

Civic Center Rentals	15,239.25	
Civic Center Programs	0.00	
Civic Center Membership Fees	0.00	
Civic Center Entry Fees	1,383.00	
Civic Center Concessions	<u>106.00</u>	
TOTAL		16,728.25

CDBG

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

REPORT TOTAL 127,796.23

Water & Light Deposit Accounts

JANUARY, 2026

Beginning Balance January 1, 2026:	\$292,557.21
TOTAL DEPOSITS	\$11,472.65
TOTAL REFUNDS	\$2,691.47
Ending Balance January 31, 2026:	\$301,338.39

Balance Consists of :	
Checking Account for USBank/FSCB	\$91,304.83
Investments	\$210,000.00
	<hr/>
	\$301,304.83

CITY TREASURER'S REPORT FOR JANUARY 2026

FUND	FUND BALANCES 01-01-2026	RECEIPTS	TRANSFER OF FUNDS	DISBURSEMENTS	FUND BALANCES 01-31-2026	INVESTMENTS	CASH BALANCE 01-31-2026
ELECTRIC FUNDS							
Operation & Maintenance	-	1,345,720.58	(231,160.57)	1,114,560.01	-	-	-
Electric Surplus Fund	2,527,860.90	-	207,036.98	36,376.99	2,698,520.89	6,000.00	2,692,520.89
Electric Capital Projects Fund	4,698,957.70	-	-	-	4,698,957.70	3,905,000.00	793,957.70
WATER & SEWER FUNDS							
Water Operation & Maint.	-	298,409.92	(222,898.24)	75,511.68	-	-	-
Water Revenue Bond Fund	21,442.28	-	206,731.81	-	228,174.09	-	228,174.09
Water & Sewer Deprec. Res. Fund	30,000.00	-	-	-	30,000.00	30,000.00	-
Water & Sewer Bond Reserve Fund	50,000.00	-	-	-	50,000.00	50,000.00	-
Water & Sewer Contingent Fund	30,000.00	-	-	-	30,000.00	30,000.00	-
Water & Sewer Surplus Fund	14,134,279.52	-	-	77,680.74	14,056,598.78	11,608,000.00	2,448,598.78
Water Replacement Fund	840,782.50	-	3,510.08	-	844,292.58	765,000.00	79,292.58
Water Capital Projects	399,638.00	-	-	-	399,638.00	-	399,638.00
Wastewater Operation & Maint.	-	226,361.34	(158,864.20)	67,497.14	-	-	-
Wastewater Replacement Fund	1,072,308.62	-	-	-	1,072,308.62	761,000.00	311,308.62
Wastewater Capital Projects	262,966.91	-	-	156,320.10	106,646.81	-	106,646.81
Wastewater Revenue Bond Fund	7,841.60	-	148,468.33	-	156,309.93	-	156,309.93
W & S Construction Fund	2,330,114.97	-	(275.00)	105,473.58	2,224,366.39	1,950,000.00	274,366.39
General Revenue Fund	1,490,584.81	412,322.27	(95,708.20)	806,651.90	1,000,546.98	337,765.95	662,781.03
Landfill Fund	808,105.42	82,138.20	(6,173.22)	74,192.13	809,878.27	610,000.00	199,878.27
Cemetery Fund	1,090,295.91	65,922.55	(5,388.73)	14,910.48	1,135,919.25	652,000.00	483,919.25
City Park Fund	82,465.61	78,283.60	(7,450.03)	40,144.12	113,155.06	-	113,155.06
Public Park Foundation Fund	129,105.30	4,547.87	-	3,272.87	130,380.30	95,000.00	35,380.30
Recreational Development Fund	7,779.59	19,215.00	375,000.00	73,174.22	328,820.37	-	328,820.37
Band Fund	43,990.00	47,068.71	-	91,058.71	-	-	-
ARPA Fund	258,248.55	-	-	17,985.00	240,263.55	230,000.00	10,263.55
Road Use Tax Fund	958,161.43	78,579.60	-	-	1,036,741.03	772,038.18	264,702.85
Stormwater Maintenance Fund	331,412.58	284.75	-	-	331,697.33	209,000.00	122,697.33
Trust and Agency Fund	940,082.55	13,298.64	9,550.14	17,719.62	945,211.71	782,740.60	162,471.11
Health Insurance Fund	786,299.69	1,178.16	153,471.31	202,108.08	738,841.08	545,000.00	193,841.08
Inmate Security Fund	18,529.12	48.00	-	-	18,577.12	-	18,577.12
Equitable Sharing Fund	3,617.07	-	-	-	3,617.07	-	3,617.07
Transportation Sales Tax Fund	920,768.30	134,525.40	-	-	1,055,293.70	725,455.27	329,838.43
Transportation Capital Projects Fund	2,210,114.92	-	-	-	2,210,114.92	-	2,210,114.92
Sales Tax Fund	1,909,484.00	280,646.02	(250,000.00)	195,892.82	1,744,237.20	1,468,764.80	275,472.40
Recreation Sales Tax Fund	508,466.12	78,748.31	(375,850.46)	37,657.10	173,706.87	50,000.00	123,706.87
Public Safety Sales Tax Fund	1,000.00	124,024.31	-	-	125,024.31	-	125,024.31
Fire Protection Sales Tax Fund	3,333.00	62,020.05	-	-	65,353.05	-	65,353.05
Capital Projects Construction Fund	558,807.82	18,005.39	250,000.00	48,456.24	778,356.97	540,000.00	238,356.97
Economic Dev. Reserve Fund	1,016,433.47	-	-	-	1,016,433.47	850,000.00	166,433.47
CDBG Grant Fund	20,106.12	-	-	-	20,106.12	-	20,106.12
I-55 Corridor Special Alloc. Fund	3,372.59	-	-	-	3,372.59	-	3,372.59
TOTALS	40,506,756.97	3,371,348.67	(0.00)	3,256,643.53	40,621,462.11	26,972,764.80	13,648,697.31

Respectfully Submitted,

Angela Birk

Angela Birk, City Clerk/Treasurer

Cash on Hand	1,475.00
General Account	11,752,404.90
Collectors Account	1,891,200.34
Equitable Sharing Fund	3,617.07

TOTAL 13,648,697.31



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Angela Birk, City Clerk/Treasurer

DATE: February 12, 2026

RE: Banking Depository Agreement

This item pertains to the renewal of a depository agreement with Bank of Missouri which holds City funds.

If you have any questions or need additional information, please do not hesitate to reach out.

BILL NO. 26-__

ORDINANCE NO. 26-__

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

WHEREAS, the City of Jackson, desires to enter into a depository agreement with **Bank of Missouri** for the deposit of Demand Deposits or checking account funds; and

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

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

1. That the Mayor is hereby, authorized and directed to sign a depository agreement with **Bank of Missouri**. Said agreement is attached hereto and incorporated herein by reference.
2. That said depository agreement shall have a one-year term under a depository agreement as required by state statute.
3. That said bank shall be depository for all demand deposits of checking account funds of the City in an unlimited amount subject only to the deposit of securities as required by; Sections 110.010 and 110.020, RSMo.
4. That said bank shall be authorized to hold idle investment funds of the City, subject to the required deposit of securities as required by Section 110.010 and 110.020, RSMo.
5. The Treasurer of the City shall, whenever the City accumulates idle funds, invest said funds in time certificates of deposits, based upon the highest sealed bids received from the designated depository. All of such investment funds shall be in One Hundred Thousand Dollars (\$100,000.00)

or more increments. The Treasurer shall notify the depository of available money for bid by phone, electronic transmission or United States Mail.

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

FIRST READING: February 17, 2026.

SECOND READING: February 17, 2026.

PASSED AND APPROVED this 17th day of February, 2026, by a vote of ___ ayes, ___ nays, ___ abstentions and ___ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk



PLEDGE AND CUSTODIAL AGREEMENT

The City of Jackson _____ (“**Public Entity**”) has selected
 The Bank of Missouri _____ (“**Depository Bank**”) as a depository for
 certain of its funds, and Depository Bank has agreed to act as the depository for those funds in
 accordance with applicable laws and/or governing statutes (“**Governing Statutes**”), which require that
 Depository Bank secure the deposited funds, to the extent not insured by the Federal Deposit Insurance
 Corporation (“**FDIC**”), by pledging securities (“**Eligible Securities**”) of any type permissible by the
 Governing Statutes. Midwest Independent Bank (“**Custodian**”) has agreed to hold the Eligible
 Securities in safekeeping pursuant to the terms, conditions and covenants of the Pledge and Custodial
 Agreement (“**Agreement**”).

IN WITNESS WHEREOF, the parties hereto hereby agree to be bound by the terms, conditions and
 covenants as more fully set forth below:

I. GRANT OF SECURITY INTEREST; INSTRUCTIONS REGARDING ELIGIBLE SECURITIES.

Depository Bank will select Eligible Securities suitable for pledging to secure public deposits and will
 send a written or facsimile to the Custodian designating and identifying the Eligible Securities to be
 pledged. Upon receipt of such communication Custodian will issue and deliver to the Depository Bank
 a pledge notification which identifies the Eligible Securities pledged to the designated Public Entity.

Depository Bank hereby grants to Public Entity a security interest in all Eligible Securities delivered to
 or held by Custodian and reflected on Custodian’s records as being pledged to the Public Entity.
 Custodian agrees to hold all Eligible Securities deposited with it, and to serve pursuant to the terms,
 conditions and covenants of this Agreement, and to hold any and all Eligible Securities in custody until
 such time that adequate substitutions, withdrawals and releases have been executed. In no event shall
 Custodian be responsible for determining if the pledged securities are “Eligible Securities”.

II. SUBSTITUTION OR RELEASE OF SECURITIES.

Depository Bank and Public Entity agree that as long as Custodian has not received written notice from
 Public Entity stating that Depository Bank is in default of its obligations to pay to Public Entity its
 deposits when due, Depository Bank shall have the right to substitute Eligible Securities of at least equal
 market value then held by Custodian for Depository Bank or delivered to Custodian for the purpose of
 pledging. Public Entity and Depository Bank also agree that Custodian shall have no obligation to
 ascertain or report the market value of any securities in connection with substitutions.

If the aggregate market value of the Eligible Securities held by Custodian at any time exceeds the public
 funds deposited, Depository Bank may request the release of any/all excess Eligible Securities by

providing Custodian with a release notice signed by an authorized representative of the Public Entity (Exhibit A).

III. DEPOSITORY BANK'S OBLIGATIONS.

Depository Bank will give Custodian clear instructions for substitution, withdrawal or release of Eligible Securities to include:

1. Identifying Depository Bank Information;
2. Original Face (Par Value);
3. Cusip Numbers;
4. Public Entity Name;
5. Maturity Date/Call Date, including, enough specific information to execute the pledge, substitution, or release.

Depository Bank represents and warrants to Public Entity that the pledge, lien and security interest granted herein was approved by Depository Bank's board of directors or loan committee, that such approval is reflected in the minutes thereof, and that a copy of this Pledge and Custodial Agreement shall be maintained as an official record of the Depository Bank.

