CITY OF CAPE GIRARDEAU, MISSOURI
City Council Agenda

Stacy Kinder, Mayor
Dan Presson, Ward 1
Tameka Randle, Ward 2
Nate Thomas, Ward 3
Robbie Guard, Ward 4
Shannon Truxel, Ward 5
Mark Bliss, Ward 6

City Council Chambers
City Hall
44 N. Lorimier St

Agenda Documents, Videos
Minutes, and Other Information:
www.cityofcape.org/citycouncil

February 5, 2024
5:00 PM

- Individuals desiring to speak about items NOT on the agenda must register no later than 12:00 pm, on Monday, February 5, 2024, by using the form found at cityofcape.org/council, by emailing cityclerk@cityofcape.org, or by calling 573-339-6320.

Invocation

Pastor Zack Strong of Christ Church of the Heartland in Cape Girardeau

Pledge of Allegiance

Study Session

No action will be taken during the study session

Presentations

Communications/Reports

Items for Discussion

- Appearances by Advisory Board Applicants
- Urban Deer Management Program Update - Police Officer Ty Metzger
- Consent Agenda Review

Regular Session

Call to Order/Roll Call

Adoption of the Agenda

Public Hearings

1. A public hearing to consider a request to rezone property located at 1507 Independence Street from M-1 (Light Manufacturing/Industrial District) to C-2 (Highway Commercial District). (Item No. 9; BILL NO. 24-19)

Consent Agenda

The Consent Agenda is a meeting method to make City Council meetings more efficient and meaningful to the members of the audience. All matters listed within the Consent Agenda have been distributed to each member of the Cape Girardeau City Council for reading and study, are considered to be routine, and will be enacted by one motion of the council with no separate discussion. Staff recommends approval of the Consent Agenda. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the City Council.

2. Approval of the January 22, 2024, City Council Regular Session Minutes.
3. BILL NO. 24-14, an Ordinance approving the record plat of Lone Star Industries, Inc. Land Subdivision. Second and Third Readings.
4. BILL NO. 24-15, an Ordinance approving the record plat of Riverview Gardens No. 3. Second and Third Readings.
5. BILL NO. 24-16, an Ordinance authorizing the City Manager to execute a Lighting Agreement with the Missouri Highways and Transportation Commission for intersection improvements at Route 74/Shawnee Parkway and Minnesota Avenue, in the City of Cape Girardeau, Missouri. Second and Third Readings.
6. BILL NO. 24-17, a Resolution authorizing the City Manager to execute a Lease Agreement with BNSF Railway Company for a storage and maintenance facility along Aquamsi Street, in the City of Cape Girardeau, Missouri. Reading and Passage.
7. Acceptance of the sanitary sewer main to serve the Club Car Wash at 206 North Kingshighway.

Items Removed from Consent Agenda

New Ordinances

Mayor will ask for appearances after each Ordinance is read.
Individuals who wish to make comments regarding the item must be recognized be the Mayor/Mayor Pro Tempore. Each speaker is allowed 3 minutes and must stand at the public microphone and state his/her name and address for the record. The timer will buzz at the end of the speaker's time.

8. Bill No. 24-18, an Ordinance amending Chapter 17 of the Code of Ordinances of the City of Cape Girardeau, Missouri, regarding Urban Deer Hunting and the discharge of firearms. First Reading. PD - Ty Metzger
9. BILL NO. 24-19, an Ordinance amending Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, by changing the zoning of property located at 1507 Independence Street, in the City and County of Cape Girardeau, Missouri, from M-1 to C-2. First Reading. DEV - Ryan Shrimplin
10. BILL NO. 24-20, an Ordinance approving the record plat of Juenger Subdivision. First Reading. DEV - Ryan Shrimplin
11. BILL NO. 24-21, an Ordinance amending Schedule C of Section 26-132 of the City Code, by establishing a stop sign at the intersection of Dixie Boulevard and Magnolia Street, in the City of Cape Girardeau, Missouri. First Reading. DEV -Trevor Pulley

Appointments

Other Business

Appearances regarding items not listed on the agenda.
This is an opportunity for the City Council to listen to comments regarding items not listed on the agenda. The Mayor may refer any matter brought up to the City Council to the City Manager is action is needed. Individuals who wish to make comments must first be recognized by the Mayor or Mayor Pro Tempore. Each speaker is allowed 3 minutes. Please face and speak directly to the City Council as a whole. The Mayor and Council Members will not engage or answer questions during the speaker's time at the podium. The timer will sound at the end of the speaker's time.

Meeting Adjournment

Closed Session

The City Council of the City of Cape Girardeau, Missouri, may, as a part of a study session or regular or special City Council meeting, vote to hold a closed session to discuss issues listed in RSMo. Section 610.021, including but not limited to: legal actions, causes of legal action or litigation, leasing, purchasing or sale of real estate, hiring, firing, disciplining, personnel issues, or confidential or privileged communications with its attorneys.

Future Appointments and Memos

- Appointment to the Board of Adjustment
- Capital Improvement Program (CIP) 2024-2034

Staff:	Ryan Shrimplin, AICP - City Planner	**AGENDA REPORT** Cape Girardeau City Council	**24-025**
Agenda:	2/5/2024		

SUBJECT

A public hearing to consider a request to rezone property located at 1507 Independence Street from M-1 (Light Manufacturing/Industrial District) to C-2 (Highway Commercial District).

EXECUTIVE SUMMARY

A public hearing has been scheduled for February 5, 2024 to consider a request to rezone the property at 1507 Independence Street. An ordinance rezoning the property is on this agenda as a separate item.

BACKGROUND/DISCUSSION

A rezoning application has been submitted for the property at 1507 Independence Street. The applicant is requesting that the property be rezoned from M-1 (Light Manufacturing/Industrial District) to C-2 (Highway Commercial District).

The adjacent properties are zoned C-1 (General Commercial District) to the north and M-1 (Light Manufacturing/Industrial District) to the east, west, and south. This area is characterized by a mix of residential, commercial, and light industrial uses. The Cape Vision 2040 Future Land Use Map shows the subject property as Light Industrial.

A public hearing has been scheduled for February 5, 2024 to consider the rezoning request. An ordinance rezoning the property is on this agenda as a separate item.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

In considering a rezoning request, the Planning and Zoning Commission and the City Council must determine if the proposed zoning district is reasonable and in reasonable conformity with the existing uses and value of the immediately surrounding properties. The subject property was previously used as a manufacturing facility. It has been vacant for several years. The property was recently sold, and the new owner demolished half of the building, which had been condemned. The owner plans to renovate the remaining half for a commercial recreation facility (pickleball courts) and a vehicle storage and service facility. The former is not a permitted use in the M-1 district. The C-2 district permits both uses by right. Although none of the adjacent properties are zoned C-2, there are some C-2 zoned properties located nearby at the southeast corner of Independence Street and South West End Boulevard. Additionally, the property is very large compared to the C-1 properties across the street, making it more suitable for some uses that are permitted in C-2 but not C-1. Given the size of the property, the existing improvements, and the mix of land uses and zoning districts in the area, staff finds that the proposed zoning district is reasonable and in reasonable conformity with the existing uses and value of the immediately surrounding properties.

STAFF RECOMMENDATION

The staff report to the Planning and Zoning Commission recommended approval of the rezoning request.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission held a public hearing at its January 10, 2024 meeting and recommended approval of the rezoning request by a vote of 6 in favor, 0 in opposition, and 1 abstaining.

PUBLIC OUTREACH

The City Council's public hearing was advertised in the Southeast Missourian on January 20, 2024. In addition, a sign containing the date, time, location, and subject of the Planning and Zoning Commission and City Council public hearings was posted on the property. Notices were also mailed to the adjacent property owners.

ATTACHMENTS:	
Name:	Description:
Staff_Review-Referral-Action_Form.pdf	1507 Independence Street - Staff RRA Form
Map_-_1507_Independence_Street_-_Zoning.pdf	1507 Independence Street - Zoning Map
Map_-_1507_Independence_Street_-_FLU.pdf	1507 Independence Street - FLU Map
Application_-_1507_Independence_REZ.pdf	1507 Independence Street - Application
Sec._30-68._-_M-1__Light_Manufacturing_Industrial_District.pdf	M-1 District Regulations
Sec._30-67._-_C-2__Highway_Commercial_District.pdf	C-2 District Regulations

CITY OF CAPE GIRARDEAU, MISSOURI

City Staff Review, Referral and Action on Rezoning/Special Use Permit Application

FILE NO. **1465** LOCATION: 1507 Independence Street

STAFF REVIEW & COMMENTS:

Thorngate Holdings, LLC is requesting to rezone the above listed property from M-1 (Light Manufacturing/Industrial District) to C-2 (Highway Commercial District). SEE STAFF REPORT FOR FURTHER INFORMATION

City Planner _____ Date 12/29/23

City Attorney _____ Date 1/3/24

CITY MANAGER REFERRAL TO THE PLANNING AND ZONING COMMISSION:

City Manager _____ Date 1/3/24

Planning & Zoning Commission

Public Hearing Sign Posting Date: _____ *Public Hearing Date:* _____

RECOMMENDED ACTION:

	Favor	Oppose	Abstain		Favor	Oppose	Abstain
Trae Bertrand	☑	☐	☐	Chris Martin	☑	☐	☐
Scott Blank	☐	☐	☐	Nick Martin	☐	☐	☐
Kevin Greaser	☑	☐	☐	Sommer McCauley-Perdue	☑	☐	☐
Derek Jackson	☐	☐	☐	Sid Whittington	☑	☐	☐
Gerry Jones	☑	☐	☐				

VOTE COUNT: 6 **Favor** 0 **Oppose** 1 **Abstain**

COMMENTS:

CITIZENS COMMENTING AT MEETING:

Nick Martin
Planning & Zoning Commission Secretary

City Council Action

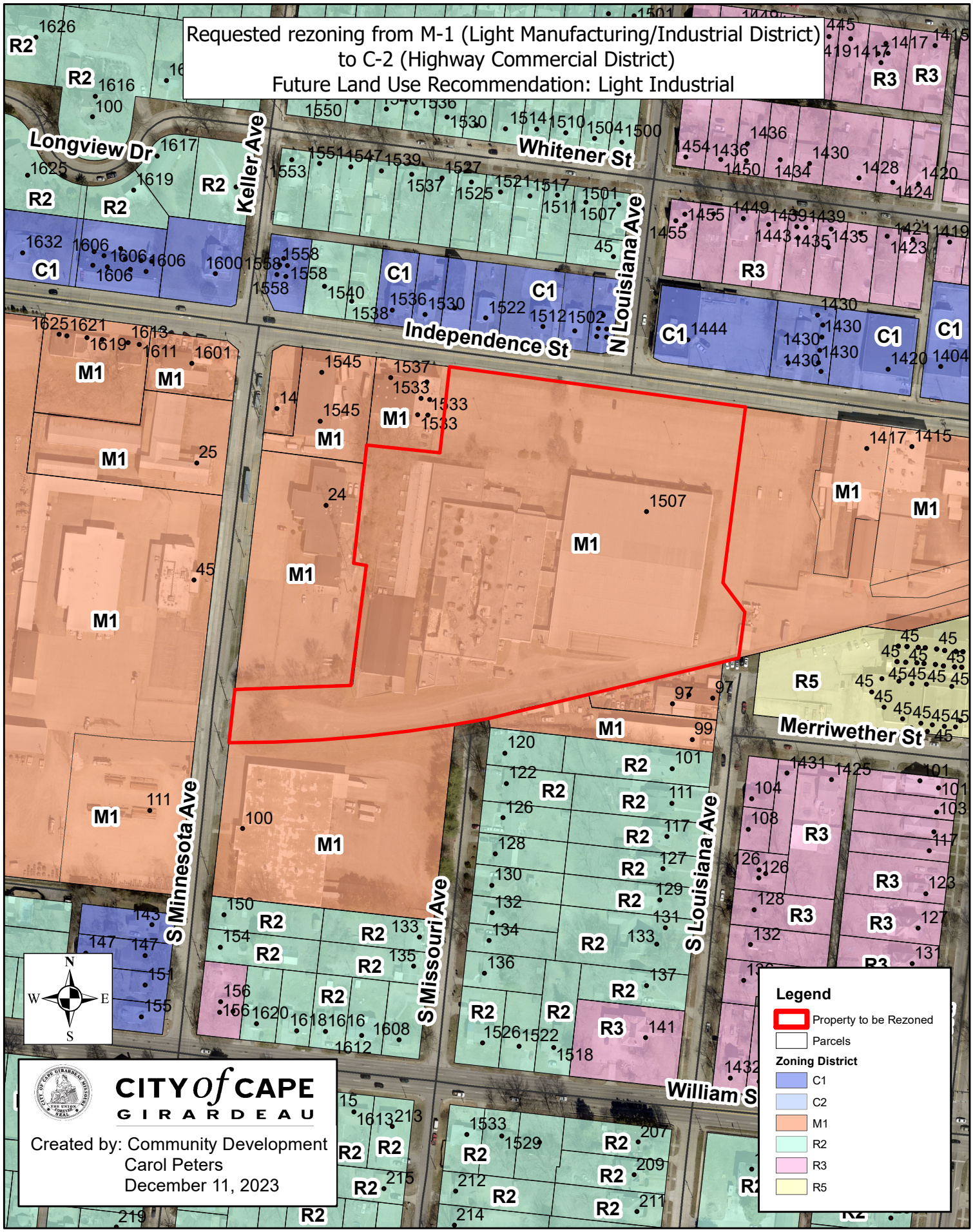
Posting Dates: Sign _____ *Newspaper* _____ *Public Hearing Date:* _____

Ordinance 1st Reading _____ *Ordinance 2nd & 3rd Reading:* _____

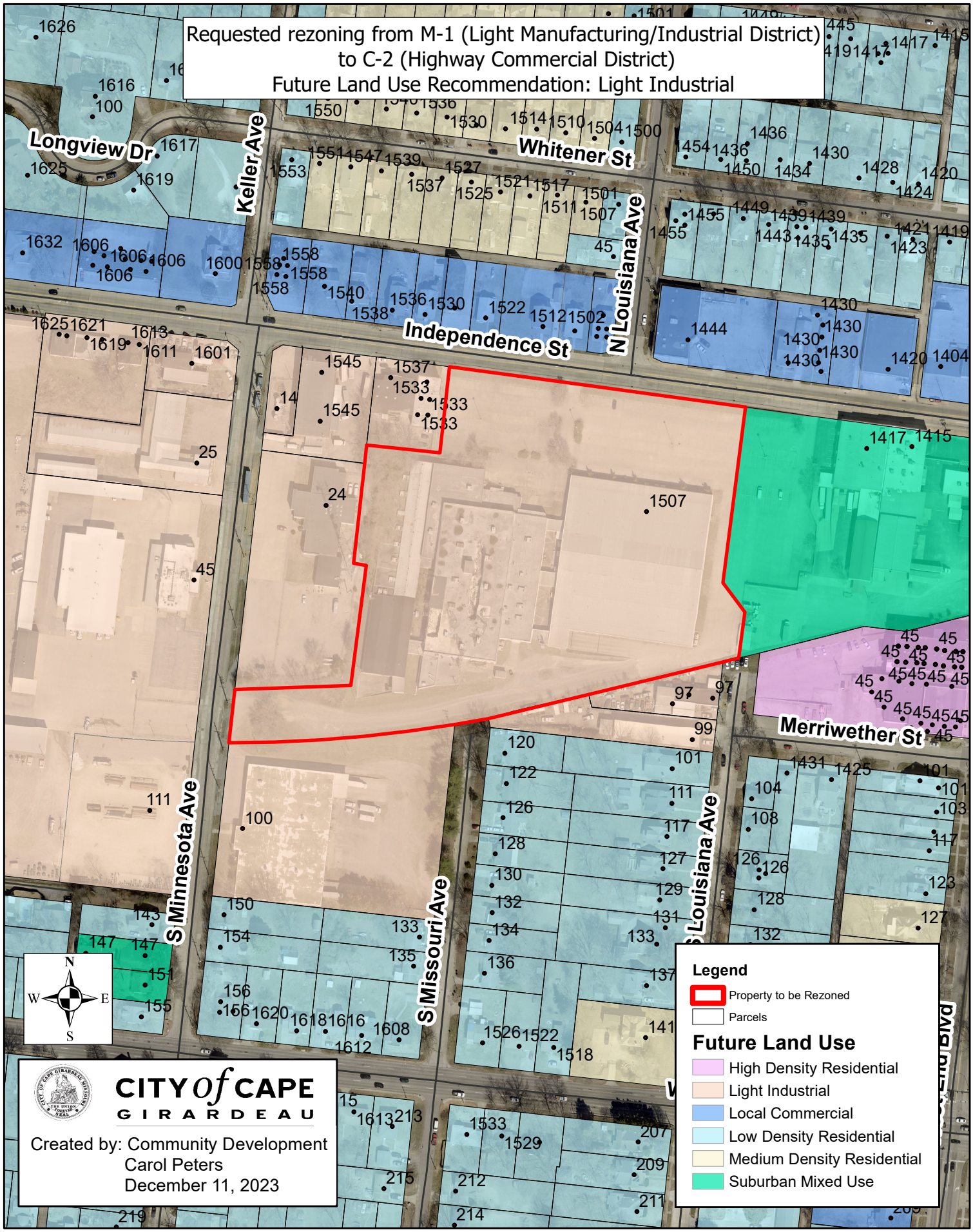
VOTE COUNT: _____ **Favor** _____ **Oppose** _____ **Abstain**

ORDINANCE # _____ **Effective Date:** _____

Rezoning Request
1507 Independence Street



Rezoning Request
1507 Independence Street



REZONING / SPECIAL USE PERMIT APPLICATION

CITY of CAPE GIRARDEAU

COMMUNITY DEVELOPMENT DEPARTMENT, 44 NORTH LORIMIER STREET, CAPE GIRARDEAU, MO 63701 (573) 339-6327

Property Address/Location

1507 Independence

Applicant		**Property Owner of Record** ☐ **Same as Applicant**	
Phillip B. Smith Architect LLC		Thorngate Holdings LLC c/o Jeff Brune	
Mailing Address 423 Themis Street	City, State, Zip Cape Girardeau, MO 63701	Mailing Address 429 N Broadview St	City, State, Zip Cape Girardeau, MO 63701
Telephone 573-651-9001	Email phillip@phillipbsmitharchitect.com	Telephone 573-587-16116	Email jeff@nem-cap.com
Contact Person Phillip Smith		*(Attach additional owners information, if necessary)*	
Type of Request ☑ **Rezoning** ☐ **Special Use Permit** ☐ **Both**		**Proposed Special Use (Special Use Permit requests only)** N/A	
Existing Zoning District M-1, Light Manufacturing/Industrial District		**Proposed Zoning District (Rezoning requests only)** C-2, Highway Commercial District	

Legal description of property to be rezoned and/or upon which the special use is to be conducted

All of lot one (1) of Thorngate Subdivision, in the city and county of Cape Girardeau, Missouri as shown by plat filed for record in Plat Book 25 at Page 35 in the Land Records of Cape Girardeau County, Missouri.

Describe the proposed use of the property.

See attachment.

Application continues on next page

OFFICE USE ONLY

Date Received & By 12-7-23 File # 1465 MUNIS Application # 14760 MUNIS Permit #_____

Application Fee Received $_____ ☐ Check #_____ ☐ Credit Card ☐ Cash

Planning & Zoning Commission Recommendation _____ Date _____ City Council Final Action _____ Date _____

Special Use Criteria (Special Use Permit requests only)
Explain how the special use permit request meets the criteria below. Attach additional sheets, if necessary.

1) *The proposed special use will not substantially increase traffic hazards or congestion.*

2) *The proposed special use will not substantially increase fire hazards.*

3) *The proposed special use will not adversely affect the character of the neighborhood.*

4) *The proposed special use will not adversely affect the general welfare of the community.*

5) *The proposed special use will not overtax public utilities.*

ADDITIONAL ITEMS REQUIRED

See Instructions for more information.

In addition to this completed application form, the following items must be submitted:

✓ Base Application fee - $141.00 payable to City of Cape Girardeau
___ Planned Development rezoning only - Additional $84 payable to City of Cape Girardeau
✓ List of adjacent property owners *(see Instructions for requirements)*
✓ One (1) set of mailing envelopes, stamped and addressed to adjacent property owners OR $2.70 per adjacent property owner, if stamped envelopes are not submitted
✓ One (1) full size copy of a plat or survey of the property, if available
✓ One (1) full size set of plans, drawn to an appropriate scale, depicting existing features to be removed, existing features to remain, and all proposed features such as: buildings and structures, paved areas, curbing, driveways, parking stalls, trash enclosures, fences, retaining walls, light poles, detention basins, landscaping areas, freestanding signs, etc. (Planned Development rezonings and Special Use Permits only)
___ One (1) set of Planned Development documents (Planned Development rezonings only)

CERTIFICATIONS

The undersigned hereby certifies that:

1) They are the Property Owner(s) of Record for the property described in this application;
2) They acknowledge that the special use permit, if approved, will become null and void if the use for which the permit was granted does not commence within twelve (12) months of the approval date, unless an extension has been granted; and
3) They acknowledge that they are responsible for ensuring that all required licenses and permits are obtained prior to commencing any use or work on the property.

_____ _____
Property Owner of Record Signature and Printed Name Date
(Provide additional owners signatures and printed names in the space below, if applicable)

The undersigned hereby certifies that they are an agent duly authorized by the Property Owner(s) of Record to file this application on their behalf, and that the Property Owner(s) of Record hereby agree to the above certifications.

PHILLIP SMITH, ARCHITECT 12.07.2023
Applicant Signature and Printed Name Date

Thorngate Holdings, LLC
1515 Independence
Jeff Brune
(573)587-1616
jeff@nem-cap.com

FOR IMMEDIATE RELEASE

Thorngate Building Sold

CAPE GIRARDEAU, MO, May 2, 2023 - Thorngate Holdings, LLC, a development group, is set to revitalize the city's downtown with its acquisition of the former Thorngate factory building located at 1515 Independence. The location will undergo a major transformation as plans are underway to create two new businesses that will not only revitalize the area but also attract regional visitors to Cape Girardeau.

"We're excited to breathe new life into the downtown area and committed to creating a dynamic and vibrant commercial hub in the heart of Cape Girardeau," said Jeff Brune Thorngate Holdings Spokesman. "Plans will begin in the next few weeks with the demolition of the western part of the building. After demolition, the 63,000 square foot warehouse will be transformed to accommodate two exciting new businesses: The Pickleball Factory and The Park."

The Pickleball Factory
The front half of the building will become *The Pickleball Factory*. Home to 14 climate controlled championship level indoor Pickleball only courts, making it the largest indoor Pickleball facility in the region and one of the largest in the Midwest.

The modern facility will feature:

- Pro shop
- Cafe
- Casual seating and court viewing areas
- Professional grade court lighting and state of the art cushioned courts

Players will have a few ways they can play at The Pickleball Factory. Several levels of memberships will be available for players to choose from while non-members also have the ability to reserve courts and play. The Pickleball Factory will host tournaments, competitive leagues for all levels, open play, clinics, fundraisers, and private/group lessons.

"We are building The Pickleball Factory with every level of player in mind, from the absolute beginner who has never picked up a paddle to the most advanced player looking to play at a highly competitive level, everyone will feel welcome and have fun," added Brune.

-more-

The Park

The remaining half of the building will be *The Park*. The region's only private, climate controlled, highly secured, video monitored facility designed to store and display automobiles. The Park will cater to car enthusiasts who own any type of additional car, including those that have seasonal, collectible, luxury, exotic or classic cars.

Concierge services will be available for The Park members including:

- Detailing
- Light Maintenance
- Battery Care
- Transport, and assistance with acquiring or selling classic cars
- Exclusive member's lounge and conference room that will overlook the facility
- Member's App for convenient, fast pick-up

"The Park aspires to be the hub of car culture in the region. More than just a storage facility, it's the ultimate haven for car enthusiasts of all types. Whether you're a collector searching for top-notch storage and maintenance, a seasonal car owner who only hits the road when the weather's nice, or someone who has always longed for an extra car but lacked the space to store and maintain it," said Brune. "We're taking the hassle out of owning a collector car, no more dead batteries, low tires, and a car that won't start when you randomly want to take it out for a spin. The Park has everything you need to fuel your passion for cars at a moment's notice."

Both businesses are looking to be operational by the Fall 2023. Thorngate Holdings has brought on Nick Martin with Pilot Construction Solutions as the Owner's Representative to help manage the design and construction of the entire project.

Jake Fish, with Edge Realty brokered both sides of the real estate transaction.

For more information, please contact Jeff Brune @ 573-587-1616.

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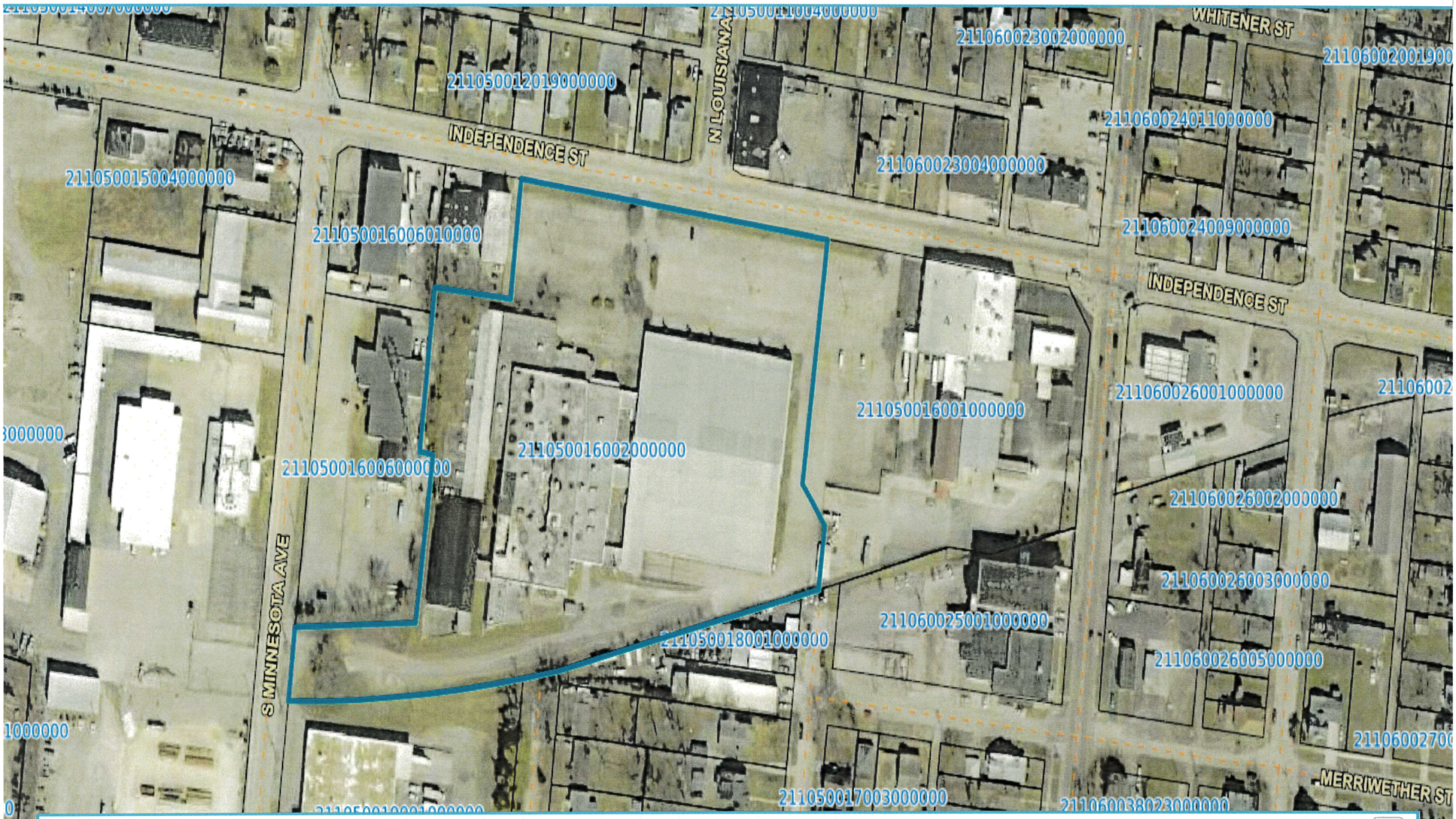


Address: 1507 INDEPENDENCE ST
PIN: 21-105-00-16-002.00-0000
Acreage: 7.8
Owner: THORNGATE HOLDINGS LLC
Class: Commercial
Link to Assessor's Property Record
Lat/Lon: 37.30475015, -89.53887063

PHILLIP B. SMITH
ARCHITECT LLC

Project: 1507 Independence Street

Adjacent Property Owners:

1401-1415 Independence	William Thomas Tipton Trust 1415 Independence Street Cape Girardeau, MO 63701
97 S Louisianna	Cooley Properties Inc. 2413 Lynwood Drive Cape Girardeau, MO 63701
99 S Louisianna	Motive Rail Inc. P O Box 4283 Scott City, MO 63780
100 S Minnesota Ave	MCP Industrial LLC 3105 Riverport Tech Center Dr Maryland Heights, MO 63043
24 S Minnesota Ave	Big River Telephone Co., LLC 24 S Minnesota Ave Cape Girardeau, MO 63701
1545 Independence	Wicks Properties LLC 1545 Independence Cape Girardeau, MO 63701
1533 Independence	McIntosh Property Holdings LLC 10944 Gravois Industrial, Suite B St Louis, MO 63128
1526 Independence	Alvin and Marilyn McFerren Et Ux 621 Sylvan Lane Cape Girardeau, MO 63701
1522 Independence	Nimal and Jayanti Samanta Et Ux 250 Brandy Lane Cape Girardeau, MO 63701
1512 Independence 1510 Independence	Wade Development Enterprises LLC 334 Francis Drive Jackson, MO 63755-1318
1502 Independence	CJR Homes LLC P O Box 2183 Cape Girardeau, MO 63702-2183
1444 Independence	Carol J. Littge 2007 Montgomery Street Cape Girardeau, MO 63703

423 Themis Street ■ Cape Girardeau, Missouri 63701 ■ 573.651.9001 ■ phillip@phillipbsmitharchitect.com

Sec. 30-68. - M-1, Light Manufacturing/Industrial District.

(a) *Purpose.* The M-1 district is intended primarily for uses engaged in light manufacturing, assembly, fabrication, warehousing, wholesaling and retail trade, and service operations which conduct all activities within a building with no external impact or effect. This district is intended to serve as a transition between more intense industrial development and commercial, office, or multifamily residential development.

(b) *Permitted principal uses.*

(1) Light manufacturing facilities.

(2) Any establishment which provides supplies or services primarily to commercial and industrial customers, such as janitorial services, sign shops, packaging or shipping services, locksmiths, or printing, lithographing, engraving, photocopying, blueprinting, publishing, electrical, heating, plumbing and binding establishments.

(3) Health and fitness centers.

(4) Cemeteries.

(5) Commercial day cares.

(6) Funeral homes and mortuaries.

(7) Government buildings and uses, including police and fire stations.

(8) Heavy machinery and equipment sales, rental and service.

(9) Offices, administrative, business, finance and professional.

(10) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

(11) Public service and public utility uses as follows:

a. Wireless facilities.

b. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

(12) Industrial schools and business schools.

(13) Mini warehouses or self-storage units.

(14) Residential treatment facilities.

(15) Television and radio studios including any transmitting facilities.

(16) Veterinary clinics, animal hospitals, and kennels.

(17) Warehouses, storage and distribution centers.

(18) Vehicle fueling stations, including service, repair, body and fender repair, and paint shops.

(19) Recycling centers.

(20) Marinas or docks.

(21) Transitional housing.

(22) Restaurants and bars.

(23) Retail, including vehicle sales.

(24) Medical marijuana cultivation facilities, as permitted in section 30-118.

(25) Medical marijuana dispensary facilities, as permitted in section 30-118.

(26) Medical marijuana-infused products manufacturing facilities, as permitted in section 30-118.

(27) Medical marijuana testing facilities, as permitted in section 30-118.

(28) Medical marijuana transportation facilities, as permitted in section 30-118.

(c) *Permitted accessory uses.*

(1) Dwelling or lodging units, but only for watchman, caretakers, or other personnel whose residence is essential to the operation of a permitted or special use.

(2) Accessory structures and uses customarily incidental to the above uses, as permitted in section 30-106.

(3) Solar energy systems, as permitted in section 30-113.

(4) Short-term use of shipping containers for accessory uses, as permitted in section 30-105.

(d) *Special uses.*

(1) Emergency shelters, transitional service shelters for 50 or fewer residents.

(2) Manufactured business units, for office use only.

(3) Telecommunication tower, as permitted in section 30-107.

(4) Excursion gambling boat or floating gambling facility, as permitted in section 30-112.

(5) Wind energy conversion systems, as permitted in section 30-113.

(6) Billboards, as permitted in section 25-109.

(7) Public utilities, except for buildings and accessory structures that are normal and customary in a zoning district which would allow other buildings of the same nature as a use-by-right.

(8) Short-term or long-term use of shipping containers for principal uses, as permitted in section 30-105.

(9) Long-term use of shipping containers for accessory uses, as permitted in section 30-105.

(e) *Standards.*

(1) A site plan, meeting the requirements of chapter 25 shall be submitted and approved.

(2) All storage shall be within a fully enclosed building or in an open yard so screened that the materials, products or equipment are not visible from the street or adjoining property. Any outdoor storage shall be at least 100 feet from any residential zoning district or use.

(3) No building shall be used for residential purposes, except for a night watchman or a caretaker

employed on the premises.

(4) Utilitarian areas such as loading docks, mechanical equipment, storage areas, mechanical and electrical equipment, and dumpsters shall be located in the rear or side yard of the building.

(5) Lighting shall be designed to shine and reflect away from any adjacent residential areas and shall meet the requirements of chapter 25.

(f) *Height, area, bulk and setback requirements.*

(1) Maximum height: 40 feet excluding silos, smokestacks, and dust collection systems.

(2) Minimum lot area: None.

(3) Minimum lot width: None.

(4) Minimum yard requirements:

a. Front yard: 25 feet.

b. Rear yard: 25 feet.

c. Side yard: None, except on a lot abutting a residential district there shall be a side yard of not less than ten feet on the side of the lot abutting the residential district.

(5) Maximum building coverage: None.

(g) *Open space, landscaping and bufferyard requirements.*

(1) A minimum of 15 percent of the total lot area shall be devoted to open space, including required yard and bufferyards.

(2) Landscaping shall be provided as required in chapter 25.

(3) A 20-foot-wide bufferyard shall be required adjacent to any property in the AG, AG-1, RE, R-1, R-2, R-3, R-4, R-5, RUMD and RMH zoning districts. This bufferyard shall comply with the requirements of chapter 25.

(h) *Parking regulations.* Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in section 25-46.

(Code 1990, § 30-335; Ord. No. 5211 , art. 6, 7-15-2019)

Sec. 30-67. - C-2, Highway Commercial District.

(a) *Purpose.* The C-2 district provides for commercial uses typically found along major thoroughfares, which are generally more intensive than uses permitted in the other commercial districts. As such, this district is primarily intended for areas of the city located in high-volume traffic corridors. In addition to uses permitted in the C-1 district, the C-2 district permits commercial developments requiring long-term outdoor display of merchandise. Other uses having the potential to significantly affect adjacent residential and commercial districts may be allowed with approval of a special use permit.

(b) *Permitted principal uses.*

(1) Arenas or stadiums.

(2) Art galleries or museums.

(3) Auditoriums or theaters.

(4) Banks or other financial institutions.

(5) Banquet facilities.

(6) Bed and breakfasts.

(7) Commercial day cares.

(8) Commercial recreation facilities.

(9) Driving ranges.

(10) Funeral homes or mortuaries.

(11) Governmental facilities.

(12) Health or fitness centers.

(13) Helicopter landing pads, heliports or other landing areas in relationship with a hospital.

(14) Hospitals.

(15) Hotels or motels.

(16) Institutions of higher education, including business, career or technology schools.

(17) Instructional schools for art, dance, music, martial arts or other disciplines.

(18) Kennels.

(19) Libraries.

(20) Medical marijuana dispensary facilities, as permitted in section 30-118.

(21) Meeting halls.

(22) Microbreweries.

(23) Mini warehouses or self-storage units.

(24) Nurseries or greenhouses.

(25) Nursing homes.

(26) Offices.

(27) Outdoor storage facilities for recreational vehicles or watercraft.

(28) Parks or playgrounds.

(29) Personal service establishments.

(30) Pet grooming facilities.

(31) Police or fire stations.

(32) Residential treatment facilities.

(33) Restaurants or bars.

(34) Retail or rental establishments.

(35) Television or radio studios, including any transmitting facilities.

(36) Transit terminals.

(37) Transitional housing.

(38) Vehicle fueling, service or repair facilities, excluding body or paint shops.

(39) Vehicle washing facilities, automatic or hand wash.

(40) Veterinary clinics or animal hospitals.

(41) Warehouses or distribution centers.

(42) Wineries.

(c) *Permitted accessory uses.*

(1) Accessory structures and uses customarily incidental to the above uses, as permitted in section 30-106.

(2) Short-term use of shipping containers for accessory uses, as permitted in section 30-105.

(3) Solar energy systems, as permitted in section 30-113.

(d) *Special uses.*

(1) Amusement parks.

(2) Billboards, as permitted elsewhere in the city Code.

(3) Campgrounds, travel trailer or recreational vehicle parks.

(4) Long-term use of shipping containers for accessory uses, as permitted in section 30-105.

(5) Manufactured business units, for office use only.

(6) Public utilities, except for buildings or accessory structures that are normal and customary in a zoning district which would allow other buildings or structures of the same nature as a use-by-right.

(7)

Short-term or long-term use of shipping containers for principal uses, as permitted in section 30-105.

(8) Telecommunication towers, as permitted in section 30-107.

(9) The allowance of additional height up to a total of 100 feet, not to exceed a total of eight stories.

(10) Vehicle body or paint shops.

(11) Wind energy conversion systems, as permitted in section 30-113.

(e) *Standards.*

(1) Outdoor display of merchandise is permitted in accordance with the following provisions:

a. Displays shall not be located in a right-of-way.

b. Displays shall not be located in parking spaces used to meet the minimum number of parking spaces as required elsewhere in the city Code. Vehicles for sale or rental and displays that are part of a bazaar, craft sale, garage or yard sale, or similar temporary event are exempt from this requirement, as determined by the city manager.

c. Displays shall not impede vehicular or pedestrian access.

d. Displays shall not alter the structure of any building.

e. Displays shall not create a health or safety hazard.

f. Displays shall be well kept and orderly.

g. Signs may be displayed as permitted elsewhere in the city Code.

h. The display of seasonal items shall be limited to a time period that is customary for the season associated with the display, which shall be at the discretion of the city manager.

(2) Outdoor service areas and equipment, storage areas, and waste containers shall be located in the rear or side yard and screened as required elsewhere in the city Code.

(f) *Height, area, width, setback and open space requirements.*

(1) Maximum height: 60 feet, not to exceed five stories.

(2) Minimum lot area: None.

(3) Minimum lot width: None.

(4) Minimum setbacks:

a. Front yard: 25 feet.

b. Rear yard: None, except 20 feet when adjacent to a residential use or district, or ten feet when adjacent to an agricultural use or district.

c. Side yard: None, except 20 feet when adjacent to a residential use or district, or ten feet when adjacent to an agricultural use or district.

(5) Minimum open space: 15 percent of the lot area.

(Code 1990, § 30-334; Ord. No. 5211 , art. 5, 7-15-2019; Ord. No. 5551 , art. 1, 6-20-2022)

Staff: Bruce Taylor, Deputy City Clerk
Agenda: 2/5/2024

AGENDA REPORT
Cape Girardeau City Council

SUBJECT

Approval of the January 22, 2024, City Council Regular Session Minutes.

ATTACHMENTS:	
Name:	Description:
DRAFT_Council.RegularSession_Minutes.01-22-2024.pdf	Regular Session minutes 01-22-2024

STUDY SESSION – January 22, 2024

NO ACTION TAKEN DURING THE STUDY SESSION

The Cape Girardeau City Council held a study session at the Cape Girardeau City Hall on Monday, January 22, 2024, starting at 5:00 p.m. with Mayor Stacy Kinder presiding and Council Members Mark Bliss, Dan Presson, Tameka Randle, Nate Thomas and Shannon Truxel present. Robbie Guard was absent.

REGULAR SESSION –January 22, 2024

CALL TO ORDER

The Cape Girardeau City Council convened in regular session at the Cape Girardeau City Hall on Monday, January 22, 2024, starting at 5:15 p.m. with Mayor Stacy Kinder presiding and Council Members Mark Bliss, Dan Presson, Tameka Randle, Nate Thomas and Shannon Truxel present. Robbie Guard was absent.

ADOPTION OF THE AGENDA

A Motion was made by Dan Presson, Seconded by Tameka Randle, to approve and adopt the agenda.
Motion passed. 6-0. Ayes: Bliss, Kinder, Presson, Randle, Thomas, Truxel. Absent: Guard.

CONSENT AGENDA

Approval of the January 8, 2024, City Council Regular Session Minutes.

BILL NO. 24-04, an Ordinance annexing land located at 3101 County Road 620 into the city limits of the City of Cape Girardeau, Missouri. Second and Third Readings.

BILL NO. 24-05, an Ordinance amending Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, by zoning newly annexed property located at 3101 County Road 620 as R-1, Single-Family Suburban Residential District. Second and Third Readings.

BILL NO. 24-06, an Ordinance extending the boundaries of Ward 4 to include property newly annexed into the city limits of the City of Cape Girardeau, Missouri. Second and Third Readings.

BILL NO. 24-07, an Ordinance approving the record plat of Dodd Subdivision. Second and Third Readings.

BILL NO. 24-08, an Ordinance approving the record plat of EOC 2nd Subdivision. Second and Third Readings.

BILL NO. 24-09, an Ordinance accepting a Permanent Fiber Optic Easement from the Cape Girardeau School District for property located at 1920 Whitener Street, in the City of Cape Girardeau, Missouri. Second and Third Readings.

BILL NO. 24-10, a Resolution authorizing the City Manager to execute an Aviation Project Consultant Agreement with Crawford, Murphy, and Tilly, Inc., for Design and Bidding Phase Services for Taxiway Reconstruction at the Cape Girardeau Regional Airport. Reading and Passage.

BILL NO. 24-11, a Resolution authorizing the City Manager to execute an Agreement with Bacon Farmer Workman Engineering & Testing, Inc. Reading and Passage.

BILL NO. 24-12, a Resolution authorizing an application to MODOT for the Highway Safety and Enforcement Grant for DWI enforcement, and authorizing the City Manager to execute all necessary grant documents. Reading and Passage.

BILL NO. 24-13, a Resolution authorizing an application to MODOT for a Highway Safety Program Grant for Hazardous Moving Violation Enforcement, and authorizing the City Manager to execute all necessary grant documents. Reading and Passage.

A Motion was made by Mark Bliss, Seconded by Nate Thomas, to approve and adopt.
Motion passed. 6-0. Ayes: Bliss, Kinder, Presson, Randle, Thomas, Truxel. Absent: Guard.

BILL NO. 24-04 will be Ordinance NO. 5723; BILL NO. 24-05 will be Ordinance NO. 5724; BILL NO. 24-06 will be Ordinance NO. 5725; BILL NO. 24-07 will be Ordinance NO. 5726; BILL NO. 24-08 will be Ordinance NO. 5727; BILL NO. 24-09 will be Ordinance NO. 5728; BILL NO. 24-10 will be Resolution NO. 3591; BILL NO. 24-11 will be Resolution NO. 3592; BILL NO. 24-12 will be Resolution NO. 3593; and BILL NO. 24-13 will be Resolution NO. 3594.

NEW ORDINANCES

BILL NO. 24-14, an Ordinance approving the record plat of Lone Star Industries, Inc. Land Subdivision. First Reading. Mayor Kinder called for public appearances regarding this Bill. No one appeared.

A Motion was made by Nate Thomas, Seconded by Tameka Randle, to approve.
Motion passed. 6-0. Ayes: Bliss, Kinder, Presson, Randle, Thomas, Truxel. Absent: Guard.

BILL NO. 24-15, an Ordinance approving the record plat of Riverview Gardens No. 3. First Reading. Mayor Kinder called for public appearances regarding this Bill. No one appeared.

A Motion was made by Dan Presson, Seconded by Shannon Truxel, to approve.
Motion passed. 6-0. Ayes: Bliss, Kinder, Presson, Randle, Thomas, Truxel. Absent: Guard.

BILL NO. 24-16, an Ordinance authorizing the City Manager to execute a Lighting Agreement with the Missouri Highways and Transportation Commission for intersection improvements at Route 74/Shawnee Parkway and Minnesota Avenue, in the City of Cape Girardeau, Missouri. First Reading. Mayor Kinder called for public appearances regarding this Bill. No one appeared.

A Motion was made by Mark Bliss, Seconded by Nate Thomas, to approve.
Motion passed. 6-0. Ayes: Bliss, Kinder, Presson, Randle, Thomas, Truxel. Absent: Guard.

APPOINTMENTS

Appointment to the Silver Springs Community Improvement District Board of Directors.

A Motion was made by Dan Presson, Seconded by Nate Thomas, to approve Mayor Kinder's appointment of Grayson Erlbacher to the Silver Springs Community Improvement District Board of Directors, for a term expiring May 12, 2024.
Motion passed. 6-0. Ayes: Bliss, Kinder, Presson, Randle, Thomas, Truxel. Absent: Guard.

Appointments to the Tree Board

A Motion was made by Nate Thomas, Seconded by Shannon Truxel, to appoint Angela Wilson to the Tree Board, for a term expiring February 1, 2027 and upon making a finding that special expertise is required, appoint Jennifer Benkhen, Community Forester, Missouri Department of Conservation, for a term expiring February 1, 2027.
Motion passed. 6-0. Ayes: Bliss, Kinder, Presson, Randle, Thomas, Truxel. Absent: Guard.

