



CITY OF JACKSON

MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, March 02, 2026 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

AGENDA

CALL TO ORDER

INTRODUCTION OF GUESTS/VISITORS

ADOPTION OF AGENDA

1. Motion adopting the Regular Meeting Agenda.

PUBLIC DISCUSSION

2. Discussion regarding a request from Good News Brewing Company for consent to sell intoxicating liquor at 131 South High Street, located within one hundred (100) feet of New McKendree United Methodist Church.

APPROVAL OF MINUTES

3. Motion approving the Minutes of the Regular Meeting of February 17, 2026.

FINANCIAL AFFAIRS

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

ACTION ITEMS

Power, Light, and Water Committee

5. Motion granting consent to Good News Brewing Company, for the sale of intoxicating liquor at 131 South High Street, located within one hundred (100) feet of New McKendree United Methodist Church.
6. Motion approving Task Order Authorization No. 26-06, in the amount of \$55,000.00, to Allen & Hoshall, of Memphis, Tennessee, relative to providing engineering services under the Electric Substation Relay Testing Project.
7. Motion approving Change Order No. 2, to Nip Kelley Equipment Company, Inc., of Cape Girardeau, Missouri, extending the contract by 17 working days, relative to the Water System Facility Plan Implementation Project, Phase 2, Project 2E - Part 1.

Street, Sewer, and Cemetery Committee

8. Motion approving Change Order No. 2, to Fronabarger Concreters, Inc., of Oak Ridge, Missouri, in the amount of \$35,194.90, relative to the Roundabout Project at North High Street and Deerwood Drive.

9. Bill proposing an Ordinance approving the Record Plat of A Replat of Blocks C, D, and J of Russell Heights Cemetery, as submitted by the City of Jackson, Missouri.

NON-AGENDA CITIZEN INPUT

INFORMATION ITEMS

10. Report by Mayor
11. Reports by Board Members
12. Report by City Attorney
13. Report by City Administrator

EXECUTIVE SESSION

Motion to have executive session. Authority is Section 610.021(12), Revised Statutes of Missouri, as amended, relative to contracts.

ADJOURN

Posted on 2/27/2026 at 4:00 PM.



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Liza Walker, Assistant City Administrator

DATE: February 26, 2026

RE: Good News Brewing Company – Liquor License Application

Good News Brewing Company, to be located at 131 South High Street, has submitted a liquor license application for the sale of alcohol at this location. Due to the close proximity to New McKendree Methodist Church (less than 100 feet), approval by the Board of Aldermen is required. Written notice has been provided to property owners within 100 feet of the proposed licensed premises, as required by RSMo Section 311.080. A formal vote will be presented later in this meeting. The liquor license letter of request from Mr. Dan Tripp is included as well as a letter of support from New McKendree Methodist Church.

If you have any questions, please do not hesitate to reach out.

To Whom It May Concern,

My name is Dan Tripp, and I appreciate the opportunity to share our story and plans for Good News Brewing Company in the City of Jackson.

I am originally from Cape Girardeau and attended Southeast Missouri State University, where I earned a degree in elementary education and completed student teaching assignments in Jackson. While my professional career began in education, I always carried a long-term goal of eventually opening a neighborhood brewpub.

That goal began through an unexpected path. Years ago, I was part of a small Bible study where friends began brewing beer together—not as a business, but as a way to build relationships and community outside traditional church settings. Brewing created a natural environment for connection, and what began as a hobby gradually became a mission.

In 2017, that vision became a reality with the opening of Good News Brewing Company in O’Fallon, Missouri. Since then, we have expanded brewing and retail operations to Defiance and Augusta, Missouri, where we currently brew, and opened additional locations in downtown St. Charles and Wildwood, Missouri. Across all locations, our focus has remained consistent: creating neighborhood gathering spaces centered on food, drink, and community. Our sourdough, wood-fired pizza has become a core part of our business alongside our beer.

