



The Board of Aldermen met in the Regular Session with Mayor Dwain L. Hahs in the chair and the following Board Members present: Steve Stroder, Mike Seabaugh, Eric Fraley, Katy Liley, David Hitt, David Reiminger, Shana Williams, and Wanda Young. Present-8; Absent-0.

Mayor Dwain L. Hahs to recognize )  
Guests and Visitors )

Motion to Adopt the Agenda )

Motion to Approve the Minutes of the April 7, 2025, Regular Board Meeting )

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

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

# CITY COLLECTOR'S REPORT FOR MARCH 2025



## CITY OF JACKSON

### MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, April 21, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

## MINUTES

DESCRIPTION	ELECTRIC FUND	WATER FUND	WASTEWATER FUND	LANDFILL FUND	GEN. REV. FUND	TOTAL
Service Charges (includes internal transfers)	1,495,722.80	300,867.07	244,011.91	68,807.03	-	2,109,408.81
Penalties	11,866.06	2,434.78	2,026.82	437.50	-	16,765.16
Sales Tax	43,198.16	8,635.26	-	-	-	51,833.42
Disconnect Fees	2,500.00	-	-	-	-	2,500.00
Returned Transaction Fees	510.00	-	-	-	-	510.00
Customer Relocation Fees	-	-	-	-	100.00	100.00
Trash Stickers	-	-	-	1,736.00	-	1,736.00
<b>UTILITY COLLECTIONS</b>	<b>1,553,797.02</b>	<b>311,937.11</b>	<b>246,038.73</b>	<b>70,980.53</b>	<b>100.00</b>	<b>2,182,853.39</b>
Adjustments - Penalties	-	-	-	-	-	-
Adjustments - Taxes	-	-	-	-	-	-
Adjustments - Service Fees	-	-	-	-	-	-
<b>NET UTILITY COLLECTIONS</b>	<b>1,553,797.02</b>	<b>311,937.11</b>	<b>246,038.73</b>	<b>70,980.53</b>	<b>100.00</b>	<b>2,182,853.39</b>
Business/Contractor Licenses	-	-	-	-	1,135.00	1,135.00
Event Fees/Misc. Charges	-	-	-	-	-	-
<b>NON-UTILITY COLLECTIONS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,135.00</b>	<b>1,135.00</b>
Misc. Adjustments	-	-	-	-	-	-
Interest on Collector's bank account	-	-	-	-	-	696.08
Cash in bank	-	-	-	-	-	2,184,684.47
Missouri Sales Tax payment	(43,198.16)	(8,635.26)	-	-	-	(51,833.42)
<b>TO CITY TREASURER</b>					<b>\$</b>	<b>2,132,851.05</b>

Respectfully Submitted,

City Collector



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, April 21, 2025 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

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**MINUTES**

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

Motion made by Alderwoman Young, seconded by Alderman Seabaugh, to approve the City Clerk's and Treasure's Reports for March, 2025. Ayes-8; Nays-0; Absent-0.

**CITY CLERK'S REPORT FOR THE MONTH OF MARCH, 2025**

<u>ELECTRIC</u>	3,924.43
<u>WATER</u>	5,790.00
<u>WASTEWATER</u>	0.00
<u>GENERAL REVENUE</u>	44,948.39
<u>LANDFILL</u>	1,744.80
<u>CEMETERY</u>	13,725.00
<u>PARK</u>	3,243.56
<u>PARK FOUNDATION</u>	11,950.00
<u>RECREATIONAL DEVELOPMENT</u>	56,055.00
<u>STORMWATER MAINTENANCE FUND</u>	499.76
<u>TRUST &amp; AGENCY</u>	0.00
<u>HEALTH INSURANCE FUND</u>	1,973.18
<u>INMATE SECURITY FUND</u>	0.00
<u>TRANSPORTATION SALES TAX</u>	1,282.50
<u>RECREATIONAL SALES TAX FUND</u>	16,326.88
<u>REPORT TOTAL</u>	<u>161,463.50</u>