OTHER BUSINES

Appearances regarding items not listed on the agenda.

No appearances.

MEETING ADJOURNMENT

A Motion was made by Tameka Randle, Seconded by Dan Presson, to adjourn.
Motion passed. 6-0. Ayes: Bliss, Kinder, Presson, Randle, Thomas, Truxel. Absent: Guard.
The regular session ended at 5:22 pm.

Stacy Kinder, Mayor

Gayle L. Conrad City Clerk

Staff:	Ryan Shrimplin, AICP - City Planner	**AGENDA REPORT** Cape Girardeau City Council	**24-020**
Agenda:	2/5/2024		

SUBJECT

An Ordinance approving the record plat of Lone Star Industries, Inc. Land Subdivision.

EXECUTIVE SUMMARY

The attached ordinance approves a record plat for a one-lot subdivision on South Sprigg Street.

BACKGROUND/DISCUSSION

A record plat has been submitted for Lone Star Industries, Inc. Land Subdivision, located on South Sprigg Street and zoned M-2 (Heavy Manufacturing/Industrial). The plat reconfigures three tracts to create one new lot. The plat shows an exception for the omission of the required 10-foot utility easement along the front and rear lot lines of Lot 1. Staff supports the exception because there are no existing or proposed utilities in the locations where the easement is required.

STAFF RECOMMENDATION

The staff report to the Planning and Zoning Commission recommended approval of the record plat.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its January 10, 2024 meeting, recommended approval of the record plat with a vote of 7 in favor, 0 in opposition, and 0 abstaining.

ATTACHMENTS:

Name:	Description:
RP_Lone_Star_Industries_Land_Subdivision.doc	Ordinance
Staff_Review-Referral-Action_Form.pdf	Lone Star Industries, Inc. Land Subdivision - Staff RRA Form
Map_-_Lone_Star_Industries__Inc_Land_Subdivision.pdf	Lone Star Industries, Inc. Land Subdivision - Map
Application_-_Lone_Star_Industries__Inc._Land_Subdivision.pdf	Lone Star Industries, Inc. Land Subdivision - Application
BUZZI_REC_PLAT_FINAL.pdf	Lone Star Industries, Inc. Land Subdivision - Record Plat

BILL NO. 24-14 ORDINANCE NO. _____

AN ORDINANCE APPROVING THE RECORD PLAT OF
LONE STAR INDUSTRIES, INC. LAND SUBDIVISION

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAPE GIRARDEAU, MISSOURI, AS FOLLOWS:

ARTICLE 1. The record plat of Lone Star Industries, Inc. Land Subdivision, being part of U.S.P. Survey #173, and part of U.S.P. Survey #812, Township 30 North, Range 13 East of the Fifth Principal Meridian, in the City and County of Cape Girardeau, State of Missouri, submitted by the Family Trust under Indenture of Trust of Charles L. Hunze, dated July 27, 2004, as Amended, bearing the certification of Kelly K. Snell, a Registered Land Surveyor, dated the 5th day of January, 2024, including all exceptions and variances, is hereby approved.

ARTICLE 2. The City Clerk is hereby directed to sign the record plat with the date of Council approval and affix thereto the seal of the City of Cape Girardeau, Missouri.

ARTICLE 3. This ordinance shall be in full force and effect ten days after its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

_____
Stacy Kinder, Mayor

ATTEST:

_____
Bruce Taylor, Deputy City Clerk

CITY OF CAPE GIRARDEAU, MISSOURI

City Staff Review, Referral and Action - Subdivision Application

FILE: **Lone Star Industries, Inc. Land Subdivision** LOCATION: South Sprigg Stree

STAFF REVIEW & COMMENTS:

A record plat has been submitted to reconfigure three (3) lots into one (1) new lot along South Sprigg Street. SEE STAFF REPORT FOR MORE DETAILS.

City Planner — Date: 12/27/23

City Attorney — Date: 12/28/23

CITY MANAGER REFERRAL TO THE PLANNING AND ZONING COMMISSION:

City Manager — Date: 10/29/23

Planning & Zoning Commission

RECOMMENDED ACTION:

	Favor	Oppose	Abstain
Trae Bertrand	☑	☐	☐
Scott Blank	☐	☐	☐
Kevin Greaser	☑	☐	☐
Derek Jackson	☐	☐	☐
Gerry Jones	☑	☐	☐
Chris Martin	☑	☐	☐
Nick Martin	☑	☐	☐
Sommer McCauley-Perdue	☑	☐	☐
Sid Whittington	☑	☐	☐

VOTE COUNT: 7 **Favor** 0 **Oppose** 0 **Abstain**

COMMENTS:

CITIZENS COMMENTING AT MEETING:

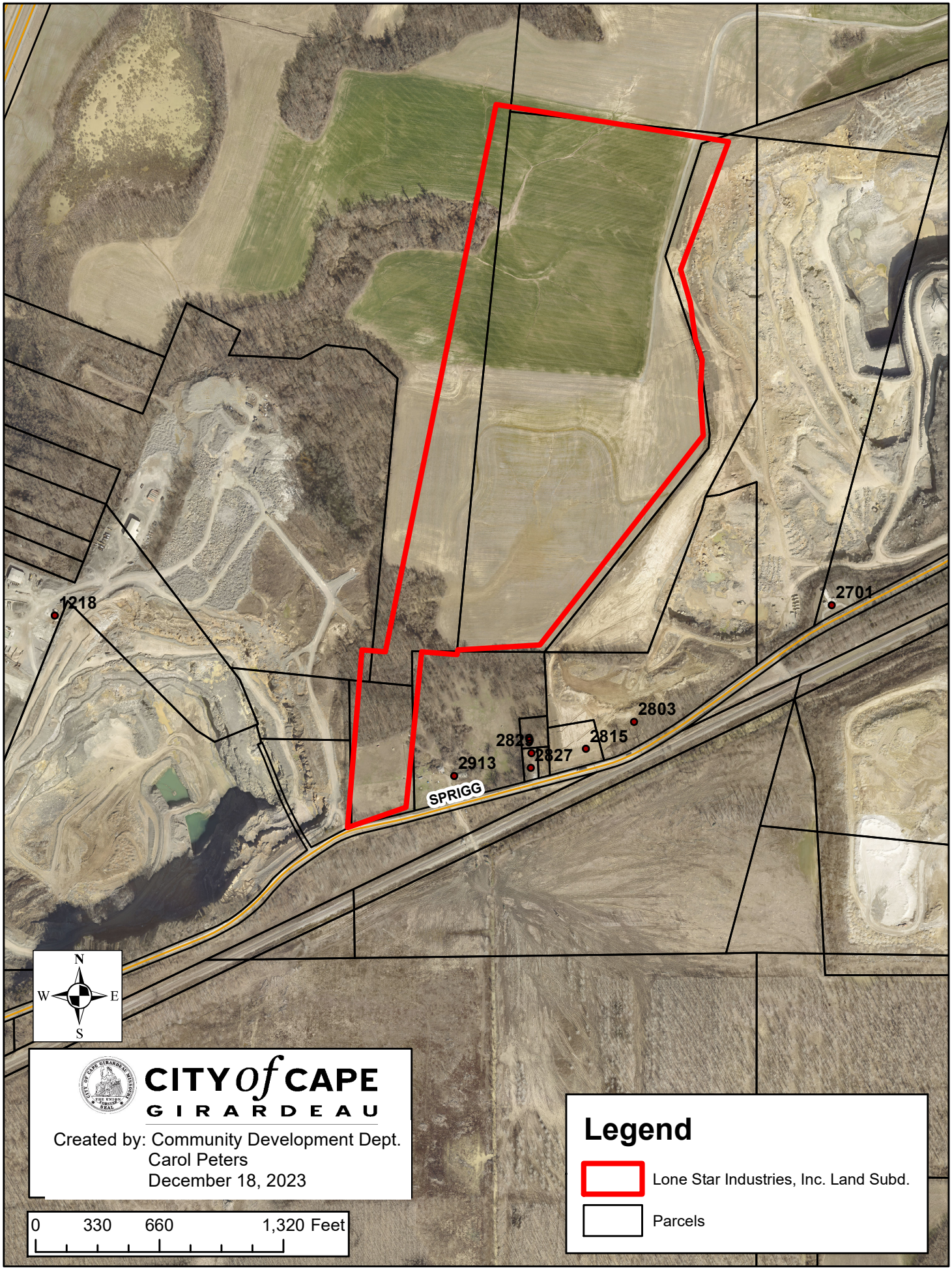
Nick Martin
Planning & Zoning Commission Secretary

City Council Action

Ordinance 1st Reading _____ *Ordinance 2nd & 3rd Reading:* _____

ORDINANCE # _____ **Effective Date:** _____

Lone Star Industries, Inc. Land Subdivision



SUBDIVISION PLAT APPLICATION

CITY *of* CAPE GIRARDEAU

COMMUNITY DEVELOPMENT DEPARTMENT, 44 NORTH LORIMIER STREET, CAPE GIRARDEAU, MO 63701 (573) 339-6327

Name of Subdivision LONE STAR INDUSTRIES, INC. LAND SUBDIVISION	**Type of Plat** ☑ Record ☐ Preliminary ☐ Boundary Adjustment
Applicant Lone Star Industries, Inc. d/b/a Buzzi Unicem U.S.A.	**Property Owner of Record** ☐ Same as Applicant Charles L. Hunze, Jr., Successor Trustee
Mailing Address: 3113 Independence City, State, Zip: CAPE GIRARDEAU, MO 63702	Mailing Address: 2403 S. Sprigg St. City, State, Zip: Cape Girardeau, MO 63703
Telephone: 573-334-0555 Email: mattm@bradshawsteele.com	Telephone: 573-450-1195 Email: chunze@msn.com
Contact Person *(If Applicant is a Business or Organization)* Matt Mocherman	*(Attach additional owners information, if necessary)* see attached
Professional Engineer/Surveyor *(if other than Applicant)* KELLY K. SNELL	**Developer** *(if other than Applicant)*
Mailing Address: 1813 GREENBRIER DR. City, State, Zip: CAPE GIRARDEAU, MO., 63701	Mailing Address: City, State, Zip:
Telephone: 573-339-7473 Email: richardslandsurveying@gmail.com	Telephone: Email:

ADDITIONAL ITEMS REQUIRED

See Instructions for more information.

In addition to this completed application form, the following items must be submitted:

✓ Review Fee (payable to City of Cape Girardeau)
$20.00 per lot **($200.00 minimum)**

✓ Recording Fee Deposit (payable to City of Cape Girardeau)

Sheet Size	Record Plat	Boundary Adjustment Plat
18" x 24"	$46.00	$26.00
24" x 36"	$71.00	$31.00

(The City reserves the right to issue a partial refund or collect an additional fee if the actual recording cost differs from the deposit amount)

✓ One (1) full size print of the plat

✓ Digital file of the plat in .pdf format (can be emailed to cityplanning@cityofcape.org)

✓ Completed minimum requirements checklist

CERTIFICATION

I hereby certify that I am the sole Property Owner of Record or an agent duly authorized by the Property Owner(s) of Record to file this application on their behalf. Furthermore, I hereby acknowledge that the plat submitted with this application must meet certain requirements in order to be approved including, but not limited to: a) successfully addressing all review comments, and b) any and all new public improvements for the subdivision being completed and/or covered under a performance guarantee agreement in accordance with the City's Code of Ordinances. If I am an agent, I hereby certify that I have notified the Property Owner(s) of Record and the developer of these requirements.

Patrick M. Lydon, SVP & General Counsel — 11/21/2023

Applicant Signature and Printed Name — Date

OFFICE USE ONLY

Date Received & By 11-30-23 File #_____ MUNIS Application #_____ MUNIS Permit #_____

Review Fee Received $_____ Recording Fee Received $_____ ☐ Check #_____ ☐ Credit Card ☐ Cash

Preliminary and Record Plats:
Planning & Zoning Commission Recommendation _____ Date _____ City Council Final Action _____ Date _____

ADDENDUM TO PLAT APPLICATION

Property Owner of Record:

Charles L. Hunze, Jr. Successor Trustee under Indenture of Trust of Charles L. Hunze dated July 27, 2004 as amended (now known as the Family Trust Under Indenture of Trust of Charles L. Hunze dated July 27, 2004, as amended)

PARENT PARCEL IS: CHARLES L. HUNZE SR. TRUST, LOCATED IN DOCUMENT #2005-09326 OF THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI

RECORD PLAT

LONE STAR INDUSTRIES, INC. LAND SUBDIVISION

FOR: LONE STAR INDUSTRIES, INC.
D/B/A/ BUZZI UNICEM U.S.A.
CAPE GIRARDEAU, MISSOURI

PART OF U.S.P. SURVEY #173, AND PART OF U.S.P. SURVEY #812, TOWNSHIP 30 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

PLAT PREPARED BY: RICHARDS LAND SURVEYING, 1813 GREENBRIER DRIVE, CAPE GIRARDEAU, MISSOURI, 63701
PHONE: 573-339-7473

SUBDIVISION DEDICATION

THE UNDERSIGNED, CHARLES L. HUNZE, JR., SUCCESSOR TRUSTEE UNDER INDENTURE OF TRUST OF CHARLES L. HUNZE, DATED JULY 27, 2004, AS AMENDED (NOW KNOWN AS THE FAMILY TRUST UNDER INDENTURE OF TRUST OF CHARLES L. HUNZE, DATED JULY 27, 2004, AS AMENDED) AND OWNER OF PART OF U.S.P. SURVEY #173, AND PART OF U.S.P. SURVEY #812, TOWNSHIP 30 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 100.000 ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" Iron Rod at the Northwest Corner of said U.S.P. Survey #812; thence S.83°44'00"E., along the North Line thereof, a distance of 142.00 feet to a 1" Square Iron Pin; thence departing from said North Line, N.05°29'42"E., a distance of 2,971.74 feet to a 1/2" Iron Rod; thence S.79°10'19"E., a distance of 1,489.15 feet to a 1/2" Iron Rod; thence S.17°09'08"W., a distance of 696.32 feet to a 1/2" Iron Rod; thence S.19°15'28"E., a distance of 583.50 feet to a Point; thence S.07°47'22"E., a distance of 396.65 feet to a Point; thence S.38°14'05"W., a distance of 1,392.10 feet to an Iron Rail; thence S.89°55'04"W., a distance of 471.80 feet to an Iron Pipe on the East Line of said U.S.P. Survey #173; thence S.05°24'30"W., along said East Line, a distance of 18.00 feet to an Iron Pipe at the Southeast Corner of said U.S.P. Survey #173; thence N.84°52'56"W., along the South Line thereof, a distance of 234.86 feet to a 1/2" Iron Rod; thence departing from said South Line, S.00°56'32"E., a distance of 849.51 feet to a 1/2" Iron Rod on the Northerly Right-of-Way Line of South Sprigg Street; thence Southwesterly, along said Right-of-Way, and a Curve to the Right having a Radius of 2,839.90 feet, a Length of 137.74 feet (Chord bears S.76°46'52"W., a distance of 137.73 feet) to a 1/2" Iron Rod; thence S.78°10'15"W., a distance of 162.26 feet to a 1/2" Iron Rod and a Curve to the Left having a Radius of 484.28 feet; thence along said Curve, a Length of 55.01 feet (Chord bears S.74°55'01"W., a distance of 54.98 feet) to a 1/2" Iron Rod; thence departing from said Right-of-Way, N.01°40'27"W., a distance of 966.34 feet to the POINT OF BEGINNING. Containing 100.000 acres, more or less, in Cape Girardeau County, Missouri, dated October of 2023. Along with and Subject to existing Easements of Record if any.

HEREBY RESUBDIVIDES SAID TRACTS INTO ONE LOT AS SHOWN HEREON, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED "LONE STAR INDUSTRIES, INC. LAND SUBDIVISION".

_____
CHARLES L. HUNZE, JR.
SUCCESSOR TRUSTEE UNDER INDENTURE OF
TRUST OF CHARLES L. HUNZE, DATED JULY 27, 2004,
AS AMENDED (NOW KNOWN AS THE FAMILY TRUST
UNDER INDENTURE OF TRUST OF CHARLES L. HUNZE,
DATED JULY 27, 2004, AS AMENDED)

STATE OF MISSOURI)
) SS
COUNTY OF CAPE GIRARDEAU)

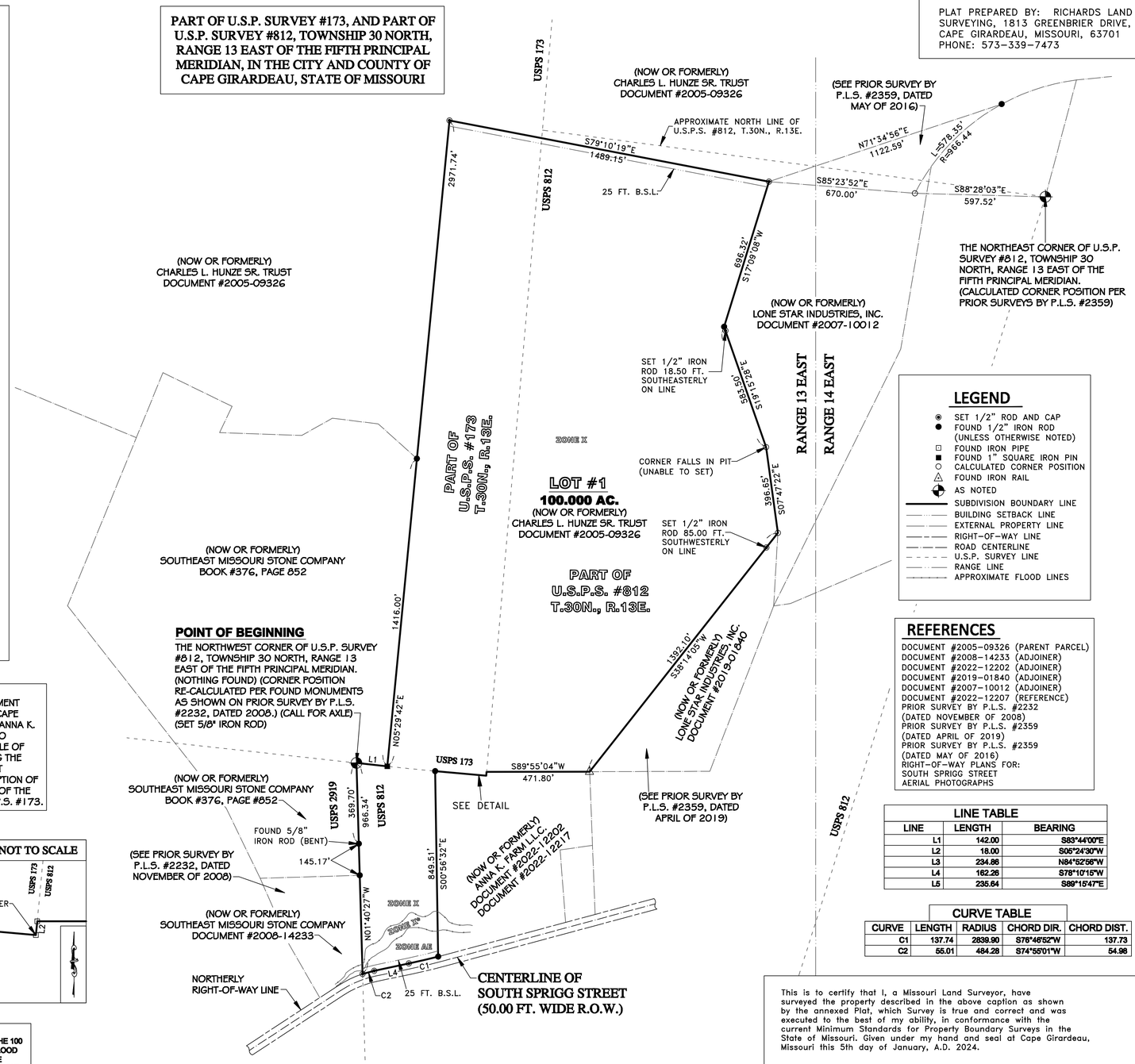
ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHARLES L. HUNZE, JR., SUCCESSOR TRUSTEE UNDER INDENTURE OF TRUST OF CHARLES L. HUNZE, DATED JULY 27, 2004, AS AMENDED (NOW KNOWN AS THE FAMILY TRUST UNDER INDENTURE OF TRUST OF CHARLES L. HUNZE, DATED JULY 27, 2004, AS AMENDED), AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT IN HIS CAPACITY AS TRUSTEE OF SAID TRUST, ACKNOWLEDGED THAT SAID INSTRUMENT WAS EXECUTED AS THE FREE ACT AND DEED OF SAID TRUST, AND FURTHER STATED THAT SAID TRUST HAS NOT BEEN REVOKED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DATE AND YEAR FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

I, _____, CITY CLERK OF THE CITY OF CAPE GIRARDEAU, MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF CAPE GIRARDEAU, MISSOURI, BY ORDINANCE NO. _____, PASSED AND APPROVED THIS _____ DAY OF _____, A.D., 20____.



BEARINGS ARE REFERENCED TO MISSOURI GRID NORTH BY G.P.S. OBSERVATIONS (NAD 83) (EAST ZONE)

LEGEND

- SET 1/2" ROD AND CAP
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- FOUND IRON PIPE
- FOUND 1" SQUARE IRON PIN
- CALCULATED CORNER POSITION
- FOUND IRON RAIL
- AS NOTED
- SUBDIVISION BOUNDARY LINE
- BUILDING SETBACK LINE
- EXTERNAL PROPERTY LINE
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- U.S.P. SURVEY LINE
- RANGE LINE
- APPROXIMATE FLOOD LINES

REFERENCES

DOCUMENT #2005-09326 (PARENT PARCEL)
DOCUMENT #2008-14233 (ADJOINER)
DOCUMENT #2022-12202 (ADJOINER)
DOCUMENT #2019-01840 (ADJOINER)
DOCUMENT #2007-10012 (ADJOINER)
DOCUMENT #2022-12207 (REFERENCE)
PRIOR SURVEY BY P.L.S. #2232
(DATED NOVEMBER OF 2008)
PRIOR SURVEY BY P.L.S. #2359
(DATED APRIL OF 2019)
PRIOR SURVEY BY P.L.S. #2359
(DATED MAY OF 2016)
RIGHT-OF-WAY PLANS FOR:
SOUTH SPRIGG STREET
AERIAL PHOTOGRAPHS

LINE TABLE

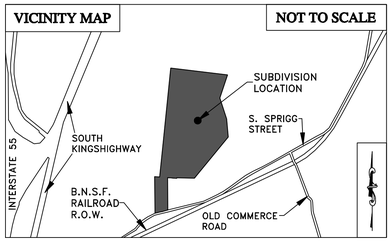
LINE	LENGTH	BEARING
L1	142.00	S83°44'00"E
L2	18.00	S05°24'30"W
L3	234.86	N84°52'56"W
L4	162.26	S78°10'15"W
L5	235.64	S89°15'47"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIR.	CHORD DIST.
C1	137.74	2839.90	S76°46'52"W	137.73
C2	55.01	484.28	S74°55'01"W	54.98

VICINITY MAP

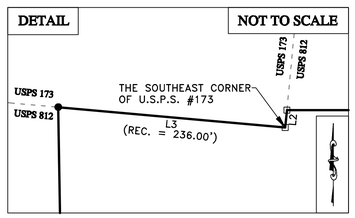
NOT TO SCALE



SURVEYOR'S NOTE:
LEGAL DESCRIPTION OF PROPERTY IN DOCUMENT #2022-12202 OF THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, (GRANTEE, ANNA K. FARM, L.L.C.) APPEARS TO CROSS OVER INTO U.S.P.S. #173, CAUSING AN OVERLAP IN TITLE OF APPROXIMATELY 2,134 SQUARE FEET ALONG THE SOUTHERN BOUNDARY LINE OF THE SUBJECT PROPERTY. HOWEVER, THE LEAD IN DESCRIPTION OF SAID DOCUMENT DOES NOT DESCRIBE ANY OF THE PROPERTY AS BEING LOCATED IN SAID U.S.P.S. #173.

DETAIL

NOT TO SCALE



ZONING AND LOT INFORMATION

ZONING: M-2, HEAVY MANUFACTURING/INDUSTRIAL DISTRICT

MAXIMUM HEIGHT = FORTY (40) FEET, EXCLUDES SILOS, SMOKESTACKS, AND DUST COLLECTION SYSTEMS
MINIMUM LOT AREA = NONE
MINIMUM LOT WIDTH = NONE
MINIMUM BUILDING SETBACKS:
-FRONT YARD = TWENTY-FIVE (25) FEET
-SIDE YARD = NONE, EXCEPT ON A LOT ABUTTING A RESIDENTIAL DISTRICT OR USE THERE SHALL BE A SIDE YARD OF NOT LESS THAT TWENTY (20) FEET ON THE SIDE OF THE LOT ABUTTING THE RESIDENTIAL DISTRICT OR USE.
-REAR YARD = TWENTY-FIVE (25) FEET

NUMBER OF LOTS: 1 (1)
TOTAL AREA: 4,356,000 SQ. FT. (100.000 AC.)

FLOODPLAIN NOTE:
A PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN (ZONE AE), ZONE X* (0.2% FLOOD RATE) AND ALSO ZONE X, AS INDICATED ON THE FLOOD INSURANCE RATE MAP NUMBER 29031C0266E WITH AN EFFECTIVE DATE OF SEPTEMBER 29TH, 2011.

NOTE:
AN EXCEPTION IS SHOWN FOR THE OMISSION OF THE REQUIRED 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES OF LOT #1

GRAPHIC SCALE
250 0 125 250 500 1000
(IN FEET) RURAL SURVEY
1 inch = 250 ft.

This is to certify that I, a Missouri Land Surveyor, have surveyed the property described in the above caption as shown by the annexed Plat, which Survey is true and correct and was executed to the best of my ability, in conformance with the current Minimum Standards for Property Boundary Surveys in the State of Missouri. Given under my hand and seal at Cape Girardeau, Missouri this 5th day of January, A.D. 2024.

_____
KELLY K. SNELL, MO. P.L.S. #2017017647

STATE OF MISSOURI)
) SS
COUNTY OF CAPE GIRARDEAU)

FILED FOR RECORD THIS _____ DAY OF _____ 20____ IN THE OFFICE OF THE RECORDER OF DEEDS IN CAPE GIRARDEAU COUNTY AT JACKSON, MISSOURI. DOCUMENT NO. _____.

_____
ANDREW DAVID BLATTNER, RECORDER OF DEEDS

RICHARDS LAND SURVEYING
1813 GREENBRIER, CAPE GIRARDEAU, MISSOURI
PH. (573) 339-7473 FAX (573)339-7473

PREV.	DESCRIPTION	BY	DATE

PROJECT NO.

JOB NAME: LONE STAR INDUSTRIES, INC.
LOCATION: CAPE GIRARDEAU, MISSOURI
DESCRIPTION: RECORD PLAT
DRAWN BY: KKS
CHECKED BY: SNS
SCALE: 1"=250'
PROJECT NUMBER
SHEET 1 OF 1

DATE: 10-30-2023
SHEET
1 OF 1

Staff:	Ryan Shrimplin, AICP - City Planner	**AGENDA REPORT** Cape Girardeau City Council	**24-021**
Agenda:	2/5/2024		

SUBJECT

An Ordinance approving the record plat of Riverview Gardens No. 3.

EXECUTIVE SUMMARY

The attached ordinance approves a record plat for a two-lot subdivision at 45 Rivercrest Drive.

BACKGROUND/DISCUSSION

A record plat has been submitted for Riverview Gardens No. 3, located at 45 Rivercrest Drive and zoned R-2 (Single-Family Urban Residential). The plat resubdivides a lot to create two new lots.

STAFF RECOMMENDATION

The staff report to the Planning and Zoning Commission recommended approval of the record plat.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its January 10, 2024 meeting, recommended approval of the record plat with a vote of 7 in favor, 0 in opposition, and 0 abstaining.

ATTACHMENTS:

Name:	Description:
RP_Riverview_Gardens_No_3.doc	Ordinance
Staff_Review-Referral-Action_Form.pdf	Riverview Gardens No. 3 - Staff RRA Form
Map_-_Riverview_Gardens_No_3.pdf	Riverview Gardens No. 3 - Map
Application_-_Riverview_Gardens_No._3.pdf	Riverview Gardens No. 3 - Application
s23116_final.pdf	Riverview Gardens No. 3 - Record Plat

BILL NO. 24-15 ORDINANCE NO. _____

AN ORDINANCE APPROVING THE RECORD
PLAT OF RIVERVIEW GARDENS NO. 3

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAPE GIRARDEAU, MISSOURI, AS FOLLOWS:

ARTICLE 1. The record plat of Riverview Gardens No. 3, being a resubdivision of Lot No. 1 of Riverview Gardens No. 2 as recorded in Document 2016-13023, also being a part of Outlot 70, U.S.P.S. No. 2199, Township 31 North, Range 14 East of the Fifth Principal Meridian, City and County of Cape Girardeau, State of Missouri, submitted by Isaac Larry Driskell and Rebecca Carlene Driskell, husband and wife, bearing the certification of R. Christopher Bowen, a Registered Land Surveyor, dated the 9th day of January, 2024, is hereby approved.

ARTICLE 2. The City Clerk is hereby directed to sign the record plat with the date of Council approval and affix thereto the seal of the City of Cape Girardeau, Missouri.

ARTICLE 3. This ordinance shall be in full force and effect ten days after its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

_____
Stacy Kinder, Mayor

ATTEST:

_____
Bruce Taylor, Deputy City Clerk

CITY OF CAPE GIRARDEAU, MISSOURI

City Staff Review, Referral and Action - Subdivision Application

FILE: **Riverview Gardens No. 3 Subdivision** LOCATION: 45 Rivercrest Drive

STAFF REVIEW & COMMENTS:

A record plat has been submitted to split a lot into two (2) lots at 45 Rivercest Drive. SEE STAFF REPORT FOR MORE DETAILS.

City Planner _____ Date 12/27/23

City Attorney _____ Date 12/28/23

CITY MANAGER REFERRAL TO THE PLANNING AND ZONING COMMISSION:

City Manager _____ Date _____

Planning & Zoning Commission

RECOMMENDED ACTION:

	Favor	Oppose	Abstain		Favor	Oppose	Abstain
Trae Bertrand	☑	☐	☐	Chris Martin	☑	☐	☐
Scott Blank	☐	☐	☐	Nick Martin	☑	☐	☐
Kevin Greaser	☑	☐	☐	Sommer McCauley-Perdue	☑	☐	☐
Derek Jackson	☐	☐	☐	Sid Whittington	☑	☐	☐
Gerry Jones	☑	☐	☐				

VOTE COUNT: 7 **Favor** 0 **Oppose** 0 **Abstain**

COMMENTS:

CITIZENS COMMENTING AT MEETING:

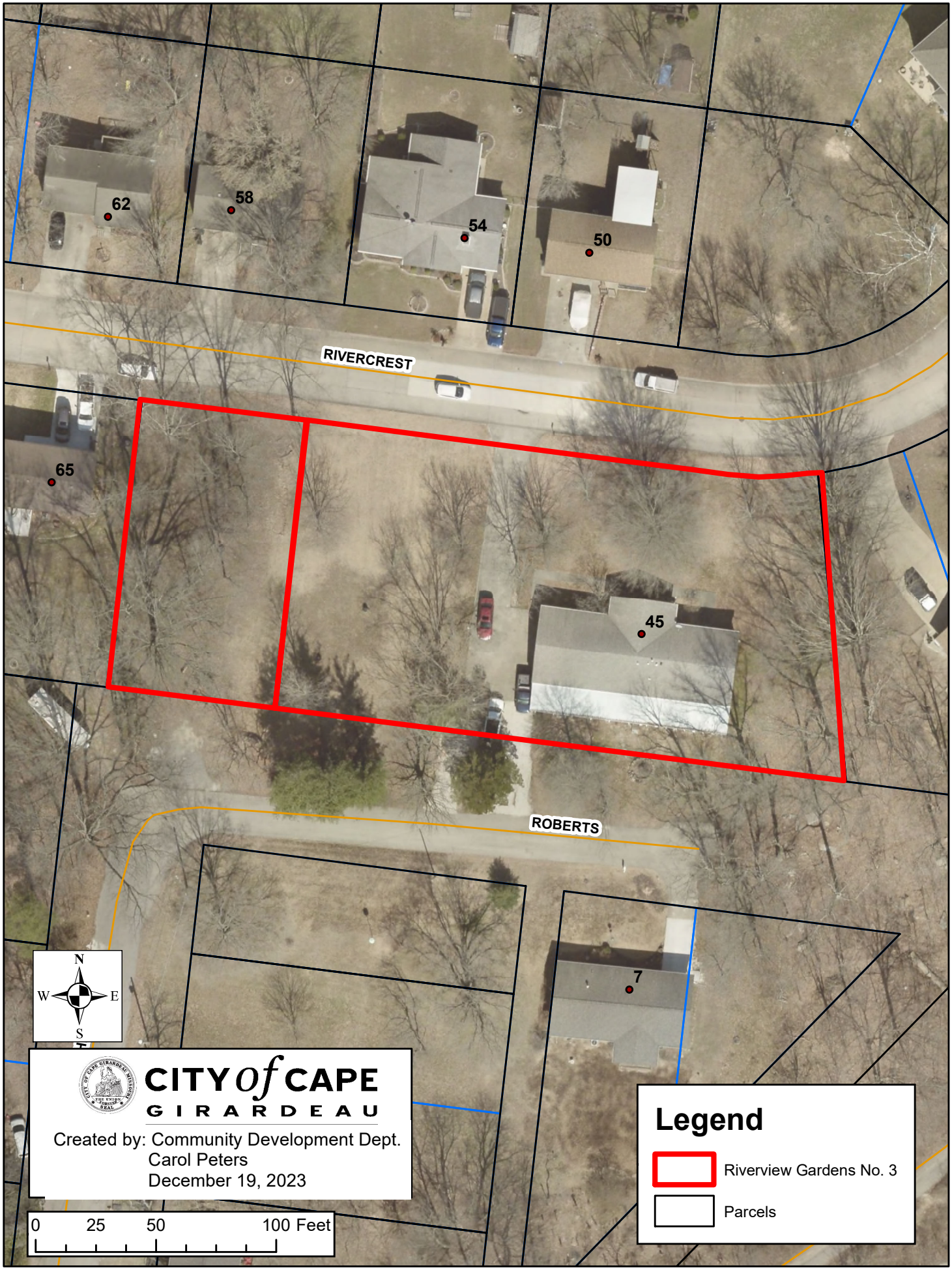
Nick Martin
Planning & Zoning Commission Secretary

City Council Action

*Ordinance 1st Reading*_____ *Ordinance 2nd & 3rd Reading:* _____

ORDINANCE # _____ **Effective Date:** _____

Riverview Gardens No. 3 Subdivision



SUBDIVISION PLAT APPLICATION

CITY *of* CAPE GIRARDEAU

COMMUNITY DEVELOPMENT DEPARTMENT, 44 NORTH LORIMIER STREET, CAPE GIRARDEAU, MO 63701 (573) 339-6327

Name of Subdivision RIVERVIEW GARDENS NO. 3		**Type of Plat** ☑ **Record** ☐ **Preliminary** ☐ **Boundary Adjustment**	
Applicant Isaac Larry Driskell		**Property Owner of Record** ☑ **Same as Applicant**	
Mailing Address 45 Rivercrest Drive	City, State, Zip Cape Girardeau, MO 63701	Mailing Address	City, State, Zip
Telephone 573-450-0904	Email	Telephone	Email
Contact Person *(if Applicant is a Business or Organization)* Isaac Larry Driskell		*(Attach additional owners information, if necessary)*	
Professional Engineer/Surveyor *(if other than Applicant)* Bowen Engineering & Surveying		**Developer** *(if other than Applicant)*	
Mailing Address 2121 Megan Drive	City, State, Zip Cape Girardeau, MO 63701	Mailing Address	City, State, Zip
Telephone 573-339-5900	Email chrisbowen@bowenengsurv.com	Telephone	Email

ADDITIONAL ITEMS REQUIRED

See Instructions for more information.

In addition to this completed application form, the following items must be submitted:

✓ Review Fee (payable to City of Cape Girardeau)
$21.00 per lot **($210.00 minimum)**

✓ Recording Fee Deposit (payable to City of Cape Girardeau)

Sheet Size	Record Plat	Boundary Adjustment Plat
18" x 24"	$46.00	$26.00
24" x 36"	$71.00	$31.00

(The City reserves the right to issue a partial refund or collect an additional fee if the actual recording cost differs from the deposit amount)

✓ One (1) full size print of the plat

___ Digital file of the plat in .pdf format (can be emailed to cityplanning@cityofcape.org)

___ Completed minimum requirements checklist

CERTIFICATION

I hereby certify that I am the sole Property Owner of Record or an agent duly authorized by the Property Owner(s) of Record to file this application on their behalf. Furthermore, I hereby acknowledge that the plat submitted with this application must meet certain requirements in order to be approved including, but not limited to: a) successfully addressing all review comments, and b) any and all new public improvements for the subdivision being completed and/or covered under a performance guarantee agreement in accordance with the City's Code of Ordinances. If I am an agent, I hereby certify that I have notified the Property Owner(s) of Record and the developer of these requirements.

Chris Bowen Digitally signed by Chris Bowen Date: 2023.12.07 09:52:00 -06'00' — 12/07/23

Applicant Signature and Printed Name — Date

OFFICE USE ONLY

Date Received & By 12-7-23 File #_____ MUNIS Application #_____ MUNIS Permit #_____

Review Fee Received $_____ Recording Fee Received $_____ ☐ Check #_____ ☐ Credit Card ☐ Cash

Preliminary and Record Plats:
Planning & Zoning Commission Recommendation _____ Date _____ City Council Final Action _____ Date _____

City of Cape Girardeau
Subdivision Plat Requirements
(Record Plats)

MINIMUM REQUIREMENTS FOR RECORD PLATS – COMPLETE CHECKLIST AND SUBMIT WITH APPLICATION
(First column of check boxes is for professional engineer/surveyor; second column is for City staff)

NAME OF SUBDIVISION: RIVERVIEW GARDENS NO. 3

- ☑ ☐ Sheet size - 18" x 24", 24" x 24", or 24" x 36"
- ☑ ☐ White background with black text and graphics; greyscale allowed; no other colors
- ☑ ☐ Border - rectangular, solid line(s)
- ☐ ☐ Title block - include name, address, and phone number of consultant preparing the plat; include box for original issue date and at least 3 revision issue dates
- ☑ ☐ Sheet number, if plat consists of more than one sheet
- ☑ ☐ Plat title - located at the top of the sheet, preferably centered; begin with "RECORD PLAT"; name cannot be a duplicate of an existing subdivision in the county or include "RESUBDIVISION"
- ☑ ☐ Description beneath plat title - if existing platted lots are involved, begin with "ALL OF" or "PART OF" as applicable; include Block Number if applicable; include Book and Page or Document Number of existing plat; include vacated right-of-way/alley if applicable; end with "IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI"
- ☑ ☐ References - list all deeds, plats, separate easement instruments, etc. used in preparing the plat; include Book and Page or Document Number for each, if recorded
- ☑ ☐ North arrow with basis of bearings
- ☑ ☐ Graphic scale - 1:100 or less; must be a multiple of 10
- ☑ ☐ Vicinity map - lines only (no images); all nearby streets and major streets labeled; site labeled; include North arrow and "NTS" or "NOT TO SCALE"; use transparent background for labels
- ☑ ☐ Legend - list found monuments first, followed by set monuments, followed by: "SUBDIVISION BOUNDARY LINE", "LOT LINE TO BE ELIMINATED" and/or "NEW LOT LINE" as applicable, "EXISTING EASEMENT LINE" and/or "NEW EASEMENT LINE" as applicable, "BUILDING SETBACK LINE", "EXTERNAL PROPERTY LINE", "RIGHT-OF-WAY LINE", "CENTERLINE", other symbols as applicable
- ☑ ☐ Curve table and/or line table, if necessary - include unit symbols for distances/lengths
- ☑ ☐ Subdivision boundary and internal lines accurately drawn and labeled with bearing and distance or referenced to curve table/line table
- ☑ ☐ Section/township/range lines accurately drawn and labeled
- ☑ ☐ Adjacent parcel lines accurately drawn
- ☑ ☐ Subdivision boundary and each lot checked for closure
- ☑ ☐ Each proposed lot labeled with lot number and area expressed in square feet and acres
- ☑ ☐ All parcels within and adjacent to the subdivision boundary labeled with record owner name and Book and Page or Document Number for deed
- ☑ ☐ All existing platted lots within and adjacent to the subdivision boundary labeled with subdivision name and Book and Page or Document Number for plat
- ☑ ☐ All existing easements within the subdivision boundary labeled as existing; include type of easement (water, sewer, utility, drainage, access, etc.); include Book and Page or Document Number, if recorded
- ☑ ☐ All new easements within the subdivision boundary labeled as "NEW __' UTILITY EASEMENT", "NEW __' ACCESS EASEMENT", or other type of easement as applicable
- ☑ ☐ All building setback lines within the subdivision boundary labeled; include depth
- ☑ ☐ All rights-of-way within and adjacent to the subdivision boundary labeled with street name (or labeled as alley if applicable) and right-of-way width
- ☑ ☐ All private streets within and adjacent to the subdivision boundary labeled with street name followed by "(PRIVATE STREET)" along with existing access easement information, if applicable, or shown in a new 50 foot access easement
- ☑ ☐ Notes:
    - Zoning - include zoning district name, minimum lot area, minimum lot width, maximum density if applicable, and setbacks; if zoning district has different standards based on land use type, include all standards and state the proposed use type(s)
    - Lot - include total number of lots, largest lot area, smallest lot area, and total subdivision area; include proposed density (for residential subdivisions)

MINIMUM REQUIREMENTS FOR RECORD PLATS (CONTINUED)

- Variance, if applicable - begin with "A VARIANCE IS SHOWN FOR" followed by "A REDUCED LOT AREA FOR LOT _", "A REDUCED LOT WIDTH FOR LOT _", or "A REDUCED _____ YARD SETBACK ALONG THE _____ LOT LINE OF LOT _", as applicable
- Exception, if applicable - begin with "AN EXCEPTION IS SHOWN FOR" followed by "THE OMISSION OF THE REQUIRED 10 FOOT UTILITY EASEMENT ALONG THE _____ LOT LINE OF LOT _" or "A REDUCED UTILITY EASEMENT WIDTH ALONG THE _____ LOT LINE OF LOT _", as applicable
- Floodplain - begin with "A PORTION OF THE PROPERTY FALLS WITHIN" or "NO PORTION OF THE PROPERTY FALLS WITHIN", as applicable; if referencing a zone designation, state what that designation means

☑ ☐ List each record owner name and Book and Page or Document Number for deed, name and address of party for whom the plat was prepared, name and address of consultant that performed the survey and prepared the plat

☑ ☐ Subdivision Dedication:

- Begin with "THE UNDERSIGNED," followed by the owner name(s) as stated in the current deed(s); include "HUSBAND AND WIFE," if applicable; include "A [insert state name] LIMITED LIABILITY COMPANY," or "A [insert state name] CORPORATION," if applicable; followed by "OWNER OF" or "OWNERS OF" and a description matching the description beneath the plat title, followed by "CONTAINING _____ SQUARE FEET (____ ACRES), MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:"; followed by a legal description of the total subdivision area; followed by "HEREBY SUBDIVIDE" or "HEREBY SUBDIVIDES"; followed by "SAID TRACT INTO _____ AS SHOWN HEREON, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED _____."
- New right-of-way and/or easements - use standard language

☑ ☐ Legal description checked against drawing for congruence

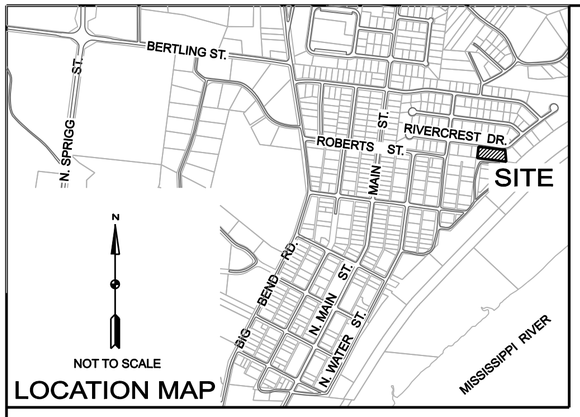
☑ ☐ Owner signature line(s) with notary block(s) - include title after signatory name if owner is not an individual; include "HUSBAND AND WIFE," if applicable; include "A [insert state name] LIMITED LIABILITY COMPANY," or "A [insert state name] CORPORATION," if applicable

☑ ☐ If plat shows existing public easement(s) to be released – use standard block for City Manager's release

☑ ☐ City Clerk's certificate - use standard block for record plats

☑ ☐ County Recorder of Deeds' certificate - use standard block

☑ ☐ Surveyor's certificate



LOCATION MAP

RECORD PLAT OF:

RIVERVIEW GARDENS NO. 3

A RESUBDIVISION OF LOT NO. 1 OF RIVERVIEW GARDENS NO. 2
AS RECORDED IN DOCUMENT 2016 - 13023
A PART OF OUTLOT 70, U.S.P.S. NO. 2199, TOWNSHIP 31 NORTH, RANGE 14 EAST
OF THE FIFTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

CURVE DIMENSION TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
1	150.40'	15° 39' 13"	41.09'	20.67'	40.96'	N 89° 34' 45" E

SURVEY NOTES:

THIS SURVEY CREATES A NEW TWO LOT SUBDIVISION FROM THE PARENT TRACT RECORDED IN DOCUMENT NO. 2015-12527

MEASURED DIMENSIONS SHOWN WITHOUT PARENTHESES
DEED OR RECORD DIMENSIONS SHOWN WITH PARENTHESES

BASIS OF SURVEY DATUM - NAD83, M.S.P.C. ZONE 2401 EAST
CORS STATION MOJK OF THE MoDOT GPS RTK NETWORK

LATITUDE	37°24'44.45833"	NORTH
LONGITUDE	089°39'00.22114"	WEST
ELLIPSOID HEIGHT	383.98	U.S. SURVEY FEET
NORTHING	575,956.0987	U.S. SURVEY FEET
EASTING	1,067,057.151	U.S. SURVEY FEET
ELEVATION	477.03	U.S. SURVEY FEET

AS PUBLISHED ON NATIONAL GEODETIC DATA SHEETS, RETRIEVAL DATE FEBRUARY 04, 2015 AND CONVERTED FROM METERS TO U.S. SURVEY FEET.

SURVEY CLASS - URBAN

REFERENCES:

RECORD PLAT OF RIVERVIEW GARDENS NO. 2
DOCUMENT 2016 - 13023

GENERAL WARRANTY DEED, DOCUMENT 2020 - 06738
GENERAL WARRANTY DEED, BOOK NO. 1211 - PAGE NO. 822
GENERAL WARRANTY DEED, DOCUMENT 2015 - 12527

ONLINE MAPPING RECORDS FOR CAPE GIRARDEAU, COUNTY,
HTTP://MAPS.CAMAVISION.COM/CAPEGIRARDEAUMO

FLOOD ZONE INFORMATION

THE PROPERTY IS IN ZONE X AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE EFFECTIVE FLOOD INSURANCE RATE MAP FOR THE PROPERTY IS MAP NO. 29031C0259F, DATED JANUARY 20, 2016.

ZONING INFORMATION:

ZONING: R-2- SINGLE FAMILY URBAN RESIDENTIAL DISTRICT

NUMBER OF LOTS - 2

LOT 1A - 8,407 SQ. FT. (0.19 ACRES)
LOT 2A - 27,560 SQ. FT. (0.63 ACRES)
TOTAL SUBDIVISION AREA - 35,967 SQ. FT. (0.82 ACRES)

MAX. HEIGHT: 2-1/2 STORIES NOT TO EXCEED 35 FEET.

MAX. LOT DENSITY - 5 UNITS PER ACRE.
PROPOSED LOT DENSITY - 2.44 UNITS PER ACRE.

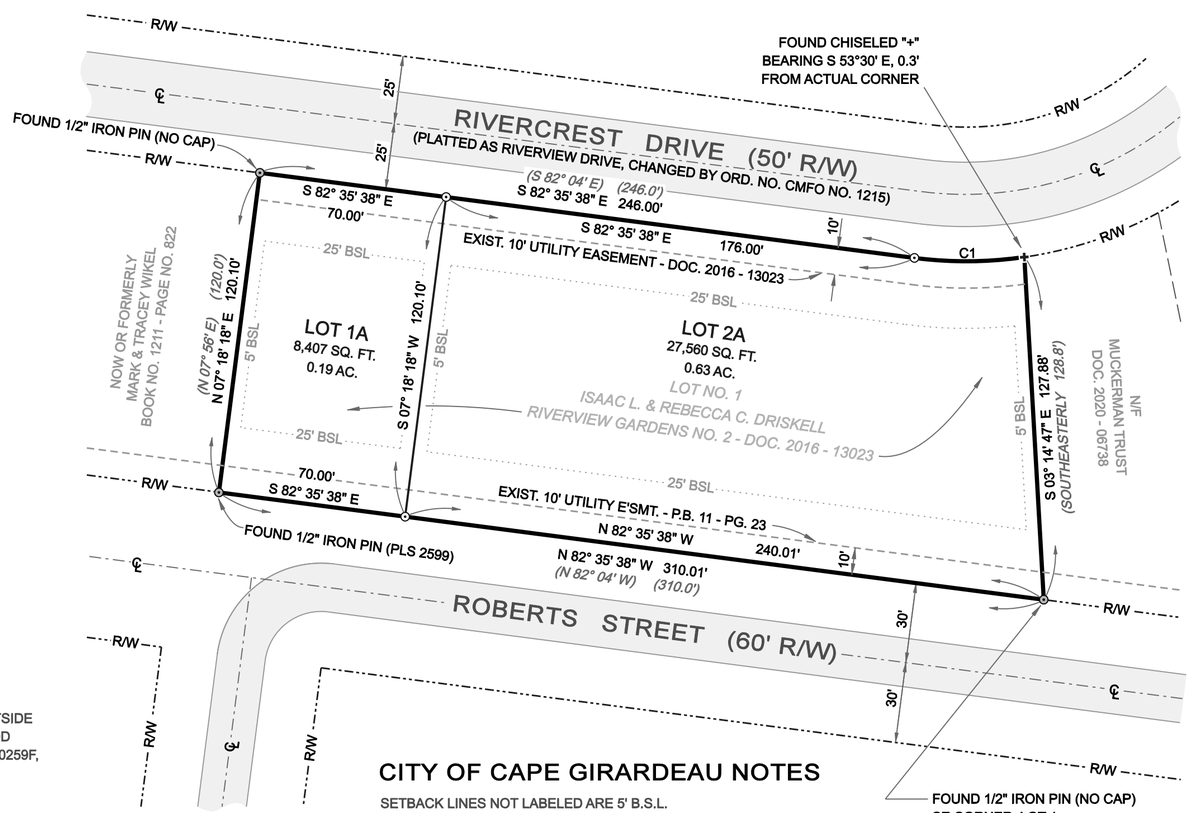
MIN. LOT AREA: 8,000 SQ. FEET

MIN. LOT WIDTH: 60 FEET

MIN. YARD REQUIREMENTS:
FRONT YARD - TWENTY-FIVE (25) FEET

REAR YARD - TWENTY-FIVE (25) FEET

SIDE YARD - FIVE (5) FEET



CITY OF CAPE GIRARDEAU NOTES

SETBACK LINES NOT LABELED ARE 5' B.S.L.

MUCKERMAN PARCEL IS PART OF LOTS 33 AND 34 OF RIVERVIEW GARDENS (P.B. 11 - PG. 23)

WIKEL PARCEL IS LOT 39 OF RIVERVIEW GARDENS (P.B. 11 - PG. 23)

NAD83, M.S.P.C.
ZONE 2401 EAST
N 543,670.696
E 1,108,614.960
U.S. SURVEY FEET
C.A. = 00° 36' 05.01951"
S.F. = 1.00002849

N
GRID NORTH, NAD83
M.S.P.C. ZONE 2401 EAST

SURVEY LEGEND

CENTERLINE
RIGHT OF WAY LINE
SUBDIVISION BOUNDARY LINE
NEW LOT LINE
ADJOINER'S PROPERTY LINE
BUILDING SETBACK LINE — BSL
EXISTING EASEMENT LINE

GRAPHIC SCALE
0' 40' 80' 120' 160'

SUBDIVISION DEDICATION

WE, THE UNDERSIGNED, ISAAC LARRY DRISKELL AND REBECCA CARLENE DRISKELL, HUSBAND AND WIFE, OWNERS OF A PART OF OUTLOT NO. 70, UNITED STATES PRIVATE SURVEY NO. 2199, TOWNSHIP 31 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT NO. 1 OF RIVERVIEW GARDENS NO. 2 AS RECORDED IN THE LAND RECORDS OF THE COUNTY RECORDERS OFFICE IN DOCUMENT 2016 - 13023;

HEREBY DECLARE THAT WE HAVE CAUSED SAID LAND TO BE RESUBDIVIDED INTO TWO LOTS AS NUMBERED AND DESIGNATED ON THIS PLAT, AND DO HEREBY NAME SAID SUBDIVISION, "RIVERVIEW GARDENS NO. 3".

IN WITNESS WHEREOF, SIGNED THIS_____DAY OF_____
2024 A.D.

ISAAC LARRY DRISKELL, HUSBAND REBECCA CARLENE DRISKELL, WIFE

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU) SS

BEFORE ME, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, APPEARED ISAAC LARRY DRISKELL AND REBECCA CARLENE DRISKELL, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS DESCRIBED HEREIN, WHO DID EXECUTE THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL THIS ..... DAY OF ....., 2024

NOTARY PUBLIC MY TERM EXPIRES

I, ..., CITY CLERK OF THE CITY OF CAPE GIRARDEAU, MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CAPE GIRARDEAU, MISSOURI BY ORDINANCE NO. ..... PASSED AND APPROVED THIS ..... DAY OF ....., 2024, A.D.

CITY CLERK OF THE CITY OF CAPE GIRARDEAU, MISSOURI

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU) SS

FILED FOR RECORD THIS ..... DAY OF ....., 2024, A.D.

AND DULY RECORDED IN DOCUMENT NO. .....

ANDREW DAVID BLATTNER, CAPE GIRARDEAU COUNTY RECORDER OF DEEDS

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU) SS

THIS IS TO CERTIFY THAT AT THE REQUEST OF ISAAC DRISKELL THE TRACTS SHOWN HEREON WERE SURVEYED UNDER MY DIRECT SUPERVISION, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED CORRECTLY ON THIS PLAT. SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF AGRICULTURE, DIVISION OF WEIGHTS AND MEASURES. THERE MAY EXIST OTHER DOCUMENTS THAT COULD AFFECT THIS PARCEL, OF WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. IN WITNESS WHEREOF, I HEREUNTO SET MY SEAL AND SIGNATURE

THIS 5th DAY OF January 2024 A.D.

STATE OF MISSOURI
R. CHRISTOPHER BOWEN
NUMBER
LS-2232
REGISTERED LAND SURVEYOR

R. CHRISTOPHER BOWEN MO. P.L.S. #2232

Bowen
ENGINEERING & SURVEYING
Consulting Engineers • Land Surveyors • Testing Laboratories
2121 Megan Drive
Cape Girardeau, MO 63701
Ph 573 339 5900
Fax 573 339 1391
www.bowenengsurv.com
Bowen Engineering & Surveying, P.C.
Engineering Corporation - Missouri State Certificate of Authority #000383
Land Surveying Corporation - Missouri State Certificate of Authority #000166

RECORD PLAT
RIVERVIEW GARDENS NO. 3

ISAAC LARRY DRISKELL
45 RIVERCREST DRIVE
CAPE GIRARDEAU, MO

DESCRIPTION	DATE

Copyright © 2016 by
Bowen Engineering & Surveying, P.C.

JOB NO.	S23116
DATE	JAN. 5, 2024
FILE	S23116.DGN
CAICE	S16140.ZIP
DWN BY	RCB
CKD BY	CCK
SCALE	1" = 40'

RECORD PLAT

SHEET NO.
1 of 1

Staff:	Jake Garrard, PE, City Engineer	**AGENDA REPORT** Cape Girardeau City Council	**24-022**
Agenda:	2/5/2024		

SUBJECT

An Ordinance authorizing the City Manager to execute a Lighting Agreement with the Missouri Highways and Transportation Commission for intersection improvements at Route 74/Shawnee Parkway and Minnesota Avenue, in the City of Cape Girardeau, Missouri.

EXECUTIVE SUMMARY

The Lighting Maintenance Agreement between the City of Cape Girardeau and the Missouri Highways and Transportation Commission designates maintenance responsibilities for at the intersection of Minnesota Avenue and Highway 74.

BACKGROUND/DISCUSSION

In 2021, the City began working with MoDOT on a 50/50 Costshare for the construction of a right in, right out intersection at Minnesota Avenue and Highway 74 to better serve the new pool structure at Jefferson Elementary and the surrounding neighborhood.

This Lighting Maintenance Agreement details the responsibilities of both the City and the Missouri Highways and Transportation Commission in the future maintenance and upkeep of the intersection.

FINANCIAL IMPACT

The City shall relocate two luminaires at Missouri 74 and Minnesota Avenue. The City will incur the installation expense of the luminaires. The Commission shall be responsible for all maintenance and traffic control devices on and along the roadway at Missouri 74 and Minnesota Avenue, with the exception of lighting.

The City shall maintain, at the City’s cost, all basic intersection and interchange lighting within the Commission's limited access right of way. The City shall pay the cost of electrical current for the operation of the lighting, basic intersection lighting and interchange lighting. The City shall provide and maintain power at the locations designated.

STAFF RECOMMENDATION

Staff recommends Council approve an ordinance authorizing the City Manager to enter into a Lighting Maintenance Agreement between the City of Cape Girardeau and the Missouri Highways and Transportation Commission, designating the responsibilities of the City in the intersection of Minnesota Avenue and Highway 74.

ATTACHMENTS:	
Name:	Description:
Lighting_Agreement_MODOT_Hwy_74_Minnesota_Ave.doc	Ordinance
2023-08-81794.pdf	Lighting Maintenance Agreement

BILL NO. 24-16 ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A LIGHTING AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR INTERSECTION IMPROVEMENTS AT ROUTE 74/SHAWNEE PARKWAY AND MINNESOTA AVENUE, IN THE CITY OF CAPE GIRARDEAU, MISSOURI

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAPE GIRARDEAU, MISSOURI, AS FOLLOWS:

Article 1. The City Manager is hereby authorized and directed to execute, on behalf of the City of Cape Girardeau, Missouri, a Lighting Maintenance Agreement with the Missouri Highways and Transportation Commission, for Intersection Improvements at Route 74/Shawnee Parkway and Minnesota Avenue, and the City Manager is authorized to execute all necessary project documents. The City Clerk is hereby authorized and directed to attest, and to affix the seal of the City thereto. The Agreement shall be in substantially the form attached hereto, which document is hereby approved by the City Council, with such changes or amendments as shall be approved by the officers of the City executing the same.

Article 2. This Ordinance shall be in full force and effect ten days after its passage and approval.

PASSED AND APPROVED THIS _____ day of _____, 2024.

_____
Stacy Kinder, Mayor

ATTEST:

_____
Bruce Taylor, Deputy City Clerk

MoDOT District: *(SE)*
MoDOT Agreement Administrator: *(Grant Bowers)*
eAgreement No.: *(2023-08-81794)*

CCO Form: TR39
Approved: 10/03 (BDG)
Revised: 03/23 (GH)
Modified:

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
LIGHTING MAINTENANCE AGREEMENT

THIS AGREEMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and the City of Cape Girardeau, Missouri (hereinafter, “City”).

WITNESSETH:

NOW, THEREFORE, in consideration of the mutual promises, covenants, and representations contained in this Agreement, the parties agree as follows:

(1) PURPOSE AND SCOPE: It is the purpose of this Agreement to outline the responsibilities of the Commission and the City for installation and lighting maintenance of the portion of Route Missouri 74.

(2) INSTALLATION OF LIGHTING:

(A) The City shall relocate two luminaires at Missouri 74 and Minnesota Avenue. The City will incur the installation expense of the luminaires. The Commission shall be responsible for all maintenance and traffic control devices on and along the roadway at Missouri 74 and Minnesota Avenue, with the exception of lighting.

(B) The City shall maintain, at the City’s cost, all basic intersection and interchange lighting within the Commission's limited access right of way. The lighting shall be maintained in accordance with the Missouri Department of Transportation’s Engineering Policy Guide. The City shall pay the cost of electrical current for the operation of the lighting, basic intersection lighting and interchange lighting. The City shall provide and maintain power at the locations designated.

(3) MAINTENANCE BY CONTRACT:

(A) The City may have the maintenance work required pursuant to this Agreement performed by either its own maintenance personnel or by contract with qualified individuals or companies approved by the Commission to provide a fully functional and dependable lighting system.

(B) The City shall respond to any emergency situation in which repair or maintenance of damage to the lighting is required immediately to correct

a dangerous condition or restore the safe, unobstructed flow of traffic on the improvement.

(4) MAINTENANCE BY CITY WITHIN COMMISSION RIGHT OF WAY: In order to coordinate maintenance activities on the improvement, the City shall notify the Commission either by telephone, telefax, or in writing, prior to performing maintenance work within Commission right of way. Such notification shall be made to the District's Operational Support Engineer or a designated assistant, and shall include the location and nature of the work to be performed. Any maintenance activities done by the City which involves closing one or more of the through lanes of the improvement, affects the safety of the traveling public, or which will cause permanent changes to the configuration of the improvement, may require a permit from the Commission. The City will be informed of whether or not a permit is required at the time the City notifies Commission of the proposed maintenance activities. The City shall comply with any additional condition placed upon the issuance of the permit.

(5) AMENDMENTS: Any change in this Agreement, whether by modification or supplementation, must be accomplished by a formal contract amendment signed and approved by the duly authorized representative of the City and the Commission.

(6) UTILITY LOCATING RESPONSIBILITY: The City shall be responsible for any utility locate request information at Missouri 74 and Minnesota Avenue concerning the cable(s) for the lighting system, including the pullbox(es) and conduit(s).

(7) COMMISSION REPRESENTATIVE: The Commission's District Engineer is designated as the Commission's Representative for the purpose of administering the provisions of this Agreement. The Commission's Representative may designate by written notice to each of the City Representatives, additional persons having the authority to act on behalf of the Commission in the performance of this Agreement.

(8) CITY REPRESENTATIVE: The City Manager for the City is designated as the City's representative for the purpose of administering the provisions of this Agreement. The City Representatives may designate by written notice to the Commission's Representative additional persons having the authority to act on behalf of the City or a City Department in the performance of this Agreement.

(9) NOTICES: Any notice or other communication required or permitted to be given hereunder shall be in writing and shall be deemed given upon delivery by First Class, Priority or Express United States mail, postage prepaid, or upon actual receipt by courier, personal or facsimile delivery, addressed as follows:

(A) To the Commission:

Mark Croarkin, District Engineer
Missouri Department of Transportation
2675 N. Main St.
Sikeston, MO 63801
Fax: (573) 472-5219

(B) To the City

Kenneth Haskin, City Manager
City of Cape Girardeau
44 North Lorimier
Cape Girardeau, MO 63701
Fax: (573) 334-6702

or to such other place as the parties may designate in accordance with this Agreement. To be valid, facsimile delivery shall be followed by delivery of the original document, or a clear and legible copy thereof, within three (3) business days of the date of facsimile transmission of that document.

(10) VENUE: It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Agreement, or regarding its alleged breach, shall be instituted only in the Circuit Court of Cole County, Missouri.

(11) LAW OF MISSOURI TO GOVERN: This Agreement shall be construed according to the laws of the state of Missouri. The City shall comply with all local, state and federal laws and regulations relating to the performance of this Agreement.

(12) INDEMNIFICATION:

(A) To the extent allowed or imposed by law, the City shall defend, indemnify and hold harmless the Commission, including its members and department employees, from any claim or liability whether based on a claim for damages to real or personal property or to a person for any matter relating to or arising out of the City's wrongful or negligent performance of its obligations under this Agreement.

(B) The City is required or will require any contractor procured by the City to work under this Agreement:

(1) To obtain a no cost permit from the Commission's district engineer prior to working on the Commission's right-of-way, which shall be

signed by an authorized contractor representative (a permit from the Commission's district engineer will not be required for work outside of the Commission's right-of-way); and

(2) To carry commercial general liability insurance and commercial automobile liability insurance from a company authorized to issue insurance in Missouri, and to name the Commission, and the Missouri Department of Transportation and its employees, as additional named insureds in amounts sufficient to cover the sovereign immunity limits for Missouri public entities ($500,000 per claimant and $3,000,000 per occurrence) as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to Section 537.610, RSMo.

(C) In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for either party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitution or law.

(13) ASSIGNMENT: The City shall not assign, transfer or delegate any interest in this Agreement without the prior written consent of the Commission.

(14) CANCELLATION: The Commission may cancel this Agreement at any time for a material breach of contractual obligations or for convenience by providing the City with written notice of cancellation. Should the Commission exercise its right to cancel the contract for such reasons, cancellation will become effective upon the date specified in the notice of cancellation sent to the City.

(15) AUDIT OF RECORDS: The City must maintain all records relating to this Agreement, including but not limited to invoices, payrolls, etc. These records must be available at all reasonable times at no charge to the Commission and/or its designees or representatives during the period of this Agreement and any extension thereof, and for three (3) years from the date of final payment made under this Agreement.

(16) SECTION HEADINGS: All section headings contained in this Agreement are for the convenience of reference only and are not intended to define or limit the scope of any provision of this Agreement.

(17) SOLE BENEFICIARY: This Agreement is made for the sole benefit of the parties hereto and nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the Commission and the City.

(18) AUTHORITY TO EXECUTE: The signers of this Agreement warrant that they are acting officially and properly on behalf of their respective institutions and have been duly authorized, directed and empowered to execute this

Agreement.

(19) COMMISSION RIGHT OF WAY: All improvements made within the state-owned right-of-way shall become the Commission's property.

(20) NO INTEREST: By contributing to the cost of the maintenance of this project or improvement, the City gains no interest in the constructed lighting improvements whatsoever. The Commission shall not be obligated to keep the constructed lighting in place if the Commission, in its sole discretion, determines removal or modification of the lighting is in the best interests of the state highway system. In the event the Commission decides to remove the lighting improvements, the City shall not be entitled to a refund of the funds contributed by the City pursuant to this Agreement.

(21) ENTIRE AGREEMENT: This Agreement represents the entire understanding between the parties regarding this subject and supersedes all prior written or oral communications between the parties regarding this subject.

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

Executed by City this _____(date).

Executed by Commission this _____(date).

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

_____

Title _____

ATTEST:

By _____
Secretary to the Commission

APPROVED AS TO FORM:

By _____
Commission Counsel

CITY OF CAPE GIRARDEAU

By _____

Title _____

ATTEST:

By _____

Title _____

Ordinance No. _____

Staff:	Jake Garrard, P.E., City Engineer	**AGENDA REPORT** Cape Girardeau City Council	**24-026**
Agenda:	2/5/2024		

SUBJECT

A Resolution authorizing the City Manager to execute a Lease Agreement with BNSF Railway Company for the extra storage yard area located south of the BNSF Office Lease property along Aquamsi Street.

EXECUTIVE SUMMARY

The attached resolution authorizes the City Manager to execute a new Lease Agreement to extend the current BNSF Lease for an extra Storage Yard area along Aquamsi Street for 1 additional year until September 25, 2024.

BACKGROUND/DISCUSSION

Since 2002, the City has leased property on Aquamsi Street to BNSF Railway Company (formerly known as The Burlington Northern and Santa Fe Railway Company) for use as a storage and maintenance facility yard. The current lease expired on September 25, 2023. BNSF has expressed a desire to execute a new lease agreement with the City of Cape Girardeau. City Management discussed this request and is offering BNSF an extension for the current extra Storage Yard Area Lease for a 1 year term until September 25, 2024. The BNSF executed agreement is attached.

FINANCIAL IMPACT

Per the Lease Agreement, BNSF shall pay to the City an annual rent, with the first payment in the amount of $ 3,574.82. Thereafter, the rent amount increases by an annual inflation rate of 3%.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

The lease agreement will allow BNSF to continue to operate a storage and maintenance facility on the premises and provide the City with an income stream.

STAFF RECOMMENDATION

Staff recommends approval of the resolution authorizing the execution of the Lease Agreement with BNSF.

ATTACHMENTS:

Name:	Description:
Lease_Agreement_BNSF_Railway_Aquamsi_St.doc	Resolution
BNSF__1_year_Storage_Yard_Lease_Ext___until_Sept_2024____BNSF_EXECUTED.pdf	Lease Agreement
Exhibit_A_from_BNSF_for_Lease_Agreement_Areas____87991r2.pdf	Exhibit A Lease areas
Exhibit_B_Map_of_Storage_Lease_Area.pdf	Exhibit B Map of Storage Area
Legal_Description_of_Premises_per_BNSF.docx	Legal Description

BILL NO. 24-17 RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH BNSF RAILWAY COMPANY FOR A STORAGE AND MAINTENANCE FACILITY ALONG AQUAMSI STREET, IN THE CITY OF CAPE GIRARDEAU, MISSOURI

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAPE GIRARDEAU, MISSOURI, AS FOLLOWS:

ARTICLE 1. The City Manager, for and on behalf of the City of Cape Girardeau, Missouri, is hereby authorized to execute a lease agreement with BNSF Railway Company for a storage and maintenance facility along Aquamsi Street. The Agreement shall be in substantially the form attached hereto, which document is hereby approved by the City Council, and incorporated herein by reference, with such changes or amendments as shall be approved by the officers of the City executing the same.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2024.

_____
Stacy Kinder, Mayor

ATTEST:

_____
Bruce Taylor, Deputy City Clerk

FIRST AMENDMENT TO LEASE AGREEMENT

THIS FIRST AMENDMENT TO LEASE AGREEMENT ("**First Amendment**") is dated the ___ day of _____, 2023 (the "**Effective Date**"), by and between the **CITY OF CAPE GIRARDEAU, MISSOURI,** a municipal corporation of the State of Missouri ("**LESSOR**") and **BNSF RAILWAY COMPANY**, a Delaware corporation (f/k/a The Burlington Northern and Santa Fe Railway Company) ("**LESSEE**").

RECITALS

A. Lessor and Lessee entered into that certain Lease Agreement dated September 24, 2013 (the "**Original Lease**"), under which Lessee leased from Lessor that certain tract of land along the river front consisting of approximately 21,000 square feet, as further described in the Original Lease (the "**Premises**").

B. The Original Lease, as modified by the provisions of this First Amendment, is referred to herein as the "**Lease**."

C. The Lease is scheduled to expire by lapse of time on September 25, 2023.

D. Lessor and Lessee desire to amend the Original Lease on the terms and conditions set forth in this First Amendment.

AGREEMENT

In consideration of the covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Extension of Lease Term.** The Term of the Lease shall be extended for a period of one (1) year, commencing on September 26, 2023, and expiring on September 25, 2024, (the "**First Extended Term**") unless the Lease is cancelled or sooner terminated as may be provided therein.

2. **Rent.** During the first year of the First Extended Term rent shall be Three Thousand Five Hundred Seventy-Four and 82/100 Dollars ($3,574.82) (the "**Rent**"). Lessee shall pay the Rent immediately upon execution of this First Amendment.

3. **Ratification.** Except as expressly modified by this First Amendment, all other terms and conditions of the Lease are hereby ratified and affirmed and remain in full force and effect. All capitalized terms in this First Amendment shall have the same meaning as given in the Lease unless otherwise specifically defined herein. However, where any terms and provisions of this First Amendment conflict or are inconsistent with the Lease, the terms and provisions of this First Amendment shall govern, control, and prevail.

4. **Counterparts**. This First Amendment may be executed in multiple counterparts, each of which shall, for all purposes, be deemed an original but which together shall constitute one and the same instrument, and the signature pages from any counterpart may be appended to

any other counterpart to assemble fully executed documents, and counterparts of this First Amendment may also be exchanged via electronic facsimile machines and any electronic facsimile of any party's signature shall be deemed to be an original signature for all purposes.

THIS FIRST AMENDMENT TO LEASE AGREEMENT is executed by each party as of the date set forth below each party's signature; to be effective, however, as of the Effective Date set forth above.

LESSOR:

CITY OF CAPE GIRARDEAU
a municipal corporation of the State of Missouri

By: _____

Name: _____

Title: _____

Date: _____

LESSEE:

BNSF RAILWAY COMPANY
a Delaware corporation

By: Joyia E. Nevels

Name: JOYIA E. NEVELS

Title: MANAGER REAL ESTATE

Date: 1/12/24

COORDINATE SYSTEM: MO_E

TRACKING NO. -

EXHIBIT "A"

ATTACHED TO CONTRACT BETWEEN

BNSF RAILWAY COMPANY

AND

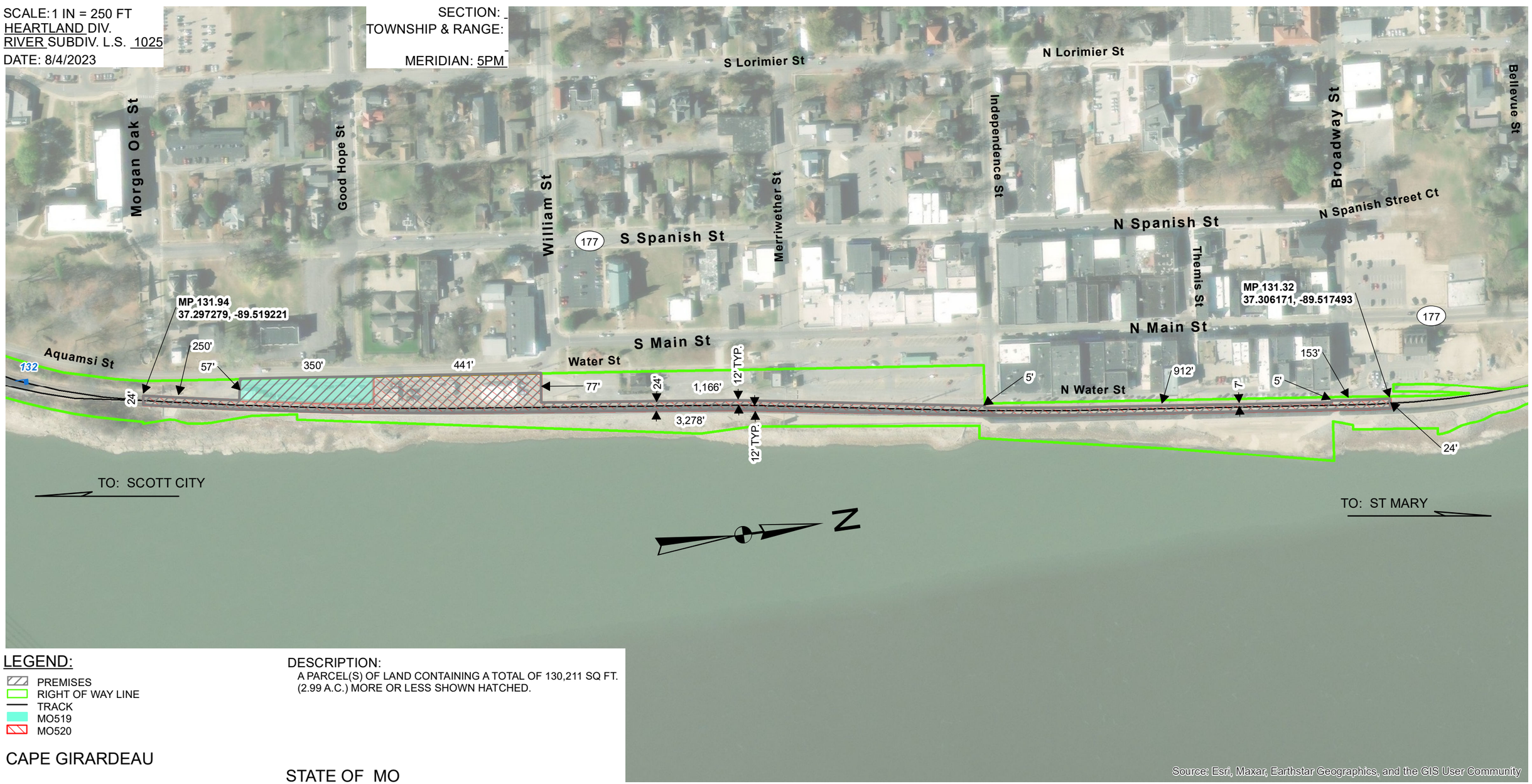
CITY OF CAPE GIRARDEAU, MISSOURI

SCALE: 1 IN = 250 FT
HEARTLAND DIV.
RIVER SUBDIV. L.S. 1025
DATE: 8/4/2023

SECTION: -
TOWNSHIP & RANGE: -
MERIDIAN: 5PM

TRIM LINE

MAP REF. s67412



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

LEGEND:

- PREMISES
- RIGHT OF WAY LINE
- TRACK
- MO519
- MO520

DESCRIPTION:
A PARCEL(S) OF LAND CONTAINING A TOTAL OF 130,211 SQ FT. (2.99 A.C.) MORE OR LESS SHOWN HATCHED.

CAPE GIRARDEAU

STATE OF MO

REVISION: 2

DRAWN BY:NAF DRAWING NO. 87991

CITY of CAPE GIRARDEAU

BNSF Lease for Extra Storage Yard

LEGEND

- BNSF Storage Yard Lease area
- Cape City Addresses
- Parcel

N W E S

0 100 200 Feet

1:1,250

Date: 9/23/2023

Created by: Development Services
Teresa Heffner, Alliance Water Resources

Data Source(s):
City of Cape Girardeau Government, MO

CITY of CAPE GIRARDEAU

Layers provided by the City of Cape Girardeau are to be used for visual aid only and are not gaurantee to be accurate. These layers are not to be used for any engineering or design purpose.

Description of Premises per BNSF

The premises hereby leased is a tract of land along the riverfront beginning at a point on the east line of Aquamsi Street and the north line of Good Hope Street extended, continuing south approximately 350 feet to a point; then east approximately 60 feet to a point; then north approximately 350 feet to a point; then west to the point of beginning, being approximately 21,000 square feet in area.

Staff:	Jake Garrard, PE, City Engineer	**AGENDA REPORT** Cape Girardeau City Council	**24-027**
Agenda:	2/5/2024		

SUBJECT

Motion to accept the sanitary sewer main improvements to serve the Club Car Wash at 206 North Kingshighway, in the City of Cape Girardeau.

BACKGROUND/DISCUSSION

Public sanitary sewer main improvements constructed to serve the Club Car Wash are as follows:

SEWER MAIN

• 8" PVC Sewer Main - 46 LF
• 4' Diameter Sanitary Sewer Manhole - 2 Each

These improvements were inspected by City Staff and were completed generally in accordance with the approved plans.

FINANCIAL IMPACT

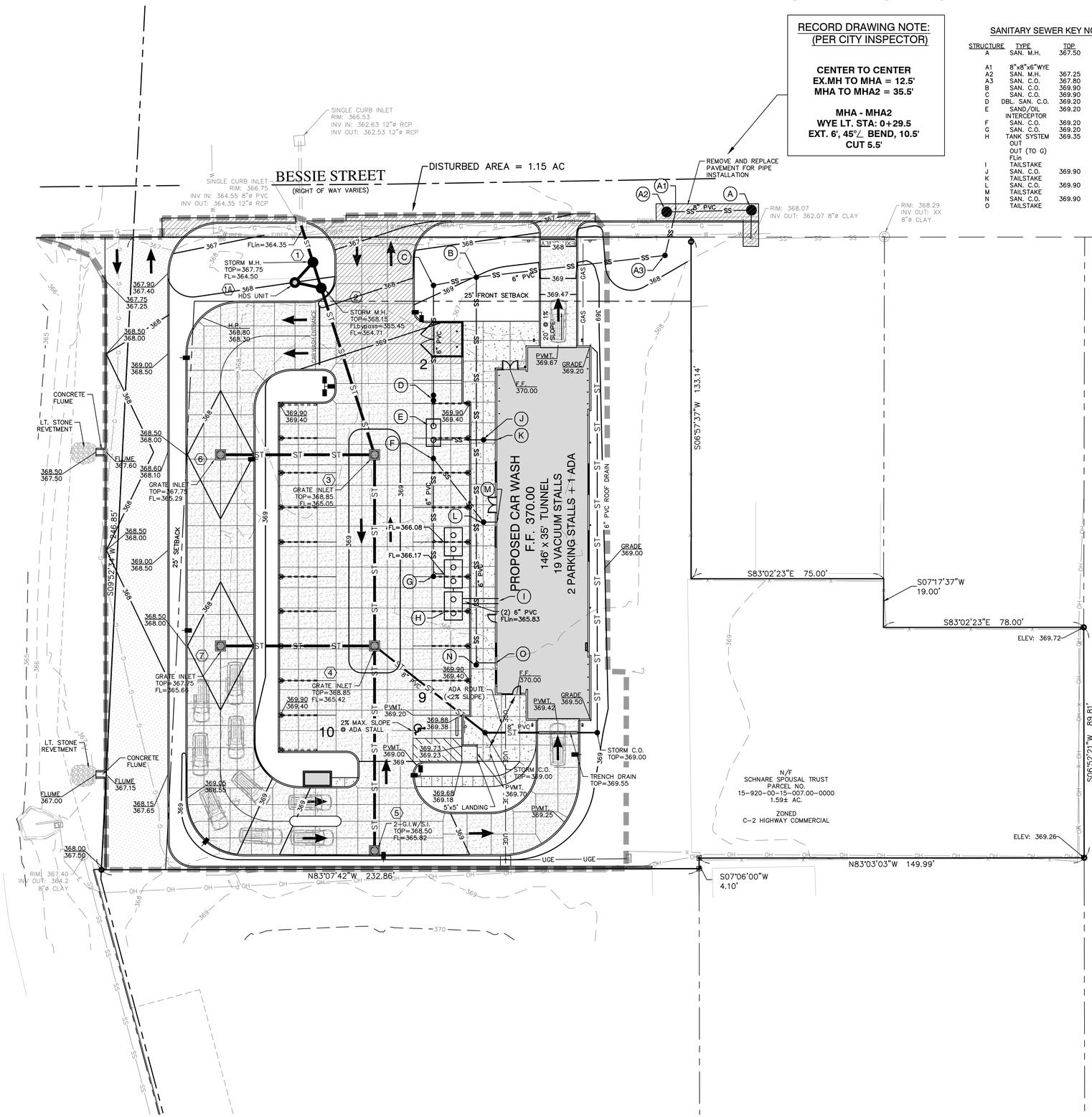
The sanitary sewer main improvements were installed by private contractor. Once accepted into the City system, the City will pay for routine maintenance and, if necessary, any repairs.

STAFF RECOMMENDATION

Staff recommends the Council accept, by motion, the sanitary sewer main improvements to serve the property at 206 North Kingshighway, into the City System.

ATTACHMENTS:	
Name:	Description:
N_688_Club_Car_Wash_206_N_Kingshighway.pdf	As-Built Plan

N 688 Engineering Project 1217



RECORD DRAWING NOTE:
(PER CITY INSPECTOR)

CENTER TO CENTER
EX.MH TO MHA = 12.5'
MHA TO MHA2 = 35.5'

MHA - MHA2
WYE LT. STA: 0+29.5
EXT. 6', 45°∠ BEND, 10.5'
CUT 5.5'

SANITARY SEWER KEY NOTES

STRUCTURE	TYPE	TOP	FL
A	SAN. M.H.	367.50	IN 362.41
			OUT 362.31
A1	8"x8"x6"WYE		362.70
A2	SAN. M.H.	367.25	362.74
A3	SAN. C.O.	367.80	362.94
B	SAN. C.O.	369.90	363.90
C	SAN. C.O.	369.90	364.15
D	DBL. SAN. C.O.	369.20	364.55
E	SAND/OIL	369.20	IN 365.00
	INTERCEPTOR		OUT 364.75
F	SAN. C.O.	369.20	365.15
G	SAN. C.O.	369.20	366.08
H	TANK SYSTEM	369.35	
	OUT		366.08
	OUT (TO G)		366.17
	FLin		365.83
I	TAILSTAKE		366.00
J	SAN. C.O.	369.90	365.40
K	TAILSTAKE		365.50
L	SAN. C.O.	369.90	365.98
M	TAILSTAKE		366.08
N	SAN. C.O.	369.90	367.10
O	TAILSTAKE		367.25

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

GENERAL NOTES

1. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND , THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMO.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH POTENTIAL CONFLICTS AND/OR DISRUPTION OF SERVICE WITH THE RESPECTIVE UTILITY COMPANIES, FOR SEWER AND UTILITY INSTALLATIONS AND ALL OTHER ON-SITE ACTIVITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION PARKING WITH THE OWNER.
4. CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICES ARE CAPPED OR REMOVED AND/OR ABANDONED AS REQUIRED PER THE SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCY.
5. PROVIDE PROTECTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES INDICATED TO REMAIN IN PLACE.
6. PROTECT IMPROVEMENTS ON ADJOINING PROPERTIES AND ON OWNER'S PROPERTY.
7. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION AND GRADES, AS ACCEPTABLE TO PROPERTY OWNERS.
8. CONTRACTOR SHALL COORDINATE ALL PAVEMENT/HARDSCAPE INSTALLATION WITH PROPOSED UTILITY INSTALLATIONS TO AVOID THE CONDITION WHERE NEW PAVEMENT IS SAWCUT OR REMOVED FOR A REQUIRED UTILITY INSTALL. CONDUIT LOCATIONS AND UTILITY SERVICES SHALL BE REVIEWED BY CONTRACTOR, PRIOR TO PAVEMENT/HARDSCAPE INSTALLATIONS.

CITY REVIEW &
APPROVAL STAMP

BRANDON A. HARP, P.E. E-28650
PROFESSIONAL ENGINEER
CEDC LICENSE NO.: 2003004674

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS
10820 Sunset Office Drive
Suite 200
Saint Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

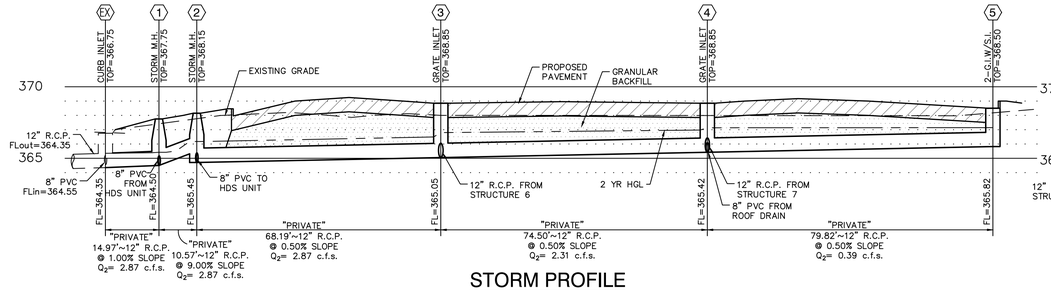
Site Improvement Plans for
CLUB CAR WASH
206 N. Kingshighway Street
Cape Girardeau, Missouri 63701

Proj. # 2258

No.	Description	Date
	City Submittal	05/15/23
	City Submittal	06/06/23
	City Submittal	06/16/23
	Irrigation Meter	07/21/23
	RECORD DRAWING	01/10/24

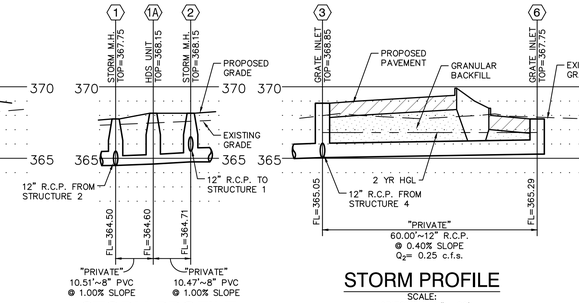
Site and Grading Plan

C4



STORM PROFILE

SCALE:
HORIZONTAL: 1"= 20'
VERTICAL: 1"= 5'



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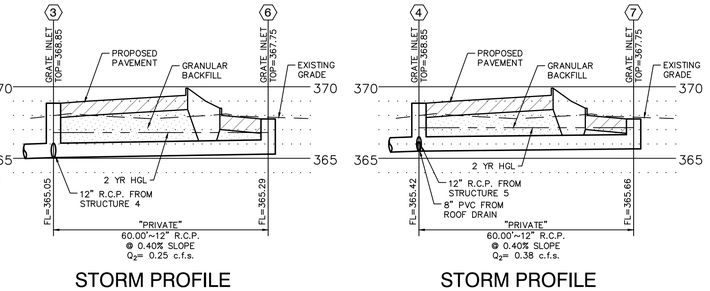

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STORM PROFILE

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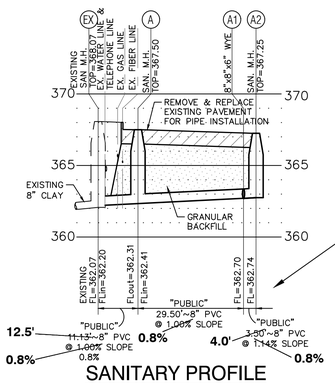

SANITARY PROFILE

SCALE:
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VERTICAL: 1"= 5'

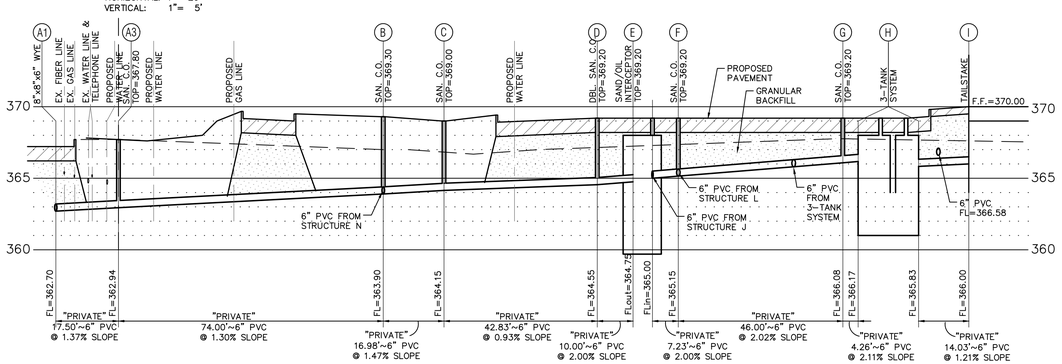
RECORD DRAWING NOTE:
(PER CITY INSPECTOR)

CENTER TO CENTER
EX.MH TO MHA = 12.5'
MHA TO MHA2 = 35.5'

MHA - MHA2
WYE LT. STA: 0+29.5
EXT. 6', 45°/_ BEND, 10.5'
CUT 5.5'

STORM SEWER COMPUTATION SHEET

Sewer Location: Top Elevation	Structure No. to	Structure No.	Design: Diameter (in.)	Manning's N	Slope	Velocity (fps)	Capacity (cfs)	Q2 Increment Flow (cfs)	Q2 Design Flow (cfs)	Length (ft.)	Fall (ft.)	Profile: Invert Elevation Upper End	Invert Elevation Lower End
367.75	7	4	12	0.013	0.40%	2.88	2.26	0.38	0.38	60.00	0.24	365.66	365.42
367.75	6	3	12	0.013	0.40%	2.88	2.26	0.25	0.25	60.00	0.24	365.29	365.05
368.15	2	1	12	0.013	9.00%	13.65	10.72	-	2.87	10.57	0.95	365.45	364.50
368.50	5	4	12	0.013	0.50%	3.22	2.53	0.39	0.39	79.82	0.40	365.82	365.42
368.85	4	3	12	0.013	0.50%	3.22	2.53	1.28	2.31	74.50	0.37	365.42	365.05
368.85	3	2	12	0.013	0.50%	3.22	2.53	0.56	2.87	68.19	0.34	365.05	364.71
368.15	2	1A	8	0.012	1.00%	3.76	1.31	-	-	10.47	0.10	364.71	364.60
368.15	1A	1	8	0.012	1.00%	3.76	1.31	-	-	10.51	0.11	364.60	364.50
367.75	1	EX	12	0.013	1.00%	4.55	3.57		2.87	14.97	0.15	364.50	364.35



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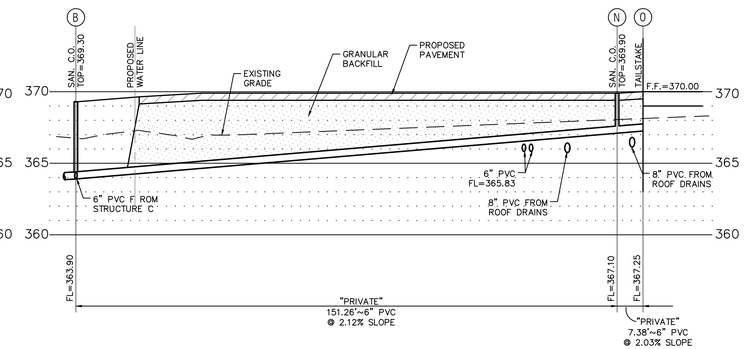

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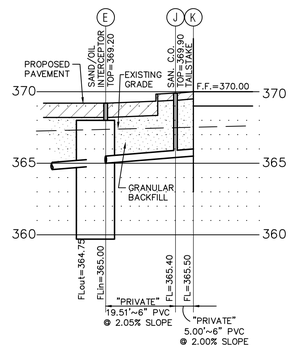

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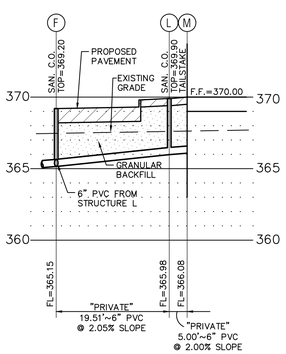

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SCALE:
HORIZONTAL: 1"= 20'
VERTICAL: 1"= 5'

CITY REVIEW & APPROVAL STAMP

BRANDON A. HARP, P.E. E-28650
PROFESSIONAL ENGINEER
CEDC LICENSE NO.: 2003004674

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS
10820 Sunset Office Drive
Suite 200
Saint Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

Site Improvement Plans for
CLUB CAR WASH
206 N. Kingshighway Street
Cape Girardeau, Missouri 63701

Proj. # 2258

No.	Description	Date
	City Submittal	05/15/23
	City Submittal	06/06/23
	City Submittal	06/16/23
	Irrigation Meter	07/21/23
	RECORD DRAWING	01/10/24

Sewer Profiles & Hydraulic Calculations

C6

Staff: Ty Metzger, Officer
Agenda: 2/5/2024

AGENDA REPORT
Cape Girardeau City Council

24-028

SUBJECT

An Ordinance adopting the Urban Deer Management Program and Managed Deer Hunt, in the City of Cape Girardeau, Missouri.

EXECUTIVE SUMMARY

The attached ordinance amends Chapter 17 of the Code of Ordinances in the City of Cape Girardeau, Missouri, relating to Urban Deer Hunting.

BACKGROUND/DISCUSSION

The attached ordinance establishes the managed hunt locations: Twin Trees Area 1, Twin Trees Area 2, Cape Rock Area 1, Fountain Park Area 1, Delaware Park Area 1, Cape Woods Park Area 1, 2396 State Highway 177 Area 1, Casquin Park Area 1, Veterans Drive Area 1, Shawnee Parkway Area 1, and Shawnee Parkway Area 2. Permits will be issued by the Missouri Department of Conservation using a lottery system. A maximum number of 16 hunters will be selected by that process for each of the managed hunt periods. Permits will be issued for five (5) periods of seven (7) consecutive days, beginning on October 19 and ending on December 20 of 2024. The first period is October 19 to 25; the second period is November 2 to 8; the third period is November 16 to 22; the fourth period is November 30 to December 6; and the fifth period is December 14 to 20. The City Manager shall determine the number of hunters allowed during the managed hunt and have the discretion to designate additional managed hunt properties in accordance with the Department of Conservation in future years.

FINANCIAL IMPACT

The financial impact is minimal and is limited to a small amount of staff time for oversight and administration of the program.

STAFF RECOMMENDATION

Staff recommends the City Council authorize staff to proceed with the managed deer hunt under the rules established by the MDC.

ATTACHMENTS:

Name:	Description:
Amending_Urban_Deer_Hunting_2024.doc	Ordinance
2023_Hunting_Areas.pdf	Hunt Areas

BILL NO. 24-18 ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 17 OF THE CODE OF ORDINANCES OF THE CITY OF CAPE GIRARDEAU, MISSOURI, REGARDING URBAN DEER HUNTING AND THE DISCHARGE OF FIREARMS

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAPE GIRARDEAU, MISSOURI, AS FOLLOWS:

ARTICLE 1. Section 17-131, entitled "Urban Deer Hunting and the Discharge of Firearms", of Article V of Chapter 17 of the City Code, reading as follows:

Sec. 17-104. – Urban Deer Hunting and the Discharge of Firearms.

(a) Establishing Regulations.

This Section establishes regulations of hunting within the limits of the City of Cape Girardeau during Archery (deer only) hunting season as set annually by the Department of conservation or such other specific time authorized by the City of Cape Girardeau.

(b) General Provisions:

(1) Discharging or releasing arrows from archery devices, or crossbows within the city limits is limited to hunting and target shooting permitted under this ordinance.

(2) The use of or discharge of firearms is prohibited in the City of Cape Girardeau except as permitted pursuant to Chapter 563 RSMo. Crossbows may only be discharged when compliance with rules set out by the Department of Conservation are met.

(3) The archery hunt shall conform to all state regulations as defined by the Missouri Department of Conservation though limited to whitetail deer only.

(4) It is the responsibility of the hunter to wear hunter orange during the managed hunt, which includes a hat and shirt, vest, or coat. The hunter orange must be visible from all sides. Camouflage orange does not satisfy this requirement.

(5) It shall be unlawful for any person to hunt without proper permits issued from the State of Missouri or to hunt in any location other than the land designated for the managed hunts.

(6) In addition to any requirements imposed by the Missouri Department of Conservation regulation, any individual who successfully harvests a deer during the hunt must report the hunter's name, sex of the deer, and the location of the harvest within two (2) business days by calling the Cape Girardeau Police Department during normal business hours or by delivering written notification to the Cape Girardeau Police Department.

(7) Prior to discharging an archery device, or crossbow, intended to be used for hunting, it shall be the hunter's responsibility to permanently mark each arrow or other projectile with his or her Missouri Department of Conservation identification number.

(8) All properties involved in the managed hunt which are enumerated in subparagraph (b)(12) herein below shall have designated parking areas for use by the hunters permitted to hunt on that property. All hunters shall use the appropriate designated parking area while in the field.

(9) All hunting shall be conducted from an elevated position that is at least ten (10) feet in height and faces the interior of the property. The elevated position (deer stand) shall be located in such a way as to direct arrows towards the interior of the property. It is the responsibility of the hunter to mark each elevated stand with a tag that

lists the hunter's Missouri Department of Conservation identification number. The tag must be located within five (5) feet from the ground to ensure the ability to check from the ground position. Elevated stands are allowed to be placed on the first eligible day of hunting and must be removed from the property at the completion of the final eligible day of hunting.

(10) Permits will be valid for the harvest of three (3) deer, two of which must be antlerless, and the other may be of either sex. Hunters are responsible to harvest an antlerless deer first before taking an antlered deer.

(11) Permits will be issued by the Missouri Department of Conservation using a lottery system. Permits will be issued for five (5) periods of seven (7) consecutive days, beginning on October 21 and ending on December 22 of 2023. The first period is October 21 to 27; the second period is November 4 to 10; the third period is November 18 to 24; the fourth period is December 2 to 8; and the fifth period is December 16 to 22. Application schedules and other application requirements will be in accordance with the rules of the Missouri Department of Conservation. A maximum of thirteen (13) hunters will be selected by that process for each of those seven (7) day periods, unless otherwise required by Department rules.

(12) Each of the hunters selected using the process set out in subparagraph (11) herein above is required to attend an orientation meeting hosted by the City of Cape Girardeau on a date determined by City staff. Failure to attend the orientation meeting will invalidate the permit issued. During the orientation meeting, each applicant will randomly draw a location for the property they are designated to hunt. The eleven (11 designated properties for the managed deer hunt are Twin Trees Area 1, Twin Trees Area

2, Cape Rock Area 1, Fountain Park Area 1, Delaware Park Area 1, Cape Woods Park Area 1, 2396 State Highway 177 Area 1, Casquin Park Area 1, Veterans Drive Area 1, Shawnee Parkway Area 1, and Shawnee Parkway Area 2.

(13) All designated hunting properties will be closed to the public during the managed deer hunt and will be marked around the perimeter with no trespassing signs.

c) Specific Actions Prohibited

(1) It shall be unlawful for any person to discharge any archery device, or crossbow, from across any street, sidewalk, road, highway or playground.

(2) It shall be unlawful for any person to discharge an archery device or crossbow, at any person, vehicle, dwelling, house, church, school, playground or building.

(3) No arrow or other projectile used to hunt deer within the city limits of Cape Girardeau may be discharged or projected at such an angle or distance as to land on public or private property other than the property on which the hunt has been authorized.

(4) No arrow or other projectile used to hunt deer within the city limits of Cape Girardeau may be discharged or projected at such an angle or distance as to land within fifty (50) feet of any street or public right of way, or within seventy-five (75) feet of any residential property line.

(5) It shall be unlawful for any person under the age of eighteen (18) years old to hunt deer within the city limits of Cape Girardeau, unless such person is in the immediate presence of a properly licensed adult hunter who is eighteen (18) years of age or older and has in his/her possession a valid hunter education certificate card, or who was born before January 1, 1967.

(6) No person shall possess, consume or be under the influence of alcohol or any other controlled substance while engaged in the hunting activities within the city limits of Cape Girardeau.

(d) Hunting Permits

(1) No person shall engage in hunting within the city limits of Cape Girardeau without obtaining a designated Missouri Archery Permit issued by the Missouri Department of Conservation for the authorized managed deer hunt and hunt areas.

(2) Every person hunting pursuant to this section must attend a City of Cape Girardeau orientation class on the rules of the Cape Girardeau deer hunt and the rules of the Missouri Department of Conservation, and receive a designated hunting area from one of the five areas set out in subparagraph (b)(12) using the herein above random selection process.

(e) Deer Retrieval

Any person who kills or injures any deer while hunting shall make a reasonable search to retrieve the deer and take it into his or her possession.

(1) This section does not authorize the act of trespass.

(2) It shall be the hunter's responsibility to immediately notify any property owner of the fact that an injured or dead deer is or might be located on his or her property.

(3) It shall be the hunter's responsibility to obtain permission to enter the property of any property owner upon which an injured or dead deer is located prior to engaging in a reasonable search or retrieval of the deer.

(4) In the event that the hunter cannot obtain the permission of a property owner to conduct a reasonable search and retrieval of an injured or dead deer, the hunter shall immediately notify the Missouri Department of Conservation and a City Nuisance Abatement Officer.

(f) Field Cleaning.

(1) Any person who kills any deer while hunting shall follow all Missouri Department of Conservation guidelines regarding field dressing and processing the animal.

(2) Any person who kills any deer while hunting shall not field dress the deer in a public or conspicuous location.

(g) Interference with lawful hunting; failure to obey police officer.

(1) No person may intentionally interfere with the lawful hunting or taking of deer authorized by this section.

(2) No person may intentionally harass, drive, or disturb any deer for the purpose of disrupting lawful hunting of deer authorized by this section.

(3) No person may enter or remain in a hunting area where lawful hunting of deer may occur with the intent to interfere with the lawful hunting of deer authorized by this section.

(4) A police officer who reasonably believes that a person has interfered with the lawful hunting authorized by this section may order the person to desist. Failure to obey the order from a police officer to desist from such interference is a violation punishable as set out in this section.

(5) No person may intentionally interfere with a City or State sponsored official count of the deer population, or with any City

approved control methods of the deer population

(h) Penalties

Any person violating any provision of this section shall upon conviction be punished by a fine of not less than one hundred dollars ($100.00) nor more than five hundred dollars ($500.00), or by imprisonment for not more than ninety (90) days, or both, for each offense.

is hereby repealed in its entirety and a new Section 17-131, entitled "Urban Deer Hunting and the Discharge of Firearms", of Article V of Chapter 17 of the City Code, is hereby enacted in lieu thereof, in words and figures, to read as follows, to-wit:

Sec. 17-104. – Urban Deer Hunting and the Discharge of Firearms.

(a) Establishing Regulations.

This Section establishes regulations of hunting within the limits of the City of Cape Girardeau during Archery (deer only) hunting season as set annually by the Department of conservation or such other specific time authorized by the City of Cape Girardeau.

(b) General Provisions:

(1) Discharging or releasing arrows from archery devices, or crossbows within the city limits is limited to hunting and target shooting permitted under this ordinance.

(2) The use of or discharge of firearms is prohibited in the City of Cape Girardeau except as permitted pursuant to Chapter 563 RSMo. Crossbows may only be discharged when compliance with rules set out by the Department of Conservation are met.

(3) The archery hunt shall conform to all state regulations as defined by the Missouri Department of Conservation though limited to whitetail deer only.

(4) It shall be unlawful for any person to hunt without proper permits issued from the State of Missouri or to hunt in any location other than the land designated for the managed hunts.

(5) In addition to any requirements imposed by the Missouri Department of Conservation regulation, any individual who successfully harvests a deer during the hunt must report the hunter's name, sex of the deer, and the location of the harvest within two (2) business days by calling the Cape Girardeau Police Department during normal business hours or by delivering written notification to the Cape Girardeau Police Department.

(6) Prior to discharging an archery device, or crossbow, intended to be used for hunting, it shall be the hunter's responsibility to permanently mark each arrow or other projectile with his or her Missouri Department of Conservation identification number.

(7) All properties involved in the managed hunt which are enumerated in subparagraph (b)(12) herein below shall have designated parking areas for use by the hunters permitted to hunt on that property. All hunters shall use the appropriate designated parking area while in the field.

(8) All hunting shall be conducted from an elevated position that is at least ten (10) feet in height and faces the interior of the property. The elevated position (deer stand) shall be located in such a way as to direct arrows towards the interior of the property. It is the responsibility of the hunter to mark each elevated stand with a tag that lists the hunter's Missouri Department of Conservation identification number. The tag must be located within five (5) feet from the ground to ensure the ability to check from the ground position. Elevated stands

are allowed to be placed no more than five days prior to the first eligible day of hunting and must be removed from the property at the completion of the final eligible day of hunting. Hunting is prohibited except during the managed hunt periods by hunters issued permits under subparagraph (11) and in the designated areas under subparagraph (12) herein.

(9) Permits will be valid for the harvest of three (3) deer, two of which must be antlerless, and the other may be of either sex. Hunters are responsible to harvest an antlerless deer first before taking an antlered deer.

(10) The City Manager shall determine and schedule managed hunt periods. Permits will be issued by the Missouri Department of Conservation using a lottery system for the managed hunt periods. Application schedules and other application requirements will be in accordance with the rules of the Missouri Department of Conservation. The City Manager shall set a maximum number of hunters to be selected by that process for each managed hunt period, unless otherwise required by Department rules.

(11) Each of the hunters selected using the process set out in subparagraph (11) herein is required to attend an orientation meeting scheduled and hosted by the City of Cape Girardeau. Failure to attend the orientation meeting will invalidate the permit issued. During the orientation meeting, each applicant will randomly draw a location for the property they are designated to hunt. The eleven designated properties for the managed deer hunt are Twin Trees Area 1, Twin Trees Area 2, Cape Rock Area 1, Fountain Park Area 1, Delaware Park Area 1, Cape Woods Park Area 1, 2396 State Highway 177 Area 1, Casquin Park Area 1, Veterans Drive Area 1, Shawnee Parkway Area 1, and Shawnee Parkway Area 2. The City Manager shall have the discretion to designate

additional managed hunt properties in accordance with the rules of the Missouri Department of Conservation.

(12) All designated hunting properties will be closed to the public during the managed deer hunt and will be marked around the perimeter with no trespassing signs.

c) Specific Actions Prohibited

(1) It shall be unlawful for any person to discharge any archery device, or crossbow, from across any street, sidewalk, road, highway or playground.

(2) It shall be unlawful for any person to discharge an archery device or crossbow, at any person, vehicle, dwelling, house, church, school, playground or building.

(3) No arrow or other projectile used to hunt deer within the city limits of Cape Girardeau may be discharged or projected at such an angle or distance as to land on public or private property other than the property on which the hunt has been authorized.

(4) No arrow or other projectile used to hunt deer within the city limits of Cape Girardeau may be discharged or projected at such an angle or distance as to land within fifty (50) feet of any street or public right of way, or within seventy-five (75) feet of any residential property line.

(5) It shall be unlawful for any person under the age of eighteen (18) years old to hunt deer within the city limits of Cape Girardeau, unless such person is in the immediate presence of a properly licensed adult hunter who is eighteen (18) years of age or older and has in his/her possession a valid hunter education certificate card, or who was born before January 1, 1967.

(6) No person shall possess, consume or be under the influence of alcohol or any other controlled substance while engaged in the hunting activities within the city limits of Cape Girardeau.

(d) Hunting Permits

(1) No person shall engage in hunting within the city limits of Cape Girardeau without obtaining a designated Missouri Archery Permit issued by the Missouri Department of Conservation for the authorized managed deer hunt and hunt areas.

(2) Every person hunting pursuant to this section must attend a City of Cape Girardeau orientation class on the rules of the Cape Girardeau deer hunt and the rules of the Missouri Department of Conservation, and receive a designated hunting area from one of the five areas set out in subparagraph (b)(12) using the herein above random selection process.

(e) Deer Retrieval

Any person who kills or injures any deer while hunting shall make a reasonable search to retrieve the deer and take it into his or her possession.

(1) This section does not authorize the act of trespass.

(2) It shall be the hunter's responsibility to immediately notify any property owner of the fact that an injured or dead deer is or might be located on his or her property.

(3) It shall be the hunter's responsibility to obtain permission to enter the property of any property owner upon which an injured or dead deer is located prior to engaging in a reasonable search or retrieval of the deer.

(4) In the event that the hunter cannot obtain the permission of a property owner to

conduct a reasonable search and retrieval of an injured or dead deer, the hunter shall immediately notify the Missouri Department of Conservation and a City Nuisance Abatement Officer.

(f) Field Cleaning.

(1) Any person who kills any deer while hunting shall follow all Missouri Department of Conservation guidelines regarding field dressing and processing the animal.

(2) Any person who kills any deer while hunting shall not field dress the deer in a public or conspicuous location.

(g) Interference with lawful hunting; failure to obey police officer.

(1) No person may intentionally interfere with the lawful hunting or taking of deer authorized by this section.

(2) No person may intentionally harass, drive, or disturb any deer for the purpose of disrupting lawful hunting of deer authorized by this section.

(3) No person may enter or remain in a hunting area where lawful hunting of deer may occur with the intent to interfere with the lawful hunting of deer authorized by this section.

(4) A police officer who reasonably believes that a person has interfered with the lawful hunting authorized by this section may order the person to desist. Failure to obey the order from a police officer to desist from such interference is a violation punishable as set out in this section.

(5) No person may intentionally interfere with a City or State sponsored official count of the deer population, or with any City approved control methods of the deer population

(h) Penalties

Any person violating any provision of this section shall upon conviction be punished by a fine of not less than one hundred dollars ($100.00) nor more than five hundred dollars ($500.00), or by imprisonment for not more than ninety (90) days, or both, for each offense.

ARTICLE 2. 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.

ARTICLE 3. It is the intention of the governing body and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of Cape Girardeau, Missouri, and the sections of this Code may be renumbered to accomplish such intention.

ARTICLE 4. This ordinance shall be in full force and effect ten days after its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

_____
Stacy Kinder, Mayor

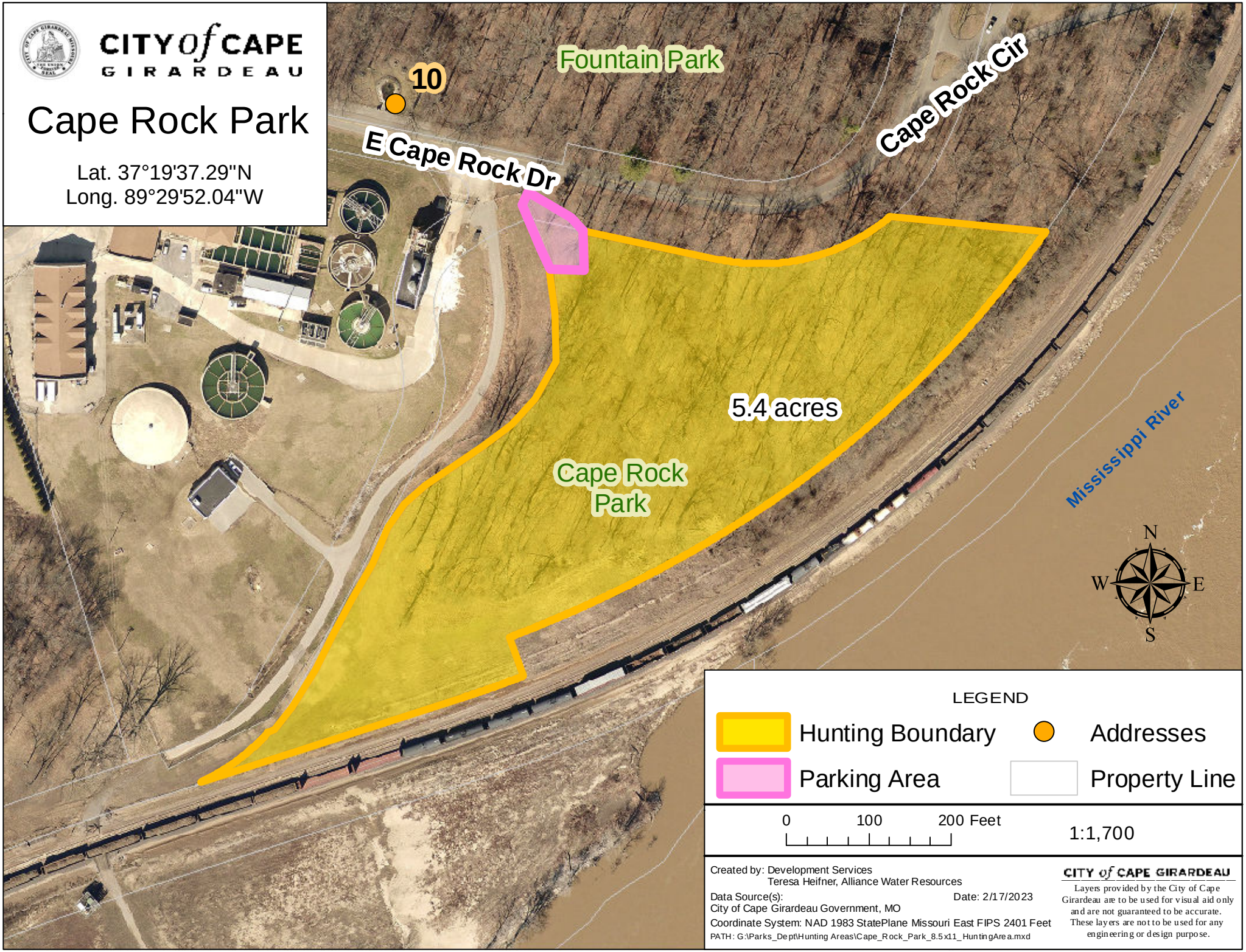
ATTEST:

_____
Bruce Taylor, Deputy City Clerk

CITY of CAPE GIRARDEAU

Cape Rock Park

Lat. 37°19'37.29"N
Long. 89°29'52.04"W



Created by: Development Services
Teresa Heifner, Alliance Water Resources

Data Source(s):
City of Cape Girardeau Government, MO

Date: 2/17/2023

Coordinate System: NAD 1983 StatePlane Missouri East FIPS 2401 Feet

PATH: G:\Parks_Dept\Hunting Areas\Cape_Rock_Park_8.5x11_HuntingArea.mxd

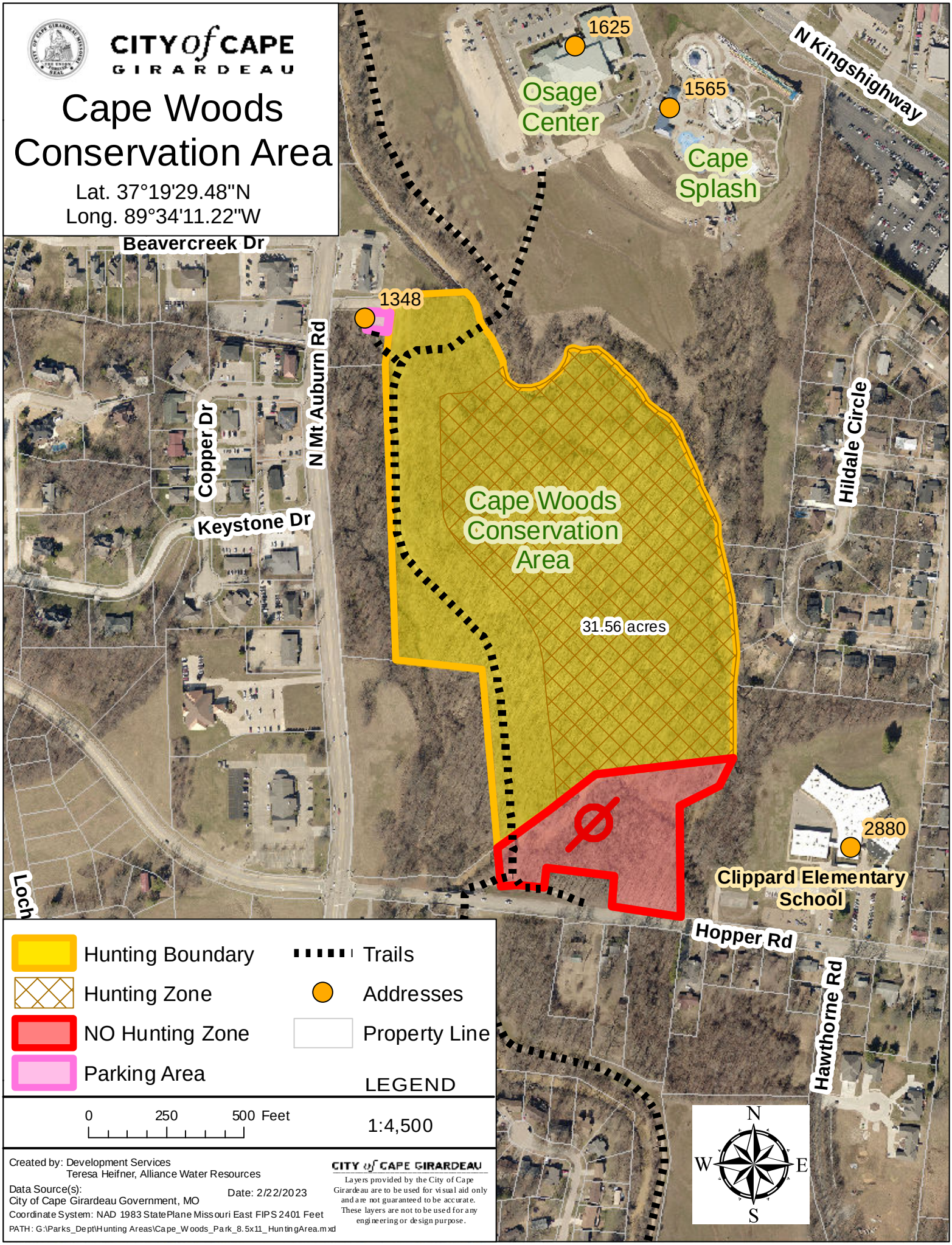
CITY of CAPE GIRARDEAU

Layers provided by the City of Cape Girardeau are to be used for visual aid only and are not guaranteed to be accurate. These layers are not to be used for any engineering or design purpose.

CITY of CAPE GIRARDEAU

Cape Woods Conservation Area

Lat. 37°19'29.48"N
Long. 89°34'11.22"W



Hunting Boundary
Hunting Zone
NO Hunting Zone
Parking Area
Trails
Addresses
Property Line

LEGEND

0 250 500 Feet

1:4,500

Created by: Development Services
Teresa Heifner, Alliance Water Resources

Data Source(s):
City of Cape Girardeau Government, MO

Date: 2/22/2023

Coordinate System: NAD 1983 StatePlane Missouri East FIPS 2401 Feet

PATH: G:\Parks_Dept\Hunting Areas\Cape_Woods_Park_8.5x11_HuntingArea.mxd

CITY of CAPE GIRARDEAU

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CITY of CAPE GIRARDEAU
Casquin Park
Lat. 37°19'54.07"N
Long. 89°31'27.71"W
1975
F.S. #3
Casquin Park
5.9 acres
N Sprigg St
Casquin Dr
Blanchard Elementary School
1829
N Sprigg St
Brenda Ln
N
W
E
S
Hunting Area New in 2023
NO Hunting Zone
Parking Area
Addresses
Property Line
LEGEND
0
100
200 Feet
1:2,000
Created by: Development Services
Teresa Heifner, Alliance Water Resources
Data Source(s):
City of Cape Girardeau Government, MO
Date: 4/12/2023
Coordinate System: NAD 1983 StatePlane Missouri East FIPS 2401 Feet
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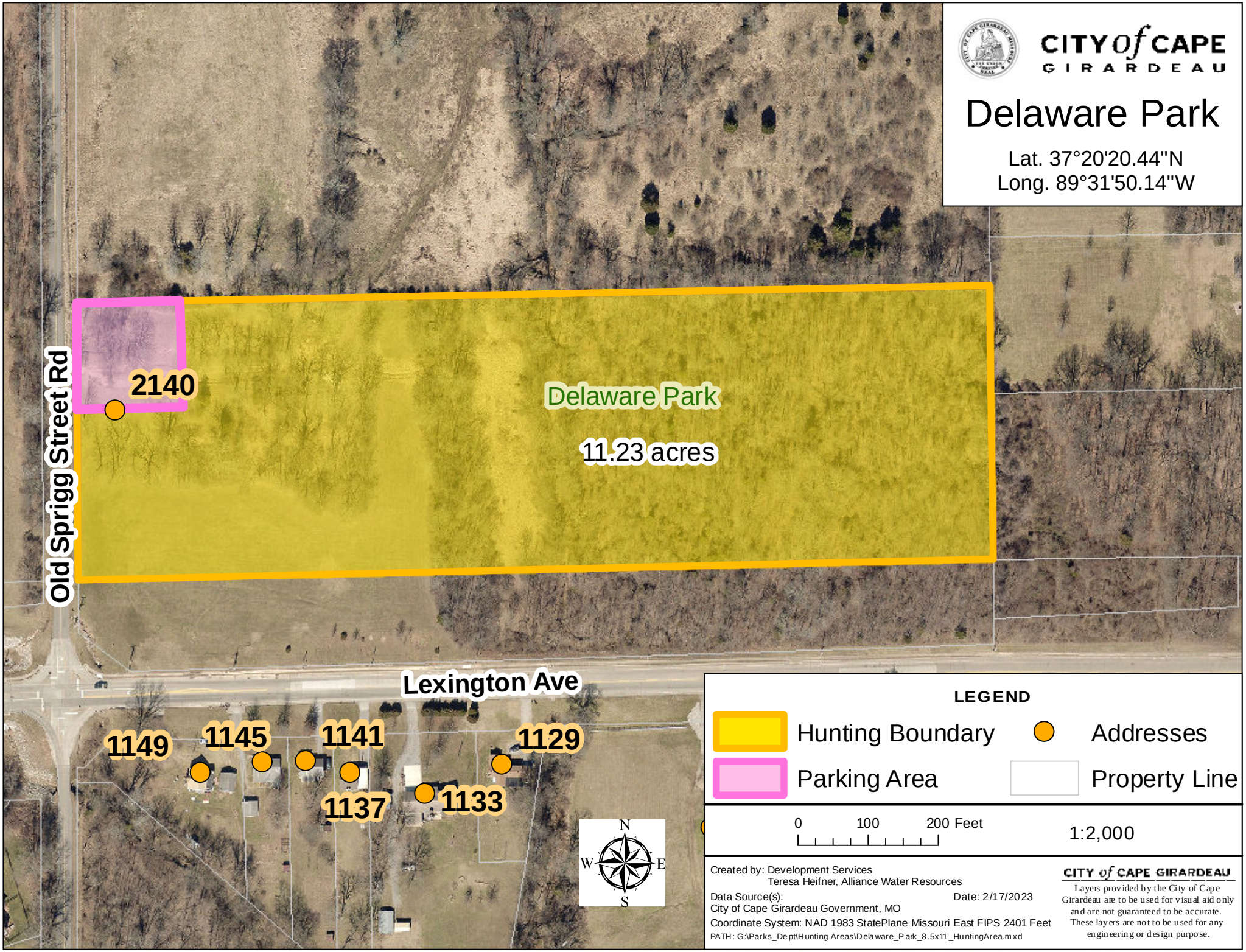
CITY of CAPE GIRARDEAU
Layers provided by the City of Cape Girardeau are to be used for visual aid only and are not guaranteed to be accurate. These layers are not to be used for any engineering or design purpose.


CITY of CAPE GIRARDEAU
Delaware Park
Lat. 37°20'20.44"N
Long. 89°31'50.14"W
Old Sprigg Street Rd
2140
Delaware Park
11.23 acres
Lexington Ave
1149
1145
1141
1137
1133
1129
N
W
E
S
LEGEND
Hunting Boundary
Addresses
Parking Area
Property Line
0
100
200 Feet
1:2,000
Created by: Development Services
Teresa Heifner, Alliance Water Resources
Data Source(s):
City of Cape Girardeau Government, MO
Date: 2/17/2023
Coordinate System: NAD 1983 StatePlane Missouri East FIPS 2401 Feet
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CITY of CAPE GIRARDEAU
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CITY of CAPE GIRARDEAU

Fountain Park

Lat. 37°19'42.32"N
Long. 89°29'53.71"W

LEGEND

Hunting Boundary
Addresses
Parking Area
Property Line

0 100 200 Feet

1:1,632

Created by: Development Services
Teresa Heifner, Alliance Water Resources
Data Source(s):
City of Cape Girardeau Government, MO
Date: 2/17/2023
Coordinate System: NAD 1983 StatePlane Missouri East FIPS 2401 Feet
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CITY of CAPE GIRARDEAU

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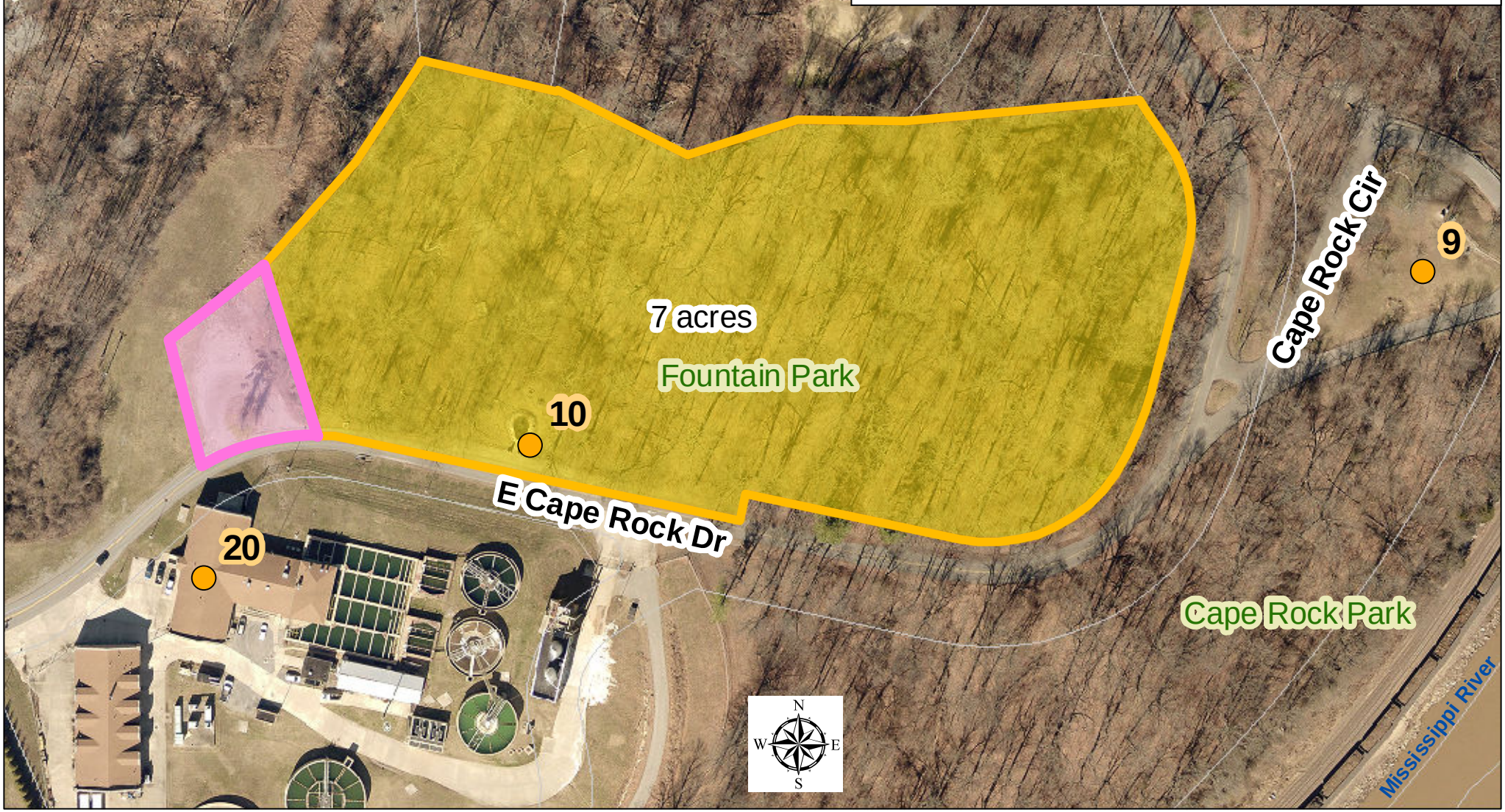


CITY of CAPE GIRARDEAU

Shawnee Park

Lat. 37°17'32.49"N
Long. 89°32'41.52"W

LEGEND

- Hunting Area New in 2023
- Parking Area
- Hunting Boundary
- Addresses
- Trails
- Property Line

0 300 600 Feet

1:4,000

Created by: Development Services
Teresa Heifner, Alliance Water Resources

Data Source(s):
City of Cape Girardeau Government, MO

Date: 2/22/2023

Coordinate System: NAD 1983 StatePlane Missouri East FIPS 2401 Feet

PATH: G:\Parks_Dept\Hunting Areas\Shawnee_Park_8.5x11_HuntingArea.mxd

CITY of CAPE GIRARDEAU

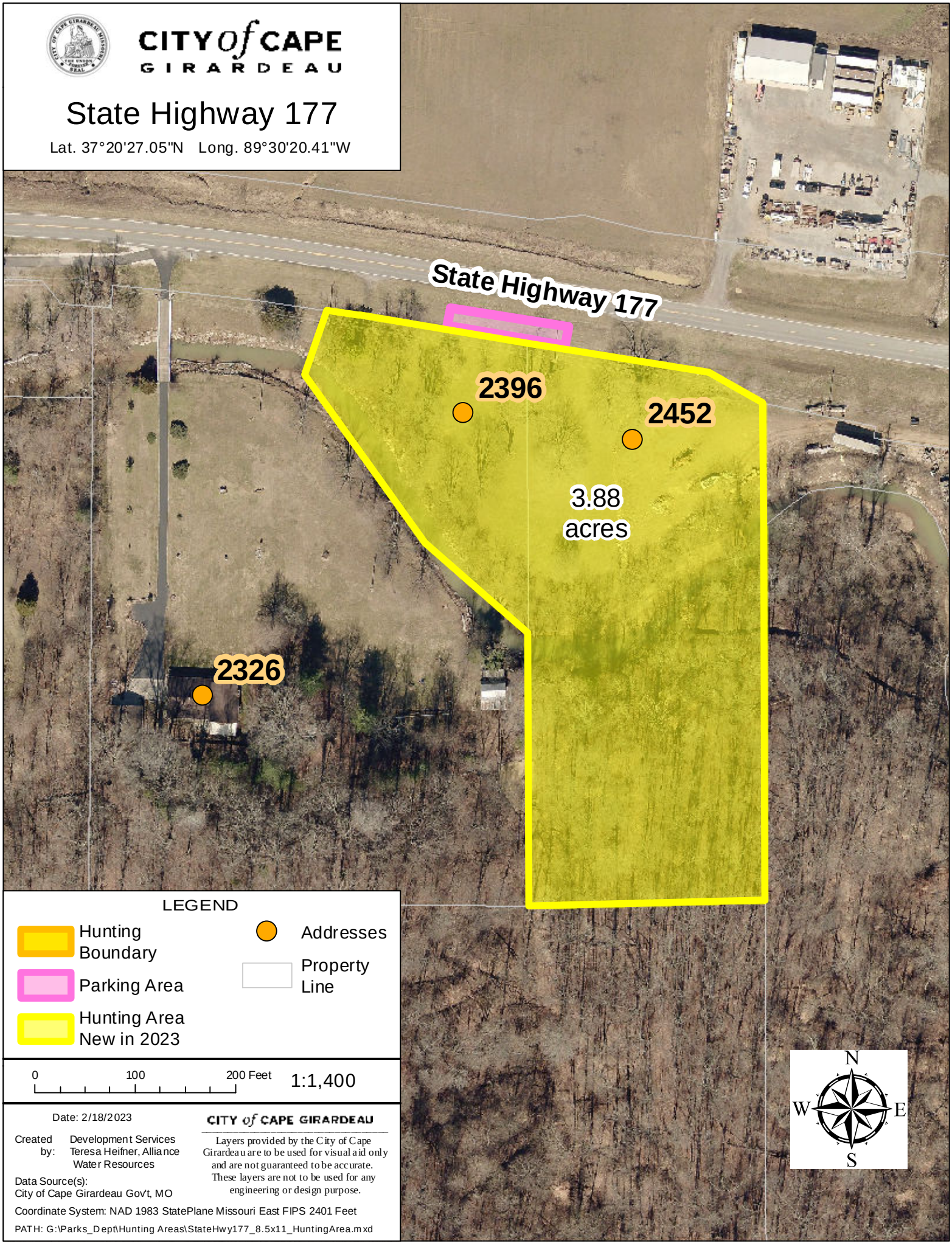
Layers provided by the City of Cape Girardeau are to be used for visual aid only and are not guaranteed to be accurate. These layers are not to be used for any engineering or design purpose.

N W E S

CITY of CAPE GIRARDEAU

State Highway 177

Lat. 37°20'27.05"N Long. 89°30'20.41"W



LEGEND

- Hunting Boundary
- Parking Area
- Hunting Area New in 2023
- Addresses
- Property Line

0 100 200 Feet 1:1,400

Date: 2/18/2023

Created by: Development Services Teresa Heifner, Alliance Water Resources

Data Source(s): City of Cape Girardeau Gov't, MO

CITY of CAPE GIRARDEAU

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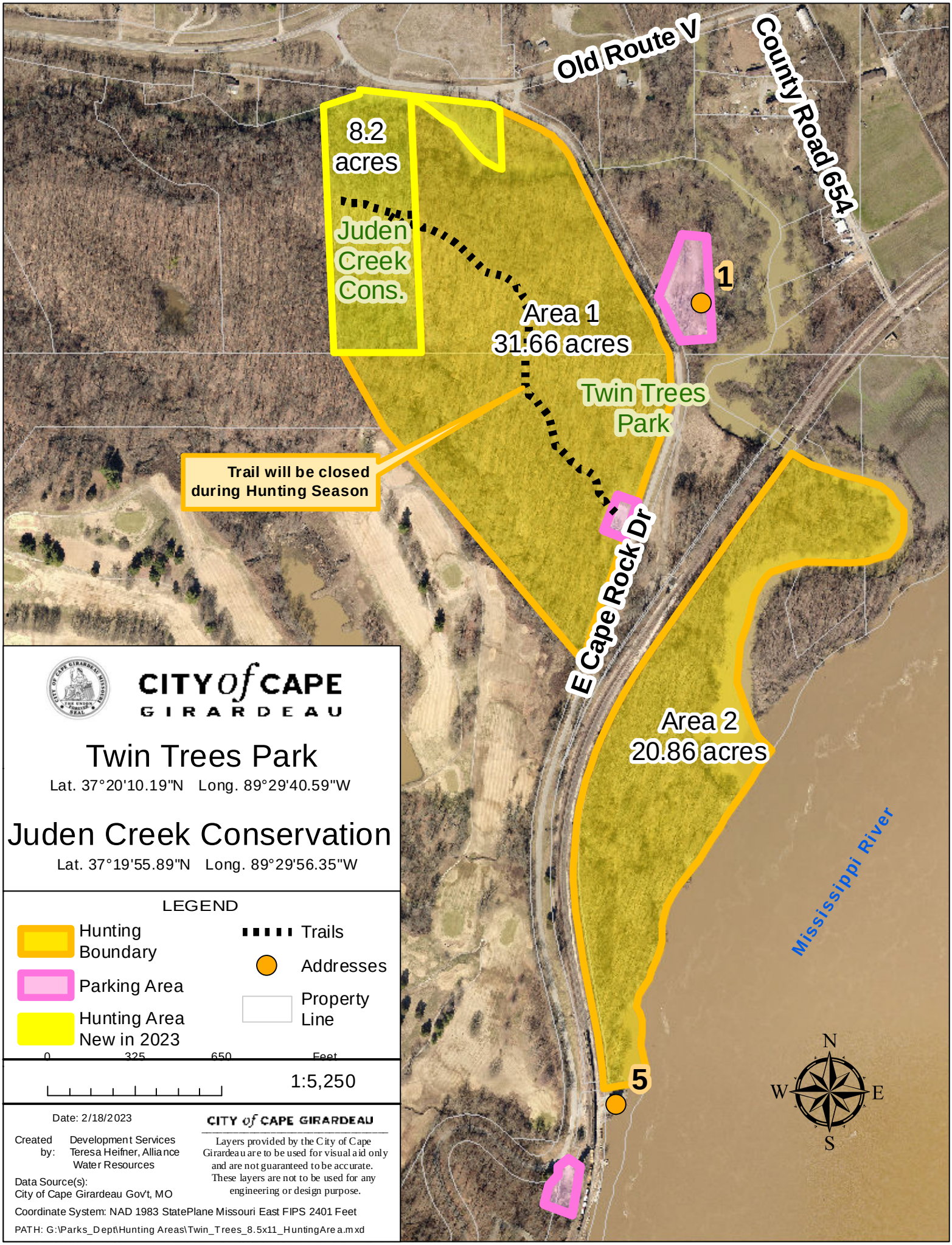
Coordinate System: NAD 1983 StatePlane Missouri East FIPS 2401 Feet

PATH: G:\Parks_Dept\Hunting Areas\StateHwy177_8.5x11_HuntingArea.mxd



CITY of CAPE GIRARDEAU

Twin Trees Park

Lat. 37°20'10.19"N Long. 89°29'40.59"W

Juden Creek Conservation

Lat. 37°19'55.89"N Long. 89°29'56.35"W

LEGEND

- Hunting Boundary
- Parking Area
- Hunting Area New in 2023
- Trails
- Addresses
- Property Line

0 325 650 Feet

1:5,250

Date: 2/18/2023

Created by: Development Services Teresa Heifner, Alliance Water Resources

Data Source(s): City of Cape Girardeau Gov't, MO

CITY of CAPE GIRARDEAU

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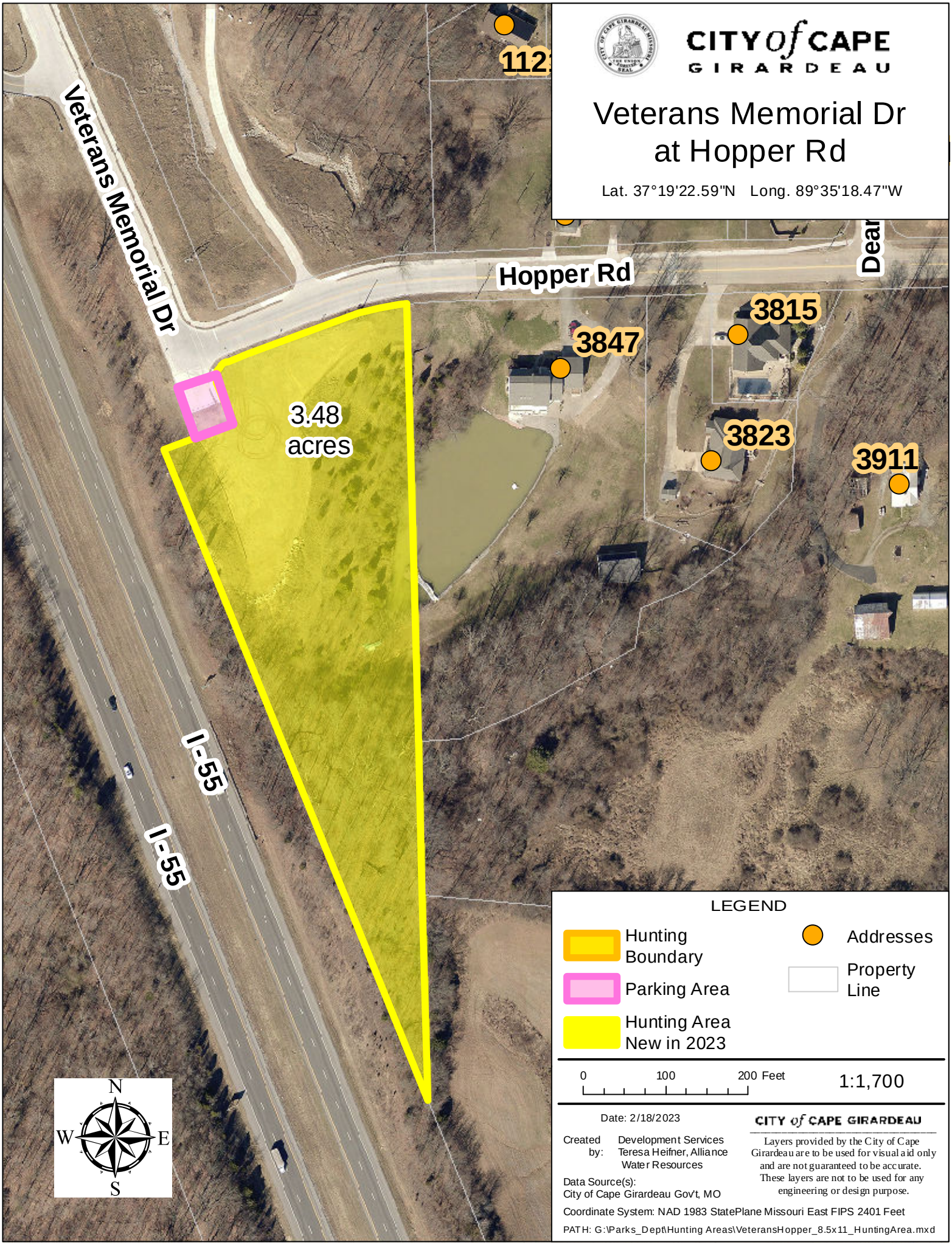
Coordinate System: NAD 1983 StatePlane Missouri East FIPS 2401 Feet

PATH: G:\Parks_Dept\Hunting Areas\Twin_Trees_8.5x11_HuntingArea.mxd


CITY of CAPE GIRARDEAU
Veterans Memorial Dr at Hopper Rd
Lat. 37°19'22.59"N Long. 89°35'18.47"W
Veterans Memorial Dr
Hopper Rd
3847
3815
3823
3911
3.48 acres
I-55
I-55
N
W
E
S
LEGEND
Hunting Boundary
Parking Area
Hunting Area New in 2023
Addresses
Property Line
0
100
200 Feet
1:1,700
Date: 2/18/2023
Created by: Development Services Teresa Heifner, Alliance Water Resources
Data Source(s): City of Cape Girardeau Gov't, MO
CITY of CAPE GIRARDEAU
Layers provided by the City of Cape Girardeau are to be used for visual aid only and are not guaranteed to be accurate. These layers are not to be used for any engineering or design purpose.
Coordinate System: NAD 1983 StatePlane Missouri East FIPS 2401 Feet
PATH: G:\Parks_Dept\Hunting Areas\VeteransHopper_8.5x11_HuntingArea.mxd

Staff:	Ryan Shrimplin, AICP - City Planner	**AGENDA REPORT** Cape Girardeau City Council	**24-029**
Agenda:	2/5/2024		

SUBJECT

An Ordinance amending Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, by changing the zoning of property located at 1507 Independence Street, in the City and County of Cape Girardeau, Missouri, from M-1 to C-2.

EXECUTIVE SUMMARY

The attached ordinance rezones the property at 1507 Independence Street. The applicant is requesting that the property be rezoned from M-1 (Light Manufacturing/Industrial District) to C-2 (Highway Commercial District). The City Council's public hearing on the rezoning request was held on February 5, 2024.

BACKGROUND/DISCUSSION

A rezoning application has been submitted for the property at 1507 Independence Street. The applicant is requesting that the property be rezoned from M-1 (Light Manufacturing/Industrial District) to C-2 (Highway Commercial District).

The adjacent properties are zoned C-1 (General Commercial District) to the north and M-1 (Light Manufacturing/Industrial District) to the east, west, and south. This area is characterized by a mix of residential, commercial, and light industrial uses. The Cape Vision 2040 Future Land Use Map shows the subject property as Light Industrial.

The attached ordinance rezones the property to C-2. The City Council's public hearing on the rezoning request was held on February 5, 2024.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

In considering a rezoning request, the Planning and Zoning Commission and the City Council must determine if the proposed zoning district is reasonable and in reasonable conformity with the existing uses and value of the immediately surrounding properties. The subject property was previously used as a manufacturing facility. It has been vacant for several years. The property was recently sold, and the new owner demolished half of the building, which had been condemned. The owner plans to renovate the remaining half for a commercial recreation facility (pickleball courts) and a vehicle storage and service facility. The former is not a permitted use in the M-1 district. The C-2 district permits both uses by right. Although none of the adjacent properties are zoned C-2, there are some C-2 zoned properties located nearby at the southeast corner of Independence Street and South West End Boulevard. Additionally, the property is very large compared to the C-1 properties across the street, making it more suitable for some uses that are permitted in C-2 but not C-1. Given the size of the property, the existing improvements, and the mix of land uses and zoning districts in the area, staff finds that the proposed zoning district is reasonable and in reasonable conformity with the existing uses and value of the immediately surrounding properties.

STAFF RECOMMENDATION

The staff report to the Planning and Zoning Commission recommended approval of the rezoning request.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission held a public hearing at its January 10, 2024 meeting and recommended approval of the rezoning request by a vote of 6 in favor, 0 in opposition, and 1 abstaining.

PUBLIC OUTREACH

The City Council's public hearing was advertised in the Southeast Missourian on January 20, 2024. In addition, a sign containing the date, time, location, and subject of the Planning and Zoning Commission and City Council public hearings was posted on the property. Notices were also mailed to the adjacent property owners.

ATTACHMENTS:	
Name:	Description:
1507_Independence_Rezone.doc	Ordinance
Staff_Review-Referral-Action_Form.pdf	1507 Independence Street - Staff RRA Form
Map_-_1507_Independence_Street_-_Zoning.pdf	1507 Independence Street - Zoning Map
Map_-_1507_Independence_Street_-_FLU.pdf	1507 Independence Street - FLU Map
Application_-_1507_Independence_REZ.pdf	1507 Independence Street - Application
Sec._30-68._-_M-1__Light_Manufacturing_Industrial_District.pdf	M-1 District Regulations
Sec._30-67._-_C-2__Highway_Commercial_District.pdf	C-2 District Regulations

BILL NO. 24-19 ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 30 OF THE CODE OF ORDINANCES OF THE CITY OF CAPE GIRARDEAU, MISSOURI, BY CHANGING THE ZONING OF PROPERTY LOCATED AT 1507 INDEPENDENCE STREET, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, MISSOURI, FROM M-1 TO C-2

WHEREAS, the City Planning and Zoning Commission has recommended rezoning all of the property described in Article 1 of this ordinance from M-1, Light Manufacturing/Industrial District, to C-2, Highway Commercial District; and

WHEREAS, Public Notice of such change was given as prescribed in Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, and a public hearing was held on Monday, February 5, 2024; and

WHEREAS, the City Council of the City of Cape Girardeau, Missouri has elected to rezone the property described in Article 1 of this ordinance from M-1, Light Manufacturing/Industrial District, to C-2, Highway Commercial District.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAPE GIRARDEAU, MISSOURI, AS FOLLOWS:

ARTICLE 1. Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, is hereby amended to change the zoning from the present M-1, Light Manufacturing/Industrial District, to C-2, Highway Commercial District, for the following described property:

1507 Independence Street

All of Lot One (1) of Thorngate Subdivision, in the city and county of Cape Girardeau, Missouri as shown by plat filed for record in Plat Book 25 at Page 35 in the Land Records of Cape Girardeau County, Missouri.

ARTICLE 2. The City Council hereby finds and declares that the property described in Article 1 of this ordinance is at the present time particularly suitable for the purposes and uses of the C-2, Highway Commercial District, and that such changes authorized hereby are reasonable and in reasonable conformity with the existing uses and value of the immediately surrounding properties.

ARTICLE 3. This ordinance shall be in full force and effect ten days after its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

_____
Stacy Kinder, Mayor

ATTEST:

_____
Bruce Taylor, Deputy City Clerk

CITY OF CAPE GIRARDEAU, MISSOURI

City Staff Review, Referral and Action on Rezoning/Special Use Permit Application

FILE NO. **1465** LOCATION: 1507 Independence Street

STAFF REVIEW & COMMENTS:

Thorngate Holdings, LLC is requesting to rezone the above listed property from M-1 (Light Manufacturing/Industrial District) to C-2 (Highway Commercial District). SEE STAFF REPORT FOR FURTHER INFORMATION

City Planner _____ Date 12/29/23

City Attorney _____ Date 1/3/24

CITY MANAGER REFERRAL TO THE PLANNING AND ZONING COMMISSION:

City Manager _____ Date 1/3/24

Planning & Zoning Commission

Public Hearing Sign Posting Date: _____ *Public Hearing Date:* _____

RECOMMENDED ACTION:

	Favor	Oppose	Abstain		Favor	Oppose	Abstain
Trae Bertrand	☑	☐	☐	Chris Martin	☑	☐	☐
Scott Blank	☐	☐	☐	Nick Martin	☐	☐	☐
Kevin Greaser	☑	☐	☐	Sommer McCauley-Perdue	☑	☐	☐
Derek Jackson	☐	☐	☐	Sid Whittington	☑	☐	☐
Gerry Jones	☑	☐	☐				

VOTE COUNT: 6 **Favor** 0 **Oppose** 1 **Abstain**

COMMENTS:

CITIZENS COMMENTING AT MEETING:

Nick Martin
Planning & Zoning Commission Secretary

City Council Action

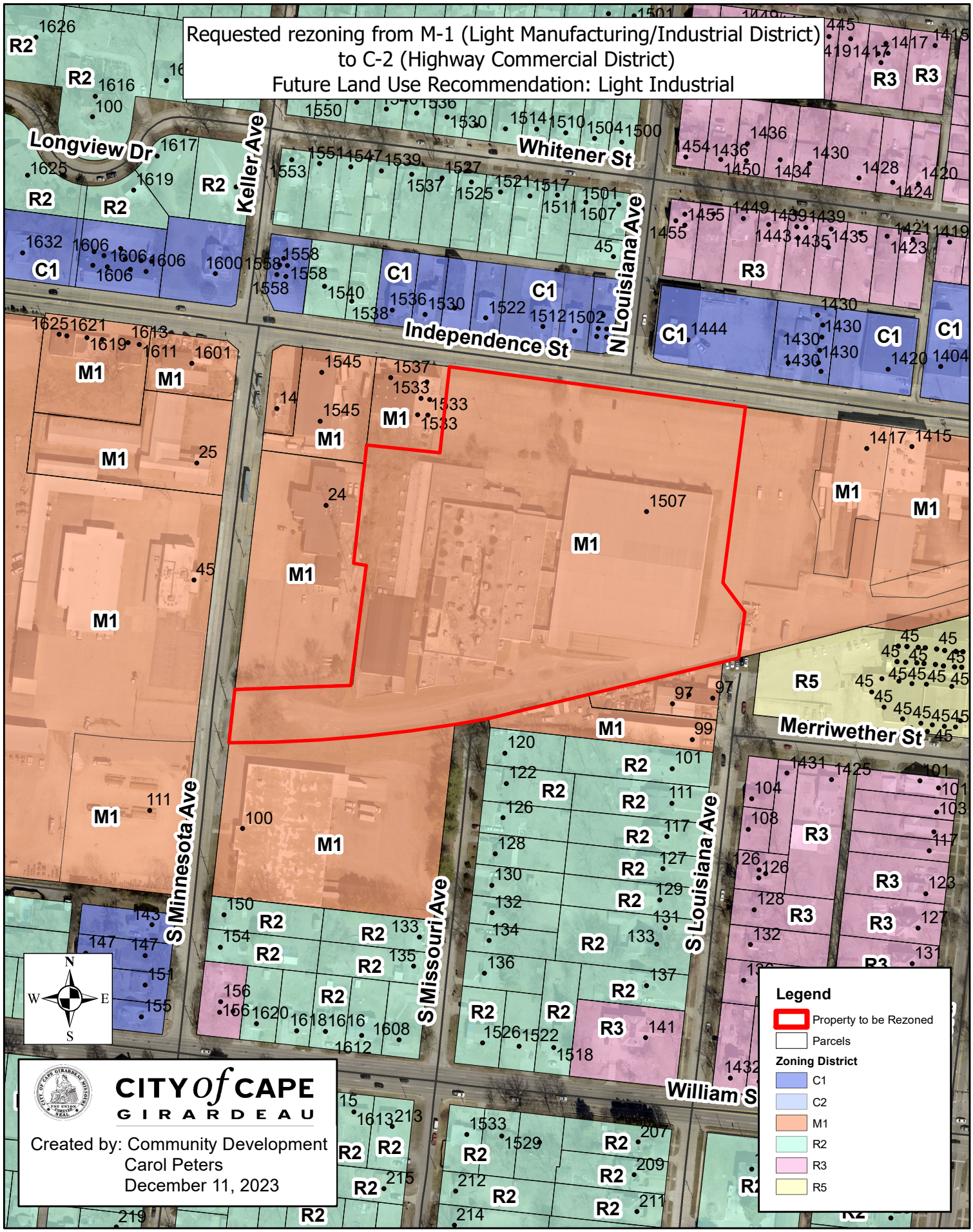
Posting Dates: Sign _____ *Newspaper* _____ *Public Hearing Date:* _____

Ordinance 1st Reading _____ *Ordinance 2nd & 3rd Reading:* _____

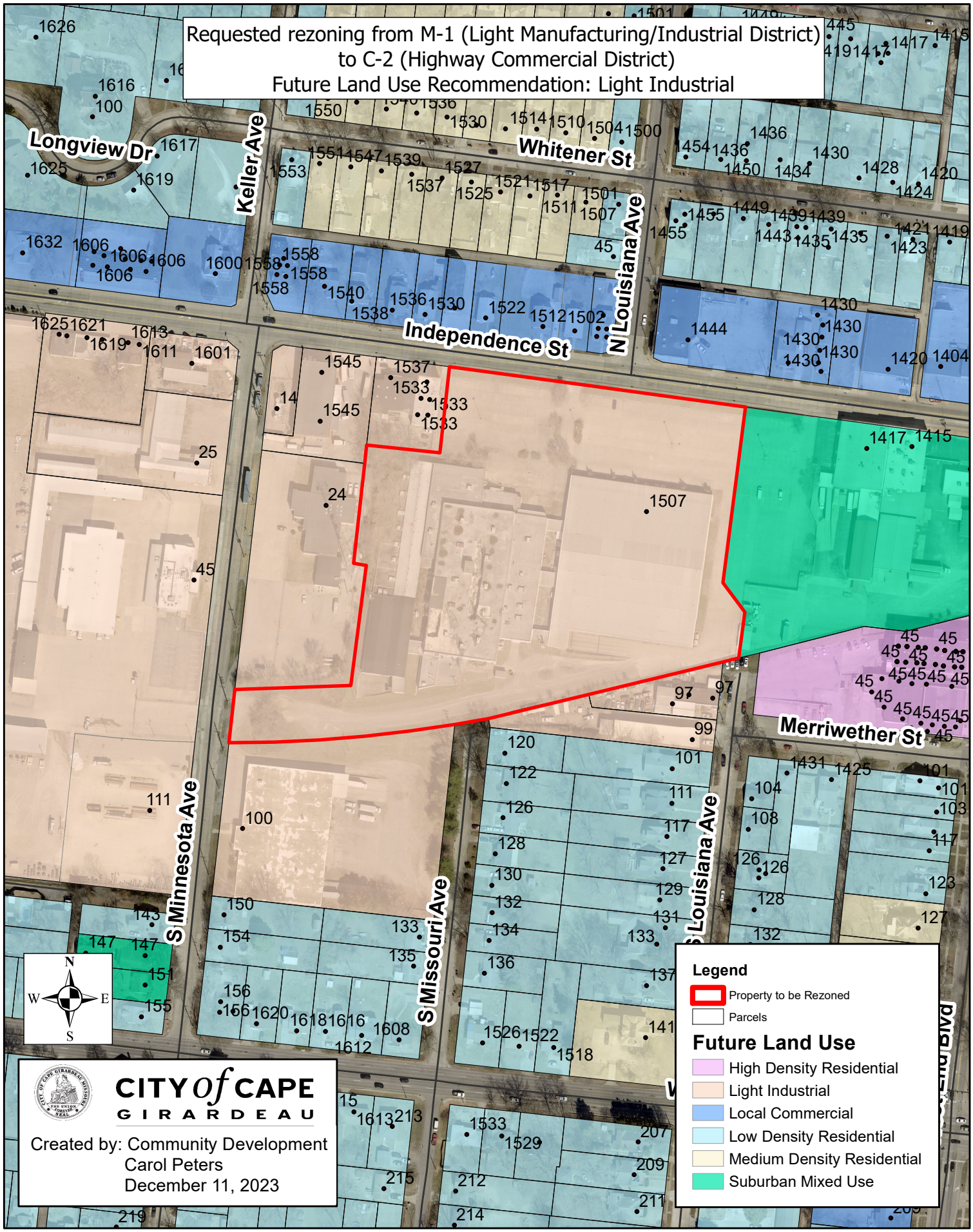
VOTE COUNT: _____ **Favor** _____ **Oppose** _____ **Abstain**

ORDINANCE # _____ **Effective Date:** _____

Rezoning Request
1507 Independence Street



Rezoning Request
1507 Independence Street



REZONING / SPECIAL USE PERMIT APPLICATION

CITY of CAPE GIRARDEAU

COMMUNITY DEVELOPMENT DEPARTMENT, 44 NORTH LORIMIER STREET, CAPE GIRARDEAU, MO 63701 (573) 339-6327

Property Address/Location

1507 Independence

Applicant		**Property Owner of Record** ☐ **Same as Applicant**	
Phillip B. Smith Architect LLC		Thorngate Holdings LLC c/o Jeff Brune	
Mailing Address 423 Themis Street	City, State, Zip Cape Girardeau, MO 63701	Mailing Address 429 N Broadview St	City, State, Zip Cape Girardeau, MO 63701
Telephone 573-651-9001	Email phillip@phillipbsmitharchitect.com	Telephone 573-587-16116	Email jeff@nem-cap.com
Contact Person Phillip Smith		*(Attach additional owners information, if necessary)*	
Type of Request ☑ **Rezoning** ☐ **Special Use Permit** ☐ **Both**		**Proposed Special Use (Special Use Permit requests only)** N/A	
Existing Zoning District M-1, Light Manufacturing/Industrial District		**Proposed Zoning District (Rezoning requests only)** C-2, Highway Commercial District	

Legal description of property to be rezoned and/or upon which the special use is to be conducted

All of lot one (1) of Thorngate Subdivision, in the city and county of Cape Girardeau, Missouri as shown by plat filed for record in Plat Book 25 at Page 35 in the Land Records of Cape Girardeau County, Missouri.

Describe the proposed use of the property.

See attachment.

Application continues on next page

OFFICE USE ONLY

Date Received & By 12-7-23 File # 1465 MUNIS Application # 14760 MUNIS Permit #_____

Application Fee Received $_____ ☐ Check #_____ ☐ Credit Card ☐ Cash

Planning & Zoning Commission Recommendation _____ Date _____ City Council Final Action _____ Date _____

Special Use Criteria (Special Use Permit requests only)
Explain how the special use permit request meets the criteria below. Attach additional sheets, if necessary.

1) *The proposed special use will not substantially increase traffic hazards or congestion.*

2) *The proposed special use will not substantially increase fire hazards.*

3) *The proposed special use will not adversely affect the character of the neighborhood.*

4) *The proposed special use will not adversely affect the general welfare of the community.*

5) *The proposed special use will not overtax public utilities.*

ADDITIONAL ITEMS REQUIRED

See Instructions for more information.

In addition to this completed application form, the following items must be submitted:

✓ Base Application fee - $141.00 payable to City of Cape Girardeau
___ Planned Development rezoning only - Additional $84 payable to City of Cape Girardeau
✓ List of adjacent property owners *(see Instructions for requirements)*
✓ One (1) set of mailing envelopes, stamped and addressed to adjacent property owners OR $2.70 per adjacent property owner, if stamped envelopes are not submitted
✓ One (1) full size copy of a plat or survey of the property, if available
✓ One (1) full size set of plans, drawn to an appropriate scale, depicting existing features to be removed, existing features to remain, and all proposed features such as: buildings and structures, paved areas, curbing, driveways, parking stalls, trash enclosures, fences, retaining walls, light poles, detention basins, landscaping areas, freestanding signs, etc. (Planned Development rezonings and Special Use Permits only)
___ One (1) set of Planned Development documents (Planned Development rezonings only)

CERTIFICATIONS

The undersigned hereby certifies that:

1) They are the Property Owner(s) of Record for the property described in this application;
2) They acknowledge that the special use permit, if approved, will become null and void if the use for which the permit was granted does not commence within twelve (12) months of the approval date, unless an extension has been granted; and
3) They acknowledge that they are responsible for ensuring that all required licenses and permits are obtained prior to commencing any use or work on the property.

_____ _____
Property Owner of Record Signature and Printed Name Date
(Provide additional owners signatures and printed names in the space below, if applicable)

The undersigned hereby certifies that they are an agent duly authorized by the Property Owner(s) of Record to file this application on their behalf, and that the Property Owner(s) of Record hereby agree to the above certifications.

PHILLIP SMITH, ARCHITECT 12.07.2023
Applicant Signature and Printed Name Date

Thorngate Holdings, LLC
1515 Independence
Jeff Brune
(573)587-1616
jeff@nem-cap.com

FOR IMMEDIATE RELEASE

Thorngate Building Sold

CAPE GIRARDEAU, MO, May 2, 2023 - Thorngate Holdings, LLC, a development group, is set to revitalize the city's downtown with its acquisition of the former Thorngate factory building located at 1515 Independence. The location will undergo a major transformation as plans are underway to create two new businesses that will not only revitalize the area but also attract regional visitors to Cape Girardeau.

"We're excited to breathe new life into the downtown area and committed to creating a dynamic and vibrant commercial hub in the heart of Cape Girardeau," said Jeff Brune Thorngate Holdings Spokesman. "Plans will begin in the next few weeks with the demolition of the western part of the building. After demolition, the 63,000 square foot warehouse will be transformed to accommodate two exciting new businesses: The Pickleball Factory and The Park."

The Pickleball Factory
The front half of the building will become *The Pickleball Factory*. Home to 14 climate controlled championship level indoor Pickleball only courts, making it the largest indoor Pickleball facility in the region and one of the largest in the Midwest.

The modern facility will feature:

- Pro shop
- Cafe
- Casual seating and court viewing areas
- Professional grade court lighting and state of the art cushioned courts

Players will have a few ways they can play at The Pickleball Factory. Several levels of memberships will be available for players to choose from while non-members also have the ability to reserve courts and play. The Pickleball Factory will host tournaments, competitive leagues for all levels, open play, clinics, fundraisers, and private/group lessons.

"We are building The Pickleball Factory with every level of player in mind, from the absolute beginner who has never picked up a paddle to the most advanced player looking to play at a highly competitive level, everyone will feel welcome and have fun," added Brune.

-more-

The Park

The remaining half of the building will be *The Park*. The region's only private, climate controlled, highly secured, video monitored facility designed to store and display automobiles. The Park will cater to car enthusiasts who own any type of additional car, including those that have seasonal, collectible, luxury, exotic or classic cars.

Concierge services will be available for The Park members including:

- Detailing
- Light Maintenance
- Battery Care
- Transport, and assistance with acquiring or selling classic cars
- Exclusive member's lounge and conference room that will overlook the facility
- Member's App for convenient, fast pick-up

"The Park aspires to be the hub of car culture in the region. More than just a storage facility, it's the ultimate haven for car enthusiasts of all types. Whether you're a collector searching for top-notch storage and maintenance, a seasonal car owner who only hits the road when the weather's nice, or someone who has always longed for an extra car but lacked the space to store and maintain it," said Brune. "We're taking the hassle out of owning a collector car, no more dead batteries, low tires, and a car that won't start when you randomly want to take it out for a spin. The Park has everything you need to fuel your passion for cars at a moment's notice."

Both businesses are looking to be operational by the Fall 2023. Thorngate Holdings has brought on Nick Martin with Pilot Construction Solutions as the Owner's Representative to help manage the design and construction of the entire project.

Jake Fish, with Edge Realty brokered both sides of the real estate transaction.

For more information, please contact Jeff Brune @ 573-587-1616.

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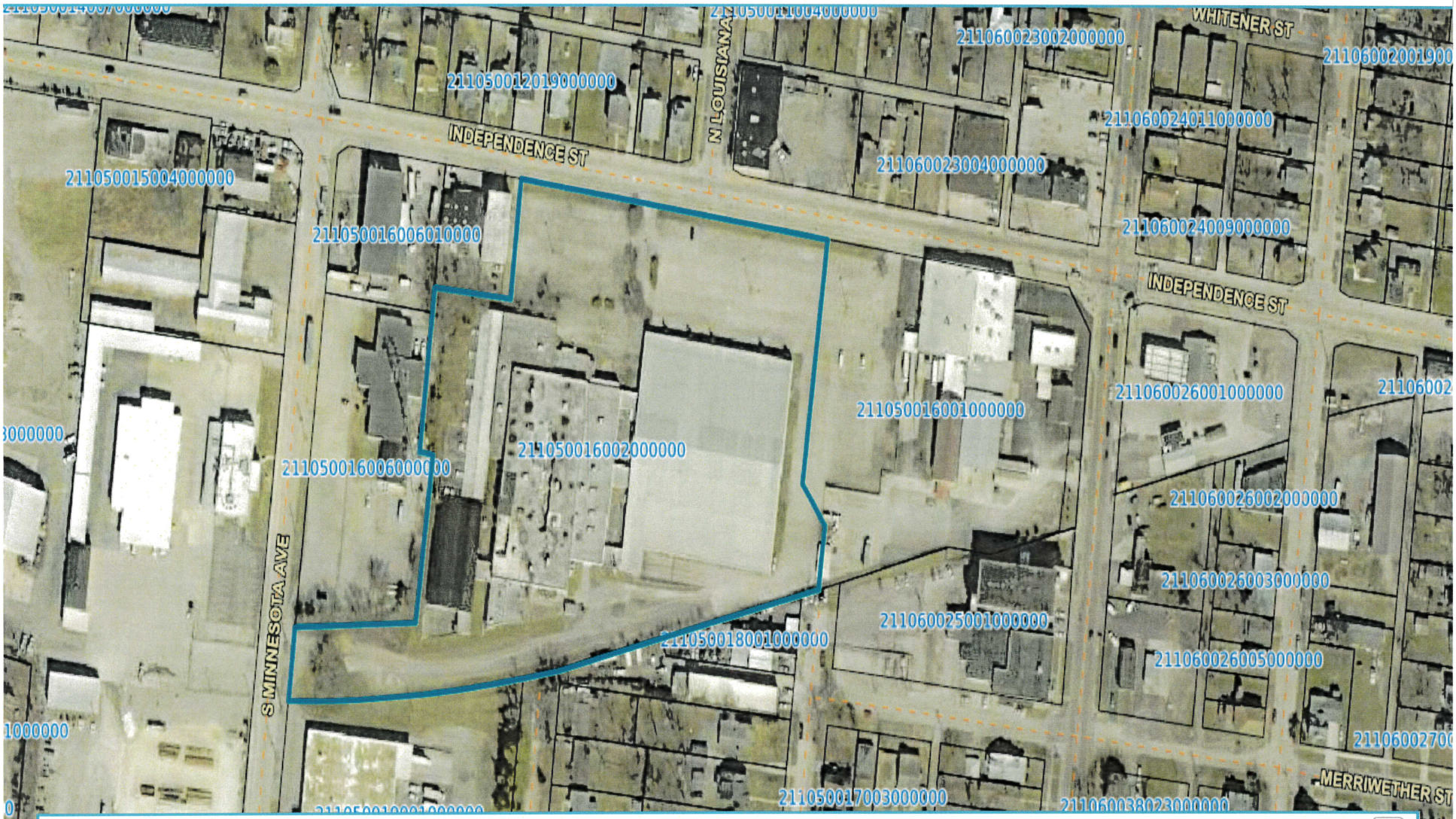


Address: 1507 INDEPENDENCE ST
PIN: 21-105-00-16-002.00-0000
Acreage: 7.8
Owner: THORNGATE HOLDINGS LLC
Class: Commercial
Link to Assessor's Property Record
Lat/Lon: 37.30475015, -89.53887063

PHILLIP B. SMITH
ARCHITECT LLC

Project: 1507 Independence Street

Adjacent Property Owners:

1401-1415 Independence	William Thomas Tipton Trust 1415 Independence Street Cape Girardeau, MO 63701
97 S Louisianna	Cooley Properties Inc. 2413 Lynwood Drive Cape Girardeau, MO 63701
99 S Louisianna	Motive Rail Inc. P O Box 4283 Scott City, MO 63780
100 S Minnesota Ave	MCP Industrial LLC 3105 Riverport Tech Center Dr Maryland Heights, MO 63043
24 S Minnesota Ave	Big River Telephone Co., LLC 24 S Minnesota Ave Cape Girardeau, MO 63701
1545 Independence	Wicks Properties LLC 1545 Independence Cape Girardeau, MO 63701
1533 Independence	McIntosh Property Holdings LLC 10944 Gravois Industrial, Suite B St Louis, MO 63128
1526 Independence	Alvin and Marilyn McFerren Et Ux 621 Sylvan Lane Cape Girardeau, MO 63701
1522 Independence	Nimal and Jayanti Samanta Et Ux 250 Brandy Lane Cape Girardeau, MO 63701
1512 Independence 1510 Independence	Wade Development Enterprises LLC 334 Francis Drive Jackson, MO 63755-1318
1502 Independence	CJR Homes LLC P O Box 2183 Cape Girardeau, MO 63702-2183
1444 Independence	Carol J. Littge 2007 Montgomery Street Cape Girardeau, MO 63703

423 Themis Street ■ Cape Girardeau, Missouri 63701 ■ 573.651.9001 ■ phillip@phillipbsmitharchitect.com

Sec. 30-68. - M-1, Light Manufacturing/Industrial District.

(a) *Purpose.* The M-1 district is intended primarily for uses engaged in light manufacturing, assembly, fabrication, warehousing, wholesaling and retail trade, and service operations which conduct all activities within a building with no external impact or effect. This district is intended to serve as a transition between more intense industrial development and commercial, office, or multifamily residential development.

(b) *Permitted principal uses.*

(1) Light manufacturing facilities.

(2) Any establishment which provides supplies or services primarily to commercial and industrial customers, such as janitorial services, sign shops, packaging or shipping services, locksmiths, or printing, lithographing, engraving, photocopying, blueprinting, publishing, electrical, heating, plumbing and binding establishments.

(3) Health and fitness centers.

(4) Cemeteries.

(5) Commercial day cares.

(6) Funeral homes and mortuaries.

(7) Government buildings and uses, including police and fire stations.

(8) Heavy machinery and equipment sales, rental and service.

(9) Offices, administrative, business, finance and professional.

(10) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

(11) Public service and public utility uses as follows:

a. Wireless facilities.

b. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

(12) Industrial schools and business schools.

(13) Mini warehouses or self-storage units.

(14) Residential treatment facilities.

(15) Television and radio studios including any transmitting facilities.

(16) Veterinary clinics, animal hospitals, and kennels.

(17) Warehouses, storage and distribution centers.

(18) Vehicle fueling stations, including service, repair, body and fender repair, and paint shops.

(19) Recycling centers.

(20) Marinas or docks.

(21) Transitional housing.

(22) Restaurants and bars.

(23) Retail, including vehicle sales.

(24) Medical marijuana cultivation facilities, as permitted in section 30-118.

(25) Medical marijuana dispensary facilities, as permitted in section 30-118.

(26) Medical marijuana-infused products manufacturing facilities, as permitted in section 30-118.

(27) Medical marijuana testing facilities, as permitted in section 30-118.

(28) Medical marijuana transportation facilities, as permitted in section 30-118.

(c) *Permitted accessory uses.*

(1) Dwelling or lodging units, but only for watchman, caretakers, or other personnel whose residence is essential to the operation of a permitted or special use.

(2) Accessory structures and uses customarily incidental to the above uses, as permitted in section 30-106.

(3) Solar energy systems, as permitted in section 30-113.

(4) Short-term use of shipping containers for accessory uses, as permitted in section 30-105.

(d) *Special uses.*

(1) Emergency shelters, transitional service shelters for 50 or fewer residents.

(2) Manufactured business units, for office use only.

(3) Telecommunication tower, as permitted in section 30-107.

(4) Excursion gambling boat or floating gambling facility, as permitted in section 30-112.

(5) Wind energy conversion systems, as permitted in section 30-113.

(6) Billboards, as permitted in section 25-109.

(7) Public utilities, except for buildings and accessory structures that are normal and customary in a zoning district which would allow other buildings of the same nature as a use-by-right.

(8) Short-term or long-term use of shipping containers for principal uses, as permitted in section 30-105.

(9) Long-term use of shipping containers for accessory uses, as permitted in section 30-105.

(e) *Standards.*

(1) A site plan, meeting the requirements of chapter 25 shall be submitted and approved.

(2) All storage shall be within a fully enclosed building or in an open yard so screened that the materials, products or equipment are not visible from the street or adjoining property. Any outdoor storage shall be at least 100 feet from any residential zoning district or use.

(3) No building shall be used for residential purposes, except for a night watchman or a caretaker

employed on the premises.

(4) Utilitarian areas such as loading docks, mechanical equipment, storage areas, mechanical and electrical equipment, and dumpsters shall be located in the rear or side yard of the building.

(5) Lighting shall be designed to shine and reflect away from any adjacent residential areas and shall meet the requirements of chapter 25.

(f) *Height, area, bulk and setback requirements.*

(1) Maximum height: 40 feet excluding silos, smokestacks, and dust collection systems.

(2) Minimum lot area: None.

(3) Minimum lot width: None.

(4) Minimum yard requirements:

a. Front yard: 25 feet.

b. Rear yard: 25 feet.

c. Side yard: None, except on a lot abutting a residential district there shall be a side yard of not less than ten feet on the side of the lot abutting the residential district.

(5) Maximum building coverage: None.

(g) *Open space, landscaping and bufferyard requirements.*

(1) A minimum of 15 percent of the total lot area shall be devoted to open space, including required yard and bufferyards.

(2) Landscaping shall be provided as required in chapter 25.

(3) A 20-foot-wide bufferyard shall be required adjacent to any property in the AG, AG-1, RE, R-1, R-2, R-3, R-4, R-5, RUMD and RMH zoning districts. This bufferyard shall comply with the requirements of chapter 25.

(h) *Parking regulations.* Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in section 25-46.

(Code 1990, § 30-335; Ord. No. 5211 , art. 6, 7-15-2019)

Sec. 30-67. - C-2, Highway Commercial District.

(a) *Purpose.* The C-2 district provides for commercial uses typically found along major thoroughfares, which are generally more intensive than uses permitted in the other commercial districts. As such, this district is primarily intended for areas of the city located in high-volume traffic corridors. In addition to uses permitted in the C-1 district, the C-2 district permits commercial developments requiring long-term outdoor display of merchandise. Other uses having the potential to significantly affect adjacent residential and commercial districts may be allowed with approval of a special use permit.

(b) *Permitted principal uses.*

(1) Arenas or stadiums.

(2) Art galleries or museums.

(3) Auditoriums or theaters.

(4) Banks or other financial institutions.

(5) Banquet facilities.

(6) Bed and breakfasts.

(7) Commercial day cares.

(8) Commercial recreation facilities.

(9) Driving ranges.

(10) Funeral homes or mortuaries.

(11) Governmental facilities.

(12) Health or fitness centers.

(13) Helicopter landing pads, heliports or other landing areas in relationship with a hospital.

(14) Hospitals.

(15) Hotels or motels.

(16) Institutions of higher education, including business, career or technology schools.

(17) Instructional schools for art, dance, music, martial arts or other disciplines.

(18) Kennels.

(19) Libraries.

(20) Medical marijuana dispensary facilities, as permitted in section 30-118.

(21) Meeting halls.

(22) Microbreweries.

(23) Mini warehouses or self-storage units.

(24) Nurseries or greenhouses.

(25) Nursing homes.

(26) Offices.

(27) Outdoor storage facilities for recreational vehicles or watercraft.

(28) Parks or playgrounds.

(29) Personal service establishments.

(30) Pet grooming facilities.

(31) Police or fire stations.

(32) Residential treatment facilities.

(33) Restaurants or bars.

(34) Retail or rental establishments.

(35) Television or radio studios, including any transmitting facilities.

(36) Transit terminals.

(37) Transitional housing.

(38) Vehicle fueling, service or repair facilities, excluding body or paint shops.

(39) Vehicle washing facilities, automatic or hand wash.

(40) Veterinary clinics or animal hospitals.

(41) Warehouses or distribution centers.

(42) Wineries.

(c) *Permitted accessory uses.*

(1) Accessory structures and uses customarily incidental to the above uses, as permitted in section 30-106.

(2) Short-term use of shipping containers for accessory uses, as permitted in section 30-105.

(3) Solar energy systems, as permitted in section 30-113.

(d) *Special uses.*

(1) Amusement parks.

(2) Billboards, as permitted elsewhere in the city Code.

(3) Campgrounds, travel trailer or recreational vehicle parks.

(4) Long-term use of shipping containers for accessory uses, as permitted in section 30-105.

(5) Manufactured business units, for office use only.

(6) Public utilities, except for buildings or accessory structures that are normal and customary in a zoning district which would allow other buildings or structures of the same nature as a use-by-right.

(7)

Short-term or long-term use of shipping containers for principal uses, as permitted in section 30-105.

(8) Telecommunication towers, as permitted in section 30-107.

(9) The allowance of additional height up to a total of 100 feet, not to exceed a total of eight stories.

(10) Vehicle body or paint shops.

(11) Wind energy conversion systems, as permitted in section 30-113.

(e) *Standards.*

(1) Outdoor display of merchandise is permitted in accordance with the following provisions:

a. Displays shall not be located in a right-of-way.

b. Displays shall not be located in parking spaces used to meet the minimum number of parking spaces as required elsewhere in the city Code. Vehicles for sale or rental and displays that are part of a bazaar, craft sale, garage or yard sale, or similar temporary event are exempt from this requirement, as determined by the city manager.

c. Displays shall not impede vehicular or pedestrian access.

d. Displays shall not alter the structure of any building.

e. Displays shall not create a health or safety hazard.

f. Displays shall be well kept and orderly.

g. Signs may be displayed as permitted elsewhere in the city Code.

h. The display of seasonal items shall be limited to a time period that is customary for the season associated with the display, which shall be at the discretion of the city manager.

(2) Outdoor service areas and equipment, storage areas, and waste containers shall be located in the rear or side yard and screened as required elsewhere in the city Code.

(f) *Height, area, width, setback and open space requirements.*

(1) Maximum height: 60 feet, not to exceed five stories.

(2) Minimum lot area: None.

(3) Minimum lot width: None.

(4) Minimum setbacks:

a. Front yard: 25 feet.

b. Rear yard: None, except 20 feet when adjacent to a residential use or district, or ten feet when adjacent to an agricultural use or district.

c. Side yard: None, except 20 feet when adjacent to a residential use or district, or ten feet when adjacent to an agricultural use or district.

(5) Minimum open space: 15 percent of the lot area.

(Code 1990, § 30-334; Ord. No. 5211 , art. 5, 7-15-2019; Ord. No. 5551 , art. 1, 6-20-2022)

Staff:	Ryan Shrimplin, AICP - City Planner	**AGENDA REPORT** Cape Girardeau City Council	**24-030**
Agenda:	2/5/2024		

SUBJECT

An Ordinance approving the record plat of Juenger Subdivision.

EXECUTIVE SUMMARY

The attached ordinance approves a record plat for a one-lot subdivision at 2544 Revolution Drive.

BACKGROUND/DISCUSSION

A record plat has been submitted for Juenger Subdivision, located at 2544 Revolution Drive and zoned R-1 (Single-Family Suburban Residential). The plat combines two lots to create one new lot. The plat shows an exception for the omission of the required 10-foot utility easement along the rear lot line of Lot 1. Staff supports the exception because there are no existing or proposed utilities in the location where the easement is required. The plat also shows a portion of an existing 10-foot utility easement being released. Staff supports the release of this portion of the easement because there are no existing or proposed utilities in it.

STAFF RECOMMENDATION

The staff report to the Planning and Zoning Commission recommended approval of the record plat.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its January 10, 2024 meeting, recommended approval of the record plat with a vote of 7 in favor, 0 in opposition, and 0 abstaining.

ATTACHMENTS:

Name:	Description:
RP_Juenger_Subdivision.doc	Ordinance
Staff_Review-Referral-Action_Form.pdf	Juenger Subdivision - Staff RRA Form
Map_-_Juenger_Subdivision.pdf	Juenger Subdivision - Map
Application_-_Juenger_Subdivision.pdf	Juenger Subdivision - Application
Juenger_Subdivision-FINAL_SUBMITTED.pdf	Juenger Subdivision - Record Plat

BILL NO. 24-20 ORDINANCE NO. _____

AN ORDINANCE APPROVING THE RECORD PLAT OF
JUENGER SUBDIVISION

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAPE GIRARDEAU, MISSOURI, AS FOLLOWS:

ARTICLE 1. The record plat of Juenger Subdivision, being all of Lots 41 and 42 of Williamsburg Phase 4 including Detention Basin of Arbor Heights 5th Addition as recorded in Document No. 2019-04441 and Scriveners Error Affidavit in Document No. 2019-11491 in the land records of Cape Girardeau County, Missouri, in the City and County of Cape Girardeau, State of Missouri, submitted by the Juenger Revocable Trust U/A/D March 14, 2019, bearing the certification of Rodney W. Amos, a Registered Land Surveyor, dated the 23rd day of January, 2024, including all exceptions and variances, is hereby approved.

ARTICLE 2. The City Clerk is hereby directed to sign the record plat with the date of Council approval and affix thereto the seal of the City of Cape Girardeau, Missouri.

ARTICLE 3. This ordinance shall be in full force and effect ten days after its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

_____
Stacy Kinder, Mayor

ATTEST:

_____
Bruce Taylor, Deputy City Clerk

CITY OF CAPE GIRARDEAU, MISSOURI

City Staff Review, Referral and Action - Subdivision Application

FILE: **Juenger Subdivision** LOCATION: 2544 & 2250 Revolution Drive

STAFF REVIEW & COMMENTS:

A record plat has been submitted to combine two (2) lots at 2544 & 2250 Revolution Drive. SEE STAFF REPORT FOR MORE DETAILS.

City Planner _____ Date 12/27/23

City Attorney _____ Date 12/28/23

CITY MANAGER REFERRAL TO THE PLANNING AND ZONING COMMISSION:

City Manager _____ Date 12/29/23

Planning & Zoning Commission

RECOMMENDED ACTION:

	Favor	Oppose	Abstain		Favor	Oppose	Abstain
Trae Bertrand	☑	☐	☐	Chris Martin	☑	☐	☐
Scott Blank	☐	☐	☐	Nick Martin	☑	☐	☐
Kevin Greaser	☑	☐	☐	Sommer McCauley-Perdue	☑	☐	☐
Derek Jackson	☐	☐	☐	Sid Whittington	☑	☐	☐
Gerry Jones	☑	☐	☐				

VOTE COUNT: 7 **Favor** 0 **Oppose** 0 **Abstain**

COMMENTS:

CITIZENS COMMENTING AT MEETING:

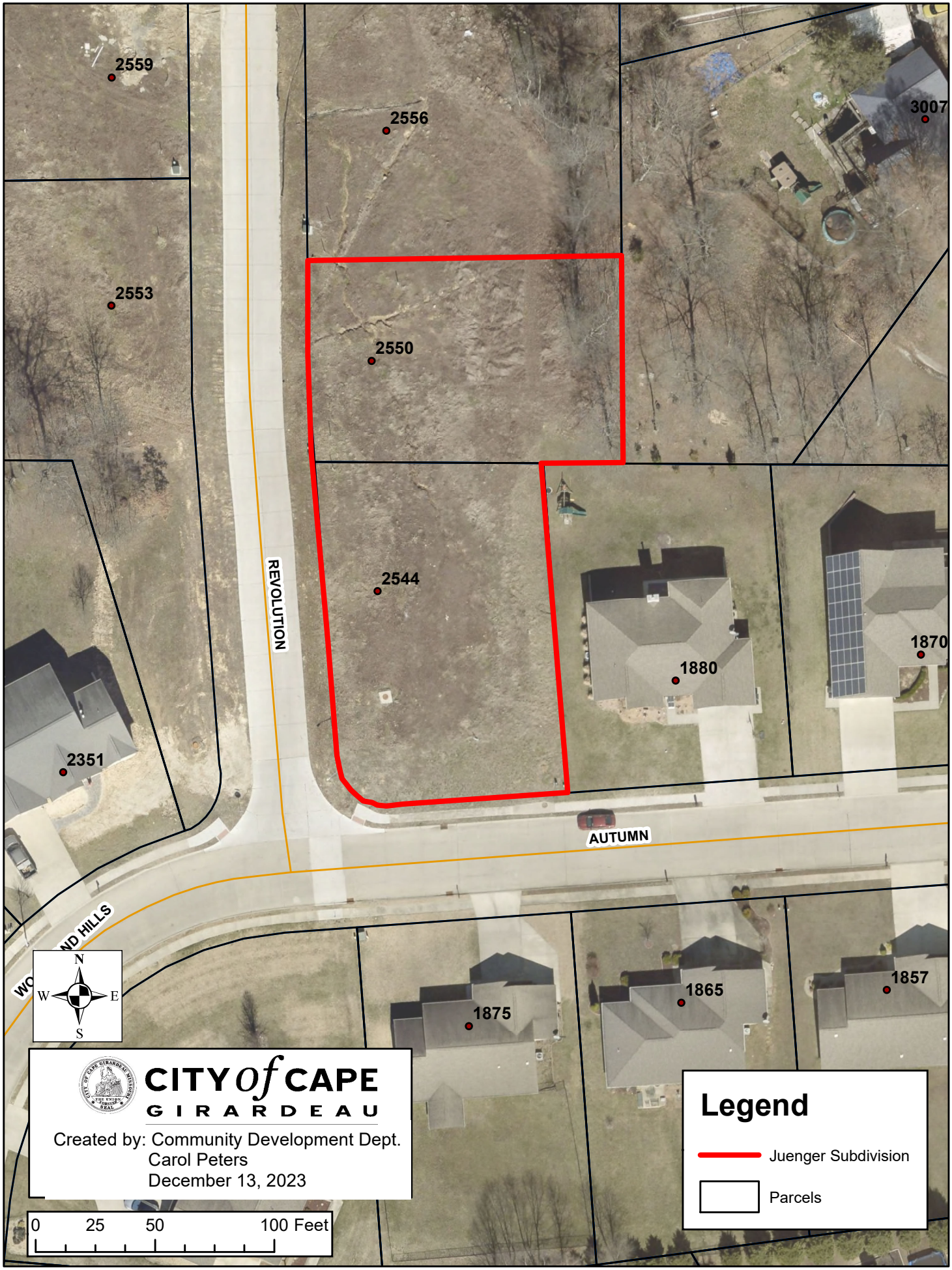
Nick Martin
Planning & Zoning Commission Secretary

City Council Action

*Ordinance 1st Reading*_____ *Ordinance 2nd & 3rd Reading:* _____

ORDINANCE # _____ **Effective Date:** _____

Juenger Subdivision



SUBDIVISION PLAT APPLICATION

CITY *of* CAPE GIRARDEAU

COMMUNITY DEVELOPMENT DEPARTMENT, 44 NORTH LORIMIER STREET, CAPE GIRARDEAU, MO 63701 (573) 339-6327

Name of Subdivision JUENGER SUBDIVISION		**Type of Plat** ☑ **Record** ☐ **Preliminary** ☐ **Boundary Adjustment**	
Applicant MICHAEL AND JUDY JUENGER		**Property Owner of Record** ☑ **Same as Applicant**	
Mailing Address 2544 Revolution Drive	City, State, Zip Cape Girardeau, MO 63701	Mailing Address	City, State, Zip
Telephone 779-861-0715	Email majuenger1@gmail.com	Telephone	Email
Contact Person *(if Applicant is a Business or Organization)*		*(Attach additional owners information, if necessary)*	
Professional Engineer/Surveyor *(if other than Applicant)* Rodney Amos		**Developer** *(if other than Applicant)*	
Mailing Address 113 West Main, Suite 1	City, State, Zip Jackson, MO 63755	Mailing Address	City, State, Zip
Telephone 573-243-4080	Email ramos@stricklandengineering.com	Telephone	Email

ADDITIONAL ITEMS REQUIRED

See Instructions for more information.

In addition to this completed application form, the following items must be submitted:

✔ Review Fee (payable to City of Cape Girardeau)
$21.00 per lot **($210.00 minimum)**

✔ Recording Fee Deposit (payable to City of Cape Girardeau)

Sheet Size	Record Plat	Boundary Adjustment Plat
18" x 24"	$46.00	$26.00
24" x 36"	$71.00	$31.00

(The City reserves the right to issue a partial refund or collect an additional fee if the actual recording cost differs from the deposit amount)

✔ One (1) full size print of the plat

✔ Digital file of the plat in .pdf format (can be emailed to cityplanning@cityofcape.org)

✔ Completed minimum requirements checklist

CERTIFICATION

I hereby certify that I am the sole Property Owner of Record or an agent duly authorized by the Property Owner(s) of Record to file this application on their behalf. Furthermore, I hereby acknowledge that the plat submitted with this application must meet certain requirements in order to be approved including, but not limited to: a) successfully addressing all review comments, and b) any and all new public improvements for the subdivision being completed and/or covered under a performance guarantee agreement in accordance with the City's Code of Ordinances. If I am an agent, I hereby certify that I have notified the Property Owner(s) of Record and the developer of these requirements.

[signature] MICHAEL JUENGER 12/12/23

Applicant Signature and Printed Name Date

OFFICE USE ONLY

Date Received & By 12-12-23 File #_____ MUNIS Application # 14770 MUNIS Permit #_____

Review Fee Received $ 210- Recording Fee Received $ 71- ☐ Check # 7297 ☐ Credit Card ☐ Cash

Preliminary and Record Plats:
Planning & Zoning Commission Recommendation _____ Date _____ City Council Final Action _____ Date _____

City of Cape Girardeau
Subdivision Plat Requirements
(Record Plats)

MINIMUM REQUIREMENTS FOR RECORD PLATS – COMPLETE CHECKLIST AND SUBMIT WITH APPLICATION

(First column of check boxes is for professional engineer/surveyor; second column is for City staff)

NAME OF SUBDIVISION: JUENGER SUBDIVISION

- ☑ ☐ Sheet size - 18" x 24", 24" x 24", or 24" x 36"
- ☑ ☐ White background with black text and graphics; greyscale allowed; no other colors
- ☑ ☐ Border - rectangular, solid line(s)
- ☑ ☐ Title block - include name, address, and phone number of consultant preparing the plat; include box for original issue date and at least 3 revision issue dates
- ☑ ☐ Sheet number, if plat consists of more than one sheet
- ☑ ☐ Plat title - located at the top of the sheet, preferably centered; begin with "RECORD PLAT"; name cannot be a duplicate of an existing subdivision in the county or include "RESUBDIVISION"
- ☑ ☐ Description beneath plat title - if existing platted lots are involved, begin with "ALL OF" or "PART OF" as applicable; include Block Number if applicable; include Book and Page or Document Number of existing plat; include vacated right-of-way/alley if applicable; end with "IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI"
- ☑ ☐ References - list all deeds, plats, separate easement instruments, etc. used in preparing the plat; include Book and Page or Document Number for each, if recorded
- ☑ ☐ North arrow with basis of bearings
- ☑ ☐ Graphic scale - 1:100 or less; must be a multiple of 10
- ☑ ☐ Vicinity map - lines only (no images); all nearby streets and major streets labeled; site labeled; include North arrow and "NTS" or "NOT TO SCALE"; use transparent background for labels
- ☑ ☐ Legend - list found monuments first, followed by set monuments, followed by: "SUBDIVISION BOUNDARY LINE", "LOT LINE TO BE ELIMINATED" and/or "NEW LOT LINE" as applicable, "EXISTING EASEMENT LINE" and/or "NEW EASEMENT LINE" as applicable, "BUILDING SETBACK LINE", "EXTERNAL PROPERTY LINE", "RIGHT-OF-WAY LINE", "CENTERLINE", other symbols as applicable
- ☑ ☐ Curve table and/or line table, if necessary - include unit symbols for distances/lengths
- ☑ ☐ Subdivision boundary and internal lines accurately drawn and labeled with bearing and distance or referenced to curve table/line table
- ☑ ☐ Section/township/range lines accurately drawn and labeled
- ☑ ☐ Adjacent parcel lines accurately drawn
- ☑ ☐ Subdivision boundary and each lot checked for closure
- ☑ ☐ Each proposed lot labeled with lot number and area expressed in square feet and acres
- ☑ ☐ All parcels within and adjacent to the subdivision boundary labeled with record owner name and Book and Page or Document Number for deed
- ☑ ☐ All existing platted lots within and adjacent to the subdivision boundary labeled with subdivision name and Book and Page or Document Number for plat
- ☑ ☐ All existing easements within the subdivision boundary labeled as existing; include type of easement (water, sewer, utility, drainage, access, etc.); include Book and Page or Document Number, if recorded
- ☑ ☐ All new easements within the subdivision boundary labeled as "NEW __' UTILITY EASEMENT", "NEW __' ACCESS EASEMENT", or other type of easement as applicable
- ☑ ☐ All building setback lines within the subdivision boundary labeled; include depth
- ☑ ☐ All rights-of-way within and adjacent to the subdivision boundary labeled with street name (or labeled as alley if applicable) and right-of-way width
- ☑ ☐ All private streets within and adjacent to the subdivision boundary labeled with street name followed by "(PRIVATE STREET)" along with existing access easement information, if applicable, or shown in a new 50 foot access easement
- ☑ ☐ Notes:
    - Zoning - include zoning district name, minimum lot area, minimum lot width, maximum density if applicable, and setbacks; if zoning district has different standards based on land use type, include all standards and state the proposed use type(s)
    - Lot - include total number of lots, largest lot area, smallest lot area, and total subdivision area; include proposed density (for residential subdivisions)

MINIMUM REQUIREMENTS FOR RECORD PLATS (CONTINUED)

- Variance, if applicable - begin with "A VARIANCE IS SHOWN FOR" followed by "A REDUCED LOT AREA FOR LOT _", "A REDUCED LOT WIDTH FOR LOT _", or "A REDUCED _____ YARD SETBACK ALONG THE _____ LOT LINE OF LOT _", as applicable
- Exception, if applicable - begin with "AN EXCEPTION IS SHOWN FOR" followed by "THE OMISSION OF THE REQUIRED 10 FOOT UTILITY EASEMENT ALONG THE _____ LOT LINE OF LOT _" or "A REDUCED UTILITY EASEMENT WIDTH ALONG THE _____ LOT LINE OF LOT _", as applicable
- Floodplain - begin with "A PORTION OF THE PROPERTY FALLS WITHIN" or "NO PORTION OF THE PROPERTY FALLS WITHIN", as applicable; if referencing a zone designation, state what that designation means

☑ ☐ List each record owner name and Book and Page or Document Number for deed, name and address of party for whom the plat was prepared, name and address of consultant that performed the survey and prepared the plat

☑ ☐ Subdivision Dedication:

- Begin with "THE UNDERSIGNED," followed by the owner name(s) as stated in the current deed(s); include "HUSBAND AND WIFE," if applicable; include "A [insert state name] LIMITED LIABILITY COMPANY," or "A [insert state name] CORPORATION," if applicable; followed by "OWNER OF" or "OWNERS OF" and a description matching the description beneath the plat title, followed by "CONTAINING _____ SQUARE FEET (____ ACRES), MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:"; followed by a legal description of the total subdivision area; followed by "HEREBY SUBDIVIDE" or "HEREBY SUBDIVIDES"; followed by "SAID TRACT INTO _____ AS SHOWN HEREON, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED _____."
- New right-of-way and/or easements - use standard language

☑ ☐ Legal description checked against drawing for congruence

☑ ☐ Owner signature line(s) with notary block(s) - include title after signatory name if owner is not an individual; include "HUSBAND AND WIFE," if applicable; include "A [insert state name] LIMITED LIABILITY COMPANY," or "A [insert state name] CORPORATION," if applicable

☑ ☐ If plat shows existing public easement(s) to be released – use standard block for City Manager's release

☑ ☐ City Clerk's certificate - use standard block for record plats

☑ ☐ County Recorder of Deeds' certificate - use standard block

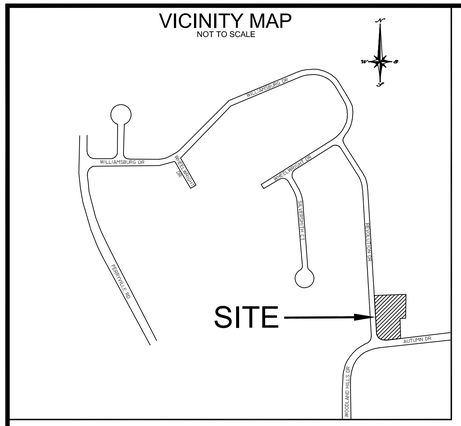
☑ ☐ Surveyor's certificate

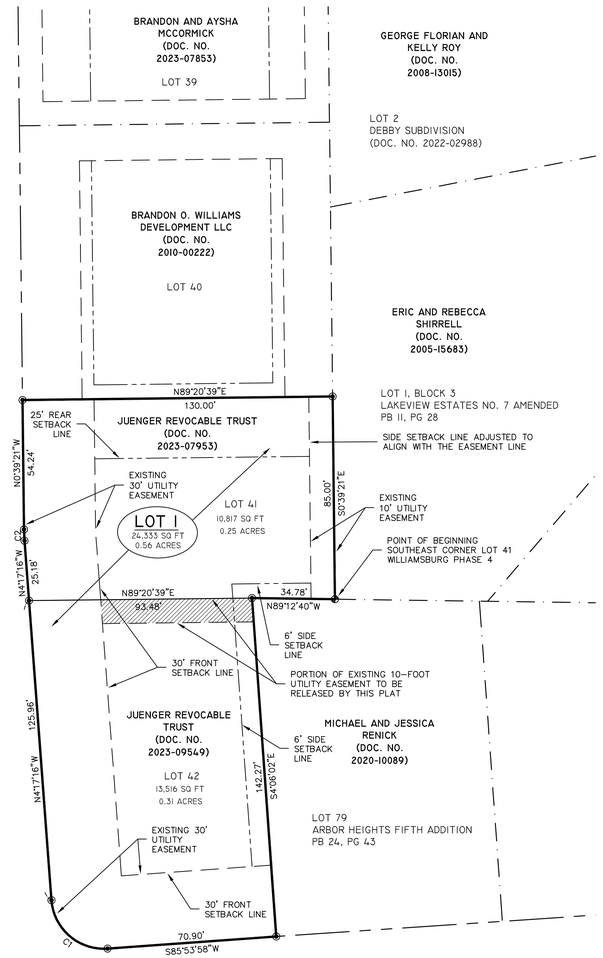
RECORD PLAT OF JUENGER SUBDIVISION

ALL OF LOTS 41 AND 42 OF WILLIAMSBURG PHASE 4 INCLUDING DETENTION BASIN OF ARBOR HEIGHTS 5TH ADDITION AS RECORDED IN DOCUMENT NO. 2019-04441 AND SCRIVENERS ERROR AFFIDAVIT IN DOCUMENT NO. 2019-11491 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

VICINITY MAP

NOT TO SCALE





NORTH BASIS
MISSOURI STATE PLANE
COORDINATE SYSTEM 1983
EAST ZONE
MODOT VRS NAD83(2011)

30 0 30 60

REFERENCES

1. DOCUMENT NO. 2023-09549 (SUBJECT)
2. DOCUMENT NO. 2023-07953 (SUBJECT)
3. DOCUMENT NO. 2010-00222
4. DOCUMENT NO. 2023-07853
5. DOCUMENT NO. 2008-13015
6. DOCUMENT NO. 2005-15683
7. DOCUMENT NO. 2020-10089
8. DOCUMENT NO. 2019-07608
9. DOCUMENT NO. 2019-11491
10. WILLIAMSBURG PHASE 4 DOCUMENT NO. 2019-04441

ZONING CLASSIFICATION

"R-1" SINGLE-FAMILY SUBURBAN RESIDENTIAL DISTRICT
MINIMUM LOT AREA : 10,000 SQ. FT.
MINIMUM LOT WIDTH : 80 FT.
MAXIMUM DENSITY : 4 UNITS / ACRE

JUENGER SUBDIVISION
NO. OF LOTS = 1
TOTAL LOT AREA : 24,333 SQ. FT. (0.56 ACRE)
PROPOSED DENSITY : 1.79 UNITS / ACRE

ALL EXISTING LOTS AND EASEMENTS SHOWN HEREON ARE FROM THE RECORD PLAT OF WILLIAMSBURG PHASE 4 INCLUDING DETENTION BASIN OF ARBOR HEIGHTS 5TH ADDITION AS RECORDED IN DOCUMENT NO. 2019-04441 AND SCRIVENERS ERROR AFFIDAVIT IN DOCUMENT NO. 2019-11491 UNLESS OTHERWISE NOTED.

AN EXCEPTION IS SHOWN FOR THE OMISSION OF THE REQUIRED 10-FOOT UTILITY EASEMENT ALONG THE REAR LOT LINE OF LOT 1

FLOODPLAIN NOTE

NO LOTS IN THE SUBDIVISION ARE LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 290458 0003 B WITH AN EFFECTIVE DATE OF 9-29-11 FOR THE CITY OF CAPE GIRARDEAU, MISSOURI.

BUILDING SETBACKS (FOR R-1 ZONING)

30' FRONT SETBACKS
25' REAR SETBACKS
6' SIDE SETBACKS

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	34.49	22.00	N49° 11' 39"W	31.06
C2	4.75	75.00	N2° 28' 19"W	4.75

ACCURACY STANDARD: TYPE URBAN

LEGEND

1. IRON ROD W/CAP (FOUND)
2. ALUMINUM MONUMENT (FOUND)
3. SUBDIVISION BOUNDARY LINE
4. EXISTING LOT LINE TO BE ELIMINATED
5. EXTERNAL PROPERTY LINE
6. RIGHT-OF-WAY LINE
7. CENTERLINE
8. BUILDING SETBACK LINE
9. EXISTING EASEMENT LINE
10. PORTION OF EXISTING EASEMENT TO BE RELEASED

SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF MICHAEL A. JUENGER AND JUDY J. JUENGER, I HAVE SURVEYED LOTS 41 AND 42 OF WILLIAMSBURG PHASE 4 IN THE CITY AND COUNTY OF CAPE GIRARDEAU, MISSOURI, AND HAVE SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS MADE EFFECTIVE JUNE 30, 2017.

IN WITNESS WHEREOF, I HAVE HERETO SET MY SEAL AND SIGNATURE THIS 23RD DAY OF JANUARY, 2024.

RODNEY W. AMOS MO-PLS 2007000072
113 W. MAIN STREET
JACKSON, MISSOURI 63755

SUBDIVISION DEDICATION

THE UNDERSIGNED, MICHAEL A. JUENGER AND JUDY J. JUENGER, TRUSTEES OF THE JUENGER REVOCABLE TRUST U/A/D MARCH 14, 2019, THE OWNER OF ALL OF LOTS 41 AND 42 OF WILLIAMSBURG PHASE 4 INCLUDING DETENTION BASIN OF ARBOR HEIGHTS 5TH ADDITION AS RECORDED IN DOCUMENT NO. 2019-04441 AND SCRIVENERS ERROR AFFIDAVIT IN DOCUMENT NO. 2019-11491 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 24,333 SQUARE FEET (0.56 ACRES), MORE OR LESS, DO HEREBY DECLARE THAT WE HAVE CAUSED THE FOREGOING DESCRIBED LOTS TO BE RE-SUBDIVIDED INTO ONE LOT AS SHOWN ON THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED JUENGER SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 20___.

_____
MICHAEL A. JUENGER, TRUSTEE
JUENGER REVOCABLE TRUST U/A/D MARCH 14, 2019

_____
JUDY J. JUENGER, TRUSTEE
JUENGER REVOCABLE TRUST U/A/D MARCH 14, 2019

STATE OF MISSOURI, COUNTY OF CAPE GIRARDEAU

ON THIS _____ DAY OF _____, 20___, BEFORE ME APPEARED MICHAEL A. JUENGER AND JUDY J. JUENGER, TRUSTEES OF THE JUENGER REVOCABLE TRUST U/A/D MARCH 14, 2019, TO ME PERSONALLY KNOWN, WHO DID ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF SAID TRUST.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE STATE AND COUNTY AFORESAID ON THE DAY AND YEAR ABOVE WRITTEN.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____.

THE CITY OF CAPE GIRARDEAU, MISSOURI HEREBY RELEASES A PORTION OF THE EXISTING 10-FOOT UTILITY EASEMENT AS SHOWN HEREON.

_____
DR. KENNETH HASKIN, CITY MANAGER
CITY OF CAPE GIRARDEAU, MISSOURI

STATE OF MISSOURI, COUNTY OF CAPE GIRARDEAU

ON THIS _____ DAY OF _____, 20___, BEFORE ME APPEARED DR. KENNETH HASKIN, CITY MANAGER OF THE CITY OF CAPE GIRARDEAU, MISSOURI, A MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF MISSOURI, TO ME PERSONALLY KNOWN, WHO DID EXECUTE THE FOREGOING INSTRUMENT ON BEHALF OF SAID CITY AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID CITY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE STATE AND COUNTY AFORESAID ON THE DAY AND YEAR ABOVE WRITTEN.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____.

I,_____, CITY CLERK OF THE CITY OF CAPE GIRARDEAU, MISSOURI HEREBY DECLARE THAT THIS PLAT WAS PRESENTED TO AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CAPE GIRARDEAU, MISSOURI ON

THE _____

DAY OF _____, 20__ BY ORDINANCE NO._____.

_____
CITY CLERK, CITY OF CAPE GIRARDEAU, MISSOURI

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS _____ DAY OF _____, 20__ AND DULY

RECORDED IN DOCUMENT NUMBER _____

_____
ANDREW DAVID BLATTNER
RECORDER OF DEEDS, CAPE GIRARDEAU COUNTY, MISSOURI

STRICKLAND ENGINEERING
113 WEST MAIN STREET
P.O. BOX 159
JACKSON, MISSOURI 63755
TEL: 573-243-4080
FAX: 573-243-2191
CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

REV	DESCRIPTION	DATE
1	ADDRESSED CITY COMMENTS	12/28/23
2	ADDRESSED CITY COMMENTS	1/17/24
3	ADDRESSED CITY COMMENTS	1/23/24

JUENGER SUBDIVISION

2544 REVOLUTION DR
CAPE GIRARDEAU MO

SCALE	1"=30'
DATE	1-23-24
DRAWN BY	DR
CHECKED BY	RA
PROJECT #	23-239

Staff:	Jake Garrard, PE, City Engineer	**AGENDA REPORT** Cape Girardeau City Council	**24-031**
Agenda:	2/5/2024		

SUBJECT

An Ordinance to establish a stop sign at the following location:

- Dixie Boulevard at Magnolia Street, facing north.

by amending Traffic Schedule C of the City Code.

BACKGROUND/DISCUSSION

The above listed location needing Traffic Schedule C amendment, is at an existing intersection in the City of Cape Girardeau, Missouri. The stop sign and accompanying ordinance were never created when the street was installed and accepted.

This stop sign delineates traffic right-of-way. The attached ordinance establishes a stop sign at the above mentioned location.

FINANCIAL IMPACT

Establishing the stop sign will require no direct funding.

STAFF RECOMMENDATION

Staff recommends the City Council amend Schedule C of the Traffic Ordinance as stated in the summary attachment.

ATTACHMENTS:	
Name:	Description:
Amending_Sch_C_Est_Stop_Sign_Dixie_at_Magnolia_St.doc	Ordinance
Dixie_Blvd_at_Magnolia_Ave__Exhibit.pdf	Location Map - Dixie Boulevard

BILL NO. 24-21 ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE C OF SECTION 26-132 OF THE CITY CODE, BY ESTABLISHING A STOP SIGN AT THE INTERSECTION OF DIXIE BOULEVARD AND MAGNOLIA STREET, IN THE CITY OF CAPE GIRARDEAU, MISSOURI

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAPE GIRARDEAU, MISSOURI, AS FOLLOWS:

ARTICLE 1. Schedule C of Section 26-132 of the Code of Ordinances of the City of Cape Girardeau, Missouri, is hereby amended by establishing a stop sign at the following location:

- Dixie Boulevard at Magnolia Street, facing north.

ARTICLE 2. It is the intention of the governing body and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of Cape Girardeau, Missouri, and the sections of this Code may be renumbered to accomplish such intention.

ARTICLE 3. This ordinance shall be in full force and effect ten days after its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

_____
Stacy Kinder, Mayor

ATTEST:

_____
Bruce Taylor, Deputy City Clerk

CITY of CAPE GIRARDEAU

Stop Signs:
Dixie Blvd at Magnolia Ave

LEGEND

Stop Sign

Parcel

N
W E
S

0 100 200 Feet

1:2,019

Date: 1/29/2024

Created by: Development Services
Teresa Heifner, Alliance Water Resources

Data Source(s):
City of Cape Girardeau Government, MO

CITY of CAPE GIRARDEAU

Layers provided by the City of Cape Girardeau are to be used for visual aid only and are not gaurantee to be accurate. These layers are not to be used for any engineering or design purpose.

Staff:	Gayle L. Conrad, MPCC/CMC, Director of Citizen Services/City Clerk	**MEMORANDUM** Cape Girardeau City Council	**24-004**
Agenda:	2/5/2024		

SUBJECT

Appointment of one member to the Board of Adjustment for a term expiring March 6, 2029.

EXECUTIVE SUMMARY

Timothy Kelley has a term set to expire March 6, 2024. Mr. Kelley has been serving as a full member on the Board of Adjustment since 2010. Due to term limits, Mr. Kelley is not eligible to serve another term.

BACKGROUND/DISCUSSION

According to Section 30-30 of the City Code, *"The Board shall consist of five members who shall be freeholders and residents of the city, appointed by the mayor and approved by the city council... Three alternate members may be appointed to serve in the absence of, or the disqualification of, the regular members."* Board members serve a five year term. The following individuals have expressed an interest in serving on the board, and their board applications are attached.

Applicant	Ward	Citizens Academy Graduate
Andrew Ostrowski	3	Yes

GENERAL DIRECTION

Appointment of one member to the Board of Adjustment for a term expiring March 6, 2029, will appear on a future agenda.

ATTACHMENTS:

Name:	Description:
Board_of_Adjustment_Roster.pdf	Board of Adjustment Roster
Adjustment_Roster_attendance.pdf	Board of Adjustment Attendance Roster
Ostrowski.Andrew.02-03-23.pdf	Ostrowski, Andrew

BOARD OF ADJUSTMENT
Attendance Record

Ordinance effective 4/13/00

2024 1st Thursday	Jan 4	Feb 1	Mar 7	Apr 4	May 2	Jun 6	Jul 4	Aug 1	Sep 5	Oct 3	Nov 7	Dec 5	1st letter	2nd letter	3rd letter	termi- nated	appointed re-appted
Hill, Gary	NO	NO															05/01/23
Kelley, Tim																	03/05/19
Robertson, Ronald	MEETING	MEETING															03/15/21
Smallwood, Skip																	03/02/20
Swan, Reg																	05/02/22
Alternates:																	
Hart, Edward																	08/17/20
Hinton, David																	08/17/20

2023 1st Thursday	Jan 6	Feb 2	Mar 3	Apr 6	May 4	Jun 1	Jul 6	Aug 3	Sep 7	Oct 5	Nov	Dec 7	1st letter	2nd letter	3rd letter	termi- nated	appointed re-appted
Haubold, Charles	NO	P	NO	NO	Termed out 3/6/23						NO	NO	03/05/18	01/30/19			03/05/18
Hill, Gary	Appointed 5/4/23				P	P	P	NO	NO	P							05/01/23
Kelley, Tim		P		MEETING	P	P	P			P							03/05/19
Robertson, Ronald	MEETING	P	MEETING		P	P	A	MEETING	MEETING	P	MEETING	MEETING					03/15/21
Smallwood, Skip		P			P	P	P			P							03/02/20
Swan, Reg		P			P	P	A			A			10/06/23				05/02/22
Alternates:																	
Hart, Edward		A			A	A	P			P							08/17/20
Hinton, David		P			P	P	A			P							08/17/20

BOARD OF ADJUSTMENT
Attendance Record

Ordinance effective 4/13/00

2024 1st Thursday	Jan 4	Feb 1	Mar 7	Apr 4	May 2	Jun 6	Jul 4	Aug 1	Sep 5	Oct 3	Nov 7	Dec 5	1st letter	2nd letter	3rd letter	termi- nated	appointed re-appted
Hill, Gary	NO	NO															05/01/23
Kelley, Tim																	03/05/19
Robertson, Ronald	MEETING	MEETING															03/15/21
Smallwood, Skip																	03/02/20
Swan, Reg																	05/02/22
Alternates:																	
Hart, Edward																	08/17/20
Hinton, David																	08/17/20

2023 1st Thursday	Jan 6	Feb 2	Mar 3	Apr 6	May 4	Jun 1	Jul 6	Aug 3	Sep 7	Oct 5	Nov	Dec 7	1st letter	2nd letter	3rd letter	termi- nated	appointed re-appted
Haubold, Charles	NO	P	NO	NO	Termed out 3/6/23						NO	NO	03/05/18	01/30/19			03/05/18
Hill, Gary	Appointed 5/4/23				P	P	P	NO	NO	P							05/01/23
Kelley, Tim		P			P	P	P			P							03/05/19
Robertson, Ronald	MEETING	P	MEETING	MEETING	P	P	A	MEETING	MEETING	P	MEETING	MEETING					03/15/21
Smallwood, Skip		P			P	P	P			P							03/02/20
Swan, Reg		P			P	P	A			A			10/06/23				05/02/22
Alternates:																	
Hart, Edward		A			A	A	P			P							08/17/20
Hinton, David		P			P	P	A			P							08/17/20

2022 1st Thursday	Jan 6	Feb 3	Mar 3	Apr 7	May 5	Jun 2	Jul 7	Aug 4	Sep 1	Oct 6	Nov 3	Dec 1	1st letter	2nd letter	3rd letter	termi- nated	appointed re-appted
Haubold, Charles	NO	NO	NO	P	NO	NO	P	NO	NO	NO	NO		03/05/18	01/30/19			03/05/18
Kelley, Tim				P			P										03/05/19
Robertson, Ronald				P			P										03/15/21
Smallwood, Skip	MEETING	MEETING	MEETING	P	MEETING	MEETING	P	MEETING	MEETING	MEETING	MEETING						03/02/20
Swan, Reg				Appointed 5/12/22			A										05/02/22
Whitlock, William				term expired 03/06/22												03/06/22	---
Alternates:																	
Hart, Edward				A			A										08/17/20
Hinton, David				P			A										08/17/20

2021 1st Thursday	Jan 1	Feb 5	Mar 5	Apr 2	May 7	Jun 4	Jul 1	Aug 6	Sep 2	Oct 7	Nov 4	Dec 3	1st letter	2nd letter	3rd letter	termi- nated	appointed re-appted
Caldwell, Larry	NO	P		NO	NO	NO	Termed Out	NO	NO			NO				03/06/21	
Haubold, Charles	O	P	P	O	O	O	P	O	O	P	P	O	03/05/18	01/30/19			03/05/18
Kelley, Tim		P	P				P			P	P						03/05/19
Robertson, Ronald	MEETING	P	P	MEETING	MEETING	MEETING	P	MEETING	MEETING	P	P	MEETING					03/15/21
Smallwood, Skip		P	P				P			P	P						03/02/20
Whitlock, William		P	P				P			P	P						
Alternates:																	
Hart, Edward		A	P				P			P	P						08/17/20
Hinton, David		A	P				P			P	P						08/17/20

2020 1st Thursday	Jan 2	Feb 6	Mar 5	Apr 2	May 7	Jun 4	Jul 2	Aug 6	Sep 3	Oct 1	Nov 5	Dec 3	1st letter	2nd letter	3rd letter	termi- nated	appointed re-appted
Caldwell, Larry	P	P	NO	NO	NO	NO	P	NO	NO	P	NO	P					
Haubold, Charles	P	P	O	O	O	O	P	O	O	P	O	P	3/5/2018	1/30/2019			
Kelley, Tim	P	P					P			P		P					3/5/2019
Smallwood, Skip	P	P	MEETING	MEETING	MEETING	MEETING	P	MEETING	MEETING	P	MEETING	P					
Whitlock, William	P	P					P			P		P					
Alternates:										P		P					
Buhs, Ray	P	P					P			9/4/2020 Resigned						09/04/20	
Hart, Edward	P	P					P			P		P					8/17/2020
Hinton, David	P	P					P			P		P					8/17/2020
Robertson, Ronald	Appointed 10/5/20											P					

2019 1st Thursday	Jan 3	Feb 7	Mar 7	Apr 4	May 2	Jun 6	Jul 8	Aug 1	Sep 5	Oct 3	Nov 7	Dec 5	1st letter	2nd letter	3rd letter	termi- nated	
Caldwell, Larry	NO	P	NO	P	NO	NO	Special MEETING	NO	NO	P	NO						
Haubold, Charles	O	P	O	P	O	O		O	O	P	O		3/5/2018	1/30/2019			
Kelley, Tim		P		P						P							
Smallwood, Skip	MEETING	P	MEETING	P	MEETING	MEETING		MEETING	MEETING	P	MEETING						
Whitlock, William		P		P						P							
Alternates:																	
Buhs, Ray		P		P						P							
Hart, Edward		P		P						P							
Hinton, David		P		P						P							

2018 1st Thursday	Jan 4	Feb 1	Mar 1	Apr 5	May 3	Jun 7	Jul 5	Aug 2	Sep 6	Oct 4	Nov 1	Dec 6	1st letter	2nd letter	3rd letter	termi- nated	
Caldwell, Larry	NO	P	A	P	NO	P	P	NO	P	NO	NO	P					
Haubold, Charles	Jointe		A	P	O	P	A	O	P	O		A	3/5/2018				
Kelley, Tim		P	P	P		P	A		P			P					

Smallwood, Skip	MEETING	P	P	P	MEETING	P	P	MEETING	P	MEETING	MEETING	P				
Whitlock, William		P	P	P		P	P		P			P				
Alternates:			P	P			P		P			P				
Buhs, Ray		P	P	P		P	P		P			P				
Hart, Edward		P	P	P		P	P		P			P				
Hinton, David		P	P	P		P	P		P			P				

2017 1st Thursday	**Jan** **5**	**Feb** **2**	**Mar** **2**	**Apr** **6**	**May** **4**	**Jun** **1**	**Jul** **6**	**Aug** **3**	**Sep** **7**	**Oct** **5**	**Nov** **2**	**Dec** **7**	**1st** **letter**	**2nd** **letter**	**3rd** **letter**	**termi-** **nated**
Caldwell, Larry	NO	NO	A	P	NO	A	P	NO	NO	P	P	P	7/10/2017			
Haubold, Charles			A	P		P	A			A	P	A	10/13/2017			12/13/17
Kelley, Tim			P	P		P	P			A	P	P				
Smallwood, Skip	MEETING	MEETING	P	P	MEETING	P	P	MEETING	MEETING	P	P	P				
Whitlock, William			P	P		P	P			P	P	P				
Alternates:						P	P			P	P	P				
Buhs, Ray			P	P		P	P			P	P	P				
Hart, Edward			P	P		P	P			P	P	P				
Hinton, David			P	P		P	P			P	P	P				

2016 1st Thursday	**Jan** **7**	**Feb** **4**	**Mar** **3**	**Apr** **7**	**May** **5**	**Jun** **2**	**Jul** **7**	**Aug** **4**	**Sep** **1**	**Oct** **10**	**Nov** **3**	**Dec** **1**	**1st** **letter**	**2nd** **letter**	**3rd** **letter**	**termi-** **nated**
Caldwell, Larry	P	NO	NO	NO	P	P	NO	P	P	SPECIAL MTG	NO	A				
Haubold, Charles	P				P	A		P	P			P				
Kelley, Tim	P				P	P		A	P			P				
Smallwood, Skip	A	MEETING	MEETING	MEETING	A	P	MEETING	A	P		MEETING	P	8/8/16			
Whitlock, William	P				P	P		P	P			P				
Alternates:								P	P			P				
Buhs, Ray	P				P	P		P	P							
Hart, Edward	P				P	P		P	P			P				
Hinton, David	P				P	P		P	P			P				

2015 1st Thursday	**Jan** **6**	**Feb** **5**	**Mar** **5**	**Apr** **2**	**May** **7**	**Jun** **4**	**Jul** **2**	**Aug** **6**	**Sep** **3**	**Oct** **1**	**Nov** **5**	**Dec** **3**	**1st** **letter**	**2nd** **letter**	**3rd** **letter**	**termi-** **nated**
Buerk, Mark	SPECIAL MTG	P	P	NO	Resigned March 6, 2015						NO					03/06/15
Caldwell, Larry	P	P	P		P	P	NO	NO	P	P		P				
Haubold, Charles	P	P	A		P	P			P	P	MEETING	P				
Kelley, Tim	A	A	P	MEETING	P	P	MEETING	MEETING	A	P		P				
Whitlock, Wililam	P	P	P		P	P			P	P		P				
Alternates:			P													
Buhs, Ray	3/16/15 appointed				P	P			P	P		P				
Hart, Edward	P	P	P		P	A			P	P		A				
Hinton, David	P	P	P		P	A			P	P		A				
Smallwood, Skip	P	P	P		P	P			P	P		P				reg. member

2014 1st Thursday	Jan 2	Feb 6	Mar 6	Apr 3		May 1	Jun 5	Jul 3	Aug 7	Sep 4	Oct 2	Nov 6	Dec 4	1st letter	2nd letter	3rd letter	termi- nated
Buerck, Mark	NO	P	NO	P		P	P	NO	P	P	P	NO	NO				
Caldwell, Larry		P		P		P	P		A	P	P						
Haubold, Charles		P		A		P	P		P	P	P						
Kelley, Tim	MEETING	P	MEETING	P		P	P	MEETING	P	P	A	MEETING	MEETING				
Whitlock, Wililam		P		P		P	P		P	P	P						
Alternates:																	
Hart, Edward		A		A		P	A		A	P	P						
Hinton, David		A		P		P	A		P	P	P						
Smallwood, Skip		A		A		P	A		A	P	P						

2013 1st Thursday	Jan 3	Feb 7	Mar 7	Apr 4		May 2	Jun 6	Jul 4	Aug 1	Sep 5	Oct 3	Nov 7	Dec 18	1st letter	2nd letter	3rd letter	termi- nated
Buerck, Mark	NO	NO	P	NO		NO	P	NO	P	NO	P	P	SPECIAL MTG A				
Caldwell, Larry			P				P		A		P	P	P				
Haubold, Charles	Appt 03/04/13						P		P		P	P	P				
Kelley, Tim			P				A		P		A	P	P				
Little, Daniel			No longer on board, term limits														03/16/13
Whitlock, Wililam	MEETING	MEETING	P	MEETING		MEETING	P	MEETING	P	MEETING	P	P	P				
Alternates:																	
Cook, Krisinda			A	Resigned 03/15/13													03/15/13
Hart, Edward			A				A		A		A	A	A				
Haubold, Charles			Appointed full member 03/04/13														*appt'd full*
Hinton, David		Appt 04/15/13					P		P		A	P	P				
Smallwood, Skip	Appt 03/04/13						A		A		A	A	P				

2012 1st Thursday	Jan 5	Feb 2	Mar 1	Apr 5	May 3	Jun 7	Jul 5	Aug 2	Sep 6	Oct 4	Oct 18	Nov 1	Dec 6	1st letter	2nd letter	3rd letter	termi- nated
Buerck, Mark	NO	NO	NO	NO	P	NO	NO	NO	NO	P	SPECIAL MTG	P	P				
Caldwell, Larry					P					P		P	P				
Kelley, Tim					P					A		P	P				
Little, Daniel	MEETING	MEETING	MEETING	MEETING	P	MEETING	MEETING	MEETING	MEETING	P		P	P				
Whitlock, Wililam					P					P		P	P				
Alternates:																	
Cook, Krisinda					P					A		A	A				
Hart, Edward					A					P		P	A				
Haubold, Charles	Appt. 01/23/12				P					A		A	A				

Staff: Lisa Mills, Finance Director
Agenda: 2/5/2024

AGENDA REPORT
Cape Girardeau City Council

24-005

SUBJECT

Capital Improvement Program (CIP) 2024-2034

EXECUTIVE SUMMARY

The draft CIP is attached for consideration. The total value of proposed capital projects over the 10 year planning period is $253,256,314. Of that total $80,928,990 of the projects are contingent upon the determination of funding. The first five years of the CIP Program, (2025-2029) includes a more attentive projection to projects, costs and funding sources. The projects included for 2029-2034 are projected assumptions.

BACKGROUND/DISCUSSION

The Capital Improvements Program is a planning instrument that drives the evaluation and identification of capital infrastructure projects in need of renovation, repair and/or construction. The document contains two categories: Recurring/Grant Revenue Projects and Tax Initiative Projects.

The Department category consists of area specific projects requiring funding sources from the respective funds, recurring revenue sources and grant opportunities. The Tax Initiative category consists of projects designated specifically within the voter-approved tax initiatives currently active.

The CIP relates these projected capital needs to the financial sources that will support their realization and the time-frame in which both the financing and work will take place. Capital improvements programming is the process by which capital projects are identified, prioritized, and selected and thus incorporated into the long-range fiscal and strategic plans of the City.

The CIP document is designed to report to the City Council, the public, City staff and other interested parties the capital management and strategies of the City. Each of the City's departments was given the opportunity to provide input in planning and implementation of the Capital Improvement Program.

FINANCIAL IMPACT

Capital projects are funded through a variety of methods, including long-term financing, user fees, grants,

assessments, tax levies, and reserve balances. The total Capital Improvements Program included herein includes a total of $172,327,324 for projects, which have, identified potential funding from various revenue sources. The Contingent Program is a program of currently unfunded projects totaling approximately $80,928,990. This data shows the importance of the continuation of existing sales tax revenues including the Capital Improvement, Transportation Trust Fund and Parks/Stormwater Sales Tax.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

The CIP is a fiscally prudent plan designed to ensure the City meets the needs of investment in its core infrastructure to sustain the economic, environmental and social well-being of the City for now and into the future.

PUBLIC OUTREACH

The CIP will be the subject of a Public Hearing on March 4, 2024.

ATTACHMENTS:	
Name:	Description:
DRAFT_-_FY24-29_CIP_(10_Year)_-_01-30-24.pdf	FY 2024-2034 CIP

CITY *of* CAPE GIRARDEAU

DRAFT

CAPITAL IMPROVEMENT PROGRAM

PROPOSED

FY 2024-2029

Cape Girardeau, Missouri

Public Hearing on March 4, 2024

CITY of CAPE GIRARDEAU

FY 2024-2029 Capital Improvement Program
10 Year Projection

CIP SUMMARY
FY 2024-2029

Recurring / Grant Revenue Projects	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 29-34	CNT	Total
ADMINISTRATIVE SERVICES	$ 197,000	$ 248,000	$ 137,000	$ 137,000	$ 137,000	$ 137,000	$ 218,000	$ 137,000	$ 77,000	$ 174,000	$ 743,000	$ 40,000	$ 1,639,000
CAPE GIRARDEAU REGIONAL AIRPORT	$ 4,281,000	$ 12,400,000	$ 7,260,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 850,000	$ 100,000	$ 100,000	$ 1,250,000	$ 15,186,990	$ 40,577,990
FIRE DEPARTMENT	$ 2,388,000	$ 718,500	$ 21,000	$ 515,000	$ 3,712,500	$ -	$ -	$ 12,500	$ -	$ -	$ 12,500	$ 1,113,000	$ 8,480,500
PARKS & RECREATION	$ 273,278	$ -	$ -	$ 425,000	$ 400,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,764,000	$ 14,862,278
POLICE DEPARTMENT	$ 75,309	$ 607,273	$ 291,809	$ 291,809	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,266,201
PUBLIC WORKS	$ 6,500,000	$ 175,000	$ 3,000,000	$ 3,000,000	$ 3,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,675,000
Department Total by Fiscal Year	$ 13,714,587	$ 14,148,773	$ 10,709,809	$ 4,468,809	$ 7,349,500	$ 237,000	$ 318,000	$ 999,500	$ 177,000	$ 274,000	$ 2,005,500	$ 30,103,990	$ 82,500,969

Tax Initiative Projects	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 29-34	CNT	Total
CAPITAL IMPROVEMENT SALES TAX	$ 7,380,000	$ 3,390,000	$ 14,675,000	$ 1,310,000	$ 8,615,000	$ 4,620,000	$ 29,440,000	$ 1,190,000	$ 1,190,000	$ 1,190,000	$ 37,630,000	$ 43,450,000	$ 116,450,000
PARKS & STORMWATER TAX	$ 5,126,000	$ 3,580,000	$ 1,695,358	$ 2,080,000	$ 1,450,000	$ 2,300,000	$ 3,385,987	$ 300,000	$ 300,000	$ 300,000	$ 6,585,987	$ -	$ 20,517,345
PUBLIC SAFETY TRUST FUND	$ 170,000	$ 1,998,000	$ 2,428,000	$ -	$ -	$ -	$ 230,000	$ -	$ -	$ -	$ 230,000	$ 7,375,000	$ 12,201,000
TRANSPORTATION TRUST FUND	$ 15,572,000	$ 6,015,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,587,000
Tax Initiative Total by Fiscal Year	$ 28,248,000	$ 14,983,000	$ 18,798,358	$ 3,390,000	$ 10,065,000	$ 6,920,000	$ 33,055,987	$ 1,490,000	$ 1,490,000	$ 1,490,000	$ 44,445,987	$ 50,825,000	$ 170,755,345
CIP Project Total by Fiscal Year	$ 41,962,587	$ 29,131,773	$ 29,508,167	$ 7,858,809	$ 17,414,500	$ 7,157,000	$ 33,373,987	$ 2,489,500	$ 1,667,000	$ 1,764,000	$ 46,451,487	$ 80,928,990	$ 253,256,314

DRAFT

CITY of CAPE GIRARDEAU

FY 2024-2029 Capital Improvement Program

10 Year Projection

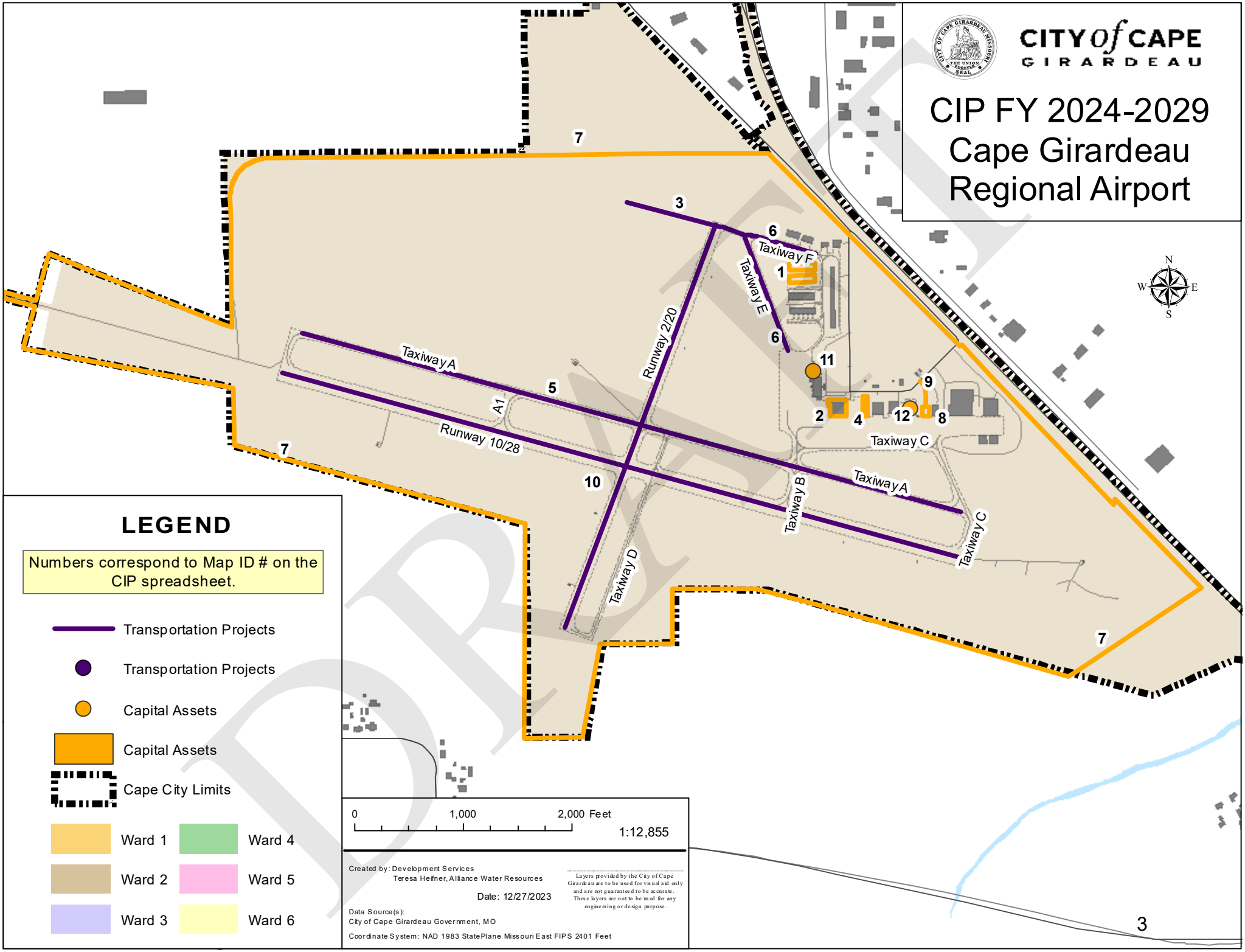
ADMINISTRATIVE SERVICES

FY 2024-2029

Map ID #	Capital Assets - Facilities Projects	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
	City Hall Basement Shelving	General Fund	Local Records Preservation Grant (max. $20,000)	Hi-density shelving for City Hall basement storage area for Development records. Project will include flooring track, single-sided end shelf, and four double-sided shelves. Will apply for the 2024-25 Local Records Preservation Grant, with maximum grant award of $20,000.	$ 40,000					$ -		$ 40,000
				Capital Assets - Facilities Projects' Totals by Fiscal Year	$ 40,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000

Map ID #	Capital Assets - IT Projects	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
	Data backup storage	General Fund		Backup for server data (5-yr upgrade schedule)	$ 70,000					$ 70,000		$ 140,000
	Storage Upgrade	General Fund		File server storage (5-yr upgrade schedule)	$ 67,000					$ 67,000		$ 134,000
	Records Request Management Software	Grant	General Fund	Program will (1) reduce workload by automatically deflecting, merging duplicate requests, and utilizing trending topics with auto-follow; (2) Work faster by automating repetitive tasks using custom-configured, best practice templates and workflows for notifications, escalations, tracking and reporting; (3) Gain control with pst. email extraction/de-duplication, redaction oops protection, and a defensible audit trail.	$ 20,000					$ -		$ 20,000
	Fiber Infrastructure	General Fund		Moving / running fiber to City facilities (5-yr upgrade schedule)		$ 100,000				$ 100,000		$ 200,000
	Network Storage	General Fund		File storage / Nimble NAS (5-yr upgrade schedule)		$ 95,000		$ 40,000		$ 135,000		$ 270,000
	Agenda and Advisory Board Management Software System	General Fund		Current agenda management system, NovusAgenda, is no longer supported or will receive upgrades or enhancements.		$ 30,000				$ -		$ 30,000
	Data Archiving	General Fund		Data backup (5-yr upgrade schedule)		$ 23,000				$ 23,000		$ 46,000
	Exchanger Server Upgrade	General Fund		5-year upgrade schedule			$ 100,000			$ 100,000		$ 200,000
	Network Switch Replacement	General Fund		Upgrade network infrastructure (5-yr upgrade schedule)			$ 37,000			$ 37,000		$ 74,000
	CISCO Phone Upgrade	General Fund		5-year upgrade schedule				$ 97,000		$ 74,000		$ 171,000
	Nimble Storage Upgrade	General Fund		Replace storage array (5-yr upgrade schedule)					$ 97,000	$ 97,000		$ 194,000
	Upgrade Offsite VM server	General Fund		Disaster recovery (5-yr upgrade schedule)					$ 40,000	$ 40,000		$ 80,000
	City Notification System	General Fund	ARPA Funds	Emergency alert / text alert / citizen notification system to be used for City-wide community notification.						$ -	$ 40,000	$ 40,000
				Capital Assets - IT Projects' Totals by Fiscal Year	$ 157,000	$ 248,000	$ 137,000	$ 137,000	$ 137,000	$ 743,000	$ 40,000	$ 1,599,000
					$ 197,000	$ 248,000	$ 137,000	$ 137,000	$ 137,000	$ 743,000	$ 40,000	$ 1,639,000

DRAFT


CITY of CAPE GIRARDEAU
CIP FY 2024-2029
Cape Girardeau
Regional Airport
DRAFT
Taxiway A
Runway 10/28
A1
Runway 2/20
Taxiway D
Taxiway B
Taxiway E
Taxiway F
Taxiway C
Taxiway A
Taxiway C
1
2
3
4
5
6
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12
N
S
E
W
LEGEND
Numbers correspond to Map ID # on the CIP spreadsheet.
Transportation Projects
Transportation Projects
Capital Assets
Capital Assets
Cape City Limits
Ward 1
Ward 2
Ward 3
Ward 4
Ward 5
Ward 6
0
1,000
2,000 Feet
1:12,855
Created by: Development Services
Teresa Heifner, Alliance Water Resources
Date: 12/27/2023
Layers provided by the City of Cape Girardeau are to be used for visual aid only and are not guaranteed to be accurate. These layers are not to be used for any engineering or design purpose.
Data Source(s):
City of Cape Girardeau Government, MO
Coordinate System: NAD 1983 StatePlane Missouri East FIPS 2401 Feet

CITY of CAPE GIRARDEAU

FY 2024-2029 Capital Improvement Program

10 Year Projection

CAPE GIRARDEAU REGIONAL AIRPORT

FY 2024-2029

Map ID #	Capital Assets - Facilities Projects	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
1	T-Hangars Construction - Associated Taxi Lanes	CIST / BIL		Construct set of 20 additional t-hangars and adjoining pavement	$ 2,900,000					$ -		$ 2,900,000
2	Cape Aviation - Exterior Painting & Roof Maintenance	General Fund		Exterior painting of facility - Cape Aviation was rehabilitated in 2007 which included interior renovations and painting of the exterior. The paint has faded substantially over 16 years and is in need of repainting. Additionally, the metal roof should be have maintenance performed as well. This facility handles the bulk of the airport's transient customers.	$ 150,000					$ -		$ 150,000
1	T-Hangars Construction Consulting - Burns & McDonnell	CIST / BIL	Other Funding	Construction phase of 20 additional t-hangars	$ 131,000					$ -		$ 131,000
4	Replace Airport Corporate Hangar	General Fund		Replace airport corporate hangar		$ 500,000				$ -		$ 500,000
7	Airport Perimeter Fence	Eligible for AIP		Fencing around the entire perimeter			$ 3,400,000			$ -		$ 3,400,000
8	ARFF / Snow Removal Equipment Storage Facility	Airport Improvement Program (AIP)	General Fund	New maintenance facility and building to store airport ARFF and snow removal equipment			$ 2,500,000			$ -		$ 2,500,000
9	Aircraft Rescue Firefighting (ARFF) Access Road	MoDOT		Access road to airport ARFF facility			$ 750,000			$ -		$ 750,000
11	Cape Girardeau Regional Airport - Replace Air Traffic Control Tower	TBD		Air Traffic Control Tower Replacement						$ -	$ 4,500,000	$ 4,500,000
12	Fuel Farm	TBD		2x 20,000 gallon tanks for airport / Cape Aviation would increase capacity of both jet and 100LL fuel						$ -	$ 1,000,000	$ 1,000,000
				Capital Assets - Facilities Projects' Totals by Fiscal Year	$ 3,181,000	$ 500,000	$ 6,650,000	$ -	$ -	$ -	$ 5,500,000	$ 15,831,000

	Capital Assets - Fleet	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
	Replace AP-2 Unit 242	FAA Grant	AIP	Replace ARFF truck at end of its 20-year life expectancy						$ 750,000		$ 750,000
	Green Ground Support Tractor	TBD		Currently using inadequate support for customers requesting Ground Tractors for their aircraft. Our fleet is out-dated and constantly have the same issues with engine start-up, whether or not gasoline or diesel, and sketchy brakes. They have been in PW repair on multiple occasions which seriously degradates our service capability. The Green tractor would require minor periodical maintenance, with no hazardous oils and fuels, while provide service at minimal cost.						$ -	$ 69,995	$ 69,995
	Green Ground Support Power Unit	TBD		Currently using inadequate support for tenant customers requesting Ground Power Supply for their aircraft. Current system requires direct hookup with the hangar and cable stretched over the ramp to power up aircraft. When hooked up, it works but still gives false error codes on the aircraft avionics. This model is towable to the aircraft and supplies power via rechargeable battery power; not requiring diesel. It recharges using regular power supply.						$ -	$ 58,995	$ 58,995
				Capital Assets - Fleet Requests' Totals by Fiscal Year	$ -	$ -	$ -	$ -	$ -	$ 750,000	$ 128,990	$ 878,990

Map ID #	Transportation Projects	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
	Air Service Marketing	MoDOT (90%)	General Fund (10%)	Air service marketing	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 500,000		$ 1,000,000
3	Taxiway Access to NW Quadrant	AIP		Taxiway Access to NW Quadrant	$ 1,000,000					$ -		$ 1,000,000
5	Taxiway Alpha Rehabilitation	AIP		Taxiway Alpha Rehabilitation		$ 7,700,000				$ -		$ 7,700,000

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CITY of CAPE GIRARDEAU

FY 2024-2029 Capital Improvement Program

10 Year Projection

6	Taxiways Echo & Foxtrot Reconstruction and Lighting Upgrades	AIP / BIL		Taxiways Echo & Foxtrot reconstruction.		$ 4,100,000				$ -		$ 4,100,000
10	Airfield Pavement Maintenance	AIP		Crack seal 75,000LF of airfield surfaces and general aviation ramp			$ 510,000			$ -		$ 510,000
	Airport Road Extension to Rte M	MoDOT		Airport Road Extension to Rte M						$ -	$ 4,629,000	$ 4,629,000
	Taxiway Delta Reconstruction	AIP / BIL		Reconstruct Taxiway D and replace associated lighting and signage.						$ -	$ 3,100,000	$ 3,100,000
	Access Road and Taxilane for NW	State Funding	General Fund	Landside access road and airside taxilane for NW quad, parcels						$ -	$ 1,323,000	$ 1,323,000
	Land Acquisition for Runway 10 Extension	MoDOT		Land Acquisition for Runway 10 Extension						$ -	$ 436,000	$ 436,000
	Helicopter and Light Sport Aircraft Operations Area	MoDOT		Helicopter and Light Sport Aircraft Operations Area						$ -	$ 70,000	$ 70,000
				Transportation Projects' Totals by Fiscal Year	$ 1,100,000	$ 11,900,000	$ 610,000	$ 100,000	$ 100,000	$ 500,000	$ 9,558,000	$ 23,868,000
					$ 4,281,000	$ 12,400,000	$ 7,260,000	$ 100,000	$ 100,000	$ 1,250,000	$ 15,186,990	$ 40,577,990

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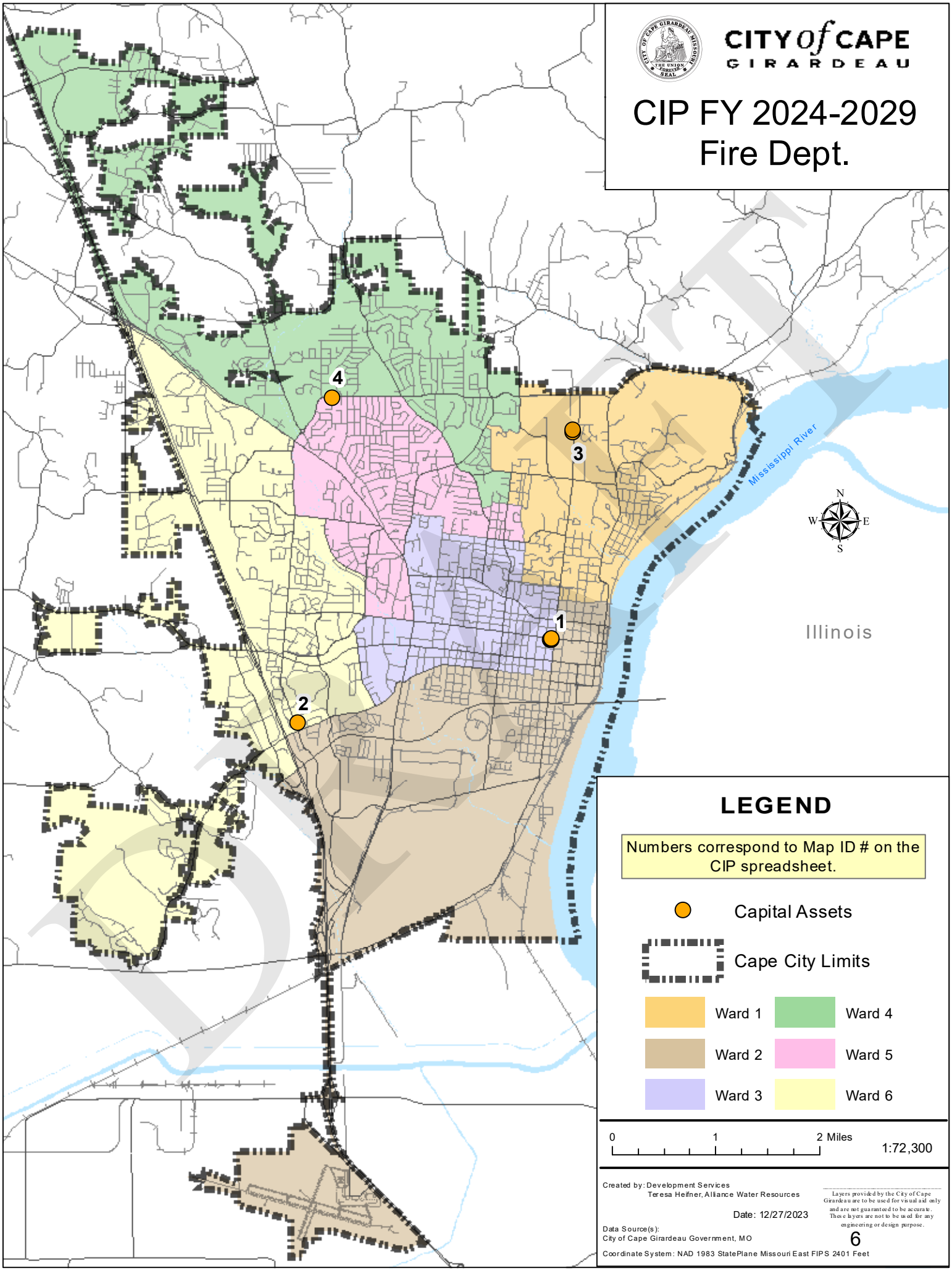
CITY of CAPE GIRARDEAU
CIP FY 2024-2029
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Numbers correspond to Map ID # on the CIP spreadsheet.
Capital Assets
Cape City Limits
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Ward 2
Ward 3
Ward 4
Ward 5
Ward 6
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2 Miles
1:72,300
Created by: Development Services
Teresa Heifner, Alliance Water Resources
Date: 12/27/2023
Data Source(s):
City of Cape Girardeau Government, MO
Coordinate System: NAD 1983 StatePlane Missouri East FIPS 2401 Feet
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CITY of CAPE GIRARDEAU

FY 2024-2029 Capital Improvement Program
10 Year Projection

FIRE DEPARTMENT
FY 2024-2029

Map ID #	Capital Assets - Facilities Projects	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
	Fire Station Security Cameras	General Fund		This request would fund the purchase of security cameras at all fire department facilities.	$ 60,000					$ -		$ 60,000
1	Fire Station #1 - IP Speakers and Alert Lighting	TBD		Addition of red alert lighting in FS #1 bunk rooms and IP overhead speakers throughout the stations.	$ 30,000					$ -		$ 30,000
1	Fire Station #1 - Pave Parking Lot	General Fund		Improve parking area at FS #1	$ 25,000					$ -		$ 25,000
	Fire Station #1 - Training Room Improvements	TBD		This request would fund the purchase of a new computers, speakers, HD projector, TVs, chairs, carpet, acoustic panels, and work station. This would also fund the cost new interior paint.						$ -	$ 50,000	$ 50,000
	Fire Station #1 - South Retaining Wall	General Fund		Retaining wall between the parking lot at FS #1 and the adjoining apartment building						$ -	$ 25,000	$ 25,000
1	Fire Station #1 - Northwest Addition / Remodel / Renovations	TBD		Northwest addition, renovations and repairs to FS #1: remodel bunk room, repair upstairs bathroom, replace windows, update electrical		$ 500,000		$ 500,000	$ 3,700,000	$ -		$ 4,700,000
	Fire Station Ramp Up Tones	General Fund		Fund a fire station alerting system feature that uses ramp up tones at all fire department facilities.		$ 30,000				$ -		$ 30,000
2	Fire Station #2 - Renovations and Repair	General Fund		Renovations and repairs to FS #2: repair annex South wall, add annex floor drains, add annex building generator, annex parking area	$ 100,000	$ 60,000				$ -		$ 160,000
3	Fire Station #3 - Renovations and Repair	TBD		Renovations and repairs to FS #3: roof replacement, remodel bunk room	$ 175,000					$ -		$ 175,000
3	Fire Station #3 - Add Security Entry System	General Fund		Add a swipe card entry system to FS #3 / EOC / Communications	$ 100,000					$ -		$ 100,000
	Fire Station #3 - Radio Tower	General Fund		Replace temporary radio tower for Cape City Public Safety Communications						$ -	$ 1,000,000	$ 1,000,000
	Vehicle Maintenance Lift	General Fund		Vehicle lift for maintenance and repairs to be performed on fire apparatus						$ -	$ 10,000	$ 10,000
				Capital Assets - Facilities Projects' Totals by Fiscal Year	$ 490,000	$ 590,000	$ -	$ 500,000	$ 3,700,000	$ -	$ 1,085,000	$ 6,365,000

Map ID #	Capital Assets - Fleet	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
4	Replace Ladder 4 Unit 268	Grant	TBD (50%)	Replace the 2005 platform truck	$ 1,800,000					$ -		$ 1,800,000
				Capital Assets - Fleet Requests' Totals by Fiscal Year	$ 1,800,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,800,000

Map ID #	Capital Assets - IT Projects	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
	Marine 1 Technology Upgrade	General Fund		Fund a technology upgrade to Marine 1		$ 85,000				$ -		$ 85,000
				Capital Assets - IT Projects' Totals by Fiscal Year	$ -	$ 85,000	$ -	$ -	$ -	$ -	$ -	$ 85,000

Map ID #	Capital Assets - Non-fleet Projects	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
	Firefighter Bailout Kits	Fire Sales Tax		Addition of 66 bailout kits for all sworn personnel.	$ 37,000					$ -		$ 37,000
	Gym Equipment	General Fund		Replacement of gym equipment at 3 of the 4 stations.		$ 15,000	$ 15,000	$ 15,000		$ -		$ 45,000
	Tornado Siren Batteries	General Fund		Replacement batteries for tornado sirens - 3-yr replacement schedule (x6 per siren)		$ 12,500			$ 12,500	$ 12,500		$ 37,500
	CPAT Equipment	General Fund		Addition of Candidate Physical Ability Testing equipment.						$ -	$ 28,000	$ 28,000
	Technical Rescue Equipment (includes the 2 lines below - $39,000 total)	Fire Sales Tax / Health Fund	General Fund	Purchase upgraded technical rescue equipment for outdoor search, dive emergencies, and patient evacuation (includes the 2 lines below - $39,000 total).						$ -		$ -
	Replace Inflatable Swift Water Rescue Boats	General Fund		This request would provide for the replacement of inflatable swift water rescue boats.	$ 24,000					$ -		$ 24,000
	Dive Equipment	Fire Sales Tax		Replacement of dive equipment used by dive rescue team.	$ 15,000					$ -		$ 15,000

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CITY of CAPE GIRARDEAU

FY 2024-2029 Capital Improvement Program

10 Year Projection

	Medical Rescue Equipment (includes the 4 lines below - $44,000 total)	Fire Sales Tax / Health Fund		New bulletproof vests, suction devices, intubation equipment, and extrication tool batteries (includes the 4 lines below - $44,000 total).						$ -		$ -
	Replace Bulletproof Vests	Fire Sales Tax		Replacement of current bulletproof vest assigned to apparatus.	$ 22,000					$ -		$ 22,000
	Automatic CPR Device Batteries	Health Fund		Replacement of 10 automatic CPR device batteries.		$ 10,000				$ -		$ 10,000
	Medical Suction Units	Health Fund		Replacement of 5 medical suction units.		$ 6,000				$ -		$ 6,000
	Vehicle Extraction Batteries	Fire Sales Tax		Replacement of 10 vehicle extraction tool batteries.			$ 6,000			$ -		$ 6,000
				Capital Assets - Non-fleet Projects' Totals by Fiscal Year	$ 98,000	$ 43,500	$ 21,000	$ 15,000	$ 12,500	$ 12,500	$ 28,000	$ 230,500
					$ 2,388,000	$ 718,500	$ 21,000	$ 515,000	$ 3,712,500	$ 12,500	$ 1,113,000	$ 8,480,500

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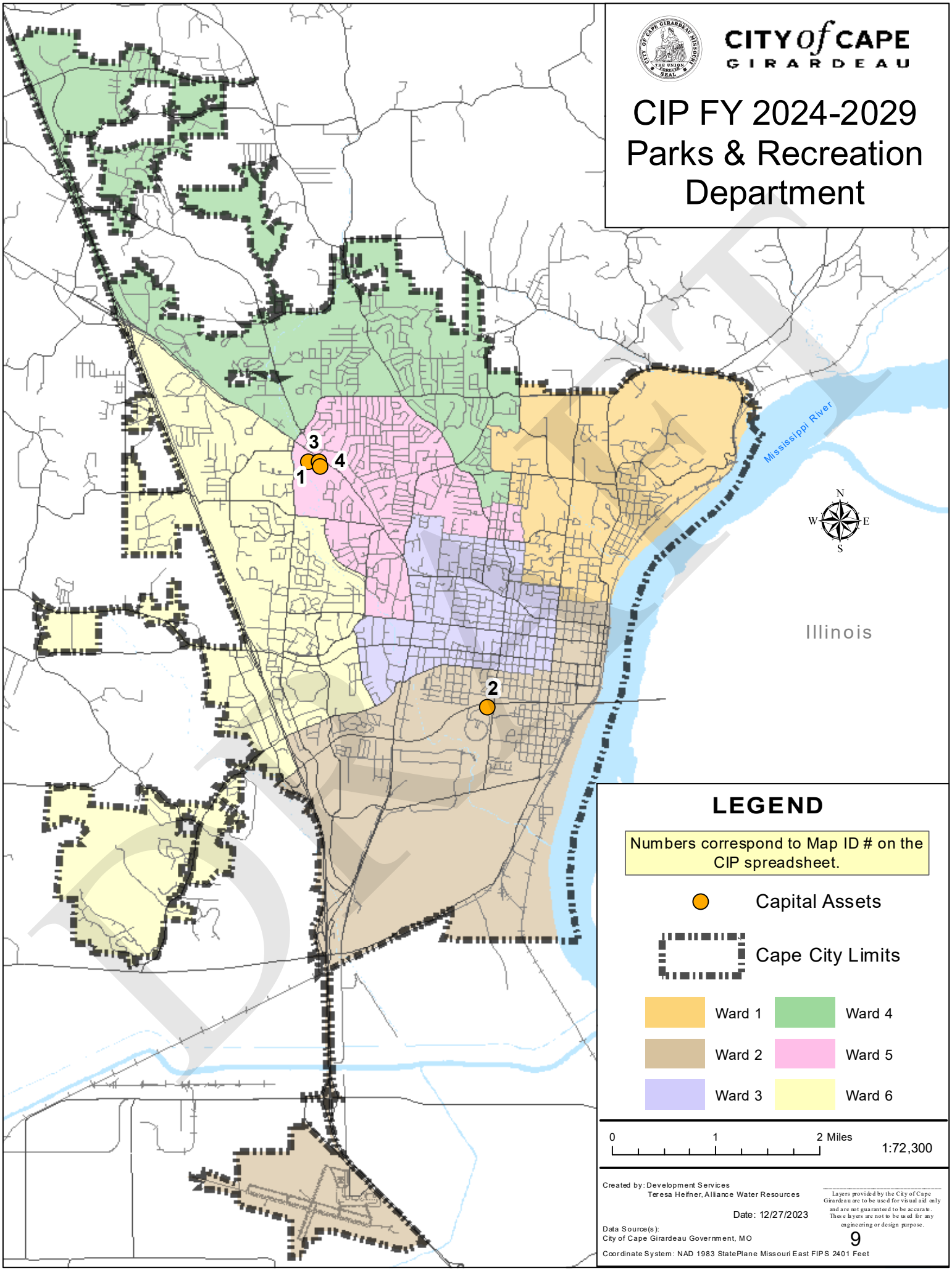
CITY of CAPE GIRARDEAU
CIP FY 2024-2029
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Numbers correspond to Map ID # on the CIP spreadsheet.
Capital Assets
Cape City Limits
Ward 1
Ward 2
Ward 3
Ward 4
Ward 5
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2 Miles
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Teresa Heifner, Alliance Water Resources
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CITY of CAPE GIRARDEAU

FY 2024-2029 Capital Improvement Program
10 Year Projection

PARKS AND RECREATION
FY 2024-2029

Map ID #	Capital Assets - Facilities Projects	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
1	Cape Splash - Refurbish Mat Racer and Drop Slides	Cape Splash Improvement Fund		The slides at Cape Splash need re-coated with a new layer of Gel-Coat.	$ 253,278					$ -		$ 253,278
3	Osage Centre - Replace gym floor with wood flooring	Restaurant Tax		Replace the original tile floor in the gym				$ 425,000		$ -		$ 425,000
4	Refurbish Slides at Cape Splash	Cape Splash Improvement Fund		The original small and medium slides at Cape Splash will need to be refurbished and gel coat applied.					$ 400,000	$ -		$ 400,000
	Expand the Sportsplex Facility to the Northwest	Restaurant Tax		Expansion of the Northwest side of the Sportsplex to include more playing fields/courts. This expansion will allow the facility to accomodate larger events and have a positive affect on the local economy.						$ -	$ 6,000,000	$ 6,000,000
	Shawnee Park Center - Generator	TBD	Grant	Addition of a generator to the facility will provide access to City services during times of power outages and disaster						$ -	$ 420,000	$ 420,000
	Sportsplex Fields - Replace Artificial Turf	Restaurant Tax		The artificial turf at the Sportsplex will need replaced as a facility maintenance issue due to it's age and wear and tear from heavy usage.						$ -	$ 310,000	$ 310,000
	Jaycee Golf Course - Expansion and Renovation of the Pro Shop	TBD		The Golf Course Pro Shop is in need of a renovation and expanded office and concession area.						$ -	$ 300,000	$ 300,000
	Washington Park - Phased Improvements	TBD	Grant	Phased improvements to Washington Park including ADA accessible shelter, walkways and playground						$ -	$ 200,000	$ 200,000
	Shawnee Park Sports Complex - Extend Concession Patio	TBD		40' Extension off of West side of Concession Building A						$ -	$ 192,000	$ 192,000
	Missouri Park - Phased Improvements	TBD	Grant	Phased improvements to Missouri Park						$ -	$ 105,000	$ 105,000
	Shawnee Park Center - Exterior Paint and Maintenance	TBD		Paint the exterior of the Shawnee Park Center. The facility is aging and will soon require exterior maintenance.						$ -	$ 80,000	$ 80,000
	Osage Centre - Upgrade the Digital Marquee Sign	TBD		Digital sign upgrade is needed on the digital display due to the age of the sign.						$ -	$ 70,000	$ 70,000
	Osage Centre - Upgrade Sound System	TBD	P & R Foundation	Update sound system on main floor and meeting rooms						$ -	$ 62,000	$ 62,000
	Osage Centre - Gym Curtain / Divider	TBD		Replace the two (2) original 50' curtains / dividers in the gym						$ -	$ 51,000	$ 51,000
	Kiwanis Park Improvements	TBD	Grant	Internal sidewalk system						$ -	$ 50,000	$ 50,000
	Cape Splash - Pirate Ship Play Area	TBD		Install soft surfacing and play features in the Pirate Ship play area. This will enhance the Pirate Ship play area at Cape Splash by adding play features and a soft surface testure.						$ -	$ 50,000	$ 50,000
	Osage Park Improvements	TBD	P & R Foundation	Build sand volleyball courts at Osage Park						$ -	$ 50,000	$ 50,000
				Capital Assets - Facilities Projects' Totals by Fiscal Year	$ 253,278	$ -	$ -	$ 425,000	$ 400,000	$ -	$ 7,940,000	$ 9,018,278

Map ID #	Capital Assets - Non-fleet Projects	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
2	Shawnee Wellness Programing	ARPA Funds		Health / wellness programing for vulnerable populations	$ 20,000					$ -		$ 20,000
				Capital Assets - Non-fleet Projects' Totals by Fiscal Year	$ 20,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,000

Map ID #	Transportation Projects	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
	Sportsplex - Parking Lot	TBD		Expand and overlay the parking lot at the Sportsplex.						$ -	$ 1,500,000	$ 1,500,000
	Arena Park - Streets and Parking Lots	TBD		Overlay the internal streets and parking lots in Arena Park						$ -	$ 750,000	$ 750,000

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FY 2024-2029 Capital Improvement Program

10 Year Projection

	Osage Park - Overflow Parking Lot	TBD		Overlay the parking lot south of the Osage Centre that serves as overflow for Cape Splash and the Community Centre						$ -	$ 500,000	$ 500,000
	Arena Park - Fields #9 - #10 Roadway	TBD		Overlay the road between fields #9 and #10 and improve the storm water drainage						$ -	$ 450,000	$ 450,000
	Shawnee Park - Soccer Field Parking	TBD		Overlay the parking lots at the lower and West End Blvd soccer fields.						$ -	$ 400,000	$ 400,000
	Arena Park - Pave Maintenance Building Parking Lots	TBD		Pave the Arena Park maintenance building parking lots that are currently gravel						$ -	$ 250,000	$ 250,000
	Capaha Park - Upper Parking Lot	TBD		Overlay upper parking lot by the Baseball Stadium in Capaha Park						$ -	$ 230,000	$ 230,000
	Jaycee Municipal Golf Course Overlay	TBD		Repair and overlay approx. 65,000 SF of parking areas and road						$ -	$ 230,000	$ 230,000
	Cape Splash - Parking Lot	TBD		Overlay the primary parking lot servicing Cape Splash in Osage Park.						$ -	$ 200,000	$ 200,000
	Shawnee Park Center - Parking Lot	TBD		Overlay parking lot servicing the Shawnee Park Center and upper Shawnee Park Sports Complex fields						$ -	$ 200,000	$ 200,000
	Capaha Park - Roadways	TBD		Overlay the roads in Capaha Park						$ -	$ 200,000	$ 200,000
	Dennis Scivally Park - Parking Lot and Road	TBD		Overlay parking lot and road in Dennis Scivally Park						$ -	$ 200,000	$ 200,000
	Kiwanis Park - Roadway	TBD		Pave the road leading to Shelter #4 in Kiwanis Park that is currently gravel						$ -	$ 200,000	$ 200,000
	Arena Park Fields #11 - #14 Parking Lot	TBD		Fields #11 - #14 new parking lot						$ -	$ 180,000	$ 180,000
	Bloomfield Trail Parking Lot	TBD		Parking Lot for Bloomfield Trail - Acquire Land						$ -	$ 173,000	$ 173,000
	Red House Parking Area	TBD		Improvement to parking area north of Red House						$ -	$ 81,000	$ 81,000
	Lorimier and Fairmount Cemeteries	TBD		Resurface approx. 6,000 SF of driveways						$ -	$ 80,000	$ 80,000
				Transportation Projects' Totals by Fiscal Year	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,824,000	$ 5,824,000
					$ 273,278	$ -	$ -	$ 425,000	$ 400,000	$ -	$ 13,764,000	$ 14,862,278

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CITY of CAPE GIRARDEAU

FY 2024-2029 Capital Improvement Program

10 Year Projection

POLICE DEPARTMENT

FY 2024-2029

Map ID #	Capital Assets - IT Projects	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
	Mobile Data Terminals (Getac Tablets) for Patrol Vehicles	General Fund		Tablets for patrol vehicles were purchased appoximately 2 years ago. We anticipate them becoming outdated or breaking down within the next 4 to 5 years.		$ 176,700				$ -		$ 176,700
				Capital Assets - IT Projects' Totals by Fiscal Year	$ -	$ 176,700	$ -	$ -	$ -	$ -	$ -	$ 176,700

Map ID #	Capital Assets - Non-fleet Projects	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
	Axon (Taser) Replacement	General Fund		Current Axon (Taser) devices are wearing down and need to be replaced. Current devices are over ten years old.	$ 75,309	$ 75,309	$ 75,309	$ 75,309		$ -		$ 301,237
	Shot Spotter Renewal	General Fund		The Shot Spotter program was launched in April of 2022, and a three year subscription was paid for with ARPA funds. The program was expanded at the end of 2022 and was again paid with ARPA funding. After three years, the program fees will need to be renewed.		$ 142,500	$ 142,500	$ 142,500		$ -		$ 427,500
	Body Worn Camera Project (Getac Video)	General Fund		Software maintenance, warranties, and cloud storage will need to be extended and old cameras will be replaced in 2024. This will cover the next two years through 2026.		$ 138,764				$ -		$ 138,764
	Flock Automatic License Plate and Video Detection Technology	General Fund		Flock provides automatic license plate reader technology and will implemented throughout the city. ARPA funding will provide the first three years of service, but the program will need to be funded after that.		$ 74,000	$ 74,000	$ 74,000		$ -		$ 222,000
				Capital Assets - Non-fleet Projects' Totals by Fiscal Year	$ 75,309	$ 430,573	$ 291,809	$ 291,809	$ -	$ -	$ -	$ 1,089,501
					$ 75,309	$ 607,273	$ 291,809	$ 291,809	$ -	$ -	$ -	$ 1,266,201

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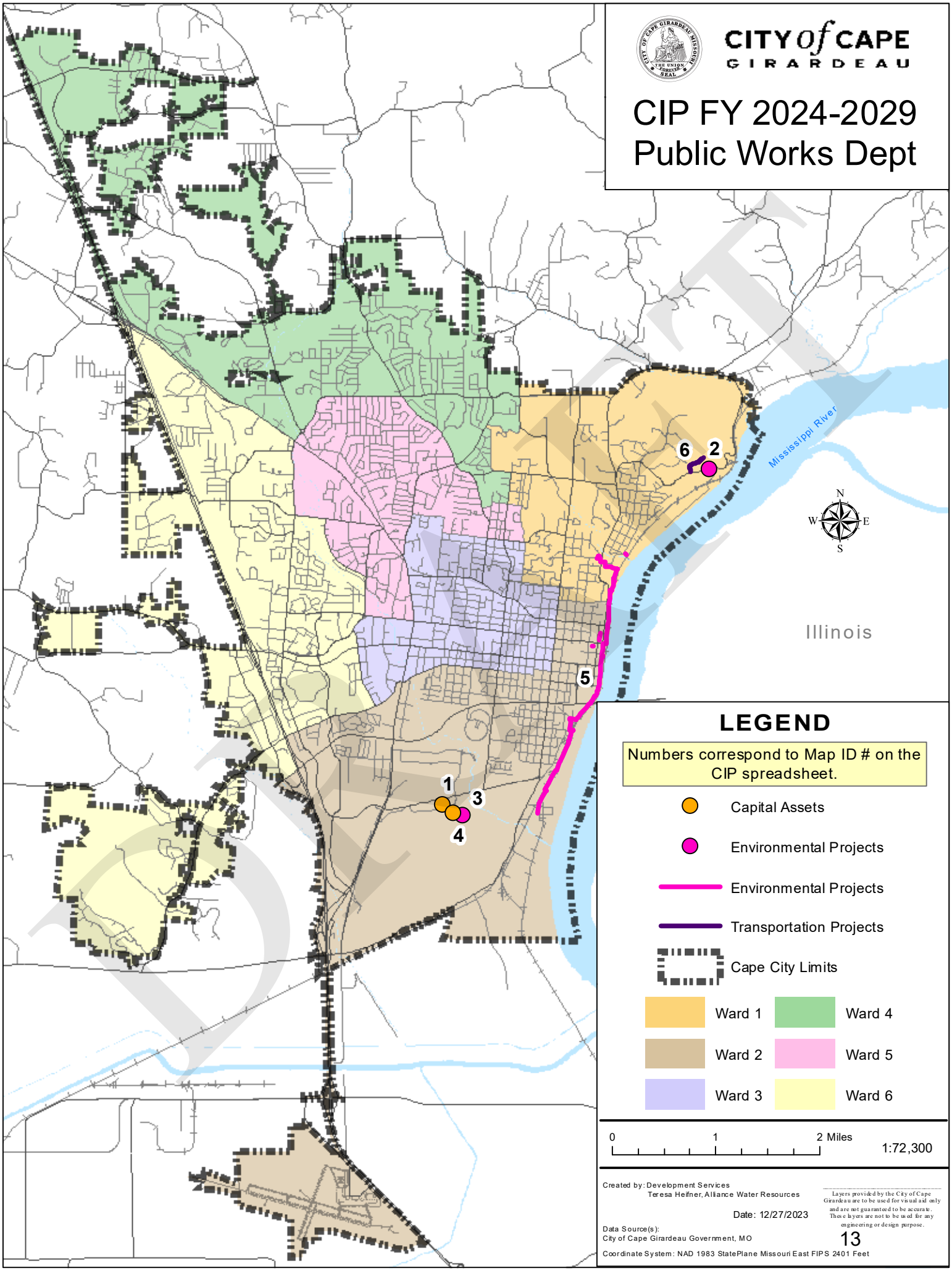
CITY of CAPE GIRARDEAU
CIP FY 2024-2029
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Numbers correspond to Map ID # on the CIP spreadsheet.
Capital Assets
Environmental Projects
Environmental Projects
Transportation Projects
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CITY of CAPE GIRARDEAU

FY 2024-2029 Capital Improvement Program
10 Year Projection

PUBLIC WORKS
FY 2024-2029

Map ID #	Capital Assets - Facilities Projects	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
1	Recycling Center / Solid Waste Shed Paving	Solid Waste Fund		Pave an area that is currently gravel. This area is used daily by the recycle center and the trash trucks.	$ 200,000					$ -		$ 200,000
				Capital Assets - Facilities Projects' Totals by Fiscal Year	$ 200,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 200,000

Map ID #	Environmental Projects	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
2	Modifications to Filter Gallery Piping	Fund Balance		Cape Rock Water Treatment Facility	$ 1,970,000					$ -		$ 1,970,000
3	WWTP IPS Automatic Screen - Phase 2	Fund Balance		Construction of Influent Pump Station automatic screening equipment and replacement of mixers	$ 3,500,000					$ -		$ 3,500,000
4	SBR Blower Replacement	Sewer Fund		Replacement of 3 SBR Blowers. This equipment is under a service contract until April 2026. The manufacturer of our blowers was acquired by Atlas Copco shortly after we purchased them. Atlas Copco is reporting over 12 week lead times for parts to maintain functionality. Atlas Copco proposes giving us one of the blowers at no cost as consideration for purchasing before the end of our current service contract.	$ 460,000					$ -		$ 460,000
5	Riverfront Forcemain Study	Sewer Fund		Utilize in-line pipe technology to study the Riverfront Forcemain to look for pipe wall defects and gas pockets.	$ 150,000					$ -		$ 150,000
	I&I Program - Cured-In-Place-Pipe Repairs	Sewer Fund		Rehab of sewer system piping and manholes to reduce the rain water intrusion into the sewer system.			$ 3,000,000	$ 3,000,000	$ 3,000,000	$ -		$ 9,000,000
				Environmental Projects' Totals by Fiscal Year	$ 6,080,000	$ -	$ 3,000,000	$ 3,000,000	$ 3,000,000	$ -	$ -	$ 15,080,000

Map ID #	Transportation Projects	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
6	Pave Access to Cape Rock Sanitary Sewer Lift Station	Sewer Fund		Pave the gravel drive to the Cape Rock sanitary sewer lift station off of E Cape Rock Drive	$ 150,000					$ -		$ 150,000
	Traffic Signal Upgrades	Motor Fuel Tax	General Fund	Upgrade communication infrastructure and safety features on the City's 22 traffic signals.	$ 70,000	$ 175,000				$ -		$ 245,000
				Transportation Projects' Totals by Fiscal Year	$ 220,000	$ 175,000	$ -	$ -	$ -	$ -	$ -	$ 395,000
					$ 6,500,000	$ 175,000	$ 3,000,000	$ 3,000,000	$ 3,000,000	$ -	$ -	$ 15,675,000

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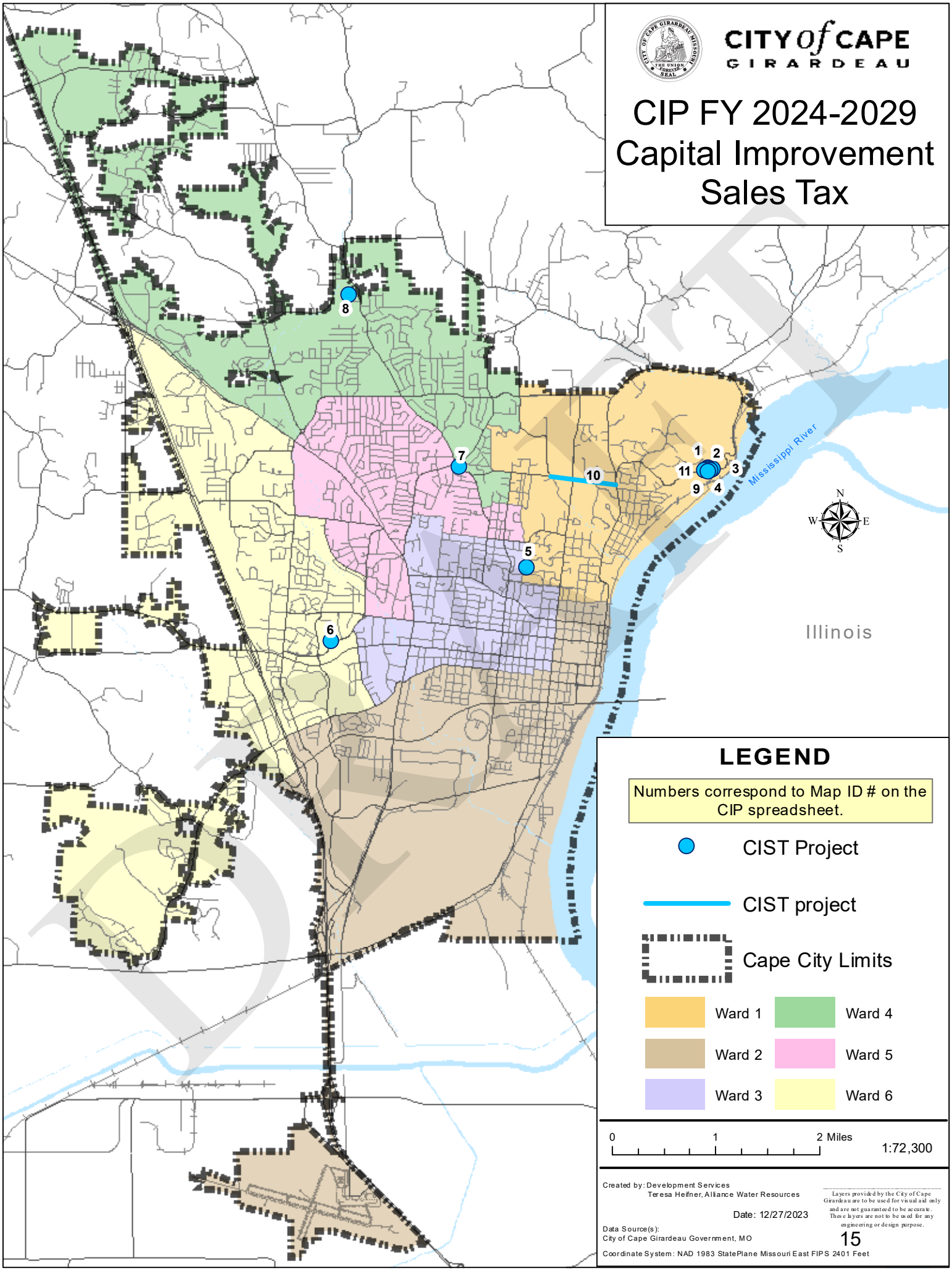
CITY of CAPE GIRARDEAU
CIP FY 2024-2029 Capital Improvement Sales Tax
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Numbers correspond to Map ID # on the CIP spreadsheet.
CIST Project
CIST project
Cape City Limits
Ward 1
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Created by: Development Services
Teresa Heifner, Alliance Water Resources
Date: 12/27/2023
Data Source(s):
City of Cape Girardeau Government, MO
Coordinate System: NAD 1983 StatePlane Missouri East FIPS 2401 Feet
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CITY of CAPE GIRARDEAU

FY 2024-2029 Capital Improvement Program

10 Year Projection

CAPITAL IMPROVEMENT SALES TAX (CIST)

FY 2024-2029

Map ID #	CIST Projects	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
	2" Line Replacement	CIST		Replace 2" lines with 6" water lines City-wide	$ 130,000	$ 130,000	$ 130,000	$ 130,000	$ 130,000	$ 650,000		$ 1,300,000
	Lead Service Line Inventory	CIST		In December 2021, a final ruling from the EPA was made official requiring water systems conduct a comprehensive inventory of water service lines from the main to the house. The inventory must be made available to the public and be completed by October 16, 2024.	$ 250,000					$ -		$ 250,000
	Water Tank Asset Management Program	CIST		Annual SUEZ water tank asset management program	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 1,520,000		$ 3,520,000
	Annual CIST Street Repair	CIST		Annual CIST street maintenance and repair program	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 2,500,000		$ 5,000,000
1	1) Lime System Improvements	CIST		High-Density Lime/Cape Rock Water Treatment Facility	$ 6,000,000					$ -		$ 6,000,000
3	2) Addition of Primary SCU-4 & Secondary SSB-4	CIST		Cape Rock Water Treatment Facility		$ 1,350,000	$ 7,500,000			$ -		$ 8,850,000
4	a. Booster Pump for Carbonic Acid	CIST		Cape Rock Water Treatment Facility			$ 125,000			$ -		$ 125,000
4	b. Stabilization Tank Addition	CIST		Cape Rock Water Treatment Facility			$ 560,000			$ -		$ 560,000
4	c. Aerator Bypass Improvements	CIST		Cape Rock Water Treatment Facility			$ 610,000			$ -		$ 610,000
4	d. New Filter Influent 2nd Feed	CIST		Cape Rock Water Treatment Facility			$ 1,970,000			$ -		$ 1,970,000
2	SCADA Improvements	CIST		Cape Rock Water Treatment Facility	$ 100,000	$ 730,000				$ -		$ 830,000
	Lead Service Line Replacement	Federal / State Grants	CIST	7% replacement from main to house every year		$ 280,000	$ 280,000	$ 280,000	$ 280,000	$ 1,400,000		$ 2,520,000
5	College Booster Pump Station	CIST		Replacement of existing			$ 2,600,000			$ -		$ 2,600,000
6	Gordonville Tank Booster Pump Station	CIST		Improvements to existing					$ 2,000,000	$ -		$ 2,000,000
7	Meadowbrook Standpipe Booster Pump Station	CIST		Improvements to existing					$ 1,600,000	$ -		$ 1,600,000
8	LaSalle Standpipe Booster Pump Station	CIST		Improvements to existing					$ 1,500,000	$ -		$ 1,500,000
9	Conversion to Sodium Hypochlorite	CIST		Cape Rock Water Treatment Facility					$ 1,420,000	$ -		$ 1,420,000
10	Bertling Street 30" Water Main	CIST		3,250' of 30" ductile iron to provide a redundant transmission line leaving the plant					$ 500,000	$ 3,310,000		$ 3,810,000
11	New Maintenance Shop	CIST		Replacement of existing					$ 285,000	$ -		$ 285,000
	High Priority Watermain Improvements	CIST		City-wide, per the 2022 WSFP						$ 28,250,000		$ 28,250,000
	Medium Priority Watermain Improvements	CIST		City-wide, per the 2022 WSFP						$ -	$ 42,450,000	$ 42,450,000
	Plant 1 Residuals	CIST		Solids handling improvements at Plant 1						$ -	$ 1,000,000	$ 1,000,000
				CIST Projects' Totals by Fiscal Year	$ 7,380,000	$ 3,390,000	$ 14,675,000	$ 1,310,000	$ 8,615,000	$ 37,630,000	$ 43,450,000	$ 116,450,000
					$ 7,380,000	$ 3,390,000	$ 14,675,000	$ 1,310,000	$ 8,615,000	$ 37,630,000	$ 43,450,000	$ 116,450,000

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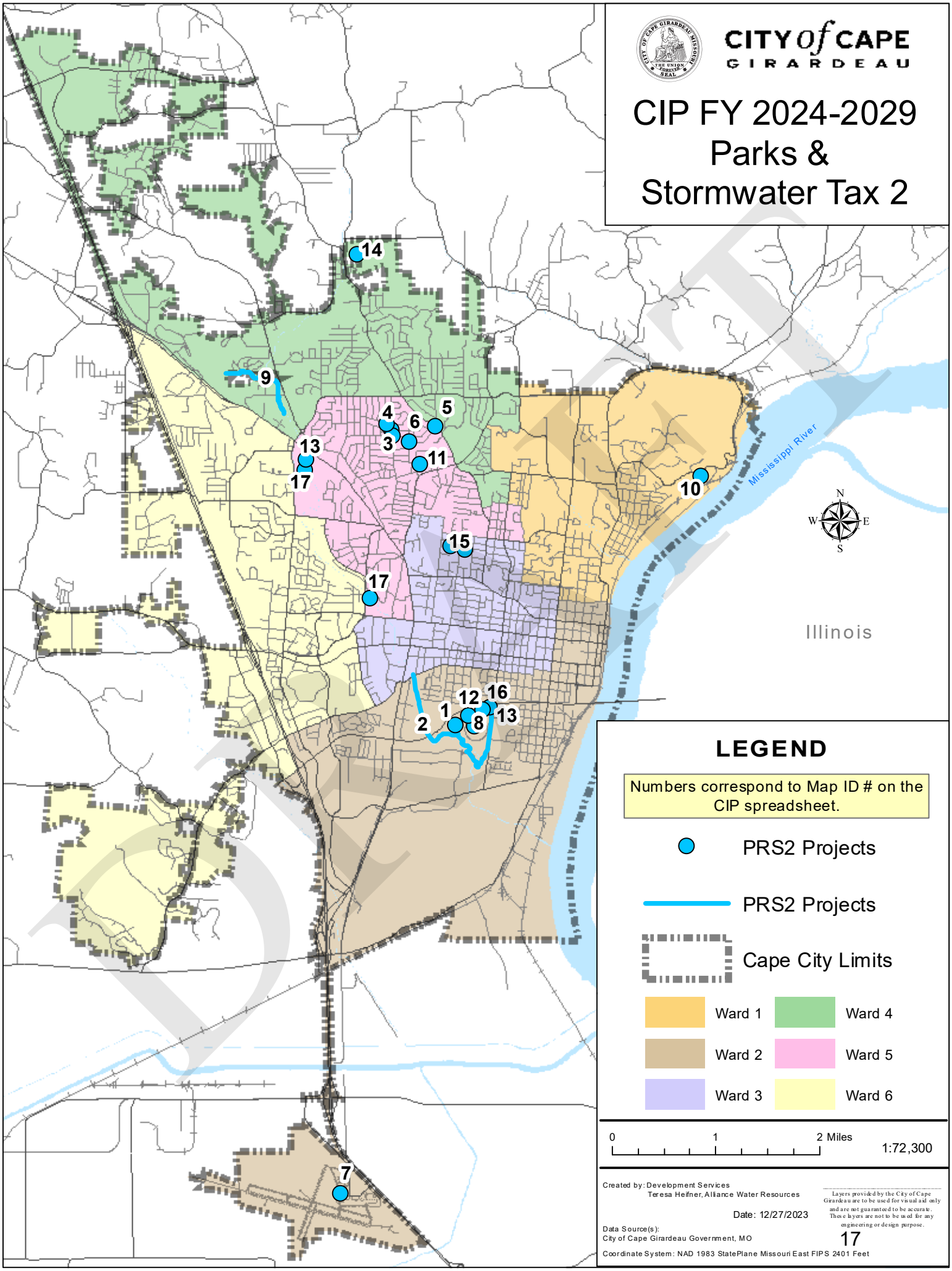
CITY of CAPE GIRARDEAU
CIP FY 2024-2029
Parks &
Stormwater Tax 2
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Numbers correspond to Map ID # on the CIP spreadsheet.
PRS2 Projects
PRS2 Projects
Cape City Limits
Ward 1
Ward 4
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Ward 3
Ward 6
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2 Miles
1:72,300
Created by: Development Services
Teresa Heifner, Alliance Water Resources
Date: 12/27/2023
Data Source(s):
City of Cape Girardeau Government, MO
Coordinate System: NAD 1983 StatePlane Missouri East FIPS 2401 Feet
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CITY of CAPE GIRARDEAU

FY 2024-2029 Capital Improvement Program
10 Year Projection

PARKS & STORMWATER TAX (PRS)
FY 2024-2029

Map ID #	PRS2 Projects - Parks	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
1	Youth Sports Complex	PRS2 (4.5M)	Private ($250,000) / PRF	A five (5) field Youth Sports Complex will be constructed to the West of the existing Shawnee Park Sports Complex.	$ 2,000,000	$ 2,500,000				$ -		$ 4,500,000
2	Cape LaCroix Recreation Trail Improvements and Widening	PRS2	Grant ($481,000)	The Cape LaCroix Recreation Trail will be repaired, overlayed and widened from Bloomfield Road to Shawnee Park. The City of Cape Girardeau has procured a grant from the MO Dept of Transportation in the amount of $481,000 for the project. The additional $200,000 needed for the project will come from PRS funds.	$ 681,000				$ 600,000	$ 475,000		$ 1,756,000
8	Shawnee Park Sports Complex Facility and Field Improvements	PRS2	Grant ($250,000)	Replace fencing fields #1 - #5, upgrade field lights to LED, install bleacher canopies on fields #2 - #8, maintenance building addition, installation of PA System		$ 660,000	$ 860,358			$ -		$ 1,520,358
10	Walker Park Development	PRS2	Grant	The newly acquired Walker Park will be developed with available PRS funds. The development may include a shelter, playground, off-street parking and a walking trail. We will be seeking grant opportunities for the project.			$ 250,000			$ -		$ 250,000
11	Dennis Scivally Park Restroom	PRS2		A permanent restroom will be placed at Dennis Scivally Park. This will be a prefabricated unit.			$ 160,000			$ -		$ 160,000
12	Shawnee Park Sports Complex - Maintenance Building	PRS2		Pave the parking lot at the Maintenance Building at Shawnee Park Sports Complex			$ 125,000			$ -		$ 125,000
13	Asphalt Overlay of Osage Centre and Shawnee Park Sports Complex Parking Lots	PRS2		Overlay the main parking lots at the Osage Centre and the Shawnee Park Sports Complex				$ 1,000,000		$ -		$ 1,000,000
14	Golf Course Enhancements	PRS2		The Cape Jaycee Golf Course scheduled replacement / renovation of the cart and maintenance shop.				$ 350,000		$ -		$ 350,000
15	City Cemeteries	PRS2		Improvements to New Lorimier and Fairmount Cemeteries include construction of a maintenance building and overlay of roadways				$ 250,000		$ -		$ 250,000
16	Shawnee Park Center Addition	PRS2		Expand Shawnee Park Center on the North East side of the facility.				$ 100,000	$ 550,000	$ -		$ 650,000
17	New Park Restrooms	PRS2		New restroom facilities at Osage Volleyball Courts / Arena Tennis Courts				$ 80,000		$ -		$ 80,000
	Cape Splash - Phase 3	PRS2		Phase 3 of Cape Splash includes "Splash Reef" a new themed shallow water area, deck space, restroom / concession building and small stage area for parties / events movies						$ 2,000,000		$ 2,000,000
	Red Star Development	PRS2	Casino	The Red Star Neighborhood Park will be a phased new park adjacent and part of flood buyout property on the north side of the City adjacent to the Red Star Boat Ramp with connections to the River Flood Wall Trail. Improvements include walking trails, picnic/pavilion areas and playgrounds with the potential for an RV Campground adjacent to the Casino.						$ 500,000		$ 500,000
	Southside Neighborhood Park	PRS2		A neighborhood park will be constructed on the southside of Hwy 74						$ 365,349		$ 365,349
	Cape Rock Park Improvements	PRS2	Grant	Improve ADA accessibility to the park, improved parking, lighting and historic representation of the park property.						$ 250,000		$ 250,000

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CITY of CAPE GIRARDEAU

FY 2024-2029 Capital Improvement Program

10 Year Projection

	Arena Park Master Plan	PRS2		The Arena Park Phased Master Plan will include an updated survey, ADA accessible event space, upgrades in electric, lighting, trails, a new SEMO Fair Barn / Offices and other park amentities and renovations.						$ 1,495,638		$ 1,495,638
	Shawnee Park Sports Complex - Restroom Facility at Soccer / Football Fields	TBD		A permanent restroom will be placed at the newly constructed football / soccer fields at Shawnee Park. This will be a prefabricated unit.						$ -	$ 150,000	$ 150,000
				PRS2 Projects - Parks Totals by Fiscal Year	$ 2,681,000	$ 3,160,000	$ 1,395,358	$ 1,780,000	$ 1,150,000	$ 5,085,987	$ 150,000	$ 15,402,345
Map ID #	**PRS2 Projects - Stormwater**	**Funding Source 1**	**Funding Source 2**	**Description**	**FY 24-25**	**FY 25-26**	**FY 26-27**	**FY 27-28**	**FY 28-29**	**FY 29-34**	**CNT**	**Total**
	Sewer Manhole Rehab	PRS2		Repair and rehab of sanitary sewer manholes by contract	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 1,500,000		$ 3,000,000
3	Lisa Branch Watershed Drainage Improvements - Phase 3	ARPA	PRS2	Upgrade street crossings on Glenridge and on Melrose near Randol	$ 955,000					$ -		$ 955,000
4	Lisa Branch Watershed Drainage Improvements - Phase 4	ARPA	PRS2	Upgrade street crossing on Lisa near Randol	$ 420,000					$ -		$ 420,000
5	Scivally Branch Watershed Drainage Improvements - Phase 1	ARPA	PRS2	Upgrade street crossing at Perryville near Sherwood	$ 408,000					$ -		$ 408,000
6	Lisa Branch Watershed Drainage Improvements - Phase 2	ARPA	PRS2	Upgrade street crossing at Westwood near Sherwood	$ 297,000					$ -		$ 297,000
7	Airport Stormwater Drainage Improvements	PRS2	MoDOT	Improvements to the stormwater drainage system	$ 65,000					$ -		$ 65,000
9	Trail Creek Bank Improvements - Phase 2	PRS2		Stabilize Cape LaCroix Trail Creek Bank at Walden Park		$ 120,000				$ -		$ 120,000
				PRS2 Projects - Stormwater Totals by Fiscal Year	$ 2,445,000	$ 420,000	$ 300,000	$ 300,000	$ 300,000	$ 1,500,000	$ -	$ 5,265,000
					$ 5,126,000	$ 3,580,000	$ 1,695,358	$ 2,080,000	$ 1,450,000	$ 6,585,987	$ 150,000	$ 20,667,345

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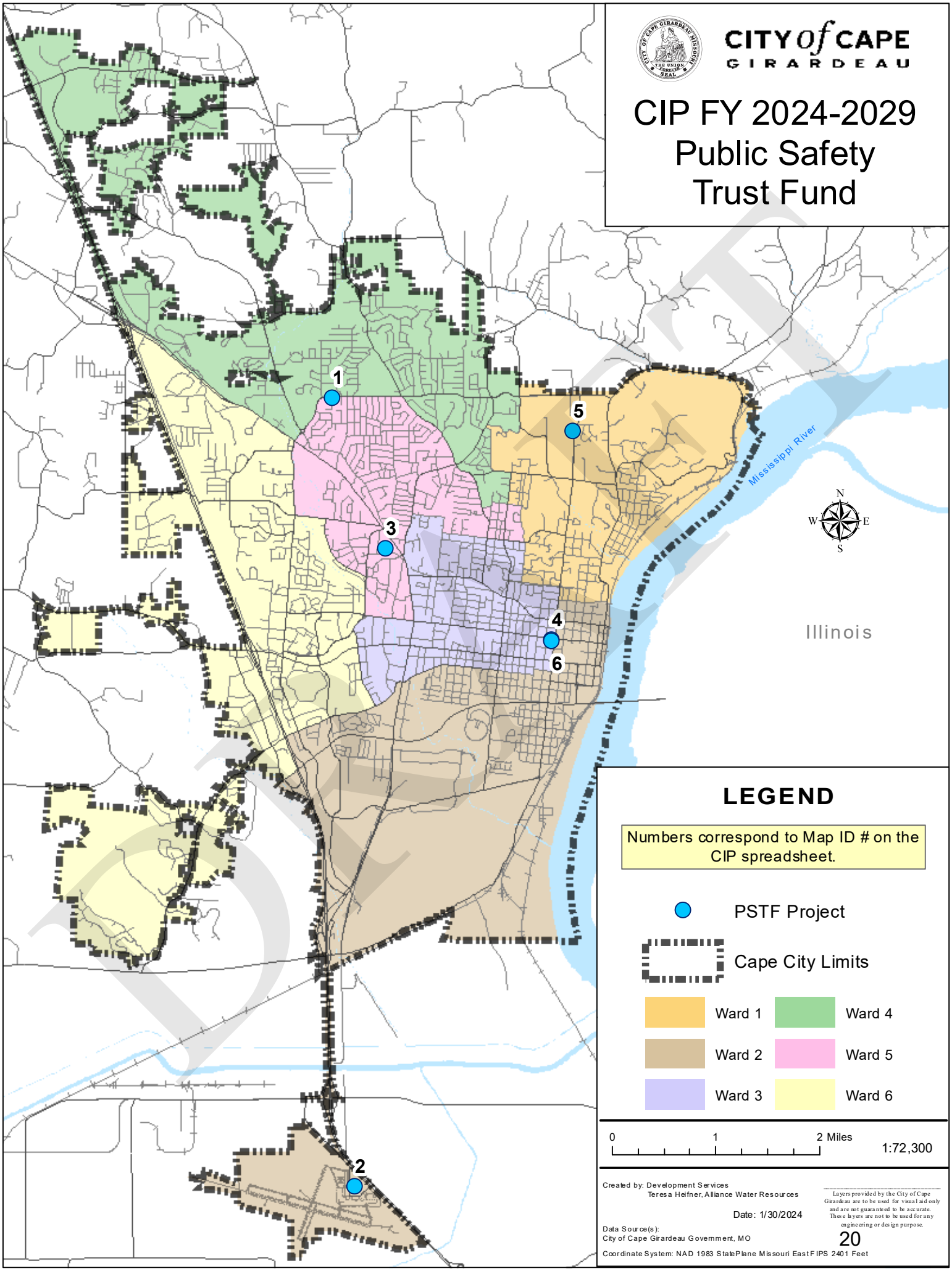
CITY of CAPE GIRARDEAU
CIP FY 2024-2029
Public Safety
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Numbers correspond to Map ID # on the CIP spreadsheet.
PSTF Project
Cape City Limits
Ward 1
Ward 2
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1:72,300
Created by: Development Services
Teresa Heifner, Alliance Water Resources
Date: 1/30/2024
Data Source(s):
City of Cape Girardeau Government, MO
Coordinate System: NAD 1983 StatePlane Missouri East FIPS 2401 Feet
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CITY of CAPE GIRARDEAU

FY 2024-2029 Capital Improvement Program
10 Year Projection

PUBLIC SAFETY TRUST FUND (PSTF)
FY 2024-2029

Map ID #	PSTF Projects	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
	Firefighting Foam Trailer	PSTF		This request would fund the purchase of a firefighting foam trailer with associated foam nozzles, fittings, and hose. This would also replace the foam with the non PFAS foam.	$ 80,000					$ -		$ 80,000
	Replace Squad 2 Unit 147	PSTF	General Fund	Replace the 1999 Chevy 3500 diesel work truck with a crew cab diesel truck that would serve as a tow vehicle for technical rescue and hazardous materials responses	$ 60,000					$ -		$ 60,000
	Replace Outboard Motors	PSTF		Replace the current obsolete outboard motors used in swift water rescues	$ 15,000	$ 15,000				$ -		$ 30,000
	Add Digital Vehicle Repeater System	PSTF	General Fund	Add a digital vehicle repeater system to the Battalion Chief vehicle	$ 15,000					$ -		$ 15,000
1	Replace Engine 4 Unit 257	PSTF		Replace the 2017 pumper at the end of its life cycle for front line service		$ 669,000				$ -		$ 669,000
	Replace Rescue 2 Unit 266	PSTF		Replace the 2017 pumper at the end of its life cycle for front line service		$ 699,000				$ -		$ 699,000
	Replace Marine 1 Unit 952	PSTF		Replace the 2006 Boston Whaler fire boat used for fire suppression and rescue operations on the Mississippi River		$ 320,000				$ -		$ 320,000
2	Add ARFF Command Vehicle	PSTF	AIP	Add ARFF Command Vehicle to be used for travel to and from the airport for flight standbys as well as a command post vehicle with specially equipped aircraft communications equipment		$ 65,000				$ -		$ 65,000
4	Replace Engine 1 Unit 260	PSTF		Replace the 2017 pumper at the end of its life cycle for front line service			$ 669,000			$ -		$ 669,000
5	Replace Engine 3 Unit 262	PSTF		Replace the 2017 pumper at the end of its life cycle for front line service			$ 669,000			$ -		$ 669,000
6	Replace Ladder 1 Unit 243	PSTF		Replace the 2017 ladder truck at the end of its life cycle for front line service			$ 1,090,000			$ -		$ 1,090,000
	Fire Station #4 - Renovations and Repair	General Fund	PSTF	Renovations and repairs to FS #4: enclose gear storage, remodel bunk room						$ -	$ 81,000	$ 81,000
	Replace Squad 1 Unit 166	PSTF	General Fund	Replace the 2010 crew cab F-550 light rescue truck at the end of its life cycle						$ -	$ 85,000	$ 85,000
	Training Site	PSTF		Water, electric, lighting, drainage, and doors, windows, and steps						$ -	$ 110,000	$ 110,000
	Replace Front Line Cardiac Monitor / Defibrillators	PSTF	General Fund	Replace front line cardiac monitors / defibrillators at the end of their life cycle						$ -	$ 200,000	$ 200,000
	Replace Front Line SCBA and Spare Bottles	PSTF	AFG Grant / General Fund	Replace front line self contained breathing apparatus (SCBA) and spare bottles						$ -	$ 500,000	$ 500,000
	Replace Rescue 1 Unit 233	PSTF		Replace the 2017 heavy rescue truck at the end of its life cycle of 20 years						$ -	$ 750,000	$ 750,000
	Regional Training Center	Future PSTF		Training tower and burn building						$ -	$ 1,339,000	$ 1,339,000
	Fire Station #5	Future PSTF		New FS #5 in north or south Cape, dependent upon future growth trends						$ -	$ 4,000,000	$ 4,000,000
				PSTF Projects - Fire Department Totals by Fiscal Year	$ 170,000	$ 1,768,000	$ 2,428,000	$ -	$ -	$ -	$ 7,065,000	$ 11,431,000

Map ID #	PSTF Projects	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
3	Replace Tablets and Mobile Data Terminals	PSTF		Replace existing Police Department tablets (x 58) (5-yr replacement schedule)		$ 230,000				$ 230,000		$ 460,000

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CITY of CAPE GIRARDEAU

FY 2024-2029 Capital Improvement Program

10 Year Projection

	Firearms Range	Grants / Donations	Future PSTF	To build a firearms range suitable for pistols and rifles. The range will be used for ongoing training, as well as required annual certification. The range can also be used by other regional law enforcement agencies.						$ -	$ 310,000	$ 310,000
				PSTF Projects - Police Department Totals by Fiscal Year	$ -	$ 230,000	$ -	$ -	$ -	$ 230,000	$ 310,000	$ 770,000
					$ 170,000	$ 1,998,000	$ 2,428,000	$ -	$ -	$ 230,000	$ 7,375,000	$ 12,201,000

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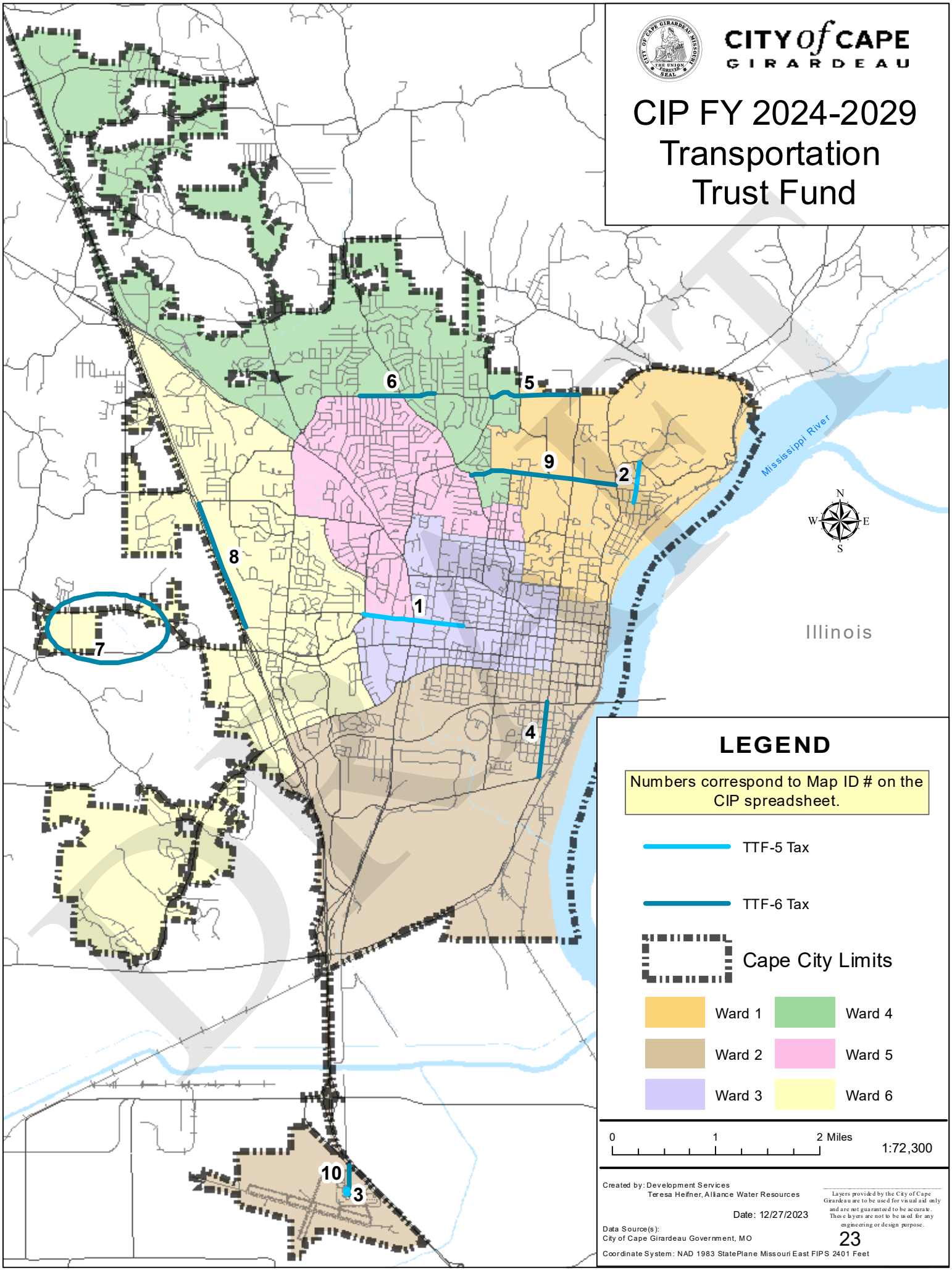
CITY of CAPE GIRARDEAU
CIP FY 2024-2029 Transportation Trust Fund
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Numbers correspond to Map ID # on the CIP spreadsheet.
TTF-5 Tax
TTF-6 Tax
Cape City Limits
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1:72,300
Created by: Development Services
Teresa Heifner, Alliance Water Resources
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CITY of CAPE GIRARDEAU

FY 2024-2029 Capital Improvement Program
10 Year Projection

TRANSPORTATION TRUST FUND (TTF)
FY 2024-2029

Map ID #	TTF5 Projects	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
1	Independence - E Rodney to Caruthers	TTF5		Construct recommendations from traffic study to address congestion and traffic safety	$ 4,780,000					$ -		$ 4,780,000
2	Main Street - Roberts to East Cape Rock	TTF5		Reconstruction, curb and gutter, sidewalks, and streetlights	$ 1,700,000					$ -		$ 1,700,000
	Street Lights	TTF5		Maintenance, repair, and replacement of traditional bulbs to LEDs	$ 200,000					$ -		$ 200,000
3	Terminal Parking Lot Crack Seal	TTF5 Extra		Crack Seal and seal coat of current terminal parking lot. The new terminal parking area and long term parking will be upgraded upon completion of the new facility. This does not include the parking areas directly in front of the current terminal and Cape Aviation. This area should be rehabilitated to extend the life of the parking lot while also extending the aesthetics of the new parking area across the entire parking lot.	$ 200,000					$ -		$ 200,000
				TTF5 Projects' Totals by Fiscal Year	$ 6,880,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,880,000

Map ID #	TTF6 Projects	Funding Source 1	Funding Source 2	Description	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-34	CNT	Total
4	Sprigg - Shawnee Parkway / Route 74 to Southern Expressway	TTF6		Remove and replace curb and gutter and sidewalks; mill and overlay	$ 2,942,000					$ -		$ 2,942,000
	Concrete Street Repair	TTF6		Annual concrete street repair program	$ 1,800,000	$ 1,920,000				$ -		$ 3,720,000
5	Lexington - West Cape Rock to Sprigg	TTF6		Remove and replace concrete pavement sections, curb and gutter, and sidewalks; overlay	$ 1,500,000					$ -		$ 1,500,000
6	Lexington - Carolina to Sherwood	TTF6		Remove and replace concrete pavement sections, curb and gutter, and sidewalks; overlay	$ 1,000,000					$ -		$ 1,000,000
	Asphalt Overlay Program	TTF6		Annual asphalt overlay program	$ 600,000	$ 640,000				$ -		$ 1,240,000
7	Route K School Corridor Safety Improvements	TTF6		Intersection improvements, in cooperation with others, contribution toward total project cost	$ 500,000					$ -		$ 500,000
	Sidewalk Repair Program	TTF6		Sidewalk point repair program	$ 350,000					$ -		$ 350,000
8	Veterans Memorial Drive Phase 6 - Hopper to Vantage (Grading)	TTF6		Grading only		$ 1,955,000				$ -		$ 1,955,000
9	Bertling - Perryville to Big Bend	TTF6		Concrete repair		$ 1,000,000				$ -		$ 1,000,000
10	Asphalt Overlay of Rush Limbaugh Drive	TTF6		Asphalt overlay of Rush Limbaugh Drive, front entrace road of the Cape Girardeau Regional Airport		$ 500,000				$ -		$ 500,000
				TTF6 Projects' Totals by Fiscal Year	$ 8,692,000	$ 6,015,000	$ -	$ -	$ -	$ -	$ -	$ 14,707,000
					$ 15,572,000	$ 6,015,000	$ -	$ -	$ -	$ -	$ -	$ 21,587,000

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CITY of CAPE GIRARDEAU

FY 2023-2024 Capital Improvement Program

10 Year Projection

Completed Projects

COMPLETED PROJECTS

FY 2023-2024

				Project Cost
Capital Assets - Facilities Projects	**Funding Source 1**	**Funding Source 2**	**Description**	**FY 23-24**
Training Site Security	General Fund		Fencing for training site at South Sprigg Street and La Cruz	$ 50,000
A.C. Brase Arena - Exterior Painting	Casino Fund		Paint the exterior of the A.C. Brase Arena building	$ 50,000
Training Site Improvements	General Fund		Stack and permanently secure the shipping containers used for firefighter training	$ 50,000
City Hall Vault Shelving	General Fund	Local Records Preservation Grant (max. $15,000)	Hi-density shelving for City Hall vault area. Project will include flooring track, single-sided end shelf, and three double-sided shelves.	$ 16,800
Fire Station #2 - Renovations and Repair	General Fund	PSTF	Replace air conditioner	$ 15,000
Fire Station Painting	Casino Fund		Materials to repaint both interior and exterior of Fire Stations #3 and #4	$ 9,000
			Capital Assets - Facilities Projects Completed	$ 190,800
Capital Assets - Fleet Projects	**Fleet #**	**VIN #**	**Description**	**FY 23-24**
Replace Marine 3 Unit MWP	ARPA		Replace 1995 Jon Boat used for Mississippi River and tributary responses	$ 90,000
Replace Brush 3 (1987 Ford F350) Unit 167	AFG		Replace 1987 Ford F350 brush firefighting vehicle with a new quad cab diesel 4x4 truck	$ 90,000
Replace Technical Rescue Tool Trailer	General Fund		Replace the technical rescue tool trailer bought in the mid 1990s	$ 30,000
			Capital Assets - Fleet Projects Completed	$ 210,000
Capital Assets - IT Projects	**Funding Source 1**	**Funding Source 2**	**Description**	**FY 23-24**
Nimble Storage Upgrade	General Fund		Replace storage array (5-yr upgrade schedule)	$ 97,000
Upgrade Offsite VM server	General Fund		Disaster recovery (5-yr upgrade schedule)	$ 40,000
Add Warning Siren Software	ARPA		Add an interoperability package to our existing and future sirens	$ 30,000
Add EOC Video Wall	General Fund		Add a video wall to EOC for monitoring City security cameras, local news, and state emergency	$ 25,000
Laserfishce Weblink Public Portal	General Fund	User Fees	Weblink Public Portal will allow public to access / research records. This would reduce the amopunt of time spent by staff on records request research.	$ 9,895
Laserfische Server Move - SELF-HOSTED	General Fund		Current operating system / server is Windows 2008, is outdated, no longer supported or receives Windows updates, and is beyond life. Due to addition of PD, server is at 93% capacity (10% HR / CMO, 83% PD). Includes move / upgrade, installation and training.	$ 5,140
			Capital Assets - IT Projects Completed	$ 207,035
Capital Assets - Non-fleet Projects	**Funding Source 1**	**Funding Source 2**	**Description**	**FY 23-24**
Body Worn Camera Project (Getac Video)	General Fund		Software maintenance, warranties, and cloud storage will need to be extended and old cameras will be replaced in 2024. This will cover the next two years through 2026.	$ 138,764
Tornado Sirens	ARPA		Hopper Road / Dalhousie and Bloomfield / Whispering Oaks / Stone Crest	$ 120,000
Axon (Taser) Replacement	General Fund		Current Axon (Taser) devices are wearing down and need to be replaced. Current devices are over ten years old.	$ 75,309
Replace Vehicle Extrication Set	General Fund		Fund the replacement of a vehicle extrication set to our heavy rescue truck.	$ 49,500
GPS Data Collector	General Fund		New data collector to be used by Engineering / Surveying Technician	$ 35,000
Add EOC Communications Equipment	General Fund		Add communications equipment to work stations in the EOC	$ 23,000
Stair Chair Replacement	Health Fund		Provide a stair chair for each fire apparatus.	$ 15,000
Tornado Siren Batteries	General Fund		Replacement batteries for tornado sirens - 3-yr replacement schedule (x6 per siren)	$ 12,500
Repair Diesel Exhaust Removal Systems	General Fund		Repair the Diesel Exhaust Removal Systems	$ 10,000
Replace GPS Units	General Fund		Replacement of 12 GPS units for outdoor search and rescue.	$ 6,000
			Capital Assets - Non-fleet Projects Completed	$ 485,073
CIST Projects	**Funding Source 1**	**Funding Source 2**	**Description**	**FY 23-24**
Replace Airport Terminal Building	CARES Act	CIST	Airport Terminal Replacement (20,100 Squ. Ft.)	$ 12,016,053

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CITY of CAPE GIRARDEAU

FY 2023-2024 Capital Improvement Program

10 Year Projection

Completed Projects

Annual CIST Street Repair	CIST		Annual CIST street maintenance and repair program	$ 500,000
Water Tank Asset Management Program	CIST		Annual SUEZ water tank asset management program	$ 400,000
Lead Service Line Inventory	CIST		In December 2021, a final ruling from the EPA was made official requiring water systems conduct a comprehensive inventory of water service lines from the main to the house. The inventory must be made available to the public and be completed by October 16, 2024.	$ 250,000
T-Hangars Consulting - Burns & McDonnell	CIST / BIL		Design phase of 20 additional t-hangars	$ 190,000
			CIST Projects Completed	$ 13,356,053
Environmental Projects	**Funding Source 1**	**Funding Source 2**	**Description**	**FY 23-24**
I&I Program - Cured-In-Place-Pipe Repairs	ARPA	Sewer Fund	Rehab of sewer system piping and manholes to reduce the rain water intrusion into the sewer system.	$ 2,950,000
Riverfront Forcemain Railroad Crossing	Sewer Fund		Replace the sewer forcemain crossing the BNSF railroad at Elm and Fountain Streets.	$ 300,000
WWTP Odor Contral Media and Lift Station	Sewer Fund		Change out odor control media WWTP and one lift station to keep odors to a minimum. To be changed every three years.	$ 175,000
			Environmental Projects Completed	$ 3,425,000
PRS Projects	**Funding Source 1**	**Funding Source 2**	**Description**	**FY 23-24**
Indoor Aquatic Facility	PRS2		Renovations to Central Municipal Pool Phase 1 will procure a design / build consultant with construction occuring in FY 23-24 / FY 24-25 - City Council / Cape Public School District Partnership Project	$ 6,000,000
Lisa Branch Watershed Drainage Improvements - Phase 1	PRS2	ARPA	Upgrade street crossing on Brookwood at Masters, and on Sherwood at Westwood	$ 675,000
Sewer Manhole Rehab	PRS2		Repair and rehab of sanitary sewer manholes by contract	$ 300,000
Scivally Branch Watershed Drainage Improvements - Phase 2	PRS2		Upgrade street crossing at Lexington near Steven	$ 215,000
			PRS Projects Completed	$ 7,190,000
PSTF Projects	**Funding Source 1**	**Funding Source 2**	**Description**	**FY 23-24**
AVL (Automatic Vehicle Location) Dispatching Software / Equipment / Tablets	PSTF		Purchase AVL dispatching software that integrates with our new computer aided dispatch (CAD) system implemented in March 2020. The project also included laptops/tablets for all front line apparatus and staff cars assigned to chief officers.	$ 107,000
Add Digital Vehicle Repeater System	PSTF	General Fund	Add a digital vehicle repeater system to the heavy rescue vehicle	$ 10,000
Add Vehicle Extrication Ram	PSTF	General Fund	Add vehicle extrication ram to the rescue truck	$ 6,750
Replace Scene Lights	PSTF	General Fund	Replace scene lights on E13 and E12	$ 5,900
			PSTF Projects Completed	$ 129,650
Transportation Projects	**Funding Source 1**	**Funding Source 2**	**Description**	**FY 23-24**
Air Service Marketing	MoDOT (90%)	General Fund (10%)	Air service marketing	$ 100,000
			Transportation Projects Completed	$ 100,000
TTF Projects	**Funding Source 1**	**Funding Source 2**	**Description**	**FY 23-24**
Concrete Street Repair	TTF6		Annual concrete street repair program	$ 1,500,000
Lexington - West Cape Rock to Sprigg	TTF6		Remove and replace concrete pavement sections, curb and gutter, and sidewalks; overlay	$ 1,000,000
Lexington - Carolina to Sherwood	TTF6		Remove and replace concrete pavement sections, curb and gutter, and sidewalks; overlay	$ 900,000
Asphalt Overlay Program	TTF6		Annual asphalt overlay program	$ 500,000
Veterans Memorial Drive Phase 6 - Hopper to Vantage (Design & Acquisition)	TTF6		Design and acquisition complete	$ 345,000
Safety Projects	TTF5	TAP	Pedestrian Improvements at US61 - Kingshighway & N Cape Rock - Maria Louise	$ 350,000
Sidewalk Repair Program	TTF6		Sidewalk point repair program	$ 200,000
Nash Road Railroad Tie Repair	TTF5	MFT	Repair degrading railroad ties for the railroad spur that services businesses along Nash Road	$ 135,000
			TTF Projects Completed	$ 4,930,000
				$ 30,223,611

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