My brother, Robert Tripp, and his wife, Terry Tripp, are Jackson residents and plan to serve as the day-to-day operators of the Jackson location, with the long-term intention of assuming ownership. This project represents a family investment in the Jackson community. Our plan is to convert the existing Barrel 131 space in Uptown Jackson into a family-friendly brewpub offering craft beer, spirits, wine, soft drinks, and wood-fired pizza. Our intent is not to operate a bar-focused establishment, but rather a neighborhood space where families, friends, and visitors can gather.

We would also like to clarify licensing requirements. Under Missouri law, microbreweries are not permitted to self-distribute beer, including transfers to their own retail locations. To operate lawfully, Good News Brewing Company transitioned from a microbrewery license to a Liquor Manufacturer license, which allows limited self-distribution through a wholesale solicitor sublicense. Missouri statutes (RSMo 311.070 and 311.095) support this structure.

To comply with Missouri law, each location owned by our family must hold a Liquor Manufacturer Solicitor license. The Jackson location will be licensed accordingly. No beer, wine, or spirits will be manufactured or distilled on-site. On rare occasions, we may participate in limited private-label projects for charitable or business partnerships, as permitted under our license.

When deciding between Jackson and Cape Girardeau for our next location, community response played a major role. While Cape offered size and population, Jackson reminded us why Good News Brewing exists—to be a gathering place rooted in relationships and community. Our mission remains to share Good News by being good neighbors.

We appreciate your time and consideration and look forward to working collaboratively with the City as we move forward.

Respectfully,

Dan Tripp
Founder, Good News Brewing Company





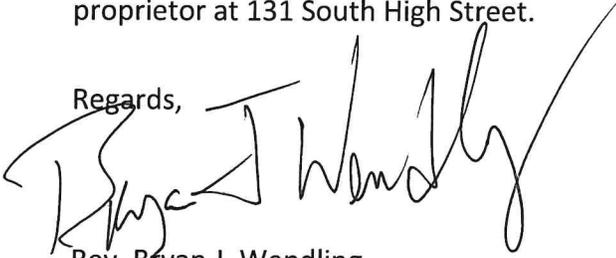
February 24, 2026

City of Jackson Board of Aldermen
City Hall
101 Court Street
Jackson, MO 63755

Dear Mayor Hahs and Board of Aldermen:

Pursuant to the request to waive the required distance for the sale of intoxicating liquor from a place of worship, New McKendree United Methodist Church's Leadership Council voted unanimously to recommend that the Board of Aldermen extend the current waiver to the new proprietor at 131 South High Street.

Regards,



Rev. Bryan J. Wendling
Lead Pastor

CITY OF JACKSON



MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Tuesday, February 17, 2026 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

MINUTES

The Board of Aldermen met in the Regular Session with Mayor Dwain L. Hahs in the chair and the following Board Members present: Steve Stroder, Mike Seabaugh, Katy Liley, David Reiminger, Mark Unger, and Wanda Young. Present-6; Absent-2: Alderwoman Shana Williams, Alderman Eric Fraley.

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 Alderwoman Liley, seconded by Alderman Unger, to adopt the agenda, as presented. Ayes-6; Nays-0; Absent-2.

Public Hearing to Consider a Special)
Use Permit for a Cabinet and Countertop)
Shop in a C-2 District at 3815 East)
Jackson Boulevard, as submitted by)
Adam and Nicole Liley)

Now comes forth a Public 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.

Now comes forth Building and Planning Manager Larry Miller to present, to the Board and public, Adam and Nicole Liley's intentions for the property.

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

No one speaks at the public hearing.

The Public Hearing is now closed by Mayor Hahs.

Public 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)

Now comes forth a Public 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.

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

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

No one speaks at the public hearing.

The Public Hearing is now closed by Mayor Hahs.



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Tuesday, February 17, 2026 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

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

Motion made by Alderman Unger, seconded by Alderwoman Young, to approve the minutes of the preceding Regular Board Meeting of Monday, February 2, 2026. Ayes-6; Nays-0; Absent-2.