IV. PUBLIC ENTITY.

Public Entity agrees that Custodian is acting hereunder on Public Entity's behalf and at Public Entity's risk. Public Entity is responsible for monitoring the Depository Bank's pledge, withdrawal and substitution activities to insure that the market value of any Eligible Securities is equal to or exceeds Public Entity's funds on deposit with Depository Bank.

V. CUSTODIAN'S OBLIGATIONS.

Custodian agrees to act as custodian under the terms, conditions and covenants of this Agreement in holding and transferring the Eligible Securities held by it, by exercising the same care as it would in protecting and disposing of its own securities, but assuming no responsibility other than for the safekeeping and disposition of the securities and proceeds as provided, herein.

Custodian is expressly authorized by Depository Bank and Public Entity to utilize FRBs, Depository Trust Company, third party custodians or depositories, financial intermediaries and agents to hold, directly or through the use of other third party depositories or agents, any Eligible Securities. Depository Bank and Public Entity expressly release Custodian from any liability or claims that Custodian may incur or that may be asserted against Custodian, other than for Custodian's willful or intentional failure to comply with the undertakings hereunder to safekeep and dispose of the Eligible Securities as provided herein. Depository Bank and Public Entity shall each indemnify and hold Custodian harmless from any liabilities, claims, losses or expenses (including attorneys' fees) that may be incurred or asserted against Custodian arising from any action or inaction taken in good faith by Custodian with respect to any Eligible Securities.

Custodian is hereby authorized to rely and act upon any written or facsimile, notification, notice or document which purports to be signed by a representative of Depository Bank or of Public Entity (as applicable) without any duty to investigate or confirm the identity or authority of individuals giving or

signing such instruction, notification, notice or document. Custodian is expressly authorized to rely upon any facsimile copy of any written document as if an original executed copy thereof had been received by Custodian from the party purporting to have executed the original.

Custodian shall be entitled to receive reasonable compensation from the Depository Bank for its services. Custodian shall have the right to terminate this Agreement upon thirty (30) days written notice to Public Entity and Depository Bank. In the event of any such termination by Custodian, Depository Bank and Public Entity agree to promptly appoint (but in no event later than the expiration of the 30-day period) a successor custodian and to deliver to Custodian instructions relating to all of Eligible Securities then held by Custodian and instructions for the delivery and transfer of such Eligible Securities to the successor custodian. If within such 30-day period, Custodian is not notified in writing by Depository Bank and Public Entity that a successor custodian has been established and that Custodian is authorized and directed to transfer all Eligible Securities held by it to such successor custodian, Custodian may thereafter, in its sole discretion, continue to hold the Eligible Securities or may deliver or transfer the Eligible Securities to Public Entity (or an entity or account designated by Public Entity). Unless terminated by Custodian, this Agreement shall remain in effect until such time as Depository Bank and Public Entity have delivered to Custodian written notice signed by each declaring that the Agreement has been terminated and is no longer effective; upon receipt of same, Custodian is thereafter authorized to deliver or transfer the Eligible Securities in accordance with any directions or instructions given solely by Depository Bank.

VI. DISPUTES.

In the event Custodian receives written notification from Depository Bank or Public Entity that a disagreement between Depository Bank and Public Entity exists as to any rights respecting any or all of the Eligible Securities, Custodian shall hold such Eligible Securities together with all proceeds thereof, until: (a) Public Entity and Depository Bank notify Custodian in writing that the dispute has been resolved and direct Custodian to transfer or deliver such Eligible Securities to either of them or to a third party or account designated by them, (b) Custodian is directed as to the disposition of such Eligible Securities by an order or decree of a court of competent jurisdiction, or (c) Custodian transfers the Eligible Securities pursuant to any authorization or requirement applicable to it or such Eligible Securities under any applicable statute or regulation relating to the holding, transfer or disposition of Eligible Securities securing public deposits. Custodian is expressly authorized to rely and act upon any of the foregoing written notices, orders, decrees, statutes, or regulations, and upon doing so shall be released and discharged from any liability or duty with respect to any Eligible Securities with respect to which it has taken such actions.

VII. PAYMENTS BY CUSTODIAN.

Unless Custodian has been notified in writing by Public Entity that a default has occurred with respect to the payment by Depository Bank of any Public Deposits, Depository Bank shall be entitled to receive all principal payments, interest and other income on the Eligible Securities (including, without limitation, any securities received by Custodian as a substitute for, proceeds of, or otherwise with respect to, any securities included within the Eligible Securities) and Custodian is hereby authorized and directed to pay

over, deliver or transfer same to Depository Bank (or any entity or account designated by Depository Bank).

VIII. SUITABILITY OF ELIGIBLE SECURITIES.

Custodian shall have no duty or obligation whatsoever to examine or determine if any securities that are now or at any time hereafter included within the Eligible Securities are of a kind or character, or have a market value, prescribed by law to be Eligible Securities for Public Deposits. Custodian shall have no duty or obligation to ascertain the market value of any securities in connection with any substitutions.

IX. ISSUANCE OF RECEIPT.

At such time as custodian has received a communication from Depository Bank identifying a security held by Custodian to being included within the Eligible Securities, Custodian shall execute a pledge notification identifying the security and reflecting Public Entity's status as a secured party. Such notification, which is neither transferable nor assignable, shall be furnished to the Depository Bank and shall be accepted by Public Entity and Depository Bank as sufficient evidence of the pledging and depositing of the security with the Custodian. The return of such pledge notification may be required by Custodian for the withdrawal, release or transfer of such security pursuant to applicable provisions and authorizations set forth in this Agreement.

X. GENERAL.

This Agreement shall be executed in triplicate with one executed original to be retained by each of the parties and shall be in full force and effect when executed by all parties. This Agreement is neither assignable nor transferable, and there is no requirement that the Agreement be returned to Custodian before delivery, transfer or designation of any securities as Eligible Securities hereunder. All notices, pledge notification and other documents and instruction required or authorized may be delivered, sent by facsimile or mailed to the parties hereto at the respective addresses (or facsimile numbers) set forth. Custodian will deliver, fax or mail documents to Depository bank and it is the Depository Bank's responsibility to forward to Public Entity's attention. For purposes of this Agreement, no notice, notification, document or communication shall be deemed to have been given to or received by Custodian unless it is actually received by one or more of the employees or officers of Custodian that are designated in writing by Custodian as being authorized to receive the instruction. Any document sent by facsimile to Custodian shall be deemed to be received only when received by Custodian at the facsimile number designated in writing within this Agreement, and which may be changed as business conditions warrant.

Dated this 17th day of February, 2026.

DEPOSITORY BANK

By: _____

Name: _____

Title: _____

Facsimile: _____

Email: _____

PUBLIC ENTITY

By: _____

Name: Dwain L. Hahs

Title: Mayor

Facsimile: 573-204-8292

Email: MayorHahs@jacksonmo.org

MIDWEST INDEPENDENT BANK

CUSTODIAN

By: _____

Name: _____

Title: _____

Facsimile: _____

Email: _____

Exhibit A

Midwest Independent Bank Custodial Addition/ Substitution/Release of Collateral Form

Pledging Bank Safekeeping Account No. _____
(6 digit SK Account Number)

Pledging Bank Name/City, State: _____

Contact Person: _____ Contact Phone No.: _____

Please update the pledge status on the collateral noted below for the following **Public Entity**:

(Name of Public Entity)

Addition of Collateral

Please Indicate: New Pledge Substitution Pledge

Please **PLEDGE** the following collateral:

Original Face / Par Value	CUSIP	SK Receipt #	Security Short Description	Rate	Maturity Date

Release of Collateral

Please Indicate: Substitution Release Outright Release

Please **RELEASE** the following collateral:

Original Face / Par Value	CUSIP	SK Receipt #	Security Short Description	Rate	Maturity Date

Depository Bank certifies that market value of the new collateral is equal to or greater than the collateral being released.

Signature of Authorized Depository Bank Officer Date: _____

Signature of Authorized Public Date: _____

(Required when the collateral is to be released without substitution or when the stated par value of the new collateral is less than the par value of the collateral being released.)

Forward signed documents to: Midwest Independent Bank
910 Weathered Rock Road P.O. Box 104180 Jefferson City, MO 65110 Fax: 573-635-1152

PUBLIC WORKS MEMORANDUM



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: February 12, 2026

RE: Abandonment of Easement and Acceptance of New Easement at 1846 East Jackson Boulevard

The following two agenda items relate to relocating the existing water line easement on the Chamber of Commerce property to re-route the new water main around the location of their new sign.

Relocating the easement includes abandoning the former easement in its entirety and accepting the new easement in its place.

BILL NO. 26-__

ORDINANCE NO. 26-__

AN ORDINANCE ABANDONING AND VACATING A CERTAIN WATER LINE EASEMENT DEEDED TO THE CITY OF JACKSON, MISSOURI, AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A QUIT CLAIM DEED RELEASING SAID EASEMENT.

WHEREAS, by a Water Line Easement Deed dated July 12, 2023, and accepted by the City of Jackson, Missouri, pursuant to Ordinance No. 23-55, the Jackson Chamber of Commerce, a Missouri Nonprofit Corporation, granted to the City of Jackson, Missouri, a permanent water line easement and temporary construction easements over, upon, across, under, in, and through certain real property situated in the City of Jackson, County of Cape Girardeau, State of Missouri, more particularly described in that Water Line Easement Deed attached hereto and made a part hereof as Exhibit A.

WHEREAS, subsequent to the acceptance of said easement, a sign was installed within the easement area, rendering the original easement unusable for its intended purpose of installing a water line; and

WHEREAS, the Jackson Chamber of Commerce has provided a revised replacement water line easement deed to accommodate the sign installation; and

WHEREAS, the City of Jackson, Missouri, has determined that the original easement is no longer necessary or useful for public purposes and that abandoning and vacating said easement is 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 FOLLOWS:

Section 1. That the water line easement described above, as granted by the Water Line Easement Deed dated July 12, 2023, and accepted by Ordinance No. 23-55, is hereby abandoned

and vacated, and all rights, title, and interest of the City of Jackson, Missouri, in and to said easement are hereby released to the Jackson Chamber of Commerce.

Section 2. That the Mayor and City Clerk of the City of Jackson, Missouri, are hereby authorized and directed to execute a Quit Claim Deed or other appropriate instrument releasing the City's interest in said easement, and to do all acts and execute all instruments necessary to effectuate this abandonment. A copy of the Quit Claim Deed is attached hereto and made a part hereof as Exhibit B.

Section 3. The City Clerk of the City of Jackson, Missouri, is hereby directed to file a copy of said Quit Claim Deed 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.

Section 5. All ordinances or parts of ordinances in conflict with the provisions of the ordinances are hereby repealed to the extent of such conflict.

FIRST READING: February 17, 2026.

SECOND READING: February 17, 2026.