***Water & Light Deposit Accounts***  
**MARCH, 2025**

<b>Beginning Balance March 1, 2025:</b>	<b>\$267,134.41</b>
<b>TOTAL DEPOSITS</b>	<b>\$10,481.51</b>
<b>TOTAL REFUNDS</b>	<b>\$11,726.39</b>
<b>Ending Balance March 31, 2025:</b>	<b>\$265,889.53</b>

<i>Balance Consists of :</i>	
Checking Account for US Bank	\$55,889.53
Investments	\$210,000.00
	<u>\$265,889.53</u>

**CITY TREASURER'S REPORT FOR MARCH 2025**



**CITY OF JACKSON**

**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**

Monday, April 21, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

**MINUTES**

FUND	FUND BALANCES 03-01-2025	RECEIPTS	TRANSFER OF FUNDS	DISBURSEMENTS	FUND BALANCES 03-31-2025	INVESTMENTS	CASH BALANCE 03-31-2025
<b>ELECTRIC FUNDS</b>							
Operation & Maintenance	-	1,595,979.87	(354,975.56)	1,241,004.31	-	-	-
Electric Surplus Fund	2,801,659.89	-	332,100.34	18,965.95	3,114,794.28	1,187,711.64	1,927,082.64
Electric Capital Projects Fund	4,711,580.80	-	-	-	4,711,580.80	3,405,000.00	1,306,580.80
<b>WATER &amp; SEWER FUNDS</b>							
Water Operation & Maint.	-	311,177.28	(169,467.94)	141,709.34	-	-	-
Water & Sewer Revenue Bond Fund	698,284.75	-	305,375.25	-	1,003,660.00	-	1,003,660.00
Water & Sewer Deprec. Res. Fund	30,000.00	-	-	-	30,000.00	30,000.00	-
Water & Sewer Bond Reserve Fund	50,000.00	-	-	-	50,000.00	50,000.00	-
Water & Sewer Contingent Fund	30,000.00	-	-	-	30,000.00	30,000.00	-
Water & Sewer Surplus Fund	12,015,707.61	25,545.89	(790,290.20)	11,787.50	11,239,175.80	9,467,000.00	1,772,175.80
Water Replacement Fund	809,192.46	-	-	-	809,192.46	725,000.00	84,192.46
Water Capital Projects	-	-	399,835.00	-	399,835.00	-	399,835.00
Wastewater Operation & Maint.	-	247,772.04	(171,499.39)	76,272.65	-	-	-
Wastewater Replacement Fund	1,062,497.23	-	3,510.08	1,578.19	1,064,429.12	907,873.82	156,555.30
Wastewater Capital Projects	-	-	400,000.00	-	400,000.00	-	400,000.00
W & S Construction Fund	3,030,258.49	-	165.00	9,232.50	3,021,190.99	2,250,000.00	771,190.99
<b>General Revenue Fund</b>	1,436,179.97	152,715.98	469,331.39	894,464.99	1,163,762.35	1,155,000.00	8,762.35
<b>Landfill Fund</b>	819,117.92	72,748.55	(7,502.13)	75,256.75	809,107.59	610,000.00	199,107.59
<b>Cemetery Fund</b>	1,046,707.54	26,977.97	(5,092.65)	20,790.56	1,047,802.30	870,000.00	177,802.30
<b>City Park Fund</b>	251,037.89	24,767.04	(6,984.36)	91,835.41	176,985.16	-	176,985.16
<b>Public Park Foundation Fund</b>	259,594.77	14,664.76	-	45,835.34	228,424.19	140,000.00	88,424.19
<b>Recreational Development Fund</b>	75,217.91	56,055.00	-	21,502.31	109,770.60	-	109,770.60
<b>Band Fund</b>	(15.86)	13,237.11	-	6,460.65	6,760.60	-	6,760.60
<b>ARPA Fund</b>	1,285,573.22	-	52.98	47,472.86	1,238,153.34	1,215,000.00	23,153.34
<b>Road Use Tax Fund</b>	1,098,680.46	66,923.97	-	-	1,165,604.43	754,000.00	411,604.43
<b>Stormwater Maintenance Fund</b>	313,025.27	499.76	-	-	313,525.03	268,000.00	45,525.03
<b>Trust and Agency Fund</b>	879,198.15	20,780.00	13,099.05	41,952.27	871,124.93	798,000.00	73,124.93
<b>Health Insurance Fund</b>	1,334,592.73	2,126.18	149,179.83	153,604.82	1,332,293.92	1,045,000.00	287,293.92
<b>Inmate Security Fund</b>	17,857.12	24.00	-	-	17,881.12	-	17,881.12
<b>Equitable Sharing Fund</b>	3,617.07	-	-	-	3,617.07	-	3,617.07
<b>Transportation Sales Tax Fund</b>	1,582,381.75	109,934.32	-	-	1,692,316.07	1,120,000.00	572,316.07
<b>Transportation Capital Projects Fund</b>	623,706.47	-	-	-	623,706.47	-	623,706.47
<b>Sales Tax Fund</b>	1,531,837.30	243,141.84	-	44,426.00	1,730,553.14	1,445,281.00	285,272.14
<b>Recreation Sales Tax Fund</b>	465,076.15	70,652.87	(807.07)	40,131.00	494,790.95	50,000.00	444,790.95
<b>Public Safety Sales Tax Fund</b>	269,598.90	108,649.03	(377,247.93)	-	1,000.00	-	1,000.00
<b>Fire Protection Sales Tax Fund</b>	137,788.71	54,325.98	(188,781.69)	-	3,333.00	-	3,333.00
<b>Capital Projects Construction Fund</b>	3,534,776.78	-	-	516,779.69	3,017,997.09	2,590,000.00	427,997.09
<b>Economic Dev. Reserve Fund</b>	931,369.03	-	-	-	931,369.03	850,000.00	81,369.03
<b>CDBG Grant Fund</b>	60,745.75	88,400.27	-	88,400.27	60,745.75	-	60,745.75
<b>I-55 Corridor Special Alloc. Fund</b>	3,372.59	15.86	-	-	3,388.45	-	3,388.45
<b>TOTALS</b>	43,200,218.82	3,307,115.57	-	3,589,463.36	42,917,871.03	30,962,866.45	11,955,004.58

