



**CITY OF JACKSON**

**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**

**Tuesday, January 16, 2024 at 6:00 PM**

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

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**MINUTES**

The Board of Aldermen met in the Regular Session with Mayor Dwain L. Hahs in the chair and the following Board Members present: Joe Bob Baker, Mike Seabaugh, Paul Sander, Shana Williams, Katy Liley, and Wanda Young. Present-6; Absent-2: Aldermen David Reiminger and David Hitt.

The meeting is opened by Mayor Dwain L. Hahs with the Pledge of Allegiance and a Moment of Silent Prayer.

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

Now comes forth Mayor Dwain L. Hahs to welcome guests and visitors.

Motion to Adopt the Agenda )

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

Public Hearing to Consider a Text )  
Amendment to Chapter 65 of the Code )  
of Ordinances relative to Tow )  
Companies )

Now comes forth a Public Hearing to consider a text amendment to Chapter 65 (Zoning) of the Code of Ordinances, relative to tow companies.

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

Now comes forth Building and Planning Manager Larry Miller to state that the Planning & Zoning Commission voted to recommend the text amendment. It is requested that the City Clerk admit the case material, all exhibit files, and other support information into the record so it may be incorporated as part of the proposed ordinance.

No one speaks at the Public Hearing. The Public Hearing is now closed by Mayor Hahs.

Motion to Approve the Minutes of the )  
January 2, 2024, Regular Board )  
Meeting )

Motion made by Alderwoman Liley, seconded by Alderwoman Young, to approve the minutes of the preceding Regular Board Meeting of Tuesday, January 2, 2024. Ayes-6; Nays-0; Absent-2.

Motion to Approve Bills of January, 2024)

Now is presented the Semimonthly Bills Report, in the various funds for the month of January, 2024. Motion made by Alderman Seabaugh, seconded by Alderwoman Williams, to approve the Semimonthly Bills in the various funds for January, 2024. Ayes-6; Nays-0; Absent-2.

Motion to Approve the City Collector's )  
Electric, Water & Sewer, Taxes & )  
Licenses, and Refuse Report for )  
December, 2023 )



**CITY OF JACKSON**

**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**


Tuesday, January 16, 2024 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

**MINUTES**

Motion made by Alderwoman Young, seconded by Alderman Seabaugh, to approve the City Collector's Electric, Water & Sewer, Taxes & Licenses, and Refuse Report for December, 2023. Ayes-6; Nays-0; Absent-2.

**CITY COLLECTOR'S REPORT FOR DECEMBER 2023**

DESCRIPTION	ELECTRIC FUND	WATER FUND	WASTEWATER FUND	LANDFILL FUND	GEN. REV. FUND	TOTAL
Service Charges	1,064,741.17	262,271.27	209,404.47	60,463.91	-	1,596,880.82
Penalties	4,467.61	1,250.82	1,018.88	295.15	-	7,032.46
Sales Tax	30,697.82	7,649.62	-	-	-	38,347.44
Disconnect Fees	200.00	-	-	-	-	200.00
Returned Transaction Fees	450.00	-	-	-	-	450.00
Customer Relocation Fees	-	-	-	-	225.00	225.00
Trash Stickers	-	-	-	1,908.00	-	1,908.00
<b>UTILITY COLLECTIONS</b>	<b>1,100,556.60</b>	<b>271,171.71</b>	<b>210,423.35</b>	<b>62,667.06</b>	<b>225.00</b>	<b>1,645,043.72</b>
Outstanding Internal Transfers	38,342.03	2,159.02	396.70	-	-	40,897.75
Adjustments - Penalties	-	-	-	-	-	-
Adjustments - Taxes	-	-	-	-	-	-
Adjustments - Service Fees	-	-	-	-	-	-
<b>NET UTILITY COLLECTIONS</b>	<b>1,138,898.63</b>	<b>273,330.73</b>	<b>210,820.05</b>	<b>62,667.06</b>	<b>225.00</b>	<b>1,685,941.47</b>
Business/Contractor Licenses	-	-	-	-	3,765.00	3,765.00
Event Fees/Misc. Charges	-	-	-	-	-	-
<b>NON-UTILITY COLLECTIONS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,765.00</b>	<b>3,765.00</b>
Misc. Adjustments	-	-	-	-	-	-
Interest on Collector's bank account	-	-	-	-	-	863.79
Cash in bank	-	-	-	-	-	1,690,570.26
Missouri Sales Tax payment	(30,697.82)	(7,649.62)	-	-	-	(38,347.44)
<b>TO CITY TREASURER</b>					<b>\$</b>	<b>1,652,222.82</b>
Respectfully Submitted,						
						
City Collector						



**CITY OF JACKSON**

**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**


Tuesday, January 16, 2024 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

**MINUTES**

Motion to Approve City Collector's 2023 )  
 Electric, Water, Sewer, Taxes & )  
 Licenses and Refuse Annual Report )

Motion made by Alderman Seabaugh, seconded by Alderman Sander, to approve the City Collector's Electric, Water & Sewer, Taxes & Licenses and Refuse Annual Report for 2023. Ayes-6; Nays-0; Absent-2.