PASSED AND APPROVED this 17th day of February, 2026, by a vote of _____ ayes, _____ nays, _____ abstentions and _____ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk



TITLE OF DOCUMENT: QUIT CLAIM DEED – RELEASE OF WATER LINE EASEMENT

DATE OF DOCUMENT:

GRANTOR: CITY OF JACKSON, MISSOURI
101 COURT STREET
JACKSON, MISSOURI 63755

GRANTEE: JACKSON CHAMBER OF COMMERCE
1846 EAST JACKSON BOULEVARD
JACKSON, MISSOURI 63755

PROPERTY ADDRESS: 1846 EAST JACKSON BOULEVARD
JACKSON, MISSOURI 63755

LEGAL DESCRIPTION OF EASEMENT: SEE EXHIBIT A

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made and entered into this ___ day of February, 2026, by and between THE CITY OF JACKSON, MISSOURI, a Municipal Corporation, of the County of Cape Girardeau, State of Missouri, party of the first part (hereinafter "Grantor"), and JACKSON CHAMBER OF COMMERCE, a Missouri Nonprofit Corporation, of the County of Cape Girardeau, State of Missouri, party of the second part (hereinafter "Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents REMISE, RELEASE, AND FOREVER QUIT CLAIM unto the said Grantee, its successors and assigns, all right, title, interest, claim, and demand which the said Grantor has in and to the following described easement rights situated in the City of Jackson, County of Cape Girardeau, State of Missouri, to-wit:

SEE EXHIBIT A

The water line easement rights granted to the Grantor herein by that certain Water Line Easement Deed dated July 12, 2023, executed by the Grantee herein as grantor, and recorded on July 18, 2023, as Document No. 2023-05817 in the office of the Recorder of Deeds of Cape Girardeau County, Missouri, more particularly described in Exhibit A attached hereto and incorporated herein by reference.

This Quit Claim Deed is executed pursuant to Ordinance No. 26-XX of the City of Jackson, Missouri, passed and approved on February __, 2026, authorizing the abandonment and vacation of said easement.

The Grantor hereby releases, terminates, and extinguishes all easement rights described herein, and declares said easement null and void.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the Grantee, and to its successors and assigns forever, so that neither the Grantor nor its successors or assigns shall hereafter have, claim, or demand any right or title to the aforesaid easement rights or any part thereof.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed by its duly authorized officers this ___ day of February, 2026.

City of Jackson, Missouri

By: _____
Dwain Hahs, Mayor

ATTEST:

Angela Birk, City Clerk

STATE OF MISSOURI)
) ss.
COUNTY OF CAPE GIRARDEAU)

On this _____ day of February, 2026, before me appeared Dwain Hahs, to me personally known, who, being by me duly sworn, did say that he is the Mayor of the City of Jackson, Missouri, a municipal corporation of the State of Missouri, and the seal affixed to the foregoing instrument is the seal of said City, and that the within Quit Claim Deed was signed and sealed on behalf of said City by authority of its Board of Alderman and said Dwain Hahs acknowledged said instrument to be the free act and deed of said City.

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

Notary Public

My commission expires: _____

EXHIBIT A

Permanent Easement:

THAT PART OF LOT 11 OF KIMBELAND SUBDIVISION, IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 9, PAGE 9 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 59°00'19" WEST ALONG THE NORTH RIGHT OF WAY LINE OF EAST JACKSON BOULEVARD, 1.32 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 37°47'54" WEST 41.08 FEET; THENCE NORTH 59°00'19" WEST 71.36 FEET; THENCE SOUTH 30°59'41" WEST 14.86 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 59°00'19" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 10.00 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 30°59'41" EAST 14.86 FEET; THENCE NORTH 59°00'19" WEST 10.33 FEET TO A POINT ON THE WEST LINE OF SAID LOT 11, ALSO BEING THE EAST RIGHT OF WAY LINE OF KIMBEL LANE; THENCE NORTH 07°04'26" EAST ALONG SAID LINE, 10.94 FEET; THENCE LEAVING SAID LINE, SOUTH 59°00'19" EAST 97.99 FEET; THENCE SOUTH 37°47'54" EAST 38.32 FEET; THENCE SOUTH 59°00'19" EAST 2.01 FEET TO A POINT ON THE EAST LINE OF SAID LOT 11; THENCE SOUTH 30°55'48" WEST ALONG SAID EAST LINE, 11.00 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT CONTAINS 1,512 SQUARE FEET.

Temporary Easement No. 1:

THAT PART OF LOT 11 OF KIMBELAND SUBDIVISION, IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 9, PAGE 9 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 59°00'19" WEST ALONG THE NORTH RIGHT OF WAY LINE OF EAST JACKSON BOULEVARD, 1.32 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE NORTH 59°00'19" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 123.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 07°04'26" EAST ALONG THE WEST LINE OF SAID LOT 11, ALSO BEING THE EAST RIGHT OF WAY LINE OF KIMBEL LANE, 16.26 FEET; THENCE LEAVING SAID LINE, SOUTH 59°00'19" EAST 91.68 FEET; THENCE SOUTH 37°47'54" EAST 41.08 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT CONTAINS 1,598 SQUARE FEET.

SAID TEMPORARY CONSTRUCTION EASEMENT BEING NULL AND VOID UPON COMPLETION OF CONSTRUCTION.

Temporary Easement No. 2:

THAT PART OF LOT 11 OF KIMBELAND SUBDIVISION, IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 9, PAGE 9 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 59°00'19" WEST ALONG THE NORTH RIGHT OF WAY LINE OF EAST JACKSON BOULEVARD, 124.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 07°04'26" EAST ALONG THE WEST LINE OF SAID LOT 11, ALSO BEING THE EAST RIGHT OF WAY LINE OF KIMBEL LANE, 27.20 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE NORTH 07°04'26" EAST ALONG SAID LINE, 35.46 FEET; THENCE LEAVING SAID LINE, SOUTH 52°20'41" EAST 32.81 FEET; THENCE SOUTH 46°09'52" EAST 83.75 FEET; THENCE SOUTH 37°47'54" EAST 8.37 FEET; THENCE SOUTH 42°02'59" WEST 10.16 FEET; THENCE NORTH 37°47'54" WEST 8.29 FEET; THENCE NORTH 59°00'19" WEST 97.99 FEET TO THE POINT OF BEGINNING.

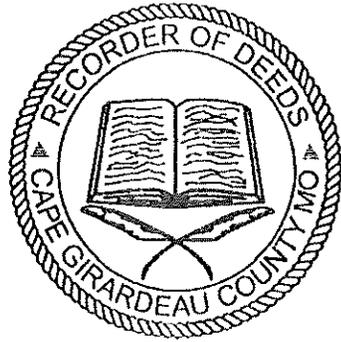
THE HEREIN DESCRIBED EASEMENT CONTAINS 2,412 SQUARE FEET.

SAID TEMPORARY CONSTRUCTION EASEMENT BEING NULL AND VOID UPON COMPLETION OF CONSTRUCTION.



DocId:8365247
Tx:4214769

EXP
Item 7.
A



DOCUMENT #
2023-05817

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
RECORDED ON
07/18/2023 10:51:30 AM
REC FEE: 64.00
PAGES: 7

CAPE GIRARDEAU COUNTY

RECORDER OF DEEDS CERTIFICATE

NON-STANDARD DOCUMENT

**THIS DOCUMENT HAS BEEN RECORDED AND CHARGED THE \$25.00
NON-STANDARD FEE PURSUANT TO RSMo 59.310.3**

**THIS CERTIFICATE HAS BEEN ADDED TO YOUR DOCUMENT IN
COMPLIANCE WITH THE LAWS OF THE STATE OF MISSOURI**

TITLE OF DOCUMENT: WATER LINE EASEMENT DEED

DATE OF DOCUMENT: JULY 12, 2023

GRANTOR: JACKSON CHAMBER OF
COMMERCE

GRANTORS MAILING ADDRESS: 1846 EAST JACKSON BOULEVARD
JACKSON, MISSOURI 63755

GRANTORS DEED RECORDING: DOCUMENT #2021-12570

GRANTEE: CITY OF JACKSON, MISSOURI
101 COURT STREET
JACKSON, MISSOURI 63755

PROPERTY ADDRESS: 1846 EAST JACKSON BOULEVARD
JACKSON, MISSOURI 63755

LEGAL DESCRIPTION OF EASEMENT: SEE PAGES 2, 3, & 4 OF DEED

WATER LINE EASEMENT DEED

THIS DEED, made and entered into this 12th day of JULY, 2023, by and between **JACKSON CHAMBER OF COMMERCE**, a Missouri Nonprofit Corporation, of the County of Cape Girardeau, State of Missouri, Grantor, and **THE CITY OF JACKSON, MISSOURI**, a Municipal Corporation, of the County of Cape Girardeau, State of Missouri, Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar and Other Good and Valuable Consideration, paid by the said Grantee, the receipt of which is hereby acknowledged, do by these presents **GRANT** unto the said Grantee, **AN EASEMENT** for the following purposes:

To construct, maintain, repair, replace, and operate a water line and necessary appurtenances thereto, over, upon, across, under, in and through the following described real estate situated in the City of Jackson, County of Cape Girardeau, and State of Missouri, to-wit:

Permanent Easement:

THAT PART OF LOT 11 OF KIMBELAND SUBDIVISION, IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 9, PAGE 9 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 59°00'19" WEST ALONG THE NORTH RIGHT OF WAY LINE OF EAST JACKSON BOULEVARD, 1.32 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 37°47'54" WEST 41.08 FEET; THENCE NORTH 59°00'19" WEST 71.36 FEET; THENCE SOUTH 30°59'41" WEST 14.86 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 59°00'19" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 10.00 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 30°59'41" EAST 14.86 FEET; THENCE NORTH 59°00'19" WEST 10.33 FEET TO A POINT ON THE WEST LINE OF SAID LOT 11, ALSO BEING THE EAST RIGHT OF WAY LINE OF KIMBEL LANE; THENCE NORTH 07°04'26" EAST ALONG SAID LINE, 10.94 FEET; THENCE LEAVING SAID LINE, SOUTH 59°00'19" EAST 97.99 FEET; THENCE SOUTH 37°47'54" EAST 38.32 FEET; THENCE SOUTH 59°00'19" EAST 2.01 FEET TO A POINT ON THE EAST LINE OF SAID LOT 11; THENCE SOUTH 30°55'48" WEST ALONG SAID EAST LINE, 11.00 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT CONTAINS 1,512 SQUARE FEET.

Temporary Easement No. 1:

THAT PART OF LOT 11 OF KIMBELAND SUBDIVISION, IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 9, PAGE 9 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 59°00'19" WEST ALONG THE NORTH RIGHT OF WAY LINE OF EAST JACKSON BOULEVARD, 1.32 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE NORTH 59°00'19" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 123.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 07°04'26" EAST ALONG THE WEST LINE OF SAID LOT 11, ALSO BEING THE EAST RIGHT OF WAY LINE OF KIMBEL LANE, 16.26 FEET; THENCE LEAVING SAID LINE, SOUTH 59°00'19" EAST 91.68 FEET; THENCE SOUTH 37°47'54" EAST 41.08 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT CONTAINS 1,598 SQUARE FEET.

SAID TEMPORARY CONSTRUCTION EASEMENT BEING NULL AND VOID UPON COMPLETION OF CONSTRUCTION.