Respectfully Submitted,

*Angela Birk*

Angela Birk, City Clerk/Treasurer

Cash on Hand	1,475.00
General Account	9,817,061.46
Collectors Account	2,132,851.05
Equitable Sharing Fund	3,617.07

<b>TOTAL</b>	<b>11,955,004.58</b>
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**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, April 21, 2025 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

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**MINUTES**

Motion to Accept the Certified Election    )  
Results for the April 8, 2025 Municipal    )  
Election, as Certified by Cape Girardeau) )  
County Election Authority Kara Clark    )  
Summers    )

Motion made by Alderman Reiminger, seconded by Alderman Seabaugh, to accept the certified election results for the April 8, 2025 Municipal Election, as certified by Cape Girardeau County Election Authority Kara Clark Summers. Ayes-8; Nays-0; Absent-0.

Motion to accept the proposal of                )  
Alliance Water Resources, of Columbia,    )  
Missouri, relative to providing services    )  
Under the Geographic Information            )  
System (GIS) Program                        )

Motion made by Alderman Reiminger, seconded by Alderwoman Williams, to accept the proposal of Alliance Water Resources, of Columbia, Missouri, relative to providing services under the Geographic Information Services (GIS) Program for the remainder of the 2025 calendar year. Ayes-8; Nays-0; Absent-0.