CITY COLLECTOR'S REPORT FOR 2023						
DESCRIPTION	ELECTRIC FUND	WATER FUND	WASTEWATER FUND	LANDFILL FUND	GEN. REV. FUND	TOTAL
Service Charges	15,928,114.83	3,260,894.28	2,602,177.89	733,809.98		22,524,996.98
Penalties	80,524.99	18,072.89	14,627.86	3,940.82		117,166.56
Sales Tax	450,123.75	95,895.03				546,018.78
Disconnect Fees	27,930.00					27,930.00
Returned Transaction Fees	5,940.00					5,940.00
Customer Relocation Fees					3,125.00	3,125.00
Trash Stickers				17,404.00		17,404.00
<b>UTILITY COLLECTIONS</b>	<b>16,492,633.57</b>	<b>3,374,862.20</b>	<b>2,616,805.75</b>	<b>755,154.80</b>	<b>3,125.00</b>	<b>23,242,581.32</b>
Prior Internal Transfers (December 2023)	(38,342.03)	(2,159.02)	(396.70)	-	-	(40,897.75)
Adjustments - Penalties	-	-	-	-	-	-
Adjustments - Taxes	-	-	-	-	-	-
Adjustments - Service Fees	-	-	-	-	-	-
<b>NET UTILITY COLLECTIONS</b>	<b>16,454,291.54</b>	<b>3,372,703.18</b>	<b>2,616,409.05</b>	<b>755,154.80</b>	<b>3,125.00</b>	<b>23,201,683.57</b>
Business/Contractor Licenses	-	-	-	-	17,899.50	17,899.50
Event Fees/Misc. Charges	1,735.00	-	-	-	-	1,735.00
<b>NON-UTILITY COLLECTIONS</b>	<b>1,735.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17,899.50</b>	<b>19,634.50</b>
Misc. Adjustments	-	-	-	-	-	-
Interest on Collector's bank account	-	-	-	-	-	4,526.41
Cash in bank	-	-	-	-	-	23,225,844.48
Missouri Sales Tax payment	(450,123.75)	(95,895.03)	-	-	-	(546,018.78)
<b>TO CITY TREASURER</b>					<b>\$</b>	<b>22,679,825.70</b>
Respectfully Submitted,						
						
City Collector						



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Tuesday, January 16, 2024 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

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**MINUTES**

Motion to Approve the December, 2023 )  
City Clerk's and Treasurer's Reports )

Motion made by Alderwoman Williams, seconded by Alderman Sander, to approve the City Clerk's and City Treasurer's Reports for December, 2023. The City Clerk's Report is as follows: Electric Receipts – \$3,552.23; Cemetery Receipts – \$8,625.00; Water Receipts – \$6,080.00; Wastewater Receipts – \$0.00; General Revenue Receipts – \$11,787.71; Park Receipts – \$1,080.00; Trust & Agency Receipts – \$0.00; Park Foundation Receipts – \$3,550.00; Recreational Development Receipts – \$6,113.00; Landfill Receipts – \$696.43; Recreation Sales Tax Receipts – \$10,127.56; Health Insurance - \$1,177.00; Stormwater Maintenance Receipts – \$85.06; and Transportation Sales Tax Receipts – \$1,282.50. The Water & Light Deposit balance as of December 1, 2023 – \$278,982.80; Deposits - \$10,696.01; Refunds - \$14,949.07; balance as of December 31, 2023 – \$274,729.74. Ayes-6; Nays-0; Absent-2.

**CITY TREASURER'S REPORT FOR DECEMBER, 2023**

FUND	FUND BALANCES 12-01-2023	RECEIPTS	TRANSFER OF FUNDS	DISBURSEMENTS	FUND BALANCES 12-31-2023	INVESTMENTS	CASH BALANCE 12-31-2023
<b>ELECTRIC FUND</b>							
Operation & Maintenance	-	1,122,828.54	(39,784.90)	1,083,043.64	-	-	-
Electric Surplus	3,478,940.25	-	15,882.66	-	3,494,822.91	2,266,258.72	1,228,564.19
Electric Capital Projects Fund	4,043,132.69	-	-	-	4,043,132.69	4,000,000.00	43,132.69
<b>General Revenue</b>	1,226,152.61	999,942.45	454,449.29	572,396.11	2,108,148.24	1,400,000.00	708,148.24
<b>Landfill Fund</b>	608,645.98	63,396.46	(5,177.35)	37,793.21	629,071.88	525,000.00	104,071.88
<b>City Park Fund</b>	18,910.47	205,775.48	(5,010.20)	29,529.51	190,146.24	-	190,146.24
<b>Public Park Foundation Fund</b>	142,100.84	3,550.00	-	-	145,650.84	140,000.00	5,650.84
<b>Cemetery Fund</b>	881,480.16	134,665.27	(5,071.71)	11,488.55	999,585.17	870,000.00	129,585.17
<b>Band Fund</b>	-	126,040.27	-	126,040.27	-	-	-
<b>Stormwater Maintenance Fund</b>	292,245.37	85.06	-	-	292,330.43	266,000.00	26,330.43
<b>ARPA Fund</b>	2,475,119.95	5,796.36	(523.26)	41,197.27	2,439,195.78	2,425,000.00	14,195.78
<b>Road Use Tax Fund</b>	1,089,901.49	65,724.13	(19,166.66)	34,041.60	1,102,417.36	684,000.00	418,417.36
<b>Sales Tax Fund</b>	2,425,047.97	268,255.24	-	22,064.08	2,671,239.13	1,739,566.66	931,672.47
<b>Fire Protection Sales Tax Fund</b>	116,950.03	63,581.35	(177,198.38)	-	3,333.00	-	3,333.00
<b>Recreation Sales Tax</b>	225,464.47	73,753.09	(550.44)	30,119.60	268,547.52	50,000.00	218,547.52
<b>Public Safety Sales Tax</b>	228,114.87	127,170.48	(354,285.35)	-	1,000.00	-	1,000.00
<b>Trust and Agency Fund</b>	1,108,402.89	31,807.50	-	31,775.36	1,108,435.03	1,080,000.00	28,435.03
<b>Recreational Development</b>	8,572.26	6,113.00	-	7,302.69	7,382.57	-	7,382.57
<b>Transportation Sales Tax</b>	647,251.33	291,115.28	-	51,882.12	886,484.49	300,000.00	586,484.49
<b>I-55 Corridor Special Alloc.</b>	1,262.55	-	-	-	1,262.55	-	1,262.55
<b>Capital Projects Construction</b>	1,972,100.37	-	-	6,881.00	1,965,219.37	1,850,000.00	115,219.37
<b>Economic Development Reserve</b>	1,006,598.78	-	(120,000.00)	-	886,598.78	850,000.00	36,598.78
<b>CDBG Grant Fund</b>	-	-	120,000.00	-	120,000.00	-	120,000.00
<b>Health Insurance Fund</b>	1,030,752.21	47,908.83	155,213.91	144,816.48	1,089,058.47	800,000.00	289,058.47
<b>Inmate Security Fund</b>	16,484.12	112.00	-	-	16,596.12	-	16,596.12
<b>Equitable Sharing Fund</b>	3,617.07	-	-	-	3,617.07	-	3,617.07
<b>WATER &amp; SEWER FUND</b>							
Water Operation & Maint.	-	277,127.82	(205,737.01)	71,390.81	-	-	-
Water Replacement	756,540.50	-	-	-	756,540.50	725,000.00	31,540.50
Water & Sewer Revenue Bond	188,026.94	-	0.03	158,917.97	29,109.00	25,000.00	4,109.00
Water & Sewer Deprec. Res.	30,000.00	-	-	-	30,000.00	30,000.00	-
Water & Sewer Bond Reserve	50,000.00	-	-	-	50,000.00	50,000.00	-
Water & Sewer Contingent	30,000.00	-	-	-	30,000.00	30,000.00	-
Water & Sewer Surplus	9,770,190.72	-	352,636.08	11,629.17	10,111,197.63	9,571,772.73	539,424.90
Wastewater Operation & Maint.	-	211,186.30	(165,676.71)	45,509.59	-	-	-
Wastewater Replacement	1,069,035.44	-	-	-	1,069,035.44	1,062,543.87	6,491.57
<b>W &amp; S Construction Fund</b>	4,104,972.03	-	-	72,136.93	4,032,835.10	200,000.00	3,832,835.10
<b>TOTALS</b>	39,046,014.36	4,125,934.91	-	2,589,955.96	40,581,993.31	30,940,141.98	9,641,851.33
Respectfully Submitted,							
Liza Walker, City Clerk/Treasurer (signed)						Cash on Hand	1,475.00
						General Account	7,984,536.44
						Collectors Account	1,652,222.82
						Equitable Sharing Fund	3,617.07
					<b>TOTAL</b>		<b>9,641,851.33</b>



