



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: November 24, 2025

RE: Grandview Acres Sewer District – Outstanding Tax Bills

In the mid-1990s, residents of Grandview Acres Subdivision on South Hope Street (Hwy. 25) petitioned for installation of sewers for their subdivision. This sewer project was set up as a sewer district with all property owners being assessed a portion of the cost based on the acreage of their property. The sewers were then constructed and in 2000, tax bills were filed with the Cape Girardeau County Recorder of Deeds for all properties who still owed a portion of that sewer district design and installation.

Tax bills for properties which chose not to connect, or which were outside the city limits were not to become due until they either connected (if already in the city) or annexed.

We have a current case where a proposed buyer has discovered through a title search there are four tax bills associated with the 4.75 acre tract he is trying to buy and it has thrown a wrench in the purchase. At this point, interest has been accumulating at a rate of 5.51% per annum for twenty-five years and has reached a point where the interest exceeds the original tax bill amount.

In contrast, over the last few years, two small single lots have been annexed and have paid their tax bills with the associated interest.

This item is on the agenda to see if the Board has any interest in freezing the interest at any point, or forgiving a portion of the interest, or if you would like the interest to continue to accumulate in perpetuity.