Ordinance No. 25-39 Re: To Authorize a        )  
Contractual agreement with Alliance        )  
Water Resources, relative to providing        )  
Services under the Geographic                )  
Information System (GIS) Program            )

The matter of authorizing a contractual agreement with Alliance Water Resources, relative to providing services under the Geographic Information System (GIS) Program for the remainder of the 2025 calendar year, came on for consideration. Alderman Reiminger introduced Bill No. 25-39, being for an ordinance entitled as follows:

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND ALLIANCE WATER RESOURCES, OF COLUMBIA, MISSOURI, RELATIVE TO PROVIDING SERVICES UNDER THE GEOGRAPHIC INFORMATION SYSTEM (GIS) PROGRAM; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.**

On a motion by Alderman Reiminger, seconded by Alderman Stroder, Bill No. 25-39 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderman Reiminger, seconded by Alderman Stroder, Bill No. 25-39 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 25-39 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Seabaugh-aye; Alderwoman Young-aye; Alderman Hitt-aye; Alderman Fraley-aye; Alderwoman Williams-aye; Alderwoman Liley-aye; Alderman Stroder-aye; and Alderman Reiminger-aye.

**BILL NO. 25-39**

**ORDINANCE NO. 25-39**

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND ALLIANCE WATER RESOURCES, OF COLUMBIA, MISSOURI, RELATIVE TO PROVIDING SERVICES UNDER THE GEOGRAPHIC**



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, April 21, 2025 at 6:00 PM**  
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**MINUTES**

**INFORMATION SYSTEM (GIS) PROGRAM; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.**

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

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

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

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, approve the contract attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **Alliance Water Resources, of Columbia, Missouri**. It is the belief of the Mayor and Board of Aldermen that it is in the best interest of the citizens of the City of Jackson, Missouri, that the City enters into said contract.

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

Section 3. That the City Clerk of the City of Jackson is hereby authorized and directed to attest to the signature of the Mayor on the attached contract.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

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

FIRST READING: April 21, 2025.

SECOND READING: April 21, 2025.

PASSED AND APPROVED this 21st day of April, 2025, by a vote of 8 ayes, 0 nays, 0 abstentions and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, April 21, 2025 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

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**MINUTES**

ATTEST:

By: Dwain L. Hahs (signed)  
Mayor

Angela Birk (signed)  
City Clerk

Motion to accept the proposal of Retail )  
Strategies, LLC, of Birmingham, )  
Alabama, relative to providing services )  
Under the Retail Development Services )  
Program )

Motion made by Alderman Reiminger, seconded by Alderman Seabaugh, to accept the proposal of Retail Strategies, LLC, of Birmingham, Alabama, relative to providing services under the Retail Development Services Program. Ayes-8; Nays-0; Absent-0.

Ordinance No. 25-40 Re: To Authorize a )  
Contractual agreement with Retail )  
Strategies, LLC, relative to providing )  
Services under the Retail Development )  
Services Program )

The matter of authorizing a contractual agreement with Retail Strategies, LLC, relative to providing services under the Retail Development Services Program, came on for consideration. Alderman Reiminger introduced Bill No. 25-40, being for an ordinance entitled as follows:

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND *RETAIL STRATEGIES, LLC, OF BIRMINGHAM, ALABAMA*, RELATIVE TO *PROVIDING SERVICES UNDER THE RETAIL DEVELOPMENT SERVICES PROGRAM*; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.**

On a motion by Alderman Reiminger, seconded by Alderwoman Williams, Bill No. 25-40 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderman Reiminger, seconded by Alderwoman Williams, Bill No. 25-40 was placed on its second reading and final passage and was read by title, considered discussed, and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 25-40 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Williams-aye; Alderman Hitt-aye; Alderwoman Young-aye; Alderman Fraley-aye; Alderman Seabaugh-aye; Alderwoman Liley-aye; Alderman Stroder-aye; and Alderman Reiminger-aye.

**BILL NO. 25-40**

**ORDINANCE NO. 25-40**

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND *RETAIL STRATEGIES, LLC, OF BIRMINGHAM, ALABAMA*, RELATIVE TO *PROVIDING SERVICES UNDER THE RETAIL DEVELOPMENT SERVICES PROGRAM*; 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, April 21, 2025 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

---

**MINUTES**

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

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

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

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, approve the contract attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **Retail Strategies, LLC, of Birmingham, Alabama**. It is the belief of the Mayor and Board of Aldermen that it is in the best interest of the citizens of the City of Jackson, Missouri, that the City enters into said contract.

