

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FIRST READING: February 2, 2026.

SECOND READING: February 2, 2026.

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

CITY OF JACKSON, MISSOURI

(SEAL)

BY: \_\_\_\_\_  
Mayor

ATTEST:

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