



# CITY OF CAPE GIRARDEAU, MISSOURI

## City Council Agenda

Stacy Kinder, Mayor  
Dan Presson, Ward 1  
Tameka Randle, Ward 2  
Nate Thomas, Ward 3  
David J. Cantrell, Ward 4  
Ryan Essex, 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](http://www.cityofcape.org/citycouncil)

**March 17, 2025**  
**5:00 PM**

- **City residents desiring to speak about items NOT on the agenda must register no later than noon, on Saturday, March 15, 2025, by using the form found at [cityofcape.org/council](http://cityofcape.org/council), by emailing [cityclerk@cityofcape.org](mailto:cityclerk@cityofcape.org), or by calling 573-339-6320.**

### **Invocation**

Reverend Geneva Allen-Patterson of St. James AME Church in Cape Girardeau

### **Pledge of Allegiance**

### **Study Session**

### **Presentations**

### **Communications/Reports**

### **Items for Discussion**

- Appearances by Advisory Board Applicants
- Planning and Zoning Commission Report
- Consent Agenda Review

### **Regular Session**

### **Call to Order/Roll Call**

### **Adoption of the Agenda**

### **Public Hearings**

1. A public hearing on the FY2025-2030 Capital Improvement Program. (Item No. 5; BILL NO. 25-29)

## 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 February 28, 2025, City Council Closed Session Minutes and the March 3, 2025, Regular Session Minutes.
3. BILL NO. 25-27, an Ordinance approving the record plat of Webster Sprigg Subdivision. Second and Third Readings.
4. BILL NO. 25-28, an Ordinance approving the record plat of Younghouse Meadowbrook Subdivision. Second and Third Readings.
5. BILL NO. 25-29, a Resolution adopting the 2025-2030 Capital Improvements Program, in the City of Cape Girardeau, Missouri. Readings and Passage.
6. BILL NO. 25-30, a Resolution authorizing the City Manager to execute a License and Indemnity Agreement with Semo Cardinal Group LLC, to place certain improvements at 716-718 Broadway in the City of Cape Girardeau, Missouri. Reading and Passage.

## 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 by 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.

### Appointments

7. Appointment to the Golf Course Advisory Board

### Other Business

8. Motion to set a Special City Council Meeting to declare the results of the April 8, 2025, municipal election.

#### **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 if 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**

- Appointments to the Historic Preservation Commission
- Appointments to the Town Plaza Community Improvement District Board of Directors
- Appointments to the Board of Appeals

## **Advisory Board Minutes**

- Advisory Board Minutes



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**Staff:** Lisa Mills - Finance Director  
**Agenda:** 3/17/2025

**AGENDA REPORT**  
Cape Girardeau City Council

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**SUBJECT**

Public Hearing on the FY2025-2030 Capital Improvement Program

**EXECUTIVE SUMMARY**

In accordance with the requirements of the City Charter, a Public Hearing regarding the 2025-2030 Capital Improvement Program has been set for Monday, March 17, 2025 at 5:00 P.M. Notice of the hearing was published in the *Southeast Missourian* on Saturday, February 15, 2025. Staff will prepare a Resolution for adoption of the proposed Capital Improvement Program, with any additional changes the Council wishes to make, for the March 17, 2025 City Council meeting. The City Charter requires the Capital Improvement Program be adopted on or before April 1, 2025.

**SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS**

The annual review of the capital needs of the community focuses attention on improving and constructing capital assets necessary for providing the services, facilities and infrastructure expected by residents and businesses. It allows our community to offer a sustainable, enhanced quality of life with the financial resources available and those approved by the voters.

**STAFF RECOMMENDATION**

Staff recommends the City Council hold the Public Hearing to gather comments on the proposed Capital Improvement Program. The Resolution to adopt the Capital Improvement Program will be presented to the Council at the March 17, 2025 regular meeting.

**PUBLIC OUTREACH**

The City Council's Public Hearing was advertised in the *Southeast Missourian* on February 15, 2025.

<b>ATTACHMENTS:</b>	
Name:	Description:
No Attachments Available	

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**Staff:** Traci Weissmueller, Deputy City  
**Agenda:** Clerk  
3/17/2025

**AGENDA REPORT**  
Cape Girardeau City Council

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**SUBJECT**

Approval of the February 28, 2025, City Council Closed Session Minutes and the March 3, 2025, Regular Session Minutes.