Temporary Easement No. 2:

THAT PART OF LOT 11 OF KIMBELAND SUBDIVISION, IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 9, PAGE 9 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 59°00'19" WEST ALONG THE NORTH RIGHT OF WAY LINE OF EAST JACKSON BOULEVARD, 124.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 07°04'26" EAST ALONG THE WEST LINE OF SAID LOT 11, ALSO BEING THE EAST RIGHT OF WAY LINE OF KIMBEL LANE, 27.20 FEET TO THE PONT OF BEGINNING.

THENCE FROM THE PONT OF BEGINNING, CONTINUE NORTH 07°04'26" EAST ALONG SAID LINE, 35.46 FEET; THENCE LEAVING SAID LINE, SOUTH 52°20'41" EAST 32.81 FEET; THENCE SOUTH 46°09'52" EAST

83.75 FEET; THENCE SOUTH 37°47'54" EAST 8.37 FEET; THENCE SOUTH 42°02'59" WEST 10.16 FEET; THENCE NORTH 37°47'54" WEST 8.29 FEET; THENCE NORTH 59°00'19" WEST 97.99 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT CONTAINS 2,412 SQUARE FEET.

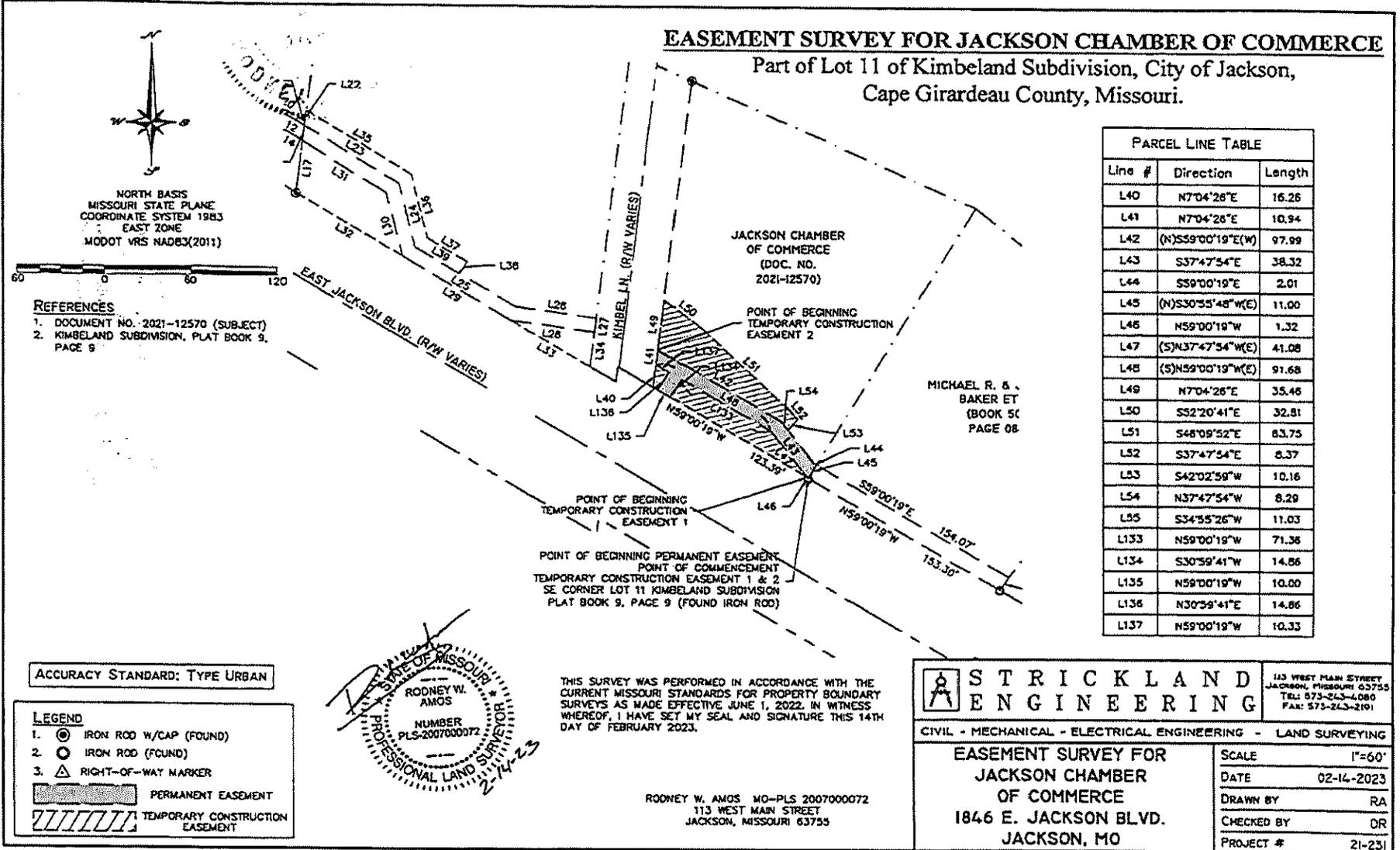
SAID TEMPORARY CONSTRUCTION EASEMENT BEING NULL AND VOID UPON COMPLETION OF CONSTRUCTION.

TO HAVE AND TO HOLD the said **EASEMENT**, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to its successors, heirs and assigns forever.

IN CONSIDERATION OF THE FOREGOING, the parties mutually agree as follows:

1. The Grantee agrees that the use hereby granted shall be limited exclusively to water utility facilities and uses incidental thereto.
2. The Grantee agrees that it will indemnify and hold harmless the Grantor from all claims and actions at law and in equity which may arise out of, or because of negligence of the Grantee, or its authorized agents, servants, employees or assigns, in maintaining, repairing, and utilizing the easement granted hereunder.
3. The Grantor hereby reserves the right to use the easement premises in any manner that will not prevent or interfere with the exercise by the Grantee of the rights granted hereunder; provided, however, that the Grantor shall not obstruct, or permit to be obstructed, the easement premises at any time whatsoever without the express prior written consent of the Grantee.
4. The Grantor agrees that the Grantee may assign the rights granted to it hereunder to any assignee who demonstrates sufficient competence and gives adequate assurances that any work to be performed pursuant to such assignment shall be conducted in a skillful manner, and that the owner's interest in the easement premises shall be protected to the same extent as hereunder.
5. The Grantee agrees to restore the surface of the ground to the same condition in which it was before the start of the improvement or any future maintenance work, as near as practicable.

[Remainder of page intentionally left blank. Signatures appear on following page.]



EASEMENT SURVEY FOR JACKSON CHAMBER OF COMMERCE

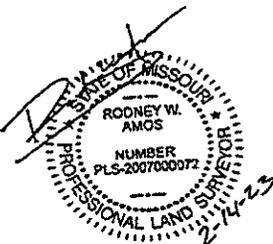
Part of Lot 11 of Kimbeland Subdivision, City of Jackson,
Cape Girardeau County, Missouri.

PARCEL LINE TABLE		
Line #	Direction	Length
L40	N7°04'28"E	16.26
L41	N7°04'28"E	10.94
L42	(N)S59°00'19"E(W)	97.99
L43	S37°47'54"E	38.32
L44	S59°00'19"E	2.01
L45	(N)S30°55'48"W(E)	11.00
L46	N59°00'19"W	1.32
L47	(S)N37°47'54"W(E)	41.08
L48	(S)N59°00'19"W(E)	91.68
L49	N7°04'28"E	35.46
L50	S32°20'41"E	32.81
L51	S46°09'52"E	63.75
L52	S37°47'54"E	6.37
L53	S42°02'59"W	10.16
L54	N37°47'54"W	6.29
L55	(S)N45°55'26"W	11.03
L133	N59°00'19"W	71.36
L134	S30°59'41"W	14.86
L135	N59°00'19"W	10.00
L136	N30°59'41"E	14.86
L137	N59°00'19"W	10.33

- REFERENCES**
1. DOCUMENT NO. 2021-12570 (SUBJECT)
 2. KIMBELAND SUBDIVISION, PLAT BOOK 9, PAGE 9

ACCURACY STANDARD: TYPE URBAN

- LEGEND**
1. IRON ROD W/CAP (FOUND)
 2. IRON ROD (FOUND)
 3. RIGHT-OF-WAY MARKER
- PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT



THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS MADE EFFECTIVE JUNE 1, 2022. IN WITNESS WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 14TH DAY OF FEBRUARY 2023.

RODNEY W. AMOS MO-PLS 2007000072
113 WEST MAIN STREET
JACKSON, MISSOURI 63755

STRICKLAND ENGINEERING	113 WEST MAIN STREET JACKSON, MISSOURI 63755 TEL: 573-243-4080 FAX: 573-243-2101
	CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING
EASEMENT SURVEY FOR JACKSON CHAMBER OF COMMERCE 1846 E. JACKSON BLVD. JACKSON, MO	SCALE 1"=60' DATE 02-14-2023 DRAWN BY RA CHECKED BY DR PROJECT # 21-231

*Deed of Dedication – Water Line Easement
Water System Facility Plan Implementation Project – Phase 2, Project 2E*

BILL NO. 26-__

ORDINANCE NO. 26-__

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 REVISED WATER LINE EASEMENT DEED.

WHEREAS, the Jackson Chamber of Commerce, of the County of Cape Girardeau, State of Missouri, deeded to the City of Jackson, Missouri, the property described in the Water Line Easement Deed, attached hereto and made a part hereof as Exhibit A.

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, do hereby accept the Deed 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 Deed.

Section 3. The City Clerk of the City of Jackson, Missouri, is hereby directed to file a copy of said Deed 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.

Section 5. All ordinances or parts of ordinances in conflict with the provisions of the ordinances are hereby repealed to the extent of such conflict.

FIRST READING: February 17, 2026.

SECOND READING: February 17, 2026.

PASSED AND APPROVED this 17th day of February, 2026, by a vote of __ ayes, __ nays, __ abstentions and __ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk

TITLE OF DOCUMENT: WATER LINE EASEMENT DEED

DATE OF DOCUMENT: FEBRUARY 5, 2026

GRANTOR: JACKSON CHAMBER OF COMMERCE

GRANTORS MAILING ADDRESS: 1846 EAST JACKSON BOULEVARD
JACKSON, MISSOURI 63755

GRANTORS DEED RECORDING: DOCUMENT #2021-12570

GRANTEE: CITY OF JACKSON, MISSOURI
101 COURT STREET
JACKSON, MISSOURI 63755

PROPERTY ADDRESS: 1846 EAST JACKSON BOULEVARD
JACKSON, MISSOURI 63755

LEGAL DESCRIPTION OF EASEMENT: SEE PAGES 2 & 3 OF DEED

WATER LINE EASEMENT DEED

THIS DEED, made and entered into this 5th day of February, 2026, by and between **JACKSON CHAMBER OF COMMERCE**, a Missouri Nonprofit Corporation, of the County of Cape Girardeau, State of Missouri, Grantor, and **THE CITY OF JACKSON, MISSOURI**, a Municipal Corporation, of the County of Cape Girardeau, State of Missouri, Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar and Other Good and Valuable Consideration, paid by the said Grantee, the receipt of which is hereby acknowledged, do by these presents **GRANT** unto the said Grantee, **AN EASEMENT** for the following purposes:

To construct, maintain, repair, replace, and operate a water line and necessary appurtenances thereto, over, upon, across, under, in and through the following described real estate situated in the City of Jackson, County of Cape Girardeau, and State of Missouri, to-wit:

Permanent Easement:

THAT PART OF LOT 11 OF KIMBELAND SUBDIVISION, IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 9, PAGE 9 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 30°55'42" EAST ALONG THE EAST LINE OF SAID LOT 11, 2.90 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, AND LEAVING SAID EAST LINE, NORTH 58°35'43" WEST 0.57 FEET; THENCE NORTH 17°29'08" WEST 35.94 FEET; THENCE NORTH 51°03'07" WEST 18.37 FEET; THENCE NORTH 53°44'49" WEST 65.57 FEET; THENCE SOUTH 30°59'41" WEST 35.28 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST JACKSON BOULEVARD; THENCE NORTH 59°00'19" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 10.00 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 30°59'41" EAST 36.20 FEET; THENCE NORTH 53°44'49" WEST 5.55 FEET; THENCE NORTH 82°59'04" WEST 13.24 FEET TO THE WEST LINE OF SAID LOT 11, ALSO BEING THE EAST RIGHT OF WAY LINE OF KIMBEL LANE; THENCE NORTH 07°00'56" EAST ALONG SAID WEST LINE OF SAID LOT 11, ALSO BEING SAID EAST RIGHT OF WAY LINE OF SAID KIMBEL LANE, 10.00 FEET; THENCE LEAVING SAID LINE, SOUTH 82°59'04" EAST 15.84 FEET; THENCE SOUTH 53°44'49" EAST 84.00 FEET; THENCE SOUTH 51°03'07" EAST 21.63 FEET; THENCE SOUTH 17°29'08" EAST 30.84 FEET TO SAID

EAST LINE OF SAID LOT 11; THENCE SOUTH 30°55'42" WEST ALONG SAID EAST LINE OF SAID LOT 11, 12.87 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT CONTAINS 1,863 SQUARE FEET.

TO HAVE AND TO HOLD the said **EASEMENT**, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to its successors, heirs and assigns forever.

IN CONSIDERATION OF THE FOREGOING, the parties mutually agree as follows:

1. The Grantee agrees that the use hereby granted shall be limited exclusively to water utility facilities and uses incidental thereto.

2. The Grantee agrees that it will indemnify and hold harmless the Grantor from all claims and actions at law and in equity which may arise out of, or because of negligence of the Grantee, or its authorized agents, servants, employees, or assigns, in maintaining, repairing, and utilizing the easement granted hereunder.

3. The Grantor hereby reserves the right to use the easement premises in any manner that will not prevent or interfere with the exercise by the Grantee of the rights granted hereunder; provided, however, that the Grantor shall not obstruct, or permit to be obstructed, the easement premises at any time whatsoever without the express prior written consent of the Grantee.

4. The Grantor agrees that the Grantee may assign the rights granted to it hereunder to any assignee who demonstrates sufficient competence and gives adequate assurances that any work to be performed pursuant to such assignment shall be conducted in a skillful manner, and that the owner's interest in the easement premises shall be protected to the same extent as hereunder.

5. The Grantee agrees to restore the surface of the ground to the same condition in which it was before the start of the improvement or any future maintenance work, as near as practicable.

[Remainder of page intentionally left blank. Signatures appear on following page.]

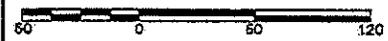
RODNEY W. AMOS
 MISSOURI SURVEYOR
 LICENSE NUMBER
 PL-2007000072
 JACSON, MISSOURI

EASEMENT SURVEY FOR JACKSON CHAMBER OF COMMERCE

Part of Lot 11 of Kimbeland Subdivision, City of Jackson,
 Cape Girardeau County, Missouri.

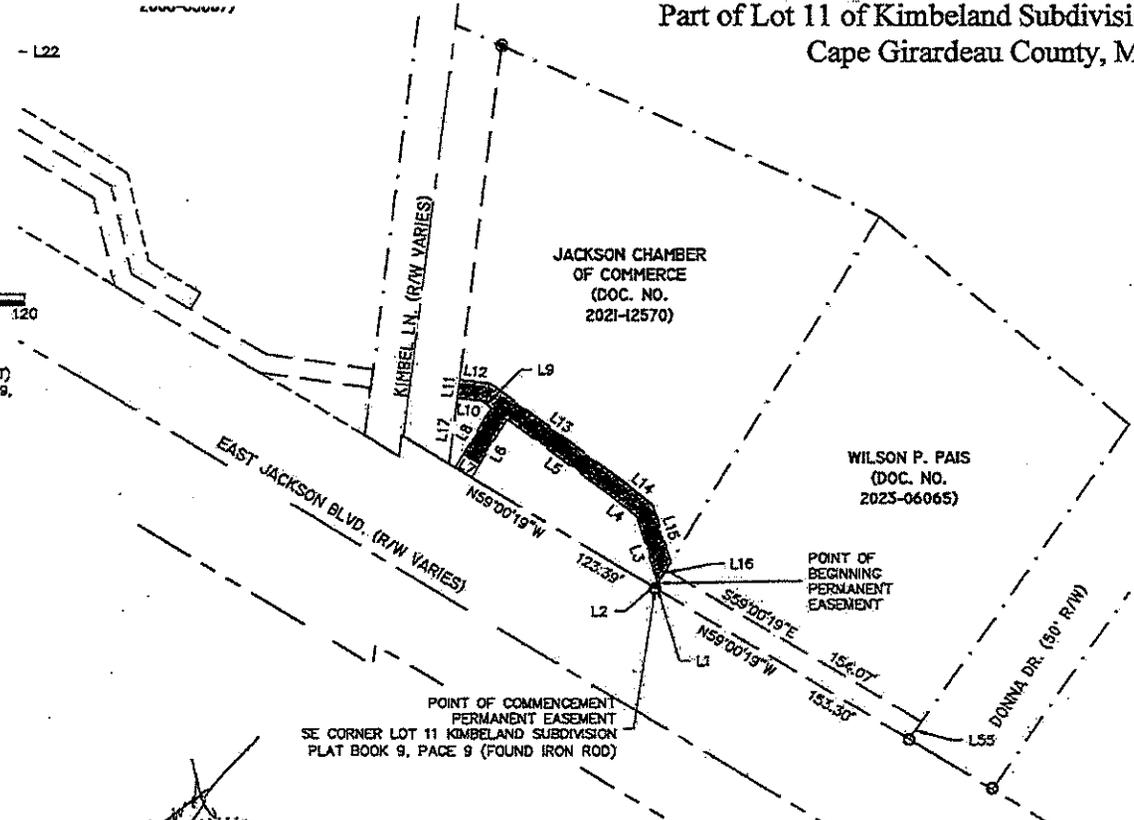


NORTH BASIS
 MISSOURI STATE PLANE
 COORDINATE SYSTEM 1983
 EAST ZONE
 MODOT VRS NAD83(2011)



REFERENCES

1. DOCUMENT NO. 2021-12570 (SUBJECT)
2. KIMBELAND SUBDIVISION, PLAT BOOK 9, PAGE 9



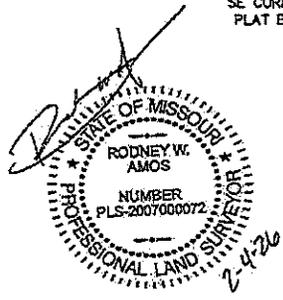
PARCEL LINE TABLE		
Line #	Direction	Length
L1	N30°55'42"E	2.90
L2	N58°35'43"W	0.57
L3	N17°29'08"W	35.94
L4	N51°03'07"W	18.37
L5	N53°44'49"W	65.57
L6	S30°59'41"W	35.28
L7	N59°00'19"W	10.00
L8	N30°59'41"E	36.20
L9	N53°44'49"W	5.55
L10	N82°59'04"W	13.24
L11	N7°00'56"E	10.00
L12	S82°59'04"E	15.84
L13	S53°44'49"E	84.00
L14	S51°03'07"E	21.63
L15	S17°29'08"E	30.84
L16	S30°55'42"W	12.87
L17	S7°05'10"W	34.27

ACCURACY STANDARD: TYPE URBAN

LEGEND

1. IRON ROD W/CAP (FOUND)
2. IRON ROD (FOUND)
3. RIGHT-OF-WAY MARKER

PERMANENT EASEMENT



THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS MADE EFFECTIVE JUNE 1, 2022. IN WITNESS WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 4TH DAY OF FEBRUARY 2025.

RODNEY W. AMOS MO-PLS 2007000072
 113 WEST MAIN STREET
 JACKSON, MISSOURI 63755

STRICKLAND ENGINEERING
 113 WEST MAIN STREET
 JACKSON, MISSOURI 63755
 TEL: 573-243-4080
 FAX: 573-243-2191

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

EASEMENT SURVEY FOR JACKSON CHAMBER OF COMMERCE
 1846 E. JACKSON BLVD.
 JACKSON, MO

SCALE	1"=60'
DATE	02-04-2026
DRAWN BY	RA
CHECKED BY	DR
PROJECT #	21-231



MEMO

TO: Mayor Hahs and Members of the Board
FROM: Larry Miller, Building & Planning Manager
DATE: February 13, 2026
SUBJECT: Text Amendment – Special Use Permits

This item came out of the Planning and Zoning Commission and requires a public hearing because it is a Code change. This will be discussed in the Planning and Zoning Commission report from their February 11th meeting in the study session.



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Jeff Winders, City Engineer

DATE: February 11, 2026

RE: NPDES Local Limits – Technical Evaluation and Review

The Missouri Department of Natural Resources issued the City of Jackson a new National Pollution Discharge Elimination System (NPDES) permit on September 1, 2025. When these permits are re-issued, the permittee has 180 days to evaluate the new permit and the influent entering the wastewater treatment plant and propose any changes if necessary to the city code to ensure the Cities treatment works are discharging in compliance with the permitted limits. We have worked with DROP Collaborative to evaluate the new limits and look at the influent at the plant as well as our industrial loading.

The current NPDES permit has seasonal limits for ammonia instead of just a limit and adds a limit for nickel. After looking at our permit, where permits are trending, and our industrial loading. Drop has made the following recommendations to our local limits for our industrial pretreatment program.

Total Mass Allowable (lbs) from SIU's

Pollutant of Concern	Limit Type	Allowable Loading (lbs/day)
Cyanide	Max Daily	0.113
Copper	Max Daily	0.533
Nickel	Max Daily	0.536
Zinc	Max Daily	6.82
BOD	Max Daily	30.8
TSS	Max Daily	36.2
TKN	Max Daily	5.6

At this time, we do not anticipate this being a problem for our industries to meet. The new study proposed limits reduces the number of regulated pollutants of concern from 14 to 7. Several of these were previously noted as in our waste stream but further investigation has revealed many are in our background naturally occurring in our water and not contributed by any industrial sources.