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

Motion made by Alderwoman Young, seconded by Alderman Seabaugh, to approve the City Collector's Electric, Water & Sewer, Taxes & Licenses, and Refuse Report for January, 2026. Ayes-6; Nays-0; Absent-2.

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	68,803.30	-	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

Respedfully Submitted,

 City Collector



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MINUTES



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MINUTES

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

Motion made by Alderwoman Liley, seconded by Alderman Unger, to approve the City Clerk's and Treasurer's Reports for January, 2026. Ayes-6; Nays-0; Absent-2.

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	4,668,957.70	-	-	-	4,668,957.70	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	1,960,000.00	274,366.39
General Revenue Fund	1,490,584.81	412,322.27	(95,708.20)	806,651.90	1,000,546.98	337,766.95	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	82,466.61	78,283.60	(7,460.03)	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	786,298.69	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	778,358.97	540,000.00	238,358.97
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	40,508,756.97	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, 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



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

<u>ELECTRIC</u>	31,402.05
<u>WATER</u>	3,180.00
<u>WASTEWATER</u>	0.00
<u>GENERAL REVENUE</u>	39,443.30
<u>LANDFILL</u>	693.44
<u>CEMETERY</u>	8,300.00
<u>PARK</u>	1,822.50
<u>PARK FOUNDATION</u>	4,547.87
<u>RECREATIONAL DEVELOPMENT</u>	19,215.00
<u>STORMWATER MAINTENANCE FUND</u>	116.56
<u>TRUST & AGENCY</u>	0.00
<u>HEALTH INSURANCE FUND</u>	1,019.76
<u>INMATE SECURITY FUND</u>	0.00
<u>TRANSPORTATION SALES TAX</u>	1,327.50
<u>RECREATIONAL SALES TAX FUND</u>	16,728.25
<u>REPORT TOTAL</u>	<u>127,796.23</u>

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
	<u>\$301,304.83</u>

Ordinance No. 26-16 Re: To Authorize)
the Mayor to sign a Depository)
Agreement with Bank of Missouri)

The matter of authorizing the Mayor to sign a depository agreement with Bank of Missouri, came on for consideration. Alderman Reiminger introduced Bill No. 26-16, being for an ordinance entitled as follows:

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



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MAYOR & BOARD OF ALDERMEN REGULAR MEETING
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AUTHORIZE THE SELECTION OF DEPOSITORIES FOR THE INVESTMENT OF IDLE CITY FUNDS; AND TO AUTHORIZE THE MAYOR TO SIGN A DEPOSITORY AGREEMENT WITH DEPOSITORY.

On a motion made by Alderman Reiminger, seconded by Alderman Stroder, Bill No. 26-16 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderman Reiminger, seconded by Alderman Stroder, Bill No. 26-16 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. 26-16 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Liley-aye; Alderman Fraley- absent; Alderman Stroder-aye; Alderman Unger-aye; Alderman Reiminger-aye; Alderman Seabaugh-aye; Alderwoman Young- aye; and Alderwoman Williams- absent.

BILL NO. 26-16

ORDINANCE NO. 26-16

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



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(\$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 6 ayes, 0 nays, 0 abstentions and 2 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

By: Dwain L. Hahs (signed)
Mayor

Angela Birk (signed)
City Clerk

Ordinance No. 26-17 Re: To Approve)
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)

The matter of 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, came on for consideration. Alderman Reiminger introduced Bill No. 26-17, being for an ordinance entitled as follows:

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.

On a motion made by Alderman Reiminger, seconded by Alderman Seabaugh, Bill No. 26-17 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. 26-17 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. 26-17 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Reiminger-aye; Alderman Fraley-absent; Alderman Seabaugh-aye; Alderwoman Williams-absent; Alderwoman Young-aye; Alderman Unger-aye; Alderwoman Liley-aye; and Alderman Stroder-aye.

BILL NO. 26-17

ORDINANCE NO. 26-17

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



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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.