<b>ATTACHMENTS:</b>	
Name:	Description:
<a href="#">2025.03.03_Council_Minutes_DRAFT.pdf</a>	2025.03.03 Draft Council Minutes

Proceedings of the City Council, City of Cape Girardeau, Mo.  
Regular Session                      March 3, 2025                      **MM-141**

**STUDY SESSION – March 3, 2025**

**NO ACTION TAKEN DURING THE STUDY SESSION**

The Cape Girardeau City Council held a study session at the Cape Girardeau City Hall on Monday, March 3, 2025, starting at 5:00 p.m. with Mayor Stacy Kinder presiding and Council Members Mark Bliss, David J. Cantrell, Ryan Essex, Dan Presson, Tameka Randle and Nate Thomas present.

**REGULAR SESSION – March 3, 2025**

**CALL TO ORDER**

The Cape Girardeau City Council convened in regular session at the Cape Girardeau City Hall on Monday, March 3, 2025, starting at 5:08 p.m. with Mayor Stacy Kinder presiding and Council Members Mark Bliss, David J. Cantrell, Ryan Essex, Dan Presson, Tameka Randle and Nate Thomas present.

**ADOPTION OF THE AGENDA**

A Motion was made by David J. Cantrell, Seconded by Dan Presson, to approve and adopt the agenda.  
Motion passed. 7-0. Ayes: Bliss, Cantrell, Essex, Kinder, Presson, Randle, Thomas.

**PUBLIC HEARING**

A public hearing to consider a proposed amendment to Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, regarding CBD, Central Business District.

Mayor Stacy Kinder opened the public hearing.  
There being no appearances the public hearing was closed.

**CONSENT AGENDA**

Approval of the February 18, 2025, City Council Regular Session Minutes.

BILL NO. 25-22, an Ordinance accepting a Permanent Water Line Easement for property located at 1112 Linden Street, in the City of Cape Girardeau, Missouri. Second and Third Readings.

BILL NO. 25-24, a Resolution authorizing the City Manager to execute a Demolition Contract with Twin Cedars Tree LLC, for the demolition of a building located at 1226 Ranney Avenue, in the City of Cape Girardeau, Missouri. Reading and Passage.

**Proceedings of the City Council, City of Cape Girardeau, Mo.**  
**Regular Session                      March 3, 2025                      MM-142**

BILL NO. 25-25, a Resolution authorizing the City Manager to execute a Demolition Contract with Steve's Hauling and Excavating, LLC, for the demolition of buildings at various locations in the City of Cape Girardeau, Missouri. Reading and Passage.

BILL NO. 25-26, a Resolution acknowledging receipt of an annexation petition for property located at 126 Dogwood Street and setting a public hearing regarding the proposed annexation. Reading and Passage.

A Motion was made by Tameka Randle, Seconded by Mark Bliss, to approve and adopt. Motion passed. 6-0. Ayes: Bliss, Cantrell, Kinder, Presson, Randle, Thomas. Mr. Essex abstained for financial reasons on BILL NO. 25-22 due to his affiliation with the Gibson Recovery Center.

BILL NO. 25-22 will be Ordinance NO. 5824; BILL NO. 25-24 will be Resolution NO. 3650; BILL NO. 25-25 will be Resolution NO. 3651; and BILL NO. 25-26 will be Resolution NO. 3652.

**NEW ORDINANCES**

BILL NO. 25-27, an Ordinance approving the record plat of Webster Sprigg Subdivision. First Reading. Mayor Kinder called for public appearances regarding this Bill. No one appeared.

A Motion was made by Nate Thomas, Seconded by Dan Presson, to approve. Motion passed. 7-0. Ayes: Bliss, Cantrell, Essex, Kinder, Presson, Randle, Thomas.

BILL NO. 25-28, an Ordinance approving the record plat of Younghouse Meadowbrook Subdivision. First Reading.

A Motion was made by David J. Cantrell, Seconded by Nate Thomas, to approve. Motion passed. 7-0. Ayes: Bliss, Cantrell, Essex, Kinder, Presson, Randle, Thomas.

**APPEARANCES FOR ITEMS NOT ON THE AGENDA**

Mr. Andy Leighton, 3922 Valley View, appeared and commented on taxes, grant funding and budget for repair and expansion of the Cape Girardeau water distribution system.

Mr. Presson congratulated SEMO Basketball on their conference championship and noted they will be playing on ESPN U on Friday.

**MEETING ADJOURNMENT**

A Motion was made to adjourn by Tameka Randle, Seconded by Dan Presson. Motion passed. 7-0. Ayes: Bliss, Cantrell, Essex, Kinder, Presson, Randle, Thomas.

The regular session ended at 5:16 p.m.

Proceedings of the City Council, City of Cape Girardeau, Mo.  
Regular Session                      March 3, 2025                      **MM-143**

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Stacy Kinder, Mayor

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Gayle L. Conrad, City Clerk



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**Staff:** Ryan Shrimplin, AICP - City  
**Agenda:** Planner  
3/17/2025

**AGENDA REPORT**  
Cape Girardeau City Council

**SUBJECT**

An Ordinance approving the record plat of Webster Sprigg Subdivision.

**EXECUTIVE SUMMARY**

The attached ordinance approves a record plat for a two-lot subdivision at 24 North Sprigg Street and 621 Themis Street.

**BACKGROUND/DISCUSSION**

A record plat has been submitted for Webster Sprigg Subdivision, located at 24 North Sprigg Street and 621 Themis Street. The proposed subdivision is zoned CBD (Central Business District) and DCC (Downtown Commercial Corridor Overlay District). The plat resubdivides several tracts to create two new lots. The plat shows an exception for the omission of the required 10-foot utility easement along the front and rear lot lines. Staff supports the exception because there are no existing or proposed utilities in the areas 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 February 12, 2025 meeting, recommended approval of the record plat with a vote of 5 in favor, 0 in opposition, and 0 abstaining.

<b>ATTACHMENTS:</b>	
Name:	Description:
<a href="#">25-27-RP_Webster_Sprigg_Sub.doc</a>	Ordinance
<a href="#">Staff_Review-Referral-Action_Form.pdf</a>	Webster Sprigg Subdivision - Staff RRA Form
<a href="#">Map - Webster_Sprigg_Subdivision.pdf</a>	Webster Sprigg Subdivision - Map
<a href="#">Application - Webster_Sprigg_Subdivision.pdf</a>	Webster Sprigg Subdivision - Application
<a href="#">Webster_Sprigg_Subdivision_20250211.pdf</a>	Webster Sprigg Subdivision - Record Plat

BILL NO. 25-27

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE APPROVING THE  
RECORD PLAT OF WEBSTER SPRIGG SUBDIVISION

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

ARTICLE 1. The record plat of Webster Sprigg Subdivision, being part of Lots 27 and 28, in Range "C", U.S.P.S. 2199, Township 30 North, Range 14 East of the Fifth Principal Meridian, in the City and County of Cape Girardeau, Missouri, submitted by Jedediah D. Webster, Member of Webster Executive Recruitment, LLC, a Missouri Limited Liability Company, bearing the certification of Matthew D. DeJournett, a Registered Land Surveyor, dated the 31<sup>st</sup> day of January, 2025, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Stacy Kinder, Mayor

ATTEST:

\_\_\_\_\_  
Traci Weissmueller, Deputy City Clerk



**CITY OF CAPE GIRARDEAU, MISSOURI**  
City Staff Review, Referral and Action - Subdivision Application

FILE: **Webster Sprigg Subdivision**

LOCATION: 24 North Sprigg Street

**STAFF REVIEW & COMMENTS:**

A record plat has been submitted to reconfigure three tracts into one lot at 24 North Sprigg Street. SEE STAFF REPORT FOR MORE DETAILS.

  
\_\_\_\_\_  
City Planner

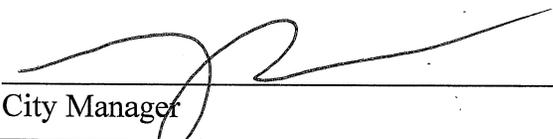
1/30/25  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
City Attorney

2/3/25  
\_\_\_\_\_  
Date

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**CITY MANAGER REFERRAL TO THE PLANNING AND ZONING COMMISSION:**

  
\_\_\_\_\_  
City Manager

2/2/25  
\_\_\_\_\_  
Date

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***Planning & Zoning Commission***

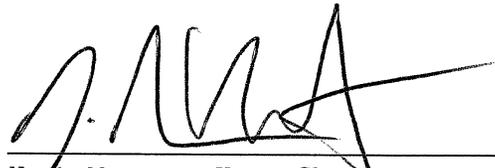
**RECOMMENDED ACTION:**

	Favor	Oppose	Abstain		Favor	Oppose	Abstain
Trae Bertrand	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chris Martin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Blank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Nick Martin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Greaser	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Emily McElreath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Derek Jackson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Robbie Guard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gerry Jones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

**VOTE COUNT:**    5    Favor    0    Oppose    0    Abstain

**COMMENTS:**

**CITIZENS COMMENTING AT MEETING:**

  
\_\_\_\_\_  
Nick Martin, Vice-Chairman  
Planning & Zoning Commission

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***City Council Action***

Ordinance 1<sup>st</sup> Reading \_\_\_\_\_ Ordinance 2<sup>nd</sup> & 3<sup>rd</sup> Reading: \_\_\_\_\_

**ORDINANCE #** \_\_\_\_\_

**Effective Date:** \_\_\_\_\_

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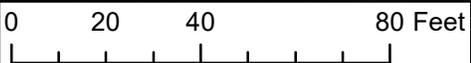
# Webster Sprigg Subdivision



 **CITY of CAPE GIRARDEAU**  
Created by: Community Development Dept.  
Carol Peters  
January 15, 2025

### Legend

-  Webster Sprigg Subdivision
-  Parcels
-  Lot Lines





**SUBDIVISION PLAT APPLICATION**  
**CITY of CAPE GIRARDEAU**

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

<b>Name of Subdivision</b> Webster Sprigg Subdivision		<b>Type of Plat</b> <input checked="" type="checkbox"/> Record <input type="checkbox"/> Preliminary <input type="checkbox"/> Boundary Adjustment	
<b>Applicant</b> Cape Family Medical Clinic		<b>Property Owner of Record</b> <input checked="" type="checkbox"/> Same as Applicant Jedediah D Webster	
<b>Mailing Address</b> 24 N Sprigg St	<b>City, State, Zip</b> Cape Girardeau, MO 63701	<b>Mailing Address</b> 24 N Sprigg St	<b>City, State, Zip</b> Cape Girardeau, MO 63701
<b>Telephone</b> 573-332-7992	<b>Email</b> jd@yourfamilymedicalclinic.com	<b>Telephone</b> 573-979-1085	<b>Email</b> jedediahwebster@yahoo.com
<b>Contact Person (if Applicant is a Business or Organization)</b> Jedediah D Webster		<i>(Attach additional owners information, if necessary)</i>	
<b>Professional Engineer/Surveyor (if other than Applicant)</b> Matt DeJournett		<b>Developer (if other than Applicant)</b>	
<b>Mailing Address</b> 2401 State Highway PP	<b>City, State, Zip</b> Scott City, MO 63780	<b>Mailing Address</b>	<b>City, State, Zip</b>
<b>Telephone</b> 573-579-4524	<b>Email</b> mattdejournett@hotmail.com	<b>Telephone</b>	<b>Email</b>

**ADDITIONAL ITEMS  
REQUIRED**

In addition to this completed application form, the following items must be submitted:  
 \_\_\_ Review Fee (payable to City of Cape Girardeau) \$22.00 per lot (**\$220.00 minimum**)  
 \_\_\_ Recording Fee Deposit (payable to City of Cape Girardeau)

See Instructions for more information.

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](mailto: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.

**JD Webster**

Digitally signed by JD Webster  
Date: 2025.01.08 14:52:29 -06'00'

**01-07-2025**

Applicant Signature and Printed Name

Date

**OFFICE USE ONLY**

Date Received & By 01-15-25 File # \_\_\_\_\_ MUNIS Application # 16118 MUNIS Permit # \_\_\_\_\_

Review Fee Received \$ 220.- Recording Fee Received \$ 71.-  Check # 2734  Credit Card  Cash 2736

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

# RECORD PLAT OF: WEBSTER SPRIGG SUBDIVISION

**PART OF LOTS 27 AND 28, IN RANGE "C", U.S.P.S. 2199, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, MISSOURI**

### SUBDIVISION DEDICATION

I, THE UNDERSIGNED, JEDEDIAH D. WEBSTER, MEMBER OF WEBSTER EXECUTIVE RECRUITMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, THE OWNER OF PART OF LOTS 27 AND 28, IN RANGE "C", U.S.P.S. 2199, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, MISSOURI, CONTAINING 0.55 ACRES (23,947.76 SQUARE FEET), MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING at the northeast corner of said Lot 27 (5/8" iron rod); thence S 06°12'50" W along the East Line of said Lots 27 and 28, 199.15 feet; thence N 83°46'17" W, 180.88 feet to a point in the West Line of said Lot 28; thence N 06°12'50" E along the West Line of said Lot 28, 65.00 feet; thence S 83°46'17" E, 90.00 feet; thence N 06°12'50" E, 134.15 feet to a point in the North Line of said Lot 27; thence S 83°46'17" E along the North Line of said Lot 27, 90.88 feet to the POINT OF BEGINNING; hereby declare that I have caused these presents to be resubdivided into two (2) lots as numbered and designated on the annexed plat, which is a true and correct representation of said subdivision, and I have named said subdivision "WEBSTER SPRIGG SUBDIVISION", subject to all existing easements, rights of way, restrictions and licenses which may exist thereon, either written or implied.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

WEBSTER EXECUTIVE RECRUITMENT, LLC

By: JEDEDIAH D. WEBSTER, MEMBER

STATE OF MISSOURI )  
 ) ss.  
 COUNTY OF CAPE GIRARDEAU )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a Notary Public in and for said state, personally appeared Jedediah D. Webster, who, being by me duly sworn, did say that he is a Member of Webster Executive Recruitment, LLC, a Missouri limited liability company, known to me to be the person who executed the within instrument on behalf of said limited liability company, and acknowledged to me that he executed the same as the free act and deed of said limited liability company for the purposes therein stated.

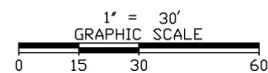
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public

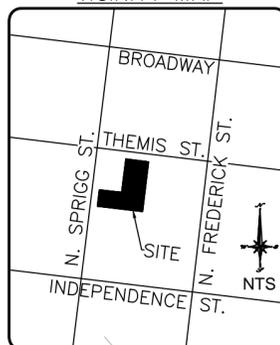
My commission expires:



NORTH BASIS - GRID NORTH PER GPS OBSERVATION



VICINITY MAP



### SYMBOLS LEGEND

1. ■ = 1/2" IRON ROD (FND)
2. ▣ = 5/8" IRON ROD (FND)
3. ▲ = COTTON PICKER SPINDLE (FND)
4. ● = 1/2" IRON ROD (SET)
5. ——— SUBDIVISION BOUNDARY LINE
6. ——— NEW LOT LINE
7. - - - - - LOT LINE TO BE ELIMINATED
8. - - - - - EXISTING LOT LINE TO REMAIN
9. ——— EXTERNAL PROPERTY LINE
10. - - - - - RIGHT-OF-WAY LINE
11. - - - - - CENTERLINE

**NOTES**

**ZONING**  
 CBD, CENTRAL BUSINESS DISTRICT AND DCC, DOWNTOWN COMMERCIAL CORRIDOR OVERLAY DISTRICT  
 MINIMUM LOT AREA: NONE  
 MINIMUM LOT WIDTH: NONE

**MINIMUM BUILDING SETBACKS**  
 FRONT = NONE  
 REAR = NONE  
 SIDE = NONE

**LOT SIZES**  
 TOTAL SUBDIVISION AREA = 0.55 ACRES (23,947.76 SQ. FEET)  
 TOTAL NUMBER OF LOTS = 2  
 LARGEST LOT = 0.47 ACRE (20,673.05 SQ. FT.)  
 SMALLEST LOT = 0.08 ACRE (3,274.71 SQ. FT.)