Once the Board has agreed to the study recommendations, we will submit the recommendations to the MoDNR for approval. These changes will also be published and we will have a period of public comment. After the public comment period and we have addressed any DNR comments, we will bring the final changes to City Code 41-702 (c) to the Board for final approval.

RESOLUTION NO. 2026-__

RESOLUTION

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF JACKSON TO UPDATE THE CITY SEWER USE ORDINANCES TO REFLECT EXISTING PRETREATMENT PROGRAM REQUIREMENTS ISSUED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.

WHEREAS, The City of Jackson reviewed the proposed modifications to the Pretreatment Program; and

WHEREAS, the City of Jackson will issue a Public Notice of the proposed modifications including the incorporation of any comments from Missouri Department of Natural Resources to the Pretreatment Program; and

WHEREAS, the City of Jackson will ensure compliance with Pretreatment Standards and Requirements and will follow its Enforcement Response Plan in the event of non-compliance by Industrial Users.

WHEREAS, the City of Jackson will provide continued support, supervision and funding of the City’s Pretreatment Program pursuant to 403.9(b)(2).

WHEREAS, the Pretreatment Program modifications made herein do not affect the City’s authority or ability to adequately carry out the program requirements described in §403.8. This statement is made as required by §403.9(b)(1).

NOW, THEREFORE, BE IT RESOLVED, by the Board of Aldermen of the City of Jackson, Missouri is hereby authorized to submit the proposed Pretreatment Program modifications to the Missouri Department of Natural Resources.

PASSED AND APPROVED this 17th day of February, 2026, by a vote of __ ayes, __ nays, __ abstentions and __ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST

City Clerk

PUBLIC WORKS MEMORANDUM



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: February 12, 2026

RE: Memorandum of Understanding - Jackson City Cemetery Veteran's Monument (Eagle Scout Project)

Attached is an ordinance including a Memorandum of Understanding signed by the Altenthal-Joerns American Legion post and Brian Strickland related to the installation of a veteran's monument as an Eagle Scout project by Nolan Strickland.

This project was presented at a previous study meeting and the MOU memorializes the various future responsibilities of the Stricklands, the American Legion, and the City related to installation and maintenance of this monument.

BILL NO. 26-__

ORDINANCE NO. 26-__

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND *BRIAN STRICKLAND AND ALTENTHAL-JOERNS AMERICAN LEGION POST 158*, RELATIVE TO AN *EAGLE SCOUT PROJECT AT THE CITY CEMETERY*; 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 an agreement 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 agreement.

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 agreement attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **Brian Strickland and Altenthal-Joerns American Legion Post 158**. 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 agreement.

Section 2. That the Mayor is hereby authorized and directed to execute said agreement 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 agreement.

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: February 17, 2026.

SECOND READING: February 17, 2026.

PASSED AND APPROVED this 17th day of February, 2026, by a vote of ___ ayes, ___ nays, ___ abstentions and ___ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk

Memorandum of Understanding

This Memorandum of Understanding ("MOU") is entered into as of January 6, 2026 (the "Effective Date"), by and between **Nolan Strickland**, an Eagle Scout candidate with Troop 311 of Jackson, Missouri, by and through his parent/guardian **Brian Strickland** ("Scout"); **Altenthal-Joerns American Legion Post 158** of Jackson, Missouri, the sponsoring organization for Troop 311 ("American Legion"); and the **City of Jackson, Missouri**, owner and maintainer of the Old City Cemetery ("City").

Recitals

WHEREAS, the Scout is pursuing the rank of Eagle Scout through the Boy Scouts of America and has proposed an Eagle Scout service project (the "Project") involving the construction and installation of a memorial (the "Memorial") in the Old City Cemetery, as described in the Eagle Scout Project Summary attached hereto and made a part hereof as Exhibit A;

WHEREAS, the American Legion is the chartered sponsor of Troop 311 and supports the Scout in completing the Project;

WHEREAS, the City owns and maintains the Old City Cemetery and is willing to permit the installation of the Memorial on its property, subject to the terms and conditions set forth herein;

WHEREAS, the parties desire to outline their respective duties, responsibilities, and obligations with respect to the Project to ensure its successful completion and long-term maintenance;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

1. Duties and Responsibilities of the Scout

- a. The Scout shall plan, organize, fundraise for, and lead the construction and installation of the Memorial in accordance with the Project description, applicable Boy Scouts of America guidelines, and all local, state, and federal laws and regulations.
- b. The Scout shall submit detailed plans, designs, and proposed location for the Memorial to the City for review and approval prior to commencing any work.
- c. The Scout shall coordinate with volunteers, obtain necessary materials, and ensure that all work is performed safely and in a manner that minimizes disruption to the Old City Cemetery.

- d. Upon completion of the Project, the Scout shall provide documentation to the American Legion and the City confirming that the Memorial has been installed as approved.

2. Duties and Responsibilities of the American Legion

- a. The American Legion shall serve as the sponsor for the Project, providing guidance, resources, and support to the Scout as needed.
- b. Following completion and installation of the Memorial, the American Legion shall assume responsibility for its ongoing maintenance, repair, and upkeep, including but not limited to cleaning, landscaping around the Memorial, and addressing any damage, vandalism, or loss.
- c. The American Legion shall ensure that maintenance and repairs are performed in a timely manner and in coordination with the City to preserve the integrity of the Old City Cemetery.
- d. The American Legion shall indemnify and hold harmless the City from any claims arising from the maintenance or repair of the Memorial, subject to the waiver and release provisions below.

3. Duties and Responsibilities of the City

- a. The City shall review and provide ultimate approval or disapproval of the design, materials, and location of the Memorial within the Old City Cemetery. The City reserves the right to request modifications to ensure compatibility with cemetery operations, aesthetics, and regulations.
- b. Upon approval, the City shall grant permission for the Scout and volunteers to access the Old City Cemetery for the purpose of constructing and installing the Memorial during reasonable hours and in accordance with City policies.
- c. The City shall not be responsible for any costs, materials, labor, maintenance, or repairs associated with the Memorial.
- d. The City shall have the right, at its sole discretion, to remove or relocate the Memorial if it deems necessary for cemetery maintenance, expansion, or other public purposes, provided reasonable notice is given to the American Legion.

4. Waiver and Release of Liability

In consideration for the City's permission to install the Memorial on City property, the Scout (by and through his parent/guardian) and the American Legion, on behalf of themselves, their agents, volunteers, successors, and assigns, hereby waive, release, and discharge the City, its officials, employees, agents, and representatives from any and all claims, liabilities, damages,

losses, costs, or expenses (including attorneys' fees) arising out of or related to the Project, the construction, installation, use, maintenance, or existence of the Memorial, including but not limited to claims for personal injury, property damage, negligence, or any other cause of action, whether known or unknown.

This waiver and release shall survive the termination of this MOU and shall be binding upon the parties and their respective heirs, successors, and assigns.

American Legion will provide the City with a Certificate of Insurance subject to approval by the City.

5. Approval Process

All designs, plans, and location proposals for the Memorial must be submitted in writing to the City's designated representative (e.g., the City Administrator or Cemetery Superintendent). The City shall have ultimate authority to approve, modify, or reject any aspect of the Project to ensure compliance with City ordinances, cemetery rules, and public safety standards. No work shall commence without written approval from the City.

6. Maintenance and Repair Obligation

As stated above, the American Legion shall be solely responsible for the maintenance and repair of the Memorial post-installation. In the event of damage, loss, or deterioration, the American Legion shall promptly repair, replace or remove the Memorial at its own expense. If the American Legion fails to do so within a reasonable time after notification by the City, the City may, at its discretion, perform the necessary work and seek reimbursement from the American Legion or remove the Memorial.

7. Term and Termination

This MOU shall become effective upon execution by all parties and shall remain in effect until the Project is completed and the Memorial is installed, after which the maintenance obligations shall continue indefinitely unless terminated by mutual written agreement of the parties or by the City upon material breach by another party.

8. General Provisions

- a. This MOU constitutes the entire agreement between the parties and supersedes any prior understandings or agreements.
- b. This MOU may be amended only in writing signed by all parties.
- c. This MOU shall be governed by the laws of the State of Missouri.
- d. Each party represents that it has the authority to enter into this MOU.

e. Signatures may be provided in counterparts, and electronic signatures shall be deemed valid.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Understanding as of the date first above written.

CITY:

CITY OF JACKSON, MISSOURI

Dwain Hahs, Mayor

ATTEST:

Angela Birk, City Clerk

FOR NOLAN STRICKLAND (Minor):



Brian Strickland, Parent/Guardian

ALTHENTAL-JOERNS AMERICAN LEGION
POST 158:



Kevin McMeel, Authorized Representative



JACKSON CITY CEMETERY VETERANS HONOR BOARD

JOHN ABRAMS	ROBERT ALLEN	CARL COLEMAN	MARTIN KELLY
CHARLES ANDREWS	SRABEY CONNER	WILLIAM CONNER	KAREY GIBEN
GEORGE ARMSTRONG	PAUL CORAHY	HAVID GUILLEPIE	HAVID COOPER
PAUL ARNOLD	AICHRD BOHALE	JERRY GOODWIN	JASRE GEEBES
SLARNY AVERY	JOHN BAKER	KENNETH DRACE	GOEEL BAMRIES
STEPHEN BALIEY	EDWARD DAVILS	SSCAR GREENE	YRBBEB HENSEEEN
BRIAN BAKER	TRIAN BARKET	JONAHAN CARLEED	STEVEN HENDERSON
EDWARD BARNES	ALREY DEERD	WALTER HALL	CTEVEN HENDSON
EDWARD BARNES	AERABD DUFYREN	NOHN DOWTHORE	JAMES HENDRICKS
RONALD BARRET	JABBY DENTEEL	REVAN HENDRICKS	WALTER HICKS
THOMAS BECKER	BEEREDE DIXON	SONIARD DUNCAN	RICHARD HOWALS
RONALD BARKER	MICHALD DUKDAN	DONALD EDWARDS	TERRY HUGHES
ERTY BARKKER	QAUl DOULIAS	LARLY GOODWIN	RENELE NOMAY
RONALD BECKER	ROBERT DUTTER	WAILIAME CALDIS	RICHARD HOWARD
JASON BEFKETH	QAUl DOUGLAES	WDLAE WEDMRIEN	WERRY WEEGNEEN
JASON BISHOP	MICHALD EDWARD	MERGULE GRIXON	SERTER MOSTIN
MINNES BLACK	CARL GAMPBELL	JOHN HAMELTON	BRUCIE MEYSLAY
KEVIN BLAOKE	DONALD EDWARDS	BRIAN HARRIS	DETTET MAXWELL
PATRICK BOWMAN	TRANK GILTTT	HUGH HAWTHORNE	PATHER MOCHOEN
JAME BRADSHAW	ROMADD SOFTEY	WALTER HICKKS	DAVIY NICHOS
ERIC BROOKS	DONALD FLEMANG	RONALD HOMIS	DAVID NOTON
MEVID MANGHAW	LARRY CARSTER	NERRY JENKEONS	REGER OWHENS
ERIC GRUDTY	DETEWE CHAMBERS	FERRY JIONES	JAMEJ PAKKEY
KAMUEL BURTOR	PAUL SORIEP	NERRY JONES	

BILL NO. 26-__

ORDINANCE NO. 26-__

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 Lot 2 of 3815 East Jackson Boulevard, Jackson, Missouri, 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 countertop and cabinet business in a C-2 General Commercial District 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 Adam Liley and Nicole Liley, Applicants.

Section 2. That the property set forth in Exhibit A is hereby granted a special use permit for a countertop and cabinet business in a C-2 General Commercial District.

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 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 code of ordinances may result in revocation of the special use permit and prosecution under the zoning ordinances.

Section 6. This special use permit is classified by the Board of Aldermen as authorizing a specific type of use or activity on the property, is issued to the applicants, and shall not be assigned or otherwise transferred by said applicants pursuant to Sec. 65-24. The special use granted herein shall terminate upon transfer of the property to a new owner unless the new owner wishes to continue the same special use under the same conditions. Any proposed change, expansion or alteration of the special use shall require the submission of a new special use permit application. The Board of Aldermen shall review the application to determine whether to grant a new special use permit under the standards of Section 65-24.

Section 7. If construction is required for the special use granted hereunder, this special use permit shall expire in the event construction does not commence within six months of the date of issuance of this special use permit and is not completed within two years of the issuance of this permit.

Section 8. If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion

shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

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

Section 10. All ordinances or parts of ordinances in conflict with the provisions of the ordinances are hereby repealed to the extent of such conflict.

FIRST READING: February 17, 2026.

SECOND READING: February 17, 2026.

PASSED AND APPROVED this 17th day of February, 2026, 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 January 14, 2026, at a regular meeting in consideration of the following:

Consider a request for a special use permit to allow a cabinet/counter shop in a C-2 general commercial district as submitted by Adam and Nicole Liley.

Applicant: Adam & Nicole Liley
Filing Date of Application/Fee: November 20, 2025
Submission Date of Application to Commission: January 14, 2026
Public Hearing Date: Waived

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>X</u>	<u> </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> </u>	<u>X</u>
2. Creates adverse effects on traffic movement or safety:	<u> </u>	<u>X</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>

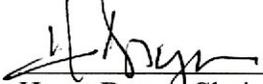
Following consideration of testimony, comments, exhibits, and file contents, the Planning & Zoning Commission duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:

THE ABOVE APPLICATION IS:

- Approved**
- Disapproved**
- Approved with conditions specified below**

By a roll call of 8 ayes, ___ nays, ___ abstentions, and 1 absent this 14th day of January 2026.

CITY OF JACKSON, MISSOURI



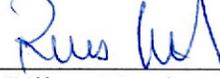
Harry Dryer, Chairman



Tony Koeller, Secretary



Bill Fidler, Member



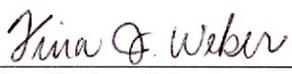
Russ Wiley, Member



Travis Niswonger, Member

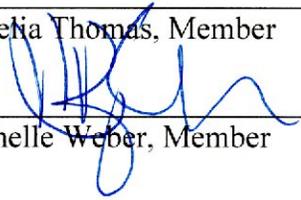


Heather Harrison, Member



Tina Weber, Member

Angelia Thomas, Member



Michelle Weber, Member

ATTEST:



Larry Miller,
Building & Planning Manager



REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE: November 20, 2025

TYPE OF APPLICATION: Rezoning Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):
6123815 East Jackson Blvd Jackson Mo 63755

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

Property Owner Name(s): Mongoose Properties LLC

Mailing Address: _____

City, State ZIP: _____

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

Proposed Property Owner(s): Adam & Nicole Lilay

Mailing Address: 11216 Wood Duck Lane

City, State, ZIP: Marble Hill mo 63764

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Adam Lilay

Mailing Address: 11216 Wood Duck Lane

City, State ZIP: Marble Hill mo 63764

Contact's Phone: 573-208-3931

Email Address (if used): Adam.lilay@yahoo.com

CURRENT ZONING: (check all that apply) Lilay

- | | |
|--|--|
| <input type="checkbox"/> R-1 (Single-Family Residential) | <input checked="" type="checkbox"/> C-1 (Local Commercial) |
| <input type="checkbox"/> R-2 (Single-Family Residential) | <input checked="" type="checkbox"/> C-2 (General Commercial) |
| <input type="checkbox"/> R-3 (One- And Two-Family Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input 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) |

CURRENT USE OF PROPERTY: Commercial Warehouse (Shop) Office

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 checked="" type="checkbox"/> C-2 (General Commercial) |
| <input type="checkbox"/> R-3 (One- And Two-Family Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input 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: Counter top / CABINET Shop with Show Room

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.

This will Bring Jobs to JACKSON mo. we feel like this will be a
great long lasting organized ^{LOCATION} ~~location~~ to serve all of CAPE county with
room for growth. Cley is a NAME you can trust that has Always
Served its customers with ~~professional~~ professional workmanship.
~~professional~~

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.)*



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

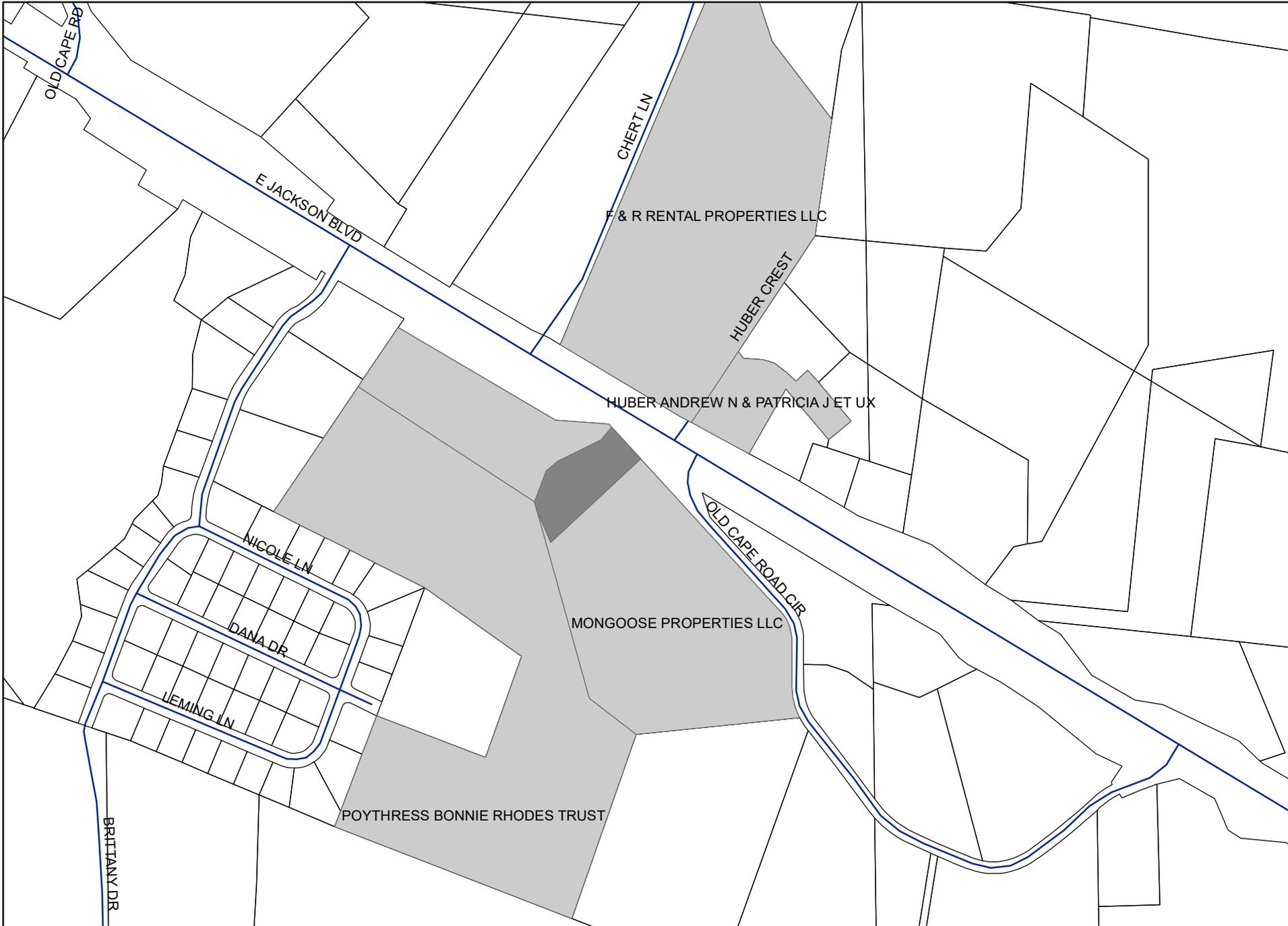
Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755

573-243-2300 ext.29 (ph)

permits@jacksonmo.org

APPLICATION FEE: \$200.00





185' Property Owner Map



DocId:8407281
Tx:4247056



DOCUMENT #
2026-00343

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
RECORDED ON
01/14/2026 08:02:39 AM
REC FEE: 33.00
PAGES: 4

GENERAL WARRANTY DEED

THIS DEED, Made and entered into this *12th* day of **JANUARY, 2026**, by and between

Mongoose Properties, LLC, a Missouri limited liability company

Of the **COUNTY** of **CAPE GIRARDEAU**, State of **MISSOURI**, hereinafter collectively referred to as "Grantor", and

Adam Christopher Liley and Nicole Marie Liley, husband and wife

Grantees mailing address: 11216 Wood Duck Lane, Marble Hill, MO 63764

Of the **COUNTY** of **BOLLINGER**, State of **MISSOURI**, hereinafter referred to as "Grantees"

WITNESSETH, the Grantor, for and in consideration of the sum of One Dollar and other valuable consideration paid to the Grantor, the receipt of which is hereby acknowledged, does or do by these presents **GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM** unto the said Grantees, their heirs, successors and assigns, the following described Real Estate, situated in the **COUNTY** of **CAPE GIRARDEAU** and State of Missouri, to wit:

All of Lot Two (2) of ^{Blues}~~Blue~~ Highway Center, a subdivision in the City of Jackson, County of Cape Girardeau, Missouri as shown by plat recorded in Document No. 2025-07576, land records of Cape Girardeau, Missouri.

Subject to any easements, reservations, or restrictions on 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, successors and assigns **FOREVER**, the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises

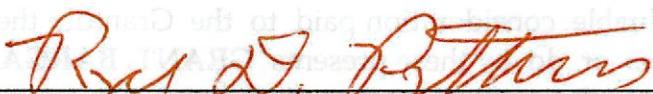
herein conveyed; that it has good right to convey the same: that the said premises are free and clear of any encumbrances done or suffered by it or those under whom it claims title; and that it will **WARRANT AND DEFEND** the title to said premises unto the said Grantees, and unto their heirs, successors and assigns forever, against the lawful claims and demands of all persons.