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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 6 ayes, 0 nays, 0 abstentions and 2 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
Mayor

ATTEST:

Angela Birk (signed)
City Clerk

Ordinance No. 26-18 Re: To Accept 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)

The matter of 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, came on for consideration. Alderman Reiminger introduced Bill No. 26-18, being for an ordinance entitled as follows:

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

On a motion made by Alderman Reiminger, seconded by Alderman Stroder, Bill No. 26-18 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderman Reiminger, seconded by Alderman Stroder, Bill No. 26-18 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. 26-18 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Seabaugh-aye; Alderman Reiminger-aye; Alderman Fraley-absent; Alderwoman Williams-absent; Alderwoman Young-aye; Alderman Unger-aye; Alderwoman Liley-aye; and Alderman Stroder-aye.

BILL NO. 26-18

ORDINANCE NO. 26-18

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY CLERK TO ATTEST TO THE CITY'S ACCEPTANCE OF CERTAIN PROPERTY DEEDED TO



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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 6 ayes, 0 nays, 0 abstentions and 2 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

By: Dwain L. Hahs (signed)
Mayor

Angela Birk (signed)
City Clerk

Motion to set a Public Hearing for)
Monday, March 16, 2026, to consider)
A proposed text amendment to Chapter)



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65 (Zoning) of the Code of Ordinances,)
Relative to the transfer of Special Use)
Permits, as submitted by the City of)
Jackson, Missouri)

Motion made by Alderwoman Liley, seconded by Alderman Unger, to set 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. Ayes-6; Nays-0; Absent-2.

Resolution No. 2026-01 a Resolution to)
Support the City's Wastewater)
Treatment Plant Industrial Pretreatment)
Program and accepting the)
Re-evaluation of the Local Limits Study)
Conducted by Drop Collaborative)

Motion made by Alderwoman Liley, seconded by Alderwoman Young, to support the City's Wastewater Treatment Plant Industrial Pretreatment Program and accepting the Re-evaluation of the Local Limits Study conducted by Drop Collaborative. Ayes-6; Nays-0; Absent-2.

RESOLUTION NO. 2026-01

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).



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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 6 ayes, 0 nays, 0 abstentions and 2 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
Mayor

ATTEST:

Angela Birk (signed)
City Clerk

Ordinance No. 26-19 Re: To Approve)
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)

The matter of 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, came on for consideration. Alderwoman Liley introduced Bill No. 26-19, being for an ordinance entitled as follows:

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.

On a motion made by Alderwoman Liley, seconded by Alderman Unger, Bill No. 26-19 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. 26-19 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. 26-19 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; Alderman Fraley-absent; Alderwoman Young-aye; Alderwoman Liley-aye; Alderman Unger-aye; Alderman Reiminger-aye; and Alderwoman Williams-absent.

BILL NO. 26-19

ORDINANCE NO. 26-19

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



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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 6 ayes, 0 nays, 0 abstentions and 2 absent.

(SEAL)

ATTEST:

CITY OF JACKSON, MISSOURI

By: Dwain L. Hahs (signed)
Mayor



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Angela Birk (signed)
City Clerk

Ordinance No. 26-20 Re: To Approve)
a Special Use Permit for a Cabinet and)
Countertop shop in a C-2 District, at)
3815 East Jackson Boulevard, as)
submitted by Adam and Nicole Liley)

The matter of 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, came on for consideration. Alderwoman Liley introduced Bill No. 26-20, being for an ordinance entitled as follows:

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.

On a motion made by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 26-20 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. 26-20 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. 26-20 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 Fraley-absent; Alderwoman Liley-abstain; Alderman Unger-aye; Alderman Reiminger-aye; and Alderwoman Williams-absent.