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
 Tuesday, January 16, 2024 at 6:00 PM  
 Board Chambers, City Hall, 101 Court St.

**MINUTES**





**CITY OF JACKSON**

**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**

**Tuesday, January 16, 2024 at 6:00 PM**

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

**MINUTES**

Motion to Approve the Semi-Annual  
Financial Statement Ending December  
31, 2023 )  
)  
)

Motion made by Alderman Seabaugh, seconded by Alderwoman Williams, to approve the  
Semi-Annual Financial Statement ending December 31, 2023. Ayes-6; Nays-0; Absent-2.

CITY OF JACKSON, MISSOURI - SEMI-ANNUAL FINANCIAL STATEMENT FOR THE PERIOD OF <u>JULY 1, 2023, TO DECEMBER 31, 2023</u>					
	FUND BALANCES 07-01-2023	RECEIPTS	TRANSFER OF FUNDS	DISBURSEMENTS	FUND BALANCES 12-31-2023
<b>ELECTRIC FUND</b>					
Operation & Maintenance	-	8,906,262.20	(1,631,602.93)	7,274,659.27	-
Electric Reserve Fund	-	-	-	-	-
Electric Surplus Fund	2,115,989.08	2,187.95	1,485,108.95	108,463.07	3,494,822.91
Capital Projects Fund	4,338,566.54	-	-	295,433.85	4,043,132.69
General Revenue	4,081,261.31	1,340,861.15	406,056.68	3,720,030.90	2,108,148.24
Landfill Fund	541,438.20	418,163.56	(41,354.67)	289,175.21	629,071.88
City Park Fund	249,665.67	222,449.93	(35,682.10)	246,287.26	190,146.24
Public Park Foundation Fund	138,279.48	14,157.11	-	6,785.75	145,650.84
Cemetery Fund	947,941.01	176,131.93	(31,329.97)	93,157.80	999,585.17
Band Fund	-	128,803.63	-	128,803.63	-
Stormwater Fund	288,814.56	4,093.37	-	577.50	292,330.43
ARPA Fund	2,709,279.29	121,333.35	(261.63)	391,155.23	2,439,195.78
Road Use Fund	625,306.12	432,481.20	115,000.04	70,370.00	1,102,417.36
Sales Tax Fund	1,503,248.55	1,573,993.49	(3,560.00)	402,442.91	2,671,239.13
Fire Protection Sales Tax Fund	3,333.00	359,331.93	(359,331.93)	-	3,333.00
Recreation Sales Tax Fund	37,562.25	422,556.37	(5,739.53)	185,831.57	268,547.52
Public Safety Sales Tax	1,000.00	718,178.95	(709,756.85)	8,422.10	1,000.00
Trust and Agency Fund	1,086,114.16	110,124.27	80,085.43	167,888.83	1,108,435.03
Recreational Development	97,398.04	36,087.38	(1,098.35)	125,004.50	7,382.57
Transportation Sales Tax	378,859.41	958,086.01	-	450,460.93	886,484.49
I-55 Corridor Special Allocation	1,262.55	-	-	-	1,262.55
Capital Projects Construction Fund	2,024,989.61	13,113.26	-	72,883.50	1,965,219.37
Economic Development Reserve Fund	1,000,000.00	6,598.78	(120,000.00)	-	886,598.78
CDBG Grant Fund	-	-	120,000.00	-	120,000.00
Health Insurance Fund	941,179.00	93,869.27	861,158.52	807,148.32	1,089,058.47
Inmate Security Fund	16,051.12	545.00	-	-	16,596.12
Equitable Sharing Fund	3,617.07	-	-	-	3,617.07
<b>WATER &amp; SEWER FUND</b>					
Water Operation & Maintenance	-	1,765,682.23	(1,183,397.17)	582,285.06	-
Water Replacement	735,480.00	21,060.50	-	-	756,540.50
Water & Sewer Revenue Bond	192,101.58	125,642.22	84,579.47	373,214.27	29,109.00
Water & Sewer Deprec. Reserve	30,000.00	-	-	-	30,000.00
Water & Sewer Bond Reserve	50,000.00	-	-	-	50,000.00
Water & Sewer Contingent	30,000.00	-	-	-	30,000.00
Water & Sewer Surplus	9,320,167.44	264,562.35	1,759,130.43	1,232,662.59	10,111,197.63
Wastewater Operation & Maint.	-	1,216,602.86	(790,509.39)	426,093.47	-
Wastewater Replacement Acct.	1,077,658.74	-	-	8,623.30	1,069,035.44
Water & Sewer Construction	4,323,908.99	7,280.00	2,505.00	300,858.89	4,032,835.10
	<b>38,890,472.77</b>	<b>19,460,240.25</b>	-	<b>17,768,719.71</b>	<b>40,581,993.31</b>