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

Mongoose Properties, LLC, a Missouri limited liability company


JEFFREY M. GREMMELS, Trustee of the Jeffrey M. Gremmels Living Trust dated June 23, 2009, Member


FRANK R. DIETIKER, JR., Member


ROGER D. POYTHRESS, Trustee of the Roger D. Poythress Revocable Living Trust dated June 26, 2007, Member

STATE OF MISSOURI)
)ss.
COUNTY OF BOLLINGER)

On this 13th day of January, 2026, before me **Donnia M. Beshler**, a Notary Public in and for said state, personally appeared **Jeffrey M. Gremmels, Trustee of the Jeffrey M. Gremmels Living Trust dated June 23, 2009**, who being duly sworn, did say that he is one of the **three Members of Mongoose Properties, LLC, a Missouri limited liability company**, and that the foregoing instrument was signed on behalf of said Mongoose Properties, LLC, by authority of its members, and acknowledged to me that he executed the same for the purposes therein stated.

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



Donnia M. Beshler

Donnia M. Beshler, Notary Public
My term expires: July 26, 2028

STATE OF MISSOURI)
)ss.
COUNTY OF BOLLINGER)

On this 13th day of January, 2026, before me **Donnia M. Beshler**, a Notary Public in and for said state, personally appeared **Frank R. Dietiker, Jr.**, who being duly sworn, did say that he is one the **three Members of Mongoose Properties, LLC, a Missouri limited liability company**, and that the foregoing instrument was signed on behalf of said Mongoose Properties, LLC, by authority of its members, and acknowledged to me that he executed the same for the purposes therein stated.

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



Donnia M. Beshler

Donnia M. Beshler, Notary Public
My term expires: July 26, 2028

STATE OF FLORIDA)
)ss.
COUNTY OF *walton*)

On this *12* day of **January, 2026**, before me *Chris C Dance*, a Notary Public in and for said state, personally appeared **Roger D. Poythress, Trustee of the Roger D. Poythress Revocable Living Trust dated June 26, 2007**, who being duly sworn, did say that he is one of the **three Members of Mongoose Properties, LLC, a Missouri limited liability company**, and that the foregoing instrument was signed on behalf of said Mongoose Properties, LLC, by authority of its members, and acknowledged to me that he executed the same for the purposes therein stated.

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

[Signature]
Donna M. Beecher, Notary Public
My term expires July 26, 2028

Chris C Dance
Notary Public
My term expires: *04/11/2026*



On this *12* day of **January, 2026**, before me *Donna M. Beecher*, a Notary Public in and for said state, personally appeared **Roger D. Poythress, Trustee of the Roger D. Poythress Revocable Living Trust dated June 26, 2007**, who being duly sworn, did say that he is one of the **three Members of Mongoose Properties, LLC, a Missouri limited liability company**, and that the foregoing instrument was signed on behalf of said Mongoose Properties, LLC, by authority of its members, and acknowledged to me that he executed the same for the purposes therein stated.

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

[Signature]
Donna M. Beecher, Notary Public
My term expires July 26, 2028



BILL NO. 26-__

ORDINANCE NO. 26-__

AN ORDINANCE AMENDING CHAPTER 65 OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO HOME OCCUPATIONS; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

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

Section 1. That Chapter 65, Article I, Section 65-2, of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended by deleting from this section the definition for “Home occupation” including subparts (1) through (7).

Section 2. That Chapter 65, Article I, Section 65-4, of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended by deleting from this section subsection (1), v, including subparts 1 through 8.

****** Note to Codifier: Please re-letter the subsections with the deletion of subsection v and its subparts.**

Section 3. That Chapter 65, Article I, Section 65-5, of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended by deleting from this section subsection (1), b, including subparts 1 through 9.

****** Note to Codifier: Please re-letter the subsections with the deletion of subsection b and its subparts.**

Section 4. That Chapter 65, Article I, Section 65-6, of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended by deleting from this section subsection (1), c, including subparts 1 through 9.

****** Note to Codifier: Please re-letter the subsections with the deletion of subsection c and its subparts.**

Section 5. That Chapter 65, Article I, Section 65-7, of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended by deleting from this section subsection (1), e, including subparts 1 through 9.

****** Note to Codifier: Please re-letter the subsections with the deletion of subsection e and its subparts.**

Section 6. That Chapter 65, Article I, Section 65-8, of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended by deleting from this section subsection (1), i, including subparts 1 through 9.

****** Note to Codifier: Please re-letter the subsections with the deletion of subsection i and its subparts.**

Section 7. That Chapter 65, Article I, Section 65-9, of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended as follows by deleting from this section subsection (1), d, including subparts 1 through 9.

****** Note to Codifier: Please re-letter the subsection with the deletion of subsection d and its subparts.**

Section 8. That Chapter 65, Article I, Section 65-10, of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended by deleting from this section subsection (1), e, including subparts 1 through 9.

****** Note to Codifier: Please re-letter the subsections with the deletion of subsection e and its subparts.**

Section 9. That Chapter 65 of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended to add Article III. – HOME OCCUPATIONS, as follows:

“Sec. 65-75 – General Provisions.

A. *Purpose.* The City recognizes the need to balance its residents' autonomy to use their homes for work with the expectations of neighboring residents that the City will protect the property values in and maintain the integrity of the residential districts in which they live and have invested. These regulations allow

and regulate in equitable fashion the customarily accepted non-residential types of activity carried on in the residential districts of the City. As such, for Home-Based Businesses and Home-Based Work undertaken on any lot zoned or used for dwelling purposes located in R-1, R-2, R-3, R-4, and MH-1, the following requirements are enacted to protect the public health and safety, which include all regulations related to fire and building codes, health and sanitation, transportation, parking, or traffic control, solid or hazardous waste, pollution, lighting control and noise control; control overcrowding; preserve the residential character of and property values in residential districts; ensure that the business activity is compliant with city, state, and federal law; and confirm that the business is paying applicable taxes.

B. *Definitions:*

1. DWELLING. Any building or portion thereof which is designed and used exclusively for residential purposes.
2. GOODS OR SERVICES. Any merchandise, equipment, products, supplies, materials or any labor performed in the interest or under the direction of others; specifically, the performance of some useful act or series of acts for the benefit of another, usually for a fee. Goods or services does not include real property or any interests therein.
3. HOME-BASED BUSINESS. Any business operated in a dwelling that manufactures, provides, or sells goods or services and that is owned and operated by the owner or tenant of the dwelling.
4. HOME-BASED WORK. Any lawful occupation performed by a resident within a dwelling or accessory structure, which is clearly incidental and secondary to the use of the dwelling and does not change the residential character of the dwelling or adversely affect the character of the surrounding neighborhood.
5. HOME OCCUPATION. A No Impact Home-Based Business.
6. NO IMPACT HOME-BASED BUSINESS. Any Home-Based Business or Home- Based Work where:
 - a. The total number of employees and clients on-site at one time does not exceed the occupancy limit for the dwelling; and
 - b. The activities of the business:
 - (i) Are limited to the sale of lawful goods and services;

- (ii) May involve having more than one client on the property at one time;
- (iii) Do not cause a substantial increase in traffic through the residential area;
- (iv) Do not violate the parking requirements for residential districts;
- (v) Occur inside the dwelling or in the yard of the dwelling;
- (vi) Are not visible from the street; and
- (vii) Do not violate the narrowly tailored regulations in Subsection C, below.

- 7. NONCOMPLIANT HOME-BASED BUSINESS. Any Home-Based Business or Home-Based Work that is not a No Impact Home-Based Business.
- 8. RESIDENT. Any person who occupies a dwelling for living and sleeping purposes on a permanent basis in the City of Jackson.
- 9. RESIDENTIAL PURPOSES. Use as a dwelling for living and sleeping.
- 10. RESIDENTIAL DISTRICTS. Districts zoned R-1, R-2, R-3 and R-4.

C. *Regulations to Safeguard the Residential Character of the Dwelling and Surrounding Neighborhood.* To preserve the residential character of the residential building and protect against adverse effects on the character of the surrounding neighborhood, a Home Occupation may operate on a lot used for dwelling purposes provided the Home Occupation:

- 1. Is (a) clearly incidental and secondary to the primary residential use of the dwelling or lot; and (b) does not occupy more than forty-nine percent (49%) of the floor area of the dwelling; and
- 2. Does not change the residential character of the dwelling by altering or modifying the exterior of the dwelling so as to indicate the presence of a home-based business or home-based work, including signage not in compliance with the City's regulations on signs; and
- 3. Is operated such that the total number of employees and clients on-site at one time does not exceed the occupancy limit for the dwelling; and

- 4. Pays all applicable taxes and otherwise operates in compliance with applicable city, state, and federal law; and
- 5. Is operated by a resident or residents of the dwelling ; and
- 6. Has no storage of hazardous materials, toxic substances, or hazardous wastes of a nature or extent than normally used for purely domestic or household purpose; and
- 7. Does not adversely affect the character of the surrounding neighborhood by allowing or causing, for example: a steady or concentrated visitation of clients to the dwelling; a substantial increase in traffic or on-street parking through the residential area; storage or the use of equipment that produces negative effects outside the home or accessory structure; or similar adverse impacts.

D. Home Occupations do not require a license or any fee, but within sixty (60) days of establishing a Home Occupation the resident shall supply the City with (1) a copy of their business's Missouri Tax I.D. number and, for Home Occupations selling goods at retail, a Statement of No Tax Due in accordance Missouri Statutes (Section 144.083.2 and 144.083.4 RSMo)., and (2) a written description of the Home Occupation, the percentage of the dwelling to be occupied by the Home Occupation, and the number of employees to be working at the Home Occupation who are not residents of the dwelling. At the same time, to help ensure the proposed Home Occupation complies with the requirements of this Subsection, the City shall supply the resident with a copy of this Code Section or a summary of its requirements. Upon receipt of the written description, the City shall verify for the resident that the Home Occupation complies with the foregoing requirements. Failure to provide the above information to the City is an ordinance violation. Any change in the amount of floor area occupied by the Home Occupation as detailed in the original description, number of employees, or the type of Home Occupation should be followed by a submission of a revised description and review and approval in accordance with this Section to assist the resident in continued compliance.

- E. Nothing in this Section shall be deemed to:
- 1. Prohibit mail order or telephone sales for Home Occupations;
 - 2. Prohibit service by appointment within the home or accessory structure;
 - 3. Prohibit or require structural modifications to the home or accessory structure;

- 4. Restrict the hours of operation for Home Occupations;
- 5. Restrict storage or the use of equipment that does not produce effects outside the home or accessory structure; or
- 6. Restrict or prohibit a particular occupation that is legal under the laws of the City, State, and United States.

F. Any person violating any provision of this Section, including operating or permitting to be operated a Noncompliant Home-Based Business, shall be guilty of an offense and shall be fined not more than five hundred dollars (\$500.00) for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.”

Section 11. 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 12. 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 13. That this ordinance shall take effect and be in force from and after its passage and approval.

Section 14. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

[left blank intentionally]

FIRST READING: February 17, 2026.

SECOND READING: February 17, 2026.

PASSED AND APPROVED this 17th day of February, 2026, by a vote of _____ ayes, _____ nays, _____ abstentions, and _____ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk