



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 7, 2025 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, Eric Fraley, Katy Liley, David Hitt, David Reiminger, Shana Williams, and Wanda Young. Present-8; Absent-0.

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 Fraley, seconded by Alderwoman Liley, to adopt the agenda, as presented. Ayes-8; Nays-0; Absent-0.

Public Hearing to Consider the Rezoning)
Of a 6.36-acre lot on Ridge Road, as)
Submitted by Robert W. and Belinda)
Phillips)

Now comes forth a public hearing to consider the rezoning of a 6.36-acre lot on Ridge Road, from R-2 (Single-Family Residential) District to R-4 (General Residential) District, as submitted by Robert W. and Belinda Phillips.

This public hearing is being held in conjunction with the following public hearing as it pertains to the same property and should be considered together as the special use permit is contingent upon approval of the rezoning.

Public Hearing to Consider a Special)
Use Permit to allow multiple buildings on)
A 6.36-acre lot on Ridge Road, as)
Submitted by Robert W. and Belinda)
Phillips and Wren Capital Investments)

Now comes forth a public hearing to consider a request for 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.

Now comes forth Building and Planning Manager Larry Miller to state that the Planning & Zoning Commission voted to deny the rezoning. 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.

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

Now comes forth Shawn Wren, of 2950 Perryville Road, Cape Girardeau, Missouri and Owner of Wren Capital Investments to speak in favor of the proposed rezoning and special use permit. Mr. Wren addressed the concerns voiced by citizens at the Planning & Zoning Commission public hearing including, increased traffic, property values, upkeep of the property, spot zoning, and appearance. Mr. Wren notes that he was responsible for the development of the Broadridge Apartments and does not know of any traffic complaints resulting from that development. Mr. Wren explains that comps for the area are outdated and he believes that the property will be an asset. Mr. Wren states that he is his own property manager and maintains



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, April 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

all of his properties. Mr. Wren gives examples of other multi-family units in single-family areas to address spot zoning. Mr. Wren states that the assessed value is three to four times the value of the previous property.

Alderman Fraley addresses Mr. Wren and asks how many units he is planning to build. Mr. Wren states that it depends on whether he builds townhomes or stacked units and gave a range of sixty to eighty units.

Now comes forth Jennifer Giza, of 1779 Ridge Road, to speak in opposition of the proposed rezoning and special use permit. She addressed concerns about two bodies of water near the location and the increased risk of drowning deaths. She proposed that the buildings would be better suited on a wider road with a flatter landscape.

Now comes forth Matt Enos, of 2035 Ridge Road, to speak in opposition of the proposed rezoning and special use permit. He expressed concerns about traffic, crime, noise, property value, and appearance. He is worried that there is not a solid plan and that there are better places to accommodate that many people in one area. Mr. Enos explains that this is not in line with the City's comprehensive plan and that Mr. Wren will eventually sell to an irresponsible owner.

Now comes forth Victoria Johnson, of 2035 Ridge Road, to speak in opposition of the proposed rezoning and special use permit. She explains that this is not in line with the City's comprehensive plan and mentions spot zoning as the lot is surrounded by R-2(Single-Family Residential) District zoning.

Now comes forth Mike Main, of 2629 Lakeshore Drive, to speak in opposition of the proposed rezoning and special use permit. He voices concerns about wild life, water pollution, soil erosion, and parking/traffic.

Now comes forth Delores Vaughn, of 1889 Ridge Road, to speak in opposition of the proposed rezoning and special use permit. She is worried about safety.

Now comes forth Melissa Turner, of 2105 Ridge Road, to speak in opposition of the proposed rezoning and special use permit. She has concerns about traffic.

Mike Main addressed the board again to express concerns about assessed property value and an increase in property taxes.

Now comes forth Dean Sprout, of 2268 Bent Creek Drive, to speak in opposition of the proposed rezoning and special use permit. He has concerns about the value of his condo, concerns for the wild life, and concerns about the addition of many vehicles.

Jennifer Giza addressed the board again to suggest that the property would be better suited for a gazebo.

Now comes forth Mr. Wren to address the concerns mentioned in opposition.

The Public Hearing is now closed by Mayor Hahs.

Motion to Approve the Minutes of the)
March 17, 2025, Regular Board Meeting)

Motion made by Alderwoman Liley, seconded by Alderman Hitt, to approve the minutes of the preceding Regular Board Meeting of Monday, March 17, 2025. Ayes-8; Nays-0; Absent-0.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Motion to Approve Bills of March, 2025)

Now is presented the list of bills paid in the various funds for the month of March, 2025. Motion made by Alderman Hitt, seconded by Alderwoman Young, to approve the list of bills paid in the various funds for March, 2025. Ayes-8; Nays-0; Absent-0.

Ordinance No. 25-34 Re: To Amend)
Chapter 3 (Administration) of the Code)
Of Ordinances, relative to standing)
Committees)

The matter of amending Chapter 3 (Administration) of the Code of Ordinances, relative to standing committees, came on for consideration. Alderman Reiminger introduced Bill No. 25-34, being for an ordinance entitled as follows:

**AN ORDINANCE AMENDING CHAPTER 3 OF THE CODE OF ORDINANCES OF
THE CITY OF JACKSON, MISSOURI, RELATIVE TO STANDING COMMITTEES;
AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.**

On a motion by Alderman Reiminger, seconded by Alderman Seabaugh, Bill No. 25-34 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. 25-34 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. 25-34 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderwoman Young-aye; Alderman Hitt-aye; Alderman Fraley-aye; Alderman Seabaugh-aye; Alderwoman Williams-aye; Alderwoman Liley-aye; Alderman Stroder-aye; and Alderman Reiminger-aye.

BILL NO. 25-34

ORDINANCE NO. 25-34

**AN ORDINANCE AMENDING CHAPTER 3 OF THE CODE OF ORDINANCES OF
THE CITY OF JACKSON, MISSOURI, RELATIVE TO STANDING COMMITTEES;
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 3 Section 3-60, of the Code of Ordinances of the City of Jackson, Missouri, is hereby **amended** to read as follows:

“Sec. 3-60. Standing committees—Generally.

At the second regular meeting in the month of April, 2025, and every year thereafter at the same meeting the mayor shall appoint the following standing committees: the power, light and water committee, consisting of four (4) members of the board of aldermen, and the street, sewer and cemetery committee, consisting of four (4) members of the board of aldermen. Such committees shall serve for a period of one (1) year until their successors are appointed and qualified.”



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Section 2. 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 3. 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 4. That 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 herewith are hereby repealed.

FIRST READING: April 7, 2025.

SECOND READING: April 7, 2025.

PASSED AND APPROVED this 7th 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

Ordinance No. 25-35 Re: To Amend)
Chapter 3 (Administration) of the Code)
Of Ordinances, relative to the formation)
Of the Economic Development Board)

The matter of amending Chapter 3 (Administration) of the Code of Ordinances, relative to the formation of the Economic Development Board, came on for consideration. Alderman Reiminger introduced Bill No. 25-35, being for an ordinance entitled as follows:

AN ORDINANCE AMENDING CHAPTER 3, ARTICLE VI OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO FORMATION OF ECONOMIC DEVELOPMENT BOARD; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

On a motion by Alderman Reiminger, seconded by Alderwoman Williams, Bill No. 25-35 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. 25-35 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. 25-35 and was signed and approved by Mayor



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Hitt-aye; Alderwoman Young-aye; Alderman Fraley-aye; Alderman Seabaugh-aye; Alderwoman Williams-aye; Alderwoman Liley-aye; Alderman Stroder-aye; and Alderman Reiminger-aye.

BILL NO. 25-35

ORDINANCE NO. 25-35

AN ORDINANCE AMENDING CHAPTER 3, ARTICLE VI OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO FORMATION OF ECONOMIC DEVELOPMENT BOARD; 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 3, Article VI, Section 3-280 et seq., of the Code of Ordinances of the City of Jackson, Missouri, is hereby **added** to read as follows:

"Sec.-3-280. Established.

There is hereby established an advisory board to be known as the "Economic Development Board" (EDB). The mission of the EDB is to assist existing businesses, attract new businesses and stimulate capital investments in the City. The EDB's goals are improving the City's economic well-being through efforts that entail job creation, job retention, tax base enhancements, annexation, housing and quality of life.

Sec.-3.281. Membership, Appointment, Qualifications, Term.

- A. Members. The EDB shall consist of ten (10) voting members
- B. Appointment. The Mayor, with the consent and approval of a majority of the Board of Aldermen, shall appoint all members to the EDB, including, as follows:
 - 1. Mayor
 - 2. Board of Aldermen Representative
 - 3. Board of Aldermen Representative
 - 4. City Administrator
 - 5. Chamber of Commerce Representative
 - 6. UJRO Representative
 - 7. Jackson R-2 School Administration Representative
 - 8. City Citizen at Large
 - 9. County Citizen at Large
 - 10. County Citizen at Large

Appointment of a successor or reappointment of a member shall be effective on or about May 1 following expiration of the member's term. Members shall continue to hold office until reappointed or their successor is appointed. The Mayor, with the



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, April 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

consent and approval of a majority of the Board of Aldermen, shall appoint a person to fill the unexpired term of that member.

- C. Qualifications. Members should show an interest in the purposes set forth in Sec.-3-280.
- D. Terms. Appointments by the Mayor shall be for terms of three (3) years; except that of the members first appointed, the Mayor shall designate four (4) to serve for a period of one (1) year, four (4) to serve for a period of two (2) years and the remaining to serve for a period of three (3) years.
- E. Removal. Any member of the EDB may be removed from office for misconduct, neglect of duty, or lack of qualifications by executive order of the Mayor after receiving the consent of a majority of the entire Board of Aldermen, or by six-eighths (6/8) vote of the Board of Aldermen on its own initiative.
- F. Chair and Vice Chair. The Mayor, with the consent and approval of a majority of the Board of Aldermen, shall appoint a Chair and Vice Chair annually on or about May 1 for a term of one (1) year. No member shall serve more than two (2) consecutive terms as Chair or Vice Chair.
- G. Staff. A designated City staff member shall interact with the EDB to support economic programming, services and development activities.
- H. Compensation. All members shall serve without compensation.

Sec.-3-281. Meetings.

The EDB shall meet every other month and at such times as adopted in the rules and regulations set out in Sec. 3-283.

Sec.-3-282. Additional Duties.

- A. The duties of the Economic Development Board shall be as follows:
 - 1. Advise and make recommendations to the Mayor and Board of Aldermen regarding the sale, acquisition, annexation and development of property.
 - 2. Advise and make recommendations to the Mayor and Board of Aldermen regarding strategies, objectives and policies to attract and retain business.
 - 3. Advise and make recommendations to the Mayor and Board of Aldermen regarding strategies, objectives and policies to attract housing developments needed for the growth of the City.
 - 4. Advise and make recommendations to the Mayor and Board of Aldermen regarding general policy guidelines for the City's economic development programs.
 - 5. Perform such other duties as from time to time the Mayor and Board of Aldermen may request consistent with the other duties of the EDB.

Sec.-3-283. Board of Aldermen To Promulgate Certain Rules And Procedures As Necessary.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Rules of Procedure may be adopted and amended from time to time by the Board of Aldermen, as necessary.

Sec.-3-284. Report To Mayor And Board of Aldermen.

The EDB shall submit, on or before April 1 of each year, a written report to the Board of Aldermen containing activities and updates of the board.”

Section 2. 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 3. 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 4. That 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 herewith are hereby repealed.

FIRST READING: April 7, 2025.

SECOND READING: April 7, 2025.

PASSED AND APPROVED this 7th 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

Ordinance No. 25-36 Re: To Amend)
Chapter 43 (Nuisance) of the Code)
Of Ordinances, relative to hearing and)
Appeals)

The matter of amending Chapter 43 (Nuisance) of the Code of Ordinances, relative to hearing and appeals, came on for consideration. Alderman Reiminger introduced Bill No. 25-36, being for an ordinance entitled as follows:

**AN ORDINANCE AMENDING CHAPTER 43 OF THE CODE OF ORDINANCES
OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO NUISANCES; AND
REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.**



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

On a motion by Alderman Reiminger, seconded by Alderman Stroder, Bill No. 25-36 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. 25-36 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. 25-36 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-aye; Alderman Fraley-aye; Alderman Seabaugh-aye; Alderwoman Williams-aye; Alderman Stroder-aye; and Alderman Reiminger-aye.

BILL NO. 25-36

ORDINANCE NO. 25-36

**AN ORDINANCE AMENDING CHAPTER 43 OF THE CODE OF ORDINANCES
OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO NUISANCES; 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 43, Section 43-2, of the Code of Ordinances of the City of Jackson, Missouri, is hereby **amended** to read as follows:

“Sec. 43-2. - Definitions.

Municipal judge. That person appointed by the board to serve as judge of the city’s municipal court.

Section 2. That Chapter 43, Section 43-5, of the Code of Ordinances of the City of Jackson, Missouri, is hereby **amended** to read as follows:

“Sec. 43-5. - Notice.

(b) *Notice contents.* The aforesaid notice to the owners, and lien holder, if any, of the property shall state clearly and concisely:

(3) The director shall cause a hearing to be scheduled before the municipal judge not sooner than ten (10) days from the date of service. If notice is for the purpose of prosecution under either section 43-9 or section 43-34 of this Chapter then no hearing is required and the procedures for municipal court shall be followed;

***”



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, April 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Section 3. That Chapter 43, Section 43-6, of the Code of Ordinances of the City of Jackson, Missouri, is hereby **amended** to read as follows:

“Sec. 43-6. - Hearing and appeal.

(a) *Procedure.* The owners, lien holder and occupants of the property who have been served with a notice pursuant to section 43-5 of this Code may appear in person or by representative at a hearing with the municipal judge scheduled on a date not sooner than ten (10) days after the date of the notice letter.

(b) *Hearing.* The municipal judge shall conduct a full and adequate hearing upon the question of whether a public nuisance in fact exists. The municipal judge may amend or modify the notice, or extend the times for compliance with the notice by the owner by such date as the municipal judge in the course of the hearing may determine.

(c) *Evidence.* The owners, lien holder and occupants of the property, or their representative or agents, of the subject property shall be given the opportunity to present evidence to the municipal judge in the course of the hearing.

(d) *Order.* Should the evidence support a finding that the building, structure or condition constitutes a public nuisance, the municipal judge shall issue an order making specific findings of fact, based upon competent and substantial evidence, which shows the building, structure or condition to be a public nuisance and ordering the building, structure or condition demolished, removed, repaired or otherwise abated by the city.

(e) *Additional time.* The municipal judge, upon written application by the owner at any time within the period after the notice has been served may grant additional time for the owner to effect the abatement of the public nuisance, provided that such extension is limited to a specific time period.

(f) *Costs to be certified.* The costs of performance of the abatement order shall be certified to the city clerk who shall cause a special tax bill or assessment therefor against the property to be prepared and collected by the city collector. If the building or structure is demolished, secured or repaired by a contractor pursuant to the order issued by the municipal judge, such contractor may file a mechanic's lien against the property where the dangerous building is located. The contractor may enforce this lien as provided by Missouri State Law. Except as otherwise provided in this article, at the request of the taxpayer the tax bill may be paid in installments over a period of not more than ten (10) years. The tax bill from date of its issuance shall be deemed a personal debt against the property owners and shall also be a lien on the property until paid.

(g) *Appeal from decision of municipal judge.* If the decision of the municipal judge is not appealed to the circuit court within thirty (30) days of the date of the mailing of said decision, the decision shall be declared final in accordance with chapter 536 of the Revised Statutes of Missouri.”

Section 4. That Chapter 43, Section 43-7, 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
Monday, April 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

“Sec. 43-7. - Notice and appeal of assessments.

(b) *Objection.* If the property owner or his representative objects to determination of cost, he may appeal same to the municipal judge by delivering a written notice of appeal to the municipal court clerk within twenty (20) days of the mailing of the notice thereof. If no appeal is taken or perfected, the initial determination of costs shall be final.

(d) *Filing of appeal.* If a timely appeal is received by the municipal court clerk, a hearing shall be scheduled with the municipal judge and held on the matter. If, after the hearing, the municipal judge determines that the proposed assessment is improper, the municipal judge shall so certify to the municipal court clerk and the proposed assessment shall be canceled. If, after the hearing, it is determined that the proposed assessment or any part of it is proper and authorized, the municipal judge shall so certify to the municipal court clerk who shall enter a lien in such amount as determined appropriate by the municipal judge.

(e) *Finality of municipal judge's decision.* If the judgment of the municipal judge is not appealed to the circuit court within thirty (30) days from the date of the municipal judge's determination of the assessment, the judgment will be declared final per chapter 536 of the Revised Statutes of Missouri.

(g) *Overhead charge, civil penalties.*

(3) When the city has issued two (2) administrative orders for abatement of a nuisance within a twenty-four-month period on the same property owner, an additional civil penalty of between one hundred dollars (\$100.00) and five hundred dollars (\$500.00) may be assessed on the second order of abatement by the municipal judge to be paid by the repeat offender as provided herein.

***”

Section 5. That Chapter 43, Section 43-8, of the Code of Ordinances of the City of Jackson, Missouri, is hereby **amended** to read as follows:

“Sec. 43-8. - Notice of violation of failure to abate a public nuisance.

The owner or occupant of any property on which a public nuisance is found shall be given seven (7) days notice to abate the public nuisance for purposes of prosecution under section 43-9 of this chapter. The notice shall follow the requirements of section 43-5 of this chapter. The City may issue a summons for violation of this chapter at any time within one (1) year from notice to abate the public nuisance.”

Section 6. That Chapter 43, Section 43-9, 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

Monday, April 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

“Sec. 43-9. – Violation is an offense; penalties.

An owner or occupant who creates or allows to continue any public nuisance as set forth in section 43-4 of this chapter and who shall fail to abate the public nuisance within seven (7) days as set forth in section 43-8 of this chapter, shall be guilty of an offense and may be charged in municipal court with failure to abate a public nuisance and punished as set forth in section 1-20 of this Code.”

Section 7. That Chapter 43, Section 43-30, of the Code of Ordinances of the City of Jackson, Missouri, is hereby **amended** to read as follows:

“Sec. 43-30. – Debris defined; failure to keep weeds, high grass, and brush cut and removed a nuisance.

- (b) The word “debris” also includes any other material which is found on any lot or land that is unhealthy or unsafe.

***”

Section 8. That Chapter 43, Section 43-31, of the Code of Ordinances of the City of Jackson,

Missouri, is hereby **deleted**.

Section 9. That Chapter 43, Section 43-32, of the Code of Ordinances of the City of Jackson,

Missouri, is hereby **amended** to read as follows:

“Sec. 43-32. – Abatement of nuisance.

If the nuisance is present on the property seven (7) days after receipt of the notice provided for in section 43-33 of this chapter, the enforcement officer shall cause the same to be abated. (under the provisions of this article, the costs of abatement may include a fee for the city’s costs in administering the is article, which fee shall not exceed five hundred dollars (\$500.00).) The enforcement official shall certify the cost of such abatement to the city clerk or other officer in charge of finance who shall cause the certified cost to be include in a special tax bill or added to the annual real estate tax bill, at the collecting officials option, and shall be collected in the same manner and procedure as for collecting real estate taxes.”

Section 10. That Chapter 43, Section 43-33, of the Code of Ordinances of the City of Jackson,

Missouri, is hereby **amended** to read as follows:

“Sec. 43-33. – Notice of violation of failure to abate a nuisance.

The owner or occupant of any property on which a public nuisance is found shall be given seven (7) days notice to abate the public nuisance for purposes of prosecution under section 43-34 of this chapter. The notice shall follow the



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

requirements of section 43-5 of this chapter. The City may issue a summons for violation of this chapter at any time within one (1) year from notice to abate the public nuisance.”

Section 11. That Chapter 43, Section 43-34, of the Code of Ordinances of the City of Jackson,

Missouri, is hereby **amended** to read as follows:

“Sec. 43-34. – Violation is an offense; penalties.

An owner or occupant who creates or allows to continue any nuisance as set forth in section 43-30 of this chapter and who shall fail to abate the nuisance within seven (7) days as set forth in section 43-33 of this chapter shall be guilty of an offense and may be charged in municipal court with failure to abate a nuisance and punished as set forth in section 1-20 of this Code.”

Section 12. 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 13. 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 14. That this ordinance shall take effect and be in force from and after its passage and approval.

Section 15. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

FIRST READING: April 7, 2025.

SECOND READING: April 7, 2025.

PASSED AND APPROVED this 7th 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



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Monday, April 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Ordinance No. 25-37 Re: To Amend)
Chapter 49 (Peddlers and Solicitors) of)
The Code Of Ordinances, relative to)
Garage and yard sales)

The matter of amending Chapter 49 (Peddlers and Solicitors) of the Code of Ordinances, relative to garage and yard sales, came on for consideration. Alderman Reiminger introduced Bill No. 25-37, being for an ordinance entitled as follows:

**AN ORDINANCE AMENDING CHAPTER 49 OF THE CODE OF ORDINANCES
OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO YARD OR GARAGE
SALES; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.**

On a motion by Alderman Reiminger, seconded by Alderman Seabaugh, Bill No. 25-37 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. 25-37 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. 25-37 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Fraley-aye; Alderwoman Young-aye; Alderman Hitt-aye; Alderman Seabaugh-aye; Alderwoman Williams-aye; Alderwoman Liley-aye; Alderman Stroder-aye; and Alderman Reiminger-aye.

BILL NO. 25-37

ORDINANCE NO. 25-37

**AN ORDINANCE AMENDING CHAPTER 49 OF THE CODE OF ORDINANCES
OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO YARD OR GARAGE
SALES; 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 49, Section 49-4, of the Code of Ordinances of the City of Jackson, Missouri, is hereby **amended** to read as follows:

**“Sec. 49-4. Yard or garage sales in residential areas; requirements,
advertising; penalties.**

Private sales of personal goods, wares or merchandise shall be conducted only on property owned or leased by the seller and shall not be held for more than one (1) forty-eight-hour period per calendar year. The placing of signs or other advertising relating to said sale in street right-of-way or public property is prohibited. All violations of this chapter and section shall be punishable by a fine of not less than five dollars (\$5.00) nor more than one hundred dollars (\$100.00) or imprisonment in the county jail for a period of up to ninety (90) days or by both such fine and imprisonment.”

Section 2. 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.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Section 3. 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 4. That 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 herewith are hereby repealed.

FIRST READING: April 7, 2025.

SECOND READING: April 7, 2025.

PASSED AND APPROVED this 7th 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

Motion to accept the proposal of)
Breaking Bonds Ministries – Jackson, of)
Jackson, Missouri, relative to the City)
Cemeteries Trimming Program)

Motion made by Alderwoman Liley, seconded by Alderman Fraley, to accept the proposal of Breaking Bonds Ministries – Jackson, of Jackson, Missouri, in the amount of \$1,200.00 per event, relative to the City Cemeteries Trimming Program. Ayes-8; Nays-0; Absent-0.

Ordinance No. 25-38 Re: To Authorize)
A contractual agreement with Breaking)
Bonds Ministries – Jackson, relative to)
The City Cemeteries Trimming Program)

The matter of authorizing a contractual agreement with Breaking Bonds Ministries – Jackson, relative to the City Cemeteries Trimming Program, came on for consideration. Alderwoman Liley introduced Bill No. 25-38, 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 BREAKING BONDS MINISTRIES - JACKSON, OF JACKSON, MISSOURI, RELATIVE TO THE CITY CEMETERIES TRIMMING 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 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

On a motion made by Alderwoman Liley, seconded by Alderman Hitt, Bill No. 25-38 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 Hitt, Bill No. 25-38 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. 25-38 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Reiminger-aye; Alderman Fraley-aye; Alderman Hitt-aye; Alderman Seabaugh-aye; Alderwoman Young-aye; Alderwoman Liley-aye; Alderman Stroder-aye; and Alderwoman Williams-aye.

BILL NO. 25-38

ORDINANCE NO. 25-38

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND *BREAKING BONDS MINISTRIES - JACKSON, OF JACKSON, MISSOURI*, RELATIVE TO THE CITY CEMETERIES TRIMMING 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 **Breaking Bonds Ministries - Jackson, of Jackson, 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.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

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

FIRST READING: April 7, 2025.

SECOND READING: April 7, 2025.

PASSED AND APPROVED this 7th 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

Motion to Lay on the Table a Bill)
Proposing an Ordinance approving the)
Rezoning of a 6.36-acre lot on Ridge)
Road, as submitted by Robert W. and)
Belinda Phillips)

On a motion made by Alderwoman Liley, seconded by Alderwoman Young, to lay on the table a Bill proposing an Ordinance approving the rezoning of a 6.36-acre lot on Ridge Road, from R-2 (Single-Family Residential) District to R-4 (General Residential) District, as submitted by Robert W. and Belinda Phillips. Ayes-8; Nays-0; Absent-0.

Motion to Lay on 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, as submitted by Robert W. and)
Belinda Phillips and Wren Capital)
Investments)

On a motion made by Alderwoman Liley, seconded by Alderman Fraley, to lay on 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. Ayes-8; Nays-0; Absent-0.

Motion to Adjourn the Meeting)

Meeting concluded at 7:08 P.M., on a motion made by Alderman Fraley, seconded by Alderwoman Liley, to adjourn the meeting. Ayes-8; Nays-0; Absent-0.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Monday, April 7, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

ATTEST:

Mayor

City Clerk