BILL NO. 26-20

ORDINANCE NO. 26-20

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 Blues Highway Center Subdivision, and addressed as 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,



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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



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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 5 ayes, 0 nays, 1 abstentions and 2 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
Mayor

ATTEST:

Angela Birk (signed)
City Clerk

Ordinance No. 26-21 Re: To Approve a)
Text Amendment to Chapter 65 (Zoning))
Of the Code of Ordinances, relative to)
Home Occupations, as submitted by the)
City of Jackson, Missouri)

The matter of 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, came on for consideration. Alderwoman Liley introduced Bill No. 26-21, being for an ordinance entitled as follows:



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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.

On a motion made by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 26-21 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. 26-21 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. 26-21 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Unger-aye; Alderwoman Young-aye; Alderman Stroder-aye; Alderman Seabaugh-aye; Alderman Fraley-absent; Alderwoman Liley-aye; Alderman Reiminger-aye; and Alderwoman Williams-absent.

BILL NO. 26-21

ORDINANCE NO. 26-21

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.



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****** 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



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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:



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- 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-



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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



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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.



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FIRST READING: February 17, 2026.

SECOND READING: February 17, 2026.

PASSED AND APPROVED this 17th day of February, 2026, by a vote of 6 ayes, 0 nays, 0 abstentions and 2 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
Mayor

ATTEST:

Angela Birk (signed)
City Clerk

Motion to Adjourn the Meeting)

Meeting concluded at 6:18 P.M., on a motion made by Alderman Reiminger, seconded by Alderwoman Liley, to adjourn the meeting. Ayes-6; Nays-0; Absent-2.

ATTEST:

Mayor

City Clerk



MEMO

To: Mayor and Board of Aldermen
From: Don Schuette
Date: Thursday, February 26, 2026
Re: Substation Breaker and Relay Testing

Mayor and Board of Aldermen,

Please see the attached proposal from Allen and Hoshall for Substation Breaker and Relay Testing.

This testing is required by Mirma every 3-5 years and the last testing was completed over 4 years ago, also included in this proposal is the upgrade of two (2) breaker reclosers for the East Substation. The two breakers existing reclosers are no longer supported or have spare parts available. One unit (circuit 19) is currently offline. Two new recloser controllers will be ordered by the city and the installation and updated drawing will be by Allen and Hoshall's engineers under this same proposal. The SCADA interconnection will then be completed by Pinnacle under a separate order.

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

Thank you,

Don Schuette

Director of Electric Utilities



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

January 28, 2026

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

RE: City of Jackson – Substation Relaying Testing Project – Engineering Services Proposal

Dear Don:

Allen & Hoshall is pleased to submit this proposal to provide professional engineering services related to the substation testing of the protective relaying for the City of Jackson's four substations (East, Industrial, Power Plant, and West).

SCOPE OF SERVICES

The scope of the work covered by this proposal includes the following:

1. Test the transformer differential relaying at the four substations.
2. Test the substation and breaker overcurrent relaying at the four substations.
3. Verify set points and setting coordination for the relays at the four substations.
4. Testing of all Undervoltage and Overvoltage Relaying.
5. Verify the substation protective schemes accuracy including distribution line phase/ground overcurrent and transformer differential.
6. Verify substation protective relay setting files for protective devices including the substation protective devices for the distribution phase/ground overcurrent and transformer differential.
7. Replace Cooper Form 6 Recloser controls with SEL 651R Recloser Controls.
8. Provide relaying testing verification data files.

PROPOSED FEES AND AGREEMENT

We propose testing of the City of Jackson's East, Industrial, Power Plant, and West Substations at a Not-To- Exceed cost of \$55,000.

Allen & Hoshall appreciates the opportunity to provide engineering services for The City of Jackson and is prepared to proceed with the project if this proposal is acceptable. Please contact us if you have questions or require additional information concerning this proposal.

Sincerely,

ALLEN & HOSHALL

A handwritten signature in cursive script that reads 'Russell S. Burleson'.

Scott Burleson, P.E.
 Senior Vice-President

PUBLIC WORKS MEMORANDUM



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: February 25, 2026

RE: Change Order No. 2 – East Jackson Boulevard Water Main Upgrade
(Water Facility Plan Implementation Project Phase 2, Project 2E)

Attached is Change Order No. 2 for the East Jackson Boulevard Water Main Upgrade Project. The contractor, Nip Kelley Construction, has requested an additional seventeen working days to complete the project due to the recent extended snow event. All of the main has now been installed but there are remaining service lines to be moved to the new line and other miscellaneous work to finish the project.

There are no costs associated with this change order, but a third change order will follow to address some miscellaneous cost changes to the project.

Horner & Shifrin, our construction engineer, has recommended approval of this request.

CHANGE ORDER NO.: 2

Owner: City of Jackson, Missouri
 Engineer: Horner & Shifrin, Inc. Engineer's Project No.: 2103601
 Contractor: Nip Kelley Equipment Company, Inc.
 Water System Facility Plan Implementation Project
 Project: Phase 2, Project 2E – Part 1

Date Issued: February 23, 2026 Effective Date of Change Order: March 2, 2026

The Contract is modified as follows upon execution of this Change Order:

Description:

Contact time extension request due to weather days and additional work performed on the project. See attached letter for details.

Attachments:

Nip Kelley Letter

Change in Contract Price	Change in Contract Times [State Contract Times as either a specific date or a number of days]
Original Contract Price: \$ 1,021,621.25	Original Contract Times: Substantial Completion: December 29, 2025 Ready for final payment: January 26, 2026
[Increase] [Decrease] from previously approved Change Orders: \$ 0.00	[Increase] [Decrease] from previously approved Change Orders: Substantial Completion: 24 working days Ready for final payment: 24 working days
Contract Price prior to this Change Order: \$ 1,021,621.25	Contract Times prior to this Change Order: Substantial Completion: February 3, 2026 Ready for final payment: March 3, 2026
[Increase] [Decrease] this Change Order: \$ 0.00	[Increase] [Decrease] this Change Order: Substantial Completion: 17 Working Days Ready for final payment: 17 Working Days
Contract Price incorporating this Change Order: \$ 1,021.621.25	Contract Times with all approved Change Orders: Substantial Completion: March 2, 2026 Ready for final payment: March 26, 2026

Recommended by Engineer
(Horner & Shifrin, Inc.)

Authorized by Owner
(City of Jackson)

By:	<u>Lisa Fennewald <i>Lisa E Fennewald</i></u>	_____
Title:	<u>Senior Project Engineer</u>	_____
Date:	<u>2/23/2026</u>	_____
	<u>Contractor (Nip Kelley)</u>	_____
By:	<u>NATHAN REES <i>Nath Rees</i></u>	_____
Title:	<u>Project Manager</u>	_____
Date:	<u>2/23/26</u>	_____



Nip Kelley Equipment Company, Inc.

P. O. Box 33
41 N. Sprigg Street
CAPE GIRARDEAU, MO

PHONES

OFFICE 573-334-0553

FAX 573-334-2025

ATTN: Lisa Fennewald, PE
Senior Project Manager - Water
Horner & Shifrin, Inc.

FROM: Mr. Nathan Rees

Project Manager

Nip Kelley Equipment Co.

DATE: February 20,2026

REGARDING: Jackson Waterline Time Extension

Ms. Fennewald,

Due to several issues beyond the control of the contractor, I would like to request an extension of the substantial completion date on the Jackson Waterline project.

1) Weather Days (10 Days)

Below is a list of days where either rain, snow, or other inclement weather impacted the project. Please note that some of these days had recordable precipitation that was verified through the weather.gov website as stipulated in the specifications.

January

1/15

1/19

1/23

1/26

1/27

1/28

1/29

1/30

FEBRUARY

2/2

2/4

2) **Additional Work Items (7 Working Days)**

- A) Addition of multiple fittings at connection between Regions Bank and Mcdonalds- 2 Days
- B) Addition of Piping Work at Donna Drive- 2 Days
- C) Addition of Concrete work and Traffic Control at Donna Drive- 3 Days

Due to the weather days documented above, as well as the additional work item, I would like to request that an additional 17 working days be added to the current projected schedule. Please feel free to contact me with any questions. Thank you.

Sincerely,



Nathan Rees

Project Manager

Nip Kelley Equipment Co.

PUBLIC WORKS MEMORANDUM



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: February 25, 2026

RE: Deerwood Roundabout Change Order No. 2

Attached is Change Order No. 2 for the Deerwood Roundabout. This change increases the total cost by \$35,194.00 and includes a net increase of \$36,094.90 and net decrease of \$900.00. Increases are primarily the result of additional manholes to avoid buried fiber cable and a storm sewer alteration. Additionally, an electric pole was replaced with a taller pole at the request of the Electric Department.

This Change Order has been reviewed and recommended for approval by our project manager at Bacon Farmer Workman (BFW). BFW has been subcontracted by Lochmueller to manage and inspect the construction phase of the project.

As a project update, traffic modifications have begun, and pavement construction is underway on the east side. There are still utility relocates that are not complete, but they will be coordinated through the project.

CHANGE ORDER No. 2

CONTRACTOR: Fronabarger Concreters, Inc.
 PROJECT NAME: US 61 and Deerwood Lane Roundabout

LPA: City of Jackson
 PROJECT NO.: STP-3005(0031)

The Contractor is hereby directed to make the following changes from the contract:

1. DESCRIPTION AND REASON FOR CHANGE:									
To correct contract quantities and address field changes. See page 2 for Change Order reasons.									
2. COST OF WORK AFFECTED BY THIS CHANGE ORDER.									
EST. LINE NO.	CONTRACT ITEM NO.	ITEM DESCRIPTION	UNITS PREVIOUSLY PROVIDED FOR	UNITS TO BE CONSTRUCTED	UNITS OVERRUN, UNDERRUN, CONTINGENT	UNIT PRICE	CONTRACT OR AGREED UNIT PRICE	AMOUNT OF OVERRUN OR PLUS CONTINGENT	AMOUNT OF UNDERRUN OR MINUS CONTINGENT
27	6143013	Manhole Frame and Cover Type 1-A	2.00	0.00	2.00	EA	\$450.00		\$900.00
35	7311053	PreCast Concrete Drop Inlet 5 FT x 3 FT	18.00	19.00	1.00	LF	\$675.00	\$675.00	
41	N 50-2W	Pole 50' Class 2 Wood	2.00	3.00	1.00	EA	\$10,800.00	\$10,800.00	
5003	7319913A	Set Over Manhole, with Frame and Lid	0.00	22.00	22.00	LF	\$755.45	\$16,619.90	
5004	6141024	Grate and Bearing Plate (5 FT x 3 FT)	0.00	1.00	1.00	EA	\$3,750.00	\$3,750.00	
5005	6143013	Manhole Frame and Cover Type 3	0.00	3.00	3.00	EA	\$450.00	\$1,350.00	
5006	9031241	Breakaway Assembly (PSST, 2 IN)	0.00	20.00	20.00	EA	\$145.00	\$2,900.00	
TOTALS:								\$36,094.90	\$900.00
3. SETTLEMENT FOR COST OF THE ABOVE CHANGE TO BE MADE AT CONTRACT UNIT PRICES, EXCEPT AS NOTED:									
N/A									
4 COMMENTS:									
5 COST ADJUSTMENTS TO THE CONTRACT:									
1. CONTRACT AMOUNT			1006496.87						
2. OVERRUN THIS ORDER			\$36,094.90						
3. OVERRUN PREVIOUS			\$7,500.00						
4. UNDERRUN THIS ORDER			\$900.00						
5. UNDERRUN PREVIOUS			\$4,555.00						
6. PROJECT TOTAL			\$1,044,636.77						
THE TERMS OF SETTLEMENT OUTLINED ABOVE ARE HEREBY AGREED TO:									
APPROVED: (OWNER)				DATE		APPROVED: (CONTRACTOR)		DATE	
						 2/23/26			
APPROVED : MODOT				DATE		APPROVED: (CONSTRUCTION ENGINEER)		DATE	

CHANGE ORDER No. 2

CONTRACTOR: Fronabarger Concreters, Inc. LPA: City of Jackson
 PROJECT NAME: US 61 and Deerwood Lane Roundabout PROJECT NO.: STP-3005(0031)

Line No. 27 Manhole Frame and Cover, Type 1-A

This change underruns Manhole Frame and Cover, Type 1-A in its entirety due to the incorrect type being specified for the work. See contingent line number 5005 for more information.

Line No. 35 PreCast Concrete Drop Inlet 5 FT x 3 FT

This change adds 1 FT of length to the PreCast Drop Inlet 5 FT x 3 FT contract quantity. Upon review of the Drop Inlet quantities, it was discovered the the plan quantity of 18 LF was in error. The total PreCast Concrete Drop Inlet quantity measures 19 LF.

Line No. 41 Pole 50' Class 2 Wood

This change adds one Pole 50' Class 2 Wood. Pole location NP3 was originally installed per plans and specifications with a new 45' Class 3 Wood Pole. After installation it was determined by the City Of Jackson the pole needed to be a 50' Class 2 Wood Pole. The contractor removed the 45' pole and replaced it with a new 50' pole.

Line No. 5003 Set Over Manholes

This change adds two, (2) Set Over Manholes. The plans call for relocating a section of sanitary sewer and installing two Set Over Manholes to reconnect the relocated section of sanitary sewer line. This change adds 2 Set Over Manholes that were not included in the bid items in the NE quadrant of the project and located approximately at station 3+70 LT, 40' of US 61 and near 4+38 LT, 24' of Deerwood Drive East. The Precast manhole sections shall be constructed in accordance with the City of Jackson standard detail S-01. The Set Over Manholes shall be measured per foot of depth of the structure and constructed where shown on the plans. The contract unit price shall include all labor, materials, and other costs necessary to construct the manhole including but not limited to the frame and lid. See JSP FF for details. Settlement of costs: Agreed price of \$755.45/LF.

Line No. 5004 Grate and Bearing Plate, 5' x 3'

One Grate and Bearing Plate, 5' x 3' is being added to the contract. The plans include new storm drain pipe and drop inlets at various locations. The plans added a new Type S-1 drop inlet at Sta 809+90.00 33.98 RT, but did not include the grate and bearing plate to cover the inlet top. This change adds 1 EA 5' x 3' grate and bearing plate. Settlement of costs: \$3,750.00/EA.

Line No. 5005 Manhole Frame and Cover, Type 3

This change adds 3 Manhole Frame and Cover, Type 3. The design plans included 2 Manhole Frame and Cover, Type 1-A. This change corrects both the type and quantity required of Manhole Frame and Cover Type 3 to what is required to complete the work. Settlement of costs: Agreed price of \$450.00/EA.

Line No. 5006 Breakaway Assemble, Perforated Square Steel Tube, 2 IN.

This change adds Breakaway Assembly, Perforated Square Steel Tube, 2 IN. to the contract. The original plans called for driven anchors for all posts. This change provides the hardware to surface mount posts and signs to the concrete median where required. Settlement of costs: \$145.00/EA.

PUBLIC WORKS MEMORANDUM



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: February 26, 2026

RE: Replat of Russell Heights Cemetery Blocks C, D, & J

Attached is a replat of three blocks of Russell Heights Cemetery. No lots have yet been sold within these three blocks. The replat was necessary to correct a numbering error in one of the blocks but led to the recommendation to stub Powell Drive to the property line to allow access to the adjacent property for potential future expansion of the cemetery.

BILL NO. 26-__

ORDINANCE NO. 26-__

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

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

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

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

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

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

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

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

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

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

FIRST READING: March 2, 2026.

SECOND READING: March 2, 2026.

PASSED AND APPROVED this 2nd day of March, 2026, by a vote of _____ ayes, _____ nays, _____ abstentions and _____ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk