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

**Tuesday, January 16, 2024 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

**MINUTES**

Motion to Approve the Mayor's )  
Appointment of Laura Dumey to the )  
Community Outreach Board )

Motion made by Alderman Seabaugh, seconded by Alderman Sander, to approve the Mayor's appointment of Laura Dumey to the Community Outreach Board, filling an unexpired term ending May, 2026. Ayes-6; Nays-0; Absent-2.

Motion to Grant Consent to TeeED Off )  
Golf, LLC for the Sale of Intoxicating )  
Liquor at 121 West Main Street )

Motion made by Alderman Seabaugh, seconded by Alderwoman Williams, to grant consent to TeeED Off Golf, LLC for the sale of intoxicating liquor at 121 West Main Street within one hundred feet of Grace Baptist Church. Ayes-6; Nays-0; Absent-2.

Motion to Approve an Addendum to the )  
Contractual Agreement with Play & Park )  
Structures of MO, of Park Hills, )  
Missouri, relative to a Time Extension )  
for the Civic Center Playground )  
Equipment Project )

Motion made by Alderwoman Liley, seconded by Alderman Baker, to approve an addendum to the contractual agreement with Play & Park Structures of MO, of Park Hills, Missouri, relative to a time extension for the Civic Center Playground Equipment Project. Ayes-6; Nays-0; Absent-2.

Ordinance No. 24-05 Re: To Approve a )  
Text Amendment to Chapter 65 of the )  
Code of Ordinances, relative to Tow )  
Companies )

The matter of approving a text amendment to Chapter 65 (Zoning) of the Code of Ordinances, relative to tow companies, came on for consideration. Alderwoman Liley introduced Bill No. 24-05, being for an ordinance entitled as follows:

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

On a motion made by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 24-05 was placed on its first reading and was read by title, considered and discussed and was duly passed by unanimous vote. On a motion by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 24-05 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. 24-05 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Liley-aye; Alderwoman Young-aye; Alderman Hitt-absent; Alderman Reiminger-absent; Alderwoman Williams-aye; Alderman Baker-aye; Alderman Seabaugh-aye; and Alderman Sander-aye.

**BILL NO. 24-05**

**ORDINANCE NO. 24-05**

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



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**MINUTES**

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 to add the following defined terms:

**“Sec. 65-2. Definitions.**

\*\*\*

*Automotive repair shop.* Any person or other entity that is principally engaged in repairing damaged motor vehicles or fixing mechanical/electrical parts on an automobile.

*Auto salvage yard.* A yard, lot, or place covered or uncovered, outdoors or in an enclosed building where motor vehicles are disassembled, dismantled, junked, wrecked, or inoperable. Excluding public and private garages.

\*\*\*

*Privacy fence.* A privacy fence is a sight-obscuring fence that blocks the area enclosed by the fence to conceal from view the activities conducted behind it that will visually isolate, conceal, and seclude objects, things, places, or people.

\*\*\*

*Tow company.* Any person or entity that operates a wrecker or towing service to tow, remove, or temporarily store inoperable vehicles.”

\*\*\*

Section 2. That Chapter 65, Article I, Section 65-12, of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended to read as follows:

**“Sec. 65-12. C-2 General commercial district regulations.**

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the C-2 General commercial district is to provide areas for general commerce and services typically associated with major thoroughfares.

- (1) *Use regulations.* A building or premises shall be used only for the following purposes:

\*\*\*

ww. The following uses when located fifty (50) feet or more from any residential district (as measured to the property line) and separated from an adjacent residential district by a privacy fence:

\*\*\*

35. Towing company with all storage indoors or enclosed within a privacy fence and a special use permit only.”

\*\*\*

Section 3. That Chapter 65, Article I, Section 65-16, of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended to read as follows:





**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Tuesday, January 16, 2024 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

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**MINUTES**

**“Sec. 65-16. – I-1 Light industrial district regulations.**

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the I-1 Light industrial district. The purpose of the I-1 Light industrial district is to provide areas for light industrial uses that create a minimum amount of nuisance outside the plant, are conducted entirely within enclosed buildings, use the open area around such buildings only for limited storage of raw materials or manufactured products, and provide for enclosed loading and unloading berths when feasible.

- (1) *Use regulations.* All uses permitted herein shall not be obnoxious or offensive by reason of the emission of smoke, dust, fumes, gas, odors, noise, or vibrations beyond the confines of the premises. A building or premises shall be used only for the following purposes:

\*\*\*

- jj. The following uses when located not less than fifty (50) feet from any residential district (as measured to the property line):

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58. Towing company with all storage indoors or enclosed within a privacy fence that is ten (10) feet tall.
59. Auto Salvage yard with a special use permit only.
60. Any other light industrial use of a similar character which is not specifically permitted herein, with a special use permit only, and only when such use is consistent with the intent and purpose of the I-1 Light industrial district.”

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**NOTE TO CODIFIER: Please note that the current subparagraph numbered “58.” will be moved down and renumbered as “60.”**

Section 4. That Chapter 65, Article I, Section 65-17, of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended to read as follows:

**“Sec. 65-17. – I-2 Heavy industrial district regulations.**

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the I-2 Heavy industrial district.

- (1) *Use regulations.* All uses permitted herein shall not be obnoxious or offensive by reason of the emission of smoke, dust, fumes, gas, odors, noise, or vibrations beyond the confines of the premises. A building or premises shall be used only for the following purposes:

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- jj. The following uses when located not less than fifty (50) feet from any residential district (as measured to the property line) and separated by a privacy fence:

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**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Tuesday, January 16, 2024 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

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**MINUTES**

- 64. Towing company with all storage indoors or enclosed within a privacy fence that is ten (10) feet tall.
- 65. Auto Salvage yard with a special use permit only.
- 66. Any other business, commercial, or industrial use of a similar character which is not specifically permitted herein, with a special use permit only, and only when such use is consistent with the intent and purpose of the I-2 Heavy industrial district."

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**NOTE TO CODIFIER: Please note that the current subparagraphs numbered "64." and "65." respectively, will be moved down and renumbered as "67." and "68." respectively.**

Section 5. 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 6. If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

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

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

FIRST READING: January 16, 2024.

SECOND READING: January 16, 2024.

PASSED AND APPROVED this 16th day of January, 2024, by a vote of 6 ayes, 0 nays, 0 abstentions and 2 absent.

(SEAL)

CITY OF JACKSON, MISSOURI

ATTEST:

By: Dwain L. Hahs (signed)  
Mayor

Liza Walker (signed)  
City Clerk

City Administrator James Roach )  
requests Closed Session )



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN REGULAR MEETING**  
**Tuesday, January 16, 2024 at 6:00 PM**  
**Board Chambers, City Hall, 101 Court St.**

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**MINUTES**

Now comes forth City Administrator James Roach to request to proceed into closed session for one item of personnel in accordance with Section 610.021(3) RSMo.

Motion to Recess the Meeting to Study )  
Session )

On a motion by Alderman Baker, seconded by Alderman Seabaugh, to recess the meeting at 6:17 P.M., to convene to the Study Session. Ayes-6; Nays-0; Absent-2.

.....  
Returned to Open Session at 6:24 P.M., from Study Session.

Motion to Proceed into Closed Session )  
and to Adjourn the Meeting )

Meeting concluded at 6:24 P.M. On a motion by Alderman Baker, seconded by Alderwoman Liley, it is ordered that the Board now convene into closed session for one item of personnel in accordance with Section 610.021(3) RSMo and that the meeting will stand adjourned upon the adjournment of the closed session. On roll call: Alderman Baker-aye; Alderman Sander-aye; Alderwoman Liley-aye; Alderwoman Williams-aye; Alderwoman Young-aye; Alderman Reiminger-absent; Alderman Hitt-absent; and Alderman Seabaugh-aye. Ayes-6; Nays-0; Absent-2.

**ATTEST:**

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

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