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

Section 3. That the City Clerk of the City of Jackson is hereby authorized and directed to attest to the signature of the Mayor on the attached contract.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

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

FIRST READING: April 21, 2025.

SECOND READING: April 21, 2025.

PASSED AND APPROVED this 21st day of April, 2025, by a vote of 8 ayes, 0 nays, 0 abstentions and 0 absent.

(SEAL)

ATTEST:

Angela Birk (signed)

CITY OF JACKSON, MISSOURI

By: Dwain L. Hahs (signed)  
Mayor



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**

**Monday, April 21, 2025 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

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**MINUTES**

City Clerk

Motion to Bring from the Table a Bill       )  
Proposing an Ordinance approving the       )  
Rezoning of a 6.36-acre lot on Ridge       )  
Road, from R-2 District to R-4 District, as)  
Submitted by Robert W. and Belinda       )  
Phillips   )

Motion made by Alderwoman Liley, seconded by Alderman Fraley, to bring from the table a bill proposing an ordinance approving the rezoning of a 6.36-acre lot on Ridge Road, from R-2 (Single-Family) District to R-4 (General Residential) District, as submitted by Robert W. and Belinda Phillips. Ayes-8; Nays-0; Absent-0.

Bill No. 25-41/Ordinance Failed Re: To       )  
Approve the Rezoning of a 6.36-acre lot       )  
On Ridge Road, from R-2 District to R-4       )  
District, as Submitted by Robert W. and       )  
Belinda Phillips                                       )

The matter of approving the rezoning of a 6.36-acre lot on Ridge Road, from R-2 (Single-Family) District to R-4 (General Residential) District, came on for consideration. A supermajority vote is required to pass the ordinance since it was disapproved at the Planning and Zoning Commission. Alderwoman Liley introduced Bill No. 25-41, being for an ordinance entitled as follows:

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

On a motion by Alderwoman Liley, seconded by Alderman Hitt, Bill No. 25-41 was placed on its first reading and was read by title, considered and discussed and was duly failed. On a motion by Alderwoman Liley, seconded by Alderman Hitt, Bill No. 25-41 was placed on its second reading and final passage and was read by title, considered discussed, and was duly failed. The Mayor thereupon declared said Bill duly failed and the Bill was then duly signed by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Stroder-aye; Alderwoman Liley-nay; Alderwoman Young-nay; Alderman Hitt-aye; Alderman Fraley-aye; Alderman Seabaugh-aye; Alderwoman Williams-nay; and Alderman Reiminger-aye.

**BILL NO. 25-41**

**ORDINANCE NO. FAILED**

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

WHEREAS, Robert W. Phillips and Belinda Phillips, owners of a certain tract of land herein referred to, has heretofore submitted to the City Planning and Zoning Commission for its



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, April 21, 2025 at 6:00 PM**  
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**MINUTES**

consideration the rezoning of certain territories located in the City of Jackson, Missouri, said property being described as parcel number 15-101-00-02-004.01-0000, consisting of a 6.36 acre lot, within the city limits as set out in Exhibit A which is attached hereto and incorporated herein as if fully set forth; and,

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

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

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

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

Section 1. That the Zoning Ordinance and the accompanying "Official Zoning District Map" of the City of Jackson, Missouri, are hereby amended insofar as they relate to the property described on Exhibit A which is attached hereto and incorporated herein as if fully set forth; that said property is hereby rezoned from R-2 Single Family Residential District to R-4 General Residential District.

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

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

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Monday, April 21, 2025 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

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**MINUTES**

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

FIRST READING: April 21, 2025.

SECOND READING: April 21, 2025.

FAILED AND DENIED this 21st day of April, 2025, by a vote of 5 ayes, 3 nays, 0 abstentions and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

By: Dwain L. Hahs (signed)  
Mayor

Angela Birk (signed)  
City Clerk

Motion to Bring from the Table a Bill       )  
Proposing an Ordinance approving a       )  
Special use permit to allow multiple       )  
Buildings on a 6.36-acre lot on Ridge       )  
Road, in an R-4 District, as submitted by)  
Robert W. and Belinda Phillips and Wren)  
Capital Investments                               )

Motion made by Alderwoman Liley, seconded by Alderwoman Young, to bring from the table a bill proposing an ordinance approving a special use permit to allow multiple buildings on a 6.36-acre lot on Ridge Road, in an R-4 (General Residential) District, as submitted by Robert W. and Belinda Phillips and Wren Capital Investments. On roll call: Alderwoman Young-aye; Alderman Stroder-aye; Alderwoman Liley-aye; Alderman Hitt-aye; Alderman Fraley-aye; Alderman Seabaugh-aye; Alderwoman Williams-aye; and Alderman Reiminger-aye.

Bill No. 25-42/Ordinance Failed Re: To       )  
Approve a special use permit to allow       )  
Multiple buildings on a 6.36-acre lot on       )  
Ridge Road, in an R-4 District, as           )  
Submitted by Robert W. and Belinda       )  
Phillips and Wren Capital Investments       )

The matter of approving a special use permit to allow multiple building on a 6.36-acre lot on Ridge Road, in an R-4 (General Residential) District, came on for consideration. Alderwoman Liley introduced Bill No. 25-42, 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 by Alderwoman Liley, seconded by Alderman Fraley, Bill No. 25-42 was placed on its first reading and was read by title, considered and discussed and was duly failed. On a motion by Alderwoman Liley, seconded by Alderman Fraley, Bill No. 25-42 was placed on its second reading and final passage and was read by title, considered discussed, and was duly



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failed. The Mayor thereupon declared said Bill duly failed and the Bill was then duly signed by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Hitt-nay; Alderman Stroder-nay; Alderwoman Liley-nay; Alderwoman Young-nay; Alderman Fraley-nay; Alderman Seabaugh-nay; Alderwoman Williams-nay; and Alderman Reiminger-nay.

**BILL NO. 25-42**

**ORDINANCE NO. FAILED**

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

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

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

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

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

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

Section 1. That an application for a special use permit, which said application is marked Exhibit A and attached hereto, is hereby approved, and a special use permit is hereby issued to Robert and Belinda Phillips as the current owners of said property, and Wren Capital Investments as the proposed owner of said property, co-applicants for the special use permit request.



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

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

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

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

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



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

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

Section 7. If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

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

FIRST READING: April 21, 2025.

SECOND READING: April 21, 2025.

FAILED AND DENIED this 21st day of April, 2025, by a vote of 0 ayes, 8 nays, 0 abstentions and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

By: Dwain L. Hahs (signed)  
Mayor

Angela Birk (signed)  
City Clerk

Motion to approve Change Order No. 2, )  
To Fronabarger Concreters, Inc., of Oak )  
Ridge, Missouri, relative to the Jackson )  
North Industrial Park Infrastructure )  
Project )

Motion made by Alderwoman Liley, seconded by Alderman Hitt, to approve Change Order No. 2, to Fronabarger Concreters, Inc., of Oak Ridge, Missouri, in the amount of \$79,350.00 for rock excavation, and to extend the contract time by 31 days, relative to the Jackson North Industrial Park Infrastructure Project. Ayes-8; Nays-0; Absent-0.

Motion to approve an increase in )  
Expenditure, under Task Order )  
Authorization No. 24-02, to KimHEC, )  
LLC, of St. Louis, Missouri, relative to )



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Providing additional engineering services)  
Under the NPDES Permit Renewal )  
Project )

Motion made by Alderwoman Liley, seconded by Alderwoman Young, to approve an increase in expenditure, in the amount of \$17,370.00, under Task Order Authorization No. 24-02, to KimHEC, LLC, of St. Louis, Missouri, relative to providing additional engineering services under the NPDES Permit Renewal Project. Ayes-8; Nays-0; Absent-0.

Motion to approve Task Order )  
Authorization No. 25-03, to Koehler )  
Engineering & Land Surveying, Inc., of )  
Cape Girardeau, Missouri, relative to )  
Providing construction phase )  
Engineering services under the Sunset )  
Drive Bridge Replacement Project )

Motion made by Alderwoman Liley, seconded by Alderman Fraley, to approve Task Order Authorization No. 25-03, in the amount of \$25,956.00, to Koehler Engineering & Land Surveying, Inc., of Cape Girardeau, Missouri, relative to providing construction phase engineering services under the Sunset Drive Bridge Replacement Project. Ayes-8; Nays-0; Absent-0.

Motion to accept the bid of Fronabarger )  
Concreters, Inc., of Oak, Ridge, )  
Missouri, relative to the Nine Oaks First )  
Subdivision Lot 47 Sanitary Sewer )  
Lateral Project )

Motion made by Alderwoman Liley, seconded by Alderman Hitt, to accept the bid of Fronabarger Concreters, Inc., of Oak Ridge, Missouri, in the amount of \$23,250.00, plus \$250.00 per cubic yard of rock excavation, relative to the Nine Oaks First Subdivision Lot 47 Sanitary Sewer Lateral Project. Ayes-8; Nays-0; Absent-0.

Ordinance No. 25-41 Re: To Authorize )  
A contractual agreement with )  
Fronabarger Concreters, Inc., relative to )  
The Nine Oaks First Subdivision Lot 47 )  
Sanitary Sewer Lateral Project )

The matter of authorizing a contractual agreement with Fronabarger Concreters, Inc., relative to the Nine Oaks First Subdivision Lot 47 Sanitary Sewer Lateral Project, came on for consideration. Alderwoman Liley introduced Bill No. 25-43, being for an ordinance entitled as follows:

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND FRONABARGER CONCRETES, INC., OF OAK RIDGE, MISSOURI, RELATIVE TO THE NINE OAKS FIRST SUBDIVISION LOT 47 SANITARY SEWER LATERAL PROJECT; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.**

On a motion made by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 25-43 was placed on its first reading and was read by title, considered and discussed and was duly passed. On a motion by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 25-43 was placed on its second reading and final passage and was read by title, considered discussed,



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and was duly passed. The Mayor thereupon declared said Bill duly passed and the Bill was then duly numbered Ordinance No. 25-41 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Liley-aye; Alderman Reiminger-aye; Alderman Fraley-aye; Alderman Hitt-aye; Alderman Seabaugh-aye; Alderwoman Young-aye; Alderman Stroder-aye; and Alderwoman Williams-aye.

**BILL NO. 25-43**

**ORDINANCE NO. 25-41**

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND *FRONABARGER CONCRETERS, INC., OF OAK RIDGE, MISSOURI*, RELATIVE TO THE *NINE OAKS FIRST SUBDIVISION LOT 47 SANITARY SEWER LATERAL PROJECT*; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.**

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

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

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

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, approve the contract attached hereto and incorporated herein as if fully set forth between the City of Jackson, a municipal corporation, and **Fronabarger Concreters, Inc., of Oak Ridge, Missouri**. It is the belief of the Mayor and Board of Aldermen that it is in the best interest of the citizens of the City of Jackson, Missouri, that the City enters into said contract.

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

Section 3. That the City Clerk of the City of Jackson is hereby authorized and directed to attest to the signature of the Mayor on the attached contract.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.



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

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**MINUTES**

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

FIRST READING: April 21, 2025.

SECOND READING: April 21, 2025.

PASSED AND APPROVED this 21st day of April, 2025, by a vote of 8 ayes, 0 nays, 0 abstentions and 0 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)  
Mayor

ATTEST:

Angela Birk (signed)  
City Clerk

Mayor Hahs presents plaque to David     )  
Hitt   )

Now comes forth Mayor Hahs to present to Alderman David Hitt a plaque in recognition of his years of service to the citizens of the City of Jackson, as Alderman from 1993-2001 and 2007-2025. Members of the Board of Aldermen thank David Hitt for his service to the City of Jackson.

Motion to Adjourn the Meeting, *Sine Die* )

Motion made by Alderman Fraley, seconded by Alderwoman Liley, to adjourn *sine die* at 6:34 P.M. Ayes-8; Nays-0; Absent-0.

ATTEST:

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

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