



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Tuesday, February 18, 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 Reiminger, David Hitt, and Wanda Young. Present-7; Absent-1: Alderwoman Shana Williams.

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-7; Nays-0; Absent-1.

Public Hearing to Consider the Voluntary)
Annexation with zoning of 1.08 acres of)
Property located on Fraser Ridge in)
Terrace Above the Greens Subdivision,)
As submitted by MHRR LLC)

Now comes forth a Public Hearing to consider the voluntary annexation with zoning of 1.08 acres of property located on Fraser Ridge in Terrace Above the Greens Subdivision, as submitted by MHRR LLC.

Now comes forth Building and Planning Manager Larry Miller to present, to the Board and public, Mr. Trawick's intentions for the property.

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

No one speaks at the public hearing.

The Public Hearing is now closed by Mayor Hahs.

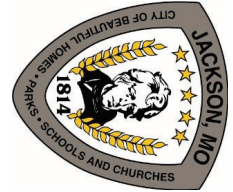
Motion to Approve the Minutes of the)
February 3, 2025, Regular Board)
Meeting)

Motion made by Alderwoman Liley, seconded by Alderman Hitt, to approve the minutes of the preceding Regular Board Meeting of Monday, February 3, 2025. Ayes-7; Nays-0; Absent-1.

Motion to Approve the City Collector's)
Electric, Water & Sewer, Taxes &)
Licenses, and Refuse Report for)
January, 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 January, 2025. Ayes-7; Nays-0; Absent-1.

CITY COLLECTOR'S REPORT FOR JANUARY 2025



CITY OF JACKSON

MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Tuesday, February 18, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

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DESCRIPTION	ELECTRIC FUND	WATER FUND	WASTEWATER FUND	LANDFILL FUND	GEN. REV. FUND	TOTAL
Service Charges (includes internal transfers)	1,203,024.21	268,920.74	217,524.69	65,869.48	-	1,755,339.12
Penalties	4,450.67	1,308.81	1,051.35	281.13	-	7,091.96
Sales Tax	34,227.28	7,685.39	-	-	-	41,912.67
Disconnect Fees	-	-	-	-	-	-
Returned Transaction Fees	210.00	-	-	-	-	210.00
Customer Relocation Fees	-	-	-	-	175.00	175.00
Trash Stickers	-	-	-	1,412.76	-	1,412.76
UTILITY COLLECTIONS	1,241,912.16	277,914.94	218,576.04	67,563.37	175.00	1,806,141.51
Adjustments - Penalties	-	-	-	-	-	-
Adjustments - Taxes	-	-	-	-	-	-
Adjustments - Service Fees	-	-	-	-	-	-
NET UTILITY COLLECTIONS	1,241,912.16	277,914.94	218,576.04	67,563.37	175.00	1,806,141.51
Business/Contractor Licenses	-	-	-	-	3,532.50	3,532.50
Event Fees/Misc Charges	-	-	-	-	-	-
NON-UTILITY COLLECTIONS	-	-	-	-	3,532.50	3,532.50
Misc. Adjustments	-	-	-	-	-	-
Interest on Collector's bank account	-	-	-	-	-	715.01
Cash in bank	-	-	-	-	-	1,810,389.02
Missouri Sales Tax payment	(34,227.28)	(7,685.39)	-	-	-	(41,912.67)
TO CITY TREASURER					\$	1,768,476.35

Respectfully Submitted,

City Collector



CITY OF JACKSON

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Tuesday, February 18, 2025 at 6:00 PM
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Motion to Approve the January, 2025)
City Clerk's and Treasurer's Reports)

Motion made by Alderwoman Young, seconded by Alderman Seabaugh, to approve the City Clerk's and Treasurer's Reports for January, 2025. Ayes-7; Nays-0; Absent-1.

CITY TREASURER'S REPORT FOR JANUARY 2025

FUND	FUND BALANCE S 01-01-2025	RECEIPTS	TRANSFER OF FUNDS	DISBURSEMENTS	FUND BALANCE S 01-31-2025	INVESTMENTS	CASH BALANCE 01-31-2025
ELECTRIC FUNDS							
Operation & Maintenance	-	1,269,983.96	7,708.21	1,277,692.17	-	-	-
Electric Surplus Fund	4,068,820.20	-	(31,968.27)	155,787.41	3,881,064.52	1,180,000.00	2,701,064.52
Electric Capital Projects Fund	3,437,557.80	-	-	26,977.00	3,410,580.80	3,405,000.00	5,580.80
WATER & SEWER FUNDS							
Water Operation & Maint.	-	278,362.32	(172,497.20)	105,865.12	-	-	-
Water & Sewer Revenue Bond Fund	29,225.74	-	330,438.63	1,140.00	358,524.37	-	358,524.37
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	12,097,829.32	-	9,250.45	84,388.16	12,022,691.61	9,654,607.00	2,368,084.61
Water Replacement Fund	798,661.50	-	3,510.08	-	802,171.58	725,000.00	77,171.58
Wastewater Operation & Maint.	-	239,193.91	(192,021.91)	47,172.00	-	-	-
Wastewater Replacement Fund	1,062,497.23	-	-	-	1,062,497.23	1,020,968.14	41,529.09
W & S Construction Fund	3,249,001.14	-	-	285.00	3,248,716.14	2,250,000.00	998,716.14
General Revenue Fund	1,909,854.22	470,911.32	(98,661.36)	751,873.87	1,530,230.31	965,000.00	565,230.31
Landfill Fund	764,249.30	93,731.51	(7,272.14)	60,330.27	790,378.40	610,000.00	180,378.40
Cemetery Fund	1,015,802.85	71,309.21	(5,023.50)	45,019.85	1,037,068.71	870,000.00	167,068.71
City Park Fund	209,314.68	88,204.06	(5,496.29)	38,771.76	253,250.69	-	253,250.69
Public Park Foundation Fund	215,474.77	14,000.00	-	-	229,474.77	140,000.00	89,474.77
Recreational Development Fund	43,377.10	15,760.00	-	4,821.92	54,315.18	-	54,315.18
Band Fund	35,196.00	52,222.31	-	83,641.31	3,777.00	-	3,777.00
ARPA Fund	1,303,932.25	-	-	17,359.03	1,286,573.22	1,285,000.00	1,573.22
Road Use Tax Fund	942,549.84	81,812.50	-	-	1,024,362.34	754,000.00	270,362.34
Stormwater Maintenance Fund	311,890.84	191.81	-	-	312,082.65	268,000.00	44,082.65
Trust and Agency Fund	842,057.75	44,736.31	12,204.35	18,871.63	880,126.78	798,000.00	82,126.78
Health Insurance Fund	1,241,703.52	86,280.88	150,668.64	151,956.46	1,326,696.58	1,045,000.00	281,696.58
Inmate Security Fund	17,749.12	60.00	-	-	17,809.12	-	17,809.12
Equitable Sharing Fund	3,617.07	-	-	-	3,617.07	-	3,617.07
Transportation Sales Tax Fund	1,308,027.56	150,796.72	-	5,887.50	1,452,936.78	820,000.00	632,936.78
Transportation Capital Projects Fund	624,413.52	-	-	707.05	623,706.47	-	623,706.47
Sales Tax Fund	2,359,319.53	356,991.37	-	203,494.91	2,512,815.99	1,650,397.01	862,418.98
Recreation Sales Tax Fund	362,271.61	95,597.28	(839.69)	38,560.98	418,468.22	50,000.00	368,468.22
Public Safety Sales Tax Fund	1,000.00	140,659.75	-	-	141,659.75	-	141,659.75
Fire Protection Sales Tax Fund	3,333.00	70,374.44	-	-	73,707.44	-	73,707.44
Capital Projects Construction Fund	2,552,682.33	-	-	-	2,552,682.33	2,510,000.00	42,682.33
Economic Dev. Reserve Fund	931,369.03	-	-	-	931,369.03	850,000.00	81,369.03
CDBG Grant Fund	60,745.75	-	-	-	60,745.75	-	60,745.75
I-55 Corridor Special Alloc. Fund	2,317.69	-	-	-	2,317.69	-	2,317.69
TOTALS	41,915,842.26	3,621,179.66	0.00	3,120,603.40	42,416,418.52	30,960,972.14	11,455,446.38

Respectfully Submitted,

Angela Birk

Angela Birk, City Clerk/Treasurer

Cash on Hand 1,475.00
General Account 9,681,877.96
Collectors Account 1,768,476.35
Equitable Sharing Fund 3,617.07

TOTAL 11,455,446.38



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CITY CLERK'S REPORT FOR THE MONTH OF JANUARY, 2025

<u>ELECTRIC</u>	45,469.40
<u>WATER</u>	6,005.00
<u>WASTEWATER</u>	0.00
<u>GENERAL REVENUE</u>	56,064.62
<u>LANDFILL</u>	11,896.75
<u>CEMETERY</u>	6,225.00
<u>PARK</u>	3,392.50
<u>PARK FOUNDATION</u>	14,000.00
<u>RECREATIONAL DEVELOPMENT</u>	15,760.00
<u>STORMWATER MAINTENANCE FUND</u>	47.04
<u>TRUST & AGENCY</u>	0.00
<u>HEALTH INSURANCE FUND</u>	1,973.18
<u>TRANSPORTATION SALES TAX</u>	727.90
<u>RECREATIONAL SALES TAX FUND</u>	13,544.75
<u>CDBG</u>	0.00
<u>REPORT TOTAL</u>	<u>175,106.14</u>

Water & Light Deposit Accounts
JANUARY, 2025

Beginning Balance January 1, 2025:	\$265,837.77
TOTAL DEPOSITS	\$12,181.67
TOTAL REFUNDS	\$12,452.78
Ending Balance January 31, 2025:	\$265,566.66

<i>Balance Consists of:</i>	
Checking Account for US Bank	\$55,566.66
Investments	\$210,000.00
	<u>\$265,566.66</u>

Motion to Approve the hourly service)
Rates for the year 2025, under an)
Existing contractual agreement with)
Townsend Tree Service Company, LLC,)
Relative to the Tree Trimming for)
Electrical Transmission and Distribution)
Line Clearances Program)

Motion made by Alderman Reiminger, seconded by Alderman Seabaugh, to approve the hourly service rates for the year 2025, under an existing contractual agreement with Townsend



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Tree Service Company, LLC, of Muncie, Indiana, relative to the Tree Trimming for Electrical Transmission and Distribution Line Clearances Program. Ayes-7; Nays-0; Absent-1.

Ordinance No. 25-16 Re: To Accept)
The dedication of Guy Wire Easement)
Deeds from B2VS, LLC and Alford)
Properties, LLC, relative to the)
Roundabout Project at North High Street))
And Deerwood Drive)

The matter of accepting Guy Wire Easement Deeds from B2VS, LLC and Alford Properties, LLC, relative to the Roundabout Project at North High Street and Deerwood Drive, came on for consideration. Alderman Reiminger introduced Bill No. 25-16, being for an ordinance entitled as follows:

**AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY CLERK TO
ATTEST TO THE CITY'S ACCEPTANCE OF CERTAIN PROPERTY DEEDED TO
THE CITY, WHICH SAID PROPERTY IS PARTICULARLY SET FORTH IN THE
ATTACHED GUY WIRE EASEMENT DEEDS.**

On a motion made by Alderman Reiminger, seconded by Alderman Stroder, Bill No. 25-16 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. 25-16 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. 25-16 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Fraley-aye; Alderman Seabaugh-aye; Alderwoman Williams-absent; Alderwoman Young-aye; Alderman Hitt-aye; Alderman Reiminger-aye; Alderwoman Liley-aye; and Alderman Stroder-aye.

BILL NO. 25-16

ORDINANCE NO. 25-16

**AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY CLERK TO
ATTEST TO THE CITY'S ACCEPTANCE OF CERTAIN PROPERTY DEEDED TO
THE CITY, WHICH SAID PROPERTY IS PARTICULARLY SET FORTH IN THE
ATTACHED GUY WIRE EASEMENT DEEDS.**

WHEREAS, **B2VS, LLC and Alford Properties, LLC**, of the County of Cape Girardeau, State of Missouri, deeded to the City of Jackson, Missouri, the property described in the Guy Wire Easement Deeds, attached hereto.

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, do hereby accept the Deeds which are attached hereto, subject to all of the terms and conditions therein expressed.



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Section 2. That the Mayor and city Clerk of the City of Jackson, Missouri, are hereby authorized to do all acts and execute all instruments appropriate and necessary to accept said Deeds.

Section 3. The City Clerk of the City of Jackson, Missouri, is hereby directed to file a copy of said Deeds with the Recorder of Deeds, Cape Girardeau County, Missouri.

Section 4. This ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: February 18, 2025.

SECOND READING: February 18, 2025.

PASSED AND APPROVED this 18th day of February, 2025, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

By: Dwain L. Hahs (signed)
Mayor

Angela Birk (signed)
City Clerk

Ordinance No. 25-17 Re: To Authorize)
A contractual agreement with Heartland)
Engineering LLC, relative to providing)
Services under a Master Agreement for)
Professional Engineering/Architectural)
Services)

The matter of authorizing a contractual agreement with Heartland Engineering LLC, of Poplar Bluff, Missouri, relative to providing services under a Master Agreement for Professional Engineering/Architectural Services, came on for consideration. Alderman Reiminger introduced Bill No. 25-17, 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 HEARTLAND ENGINEERING LLC, OF POPLAR BLUFF, MISSOURI, RELATIVE TO PROVIDING SERVICES UNDER A MASTER AGREEMENT FOR PROFESSIONAL ENGINEERING/ARCHITECTURAL SERVICES; FURTHER SAID ORDINANCE SHALL AUTHORIZE AND DIRECT THE CITY CLERK TO ATTEST THE SIGNATURE OF THE MAYOR.

On a motion made by Alderman Reiminger, seconded by Alderman Seabaugh, Bill No. 25-17 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. 25-17 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



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Bill was then duly numbered Ordinance No. 25-17 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 Seabaugh-aye; Alderwoman Williams-absent; Alderwoman Young-aye; Alderman Hitt-aye; Alderwoman Liley-aye; and Alderman Stroder-aye.

BILL NO. 25-17

ORDINANCE NO. 25-17

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF JACKSON, MISSOURI, TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF JACKSON, MISSOURI, AND *HEARTLAND ENGINEERING LLC, OF POPLAR BLUFF, MISSOURI*, RELATIVE TO *PROVIDING SERVICES UNDER A MASTER AGREEMENT FOR PROFESSIONAL ENGINEERING/ARCHITECTURAL SERVICES*; 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 **Heartland Engineering LLC, of Poplar Bluff, 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.



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FIRST READING: February 18, 2025.

SECOND READING: February 18, 2025.

PASSED AND APPROVED this 18th day of February, 2025, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
Mayor

ATTEST:

Angela Birk (signed)
City Clerk

Motion to Approve Change Order No. 6)
To Herzog Excavating & Demolition, LLC)
Of Perryville, Missouri, relative to the)
Disposal of Stockpiled Brush Program)

Motion made by Alderwoman Liley, seconded by Alderman Fraley, to approve Change Order No. 6, in the amount of \$6,900.00, to Herzog Excavating & Demolition, LLC, of Perryville, Missouri, relative to the Disposal of Stockpiled Brush Program. Ayes-7; Nays-0; Absent-1.

Motion to Accept a Park Memorial &)
Donation, from the Compton Giving)
Fund, for improvements to the Street)
Hockey Rink Project in the City Park)

Motion made by Alderwoman Liley, seconded by Alderman Hitt, to accept a Park Memorial & Donation, in the amount of \$26,620.00, from the Compton Giving Fund, for improvements to the Street Hockey Rink Project in the City Park. Ayes-7; Nays-0; Absent-1.

Ordinance No. 25-18 Re: To Approve)
The voluntary annexation with zoning of)
1.25 acres of property located on West)
Jackson Trail, as submitted by Semo)
Land Development, LLC)

The matter of approving the voluntary annexation with zoning of 1.25 acres of property located on West Jackson Trail, as submitted by Semo Land Development, LLC, came on for consideration. Alderwoman Liley introduced Bill No. 25-18, being for an ordinance entitled as follows:

AN ORDINANCE ANNEXING CERTAIN ADJACENT TERRITORY INTO THE CITY LIMITS OF THE CITY OF JACKSON, MISSOURI, AND AMENDING THE "OFFICIAL ZONING DISTRICT MAP" OF THE CITY OF JACKSON, MISSOURI; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED TO THE BOARD OF ALDERMEN UNDER THE PROVISIONS OF SECTION 58-12 OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI.

On a motion made by Alderwoman Liley, seconded by Alderwoman Young, Bill No. 25-18 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. 25-18 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. 25-18 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Seabaugh-aye; Alderman Fraley-abstain; Alderwoman Young-aye; Alderwoman Liley-aye Alderman Hitt-aye; Alderman Reiminger-aye; Alderman Stroder-aye; and Alderwoman Williams-absent.

BILL NO. 25-18

ORDINANCE NO. 25-18

AN ORDINANCE ANNEXING CERTAIN ADJACENT TERRITORY INTO THE CITY LIMITS OF THE CITY OF JACKSON, MISSOURI, AND AMENDING THE "OFFICIAL ZONING DISTRICT MAP" OF THE CITY OF JACKSON, MISSOURI; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED TO THE BOARD OF ALDERMEN UNDER THE PROVISIONS OF SECTION 58-12 OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI.

WHEREAS, on the 16th day of December, 2024, a verified petition signed by all owners of the real estate hereinafter described, was submitted by Semo Land Development, LLC, requesting voluntary annexation with zoning of said territory being described as 345 West Jackson Trail as set out in Exhibit A, attached hereto and made a part hereof, was filed with the City Clerk and the Board of Aldermen; and,

WHEREAS, said real estate as hereinafter described is adjacent and contiguous to the present corporate limits of the City of Jackson, Missouri; and,

WHEREAS, the City of Jackson, Missouri provided written notice, on December 20, 2024, to all property owners within one hundred and eighty-five (185) feet of the proposed voluntary annexation with zoning of the date, time and location for the public hearing; and

WHEREAS, notice of the public hearing was given by publication of notice, on the 31st day of December, 2024, in the Cash Book Journal, a weekly newspaper of general circulation in the County of Cape Girardeau, State of Missouri; and,

WHEREAS, a public hearing concerning said matter was held at the City Hall in the City of Jackson, Missouri, at 6:00 p.m. on the 21st day of January, 2025; and,

WHEREAS, at said public hearing, all interested persons, corporations or political subdivisions were afforded the opportunity to present evidence regarding the proposed voluntary annexation with zoning; and,

WHEREAS, no written objection to the proposed annexation was filed with the Board of Aldermen of the City of Jackson, Missouri, within 14 days after the date of the public hearing; and,



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WHEREAS, the Board of Aldermen of the City of Jackson, Missouri, does find and determine that said voluntary annexation with zoning is reasonable and necessary to the proper development of the City and is in the best interest of the citizens of the City of Jackson, Missouri; and

WHEREAS, the City of Jackson, Missouri, is able to furnish normal municipal services to said area within a reasonable time after annexation.

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

Section 1. Pursuant to the provisions of Section 58-12 of the Code of Ordinances of the City of Jackson, Missouri, the following described real estate is hereby annexed into the City of Jackson, Missouri:

THAT PART OF U.S.P.S. NO. 527, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 5 OF U.S.P.S. NO. 2255; THENCE NORTH 82°31'38" WEST 1007.20 FEET; THENCE NORTH 08°13'22" EAST 673.90 FEET; THENCE NORTH 51°14'38" WEST 482.40 FEET TO A POINT ON THE ORIGINAL WEST RIGHT OF WAY LINE OF MISSOURI STATE ROUTE "25"; THENCE NORTH 32°31'07" WEST, ALONG SAID ORIGINAL WEST RIGHT OF WAY LINE, 599.80 FEET; THENCE LEAVING SAID ORIGINAL WEST RIGHT OF WAY LINE, SOUTH 67°25'04" WEST 15.23 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF MISSOURI STATE ROUTE "25"; THENCE ALONG SAID WEST RIGHT OF WAY LINE, NORTH 32°31'07" WEST 293.08 FEET; THENCE SOUTH 57°28'53" WEST 25.00 FEET; THENCE NORTH 35°44'35" WEST 275.08 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, SOUTH 59°45'14" WEST 407.47 FEET; THENCE NORTH 81°09'46" WEST 66.98 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE NORTH 81°09'46" WEST 392.30 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF JACKSON TRAIL; THENCE NORTH 55°57'35" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 408.00 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE OF SAID JACKSON TRAIL, SOUTH 09°44'31" EAST 292.88 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 1.25 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

Section 2. The boundaries of the City of Jackson, Missouri, are hereby altered so as to encompass the above-described tract of land lying adjacent and contiguous to the present corporate limits of said City of Jackson, Missouri.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Tuesday, February 18, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

Section 3. 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 that said property is hereby zoned I-1 (Light Industrial) District.

Section 4. 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 5. The City Clerk of the City of Jackson, Missouri, is hereby ordered to cause three certified copies of this ordinance to be filed with the County Clerk of Cape Girardeau County, Missouri.

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 be in full force and effect from and after its passage and approval.

FIRST READING: February 18, 2025.

SECOND READING: February 18, 2025.

PASSED AND APPROVED this 18th day of February, 2025, by a vote of 6 ayes, 0 nays, 1 abstention and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

By: Dwain L. Hahs (signed)
Mayor

ATTEST:

Angela Birk (signed)
City Clerk

Ordinance No. 25-19 Re: To Approve the)
Final Plat of Terrace Above the Greens)
Subdivision, as submitted by MHRR LLC)

The matter of approving the Final Plat of Terrace Above the Greens Subdivision, as submitted by MHRR LLC, came on for consideration. Alderwoman Liley introduced Bill No. 25-19, being for an ordinance entitled as follows:



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Tuesday, February 18, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

MINUTES

AN ORDINANCE ACCEPTING THE PLAT OF TERRACE ABOVE THE GREENS SUBDIVISION; ACCEPTING DEDICATION OF EASEMENTS, STREETS AND PROPERTIES DESCRIBED; ACCEPTING RESTRICTIONS, IF ANY, FILED THEREWITH; AUTHORIZING THE RECORDING OF SAID PLAT; ACCEPTING IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED AND INDICATED ON SAID PLAT; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

On a motion made by Alderwoman Liley, seconded by Alderman Fraley, Bill No. 25-19 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 Fraley, Bill No. 25-19 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. 25-19 and was signed and approved by Mayor Dwain L. Hahs and attested by the City Clerk. On roll call: Alderman Stroder-aye; Alderman Reiminger-aye; Alderman Hitt-aye; Alderman Fraley-aye; Alderwoman Liley-aye; Alderman Seabaugh-aye; Alderwoman Young-aye; and Alderwoman Williams-absent.

BILL NO. 25-19

ORDINANCE NO. 25-19

AN ORDINANCE ACCEPTING THE PLAT OF TERRACE ABOVE THE GREENS SUBDIVISION; ACCEPTING DEDICATION OF EASEMENTS, STREETS AND PROPERTIES DESCRIBED; ACCEPTING RESTRICTIONS, IF ANY, FILED THEREWITH; AUTHORIZING THE RECORDING OF SAID PLAT; ACCEPTING IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED AND INDICATED ON SAID PLAT; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, MHRR, LLC has platted Terrace Above the Greens Subdivision all of which is located within the corporate limits of the City of Jackson, Missouri; and,

WHEREAS, the Developer has requested variances from Sec. 57-10 requiring the Developer to: connect the proposed private street to public roadways; extend the proposed private street to the development perimeter; construct sidewalks; extend sanitary sewer to lots 1 and 2; plan for perpendicular lot lines; and install stormwater detention; and

WHEREAS, Sec. 57-10 (a) (2) states that the final record plat of any subdivision shall not be recorded unless the Developer files with the Board of Aldermen a surety bond, cashier's check, or a certified check or irrevocable letter of credit upon a solvent bank, conditioned to secure the construction of the improvements listed in Sec. 57-10 and its subsections in a satisfactory manner and not to exceed two (2) years; and

WHEREAS, the Developer has complied with all of the city ordinances and, in particular, Chapter 57 of the Code of Ordinances of the City of Jackson, Missouri, except for those variances to which the Board of Aldermen has granted the Developer.



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING
Tuesday, February 18, 2025 at 6:00 PM
Board Chambers, City Hall, 101 Court St.

MINUTES

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

Section 1. The Mayor and Board of Aldermen of the City of Jackson, Missouri, do hereby accept the final plat of Terrace Above the Greens Subdivision, which is attached hereto as Exhibit A, including all easements, right-of-way streets and improvements indicated thereon and subject to the terms and conditions expressed therein; subject to variances from Sec. 57-10 requiring the Developer to: submit connect the proposed private street to public roadways; extend the proposed private street to the development perimeter; construct sidewalks; extend sanitary sewer to lots 1 and 2; plan for perpendicular lot lines; and install stormwater detention; and provided however, that the final record plat shall not be recorded unless the Developer files with the Board of Aldermen a surety bond, cashier's check, or a certified check or irrevocable letter of credit upon a solvent bank, conditioned to secure the construction of the improvements listed in Sec. 57-10 and its subsections in a satisfactory manner and not to exceed two (2) years.

Section 2. That the Mayor and City Clerk of the City of Jackson, Missouri, are hereby authorized to do all acts and execute all instruments appropriate and necessary to accept said plat.

Section 3. The City Clerk of the City of Jackson, Missouri, is hereby directed to file a copy of said plat with the Recorder of Deeds, Cape Girardeau County, Missouri.

Section 4. This ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: February 18, 2025.

SECOND READING: February 18, 2025.

PASSED AND APPROVED this 18th day of February, 2025, by a vote of 7 ayes, 0 nays, 0 abstentions and 1 absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

Angela Birk (signed)
City Clerk

By: Dwain L. Hahs (signed)
Mayor



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN REGULAR MEETING

Tuesday, February 18, 2025 at 6:00 PM

Board Chambers, City Hall, 101 Court St.

MINUTES

City Administrator Matthew Winters)
requests Closed Session)

Now comes forth City Administrator Matthew Winters to request to proceed into closed session for one item, relative to leasing, purchase, or sale of real estate in accordance with Section 610.021(2) RSMo and one item, relative to litigation in accordance with Section 610.021(1) RSMo.

Motion to Recess the Meeting to Study)
Session)

Motion made by Alderman Fraley, seconded by Alderwoman Liley, to recess the meeting at 6:15 P.M., to convene to the Study Session. Ayes-7; Nays-0; Absent-1.

Returned to Open Session at 6:56 P.M., from Study Session.

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

Meeting concluded at 6:56 P.M. On a motion by Alderman Fraley, seconded by Alderwoman Liley, it is ordered that the Board now convene into closed for one item, relative to leasing, purchase, or sale of real estate in accordance with Section 610.021(2) RSMo and one item, relative to litigation in accordance with Section 610.021(1) RSMo and that the meeting will stand adjourned upon the adjournment of the closed session. On roll call: Alderman Stroder-aye; Alderwoman Young-aye; Alderman Seabaugh-aye; Alderwoman Williams-absent; Alderman Hitt-aye; Alderwoman Reiminger-aye; Alderwoman Liley-aye; and Alderman Fraley-aye. Ayes-7; Nays-0; Absent-1.

ATTEST:

Mayor

City Clerk