**FLOODPLAIN NOTE**  
 NO PORTION OF THIS PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP 29031C0267F, EFFECTIVE DATE 1/20/2016.

AN EXCEPTION IS SHOWN FOR THE OMISSION OF THE REQUIRED 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES OF LOTS 1 AND 2.

**RECORD OWNER**  
 WEBSTER EXECUTIVE RECRUITMENT, LLC  
 272 SHOSHONE LANE  
 CAPE GIRARDEAU, MO 63701

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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, CITY CLERK,  
 CITY OF CAPE GIRARDEAU, MISSOURI

**SURVEY CERTIFICATION**

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE FOREGOING DESCRIBED PARCEL OF LAND AND HAVE PREPARED THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY ABILITY AND THAT SAID PLAT AND SURVEY WERE DONE IN ACCORDANCE WITH THE CURRENT MISSOURI SURVEY STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

**SURVEY LIMITATION:** THIS SURVEY IS BASED ON CONVEYANCES SHOWN ON THIS PLAT (SEE TITLE REFERENCES) AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE HAS BEEN MADE. THE UNDERSIGNED LICENSED LAND SURVEYOR DOES NOT WARRANT THAT ALL RELEVANT CONVEYANCES OR DOCUMENTS HAVE BEEN DISCOVERED OR ARE KNOWN.

THIS LIMITATION MAY BE REMOVED UPON PRESENTATION OF A CERTIFIED RECORD SEARCH OF THE LAND DESCRIBED IN THIS SURVEY PRESENTATION.

- REFERENCES**
1. NORTH BASIS = GRID NORTH PER GPS OBSERVATION
  2. GLO PLAT AND NOTES
  3. PRIOR SURVEY BY LARRY D. DOWDY SURVEYING FOR: RAY GOINES DATED: 11/01/12
  4. P.O.B. = POINT OF BEGINNING
  5. N/F = NOW OR FORMERLY
  6. (NTS) = NOT TO SCALE

- TITLE REFERENCES**
- DOC. NO. 2021-10312 (SUB)
  - DOC. NO. 2020-02953 (SUB)
  - DOC. NO. 2023-07448 (ADJ)
  - DOC. NO. 2024-03387 (ADJ)
  - DOC. NO. 2024-03388 (ADJ)

STATE OF MISSOURI )  
 ) ss.  
 COUNTY OF CAPE GIRARDEAU )

Filed for record in the office of the county Recorder of Deeds of Cape Girardeau County, Missouri duly recorded under document number \_\_\_\_\_, at Jackson, Missouri, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

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

<b>DOWDY AND DEJOURNETT SURVEYING</b>  LARRY D. DOWDY, PLS 1518  MATT DEJOURNETT, PLS 2015000226	DEJOURNETT SURVEYING, LLC. PROFESSIONAL LAND SURVEYORS (LS-2015007724) 2401 STATE HIGHWAY PP SCOTT CITY, MO 63780 Ph: (573) 579-4524 mattdejournett@hotmail.com	MATTHEW D. DEJOURNETT PROFESSIONAL LAND SURVEYOR 2015000226 2401 STATE HIGHWAY PP SCOTT CITY, MO 63780	WEBSTER EXECUTIVE RECRUITMENT, LLC  24 N. SPRIGG ST. & 621 THEMIS ST. CAPE GIRARDEAU, MO CAPE GIRARDEAU COUNTY		DATE: 01/31/2025  JOB #: 2025-001  DRAWN BY: MDD  SURVEY CLASS: URBAN	REVISED:  REVISED:  REVISED:  REVISED:
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**Staff:** Ryan Shrimplin, AICP - City  
**Agenda:** Planner  
3/17/2025

**AGENDA REPORT**  
Cape Girardeau City Council

**SUBJECT**

An Ordinance approving the record plat of Younghouse Meadowbrook Subdivision.

**EXECUTIVE SUMMARY**

The attached ordinance approves a record plat for a two-lot subdivision at 1246 and 1248 Meadowbrook Lane.

**BACKGROUND/DISCUSSION**

A record plat has been submitted for Younghouse Meadowbrook Subdivision, located at 1246 and 1248 Meadowbrook Lane. The proposed subdivision is zoned M-1 (Light Manufacturing/Industrial). The plat resubdivides two tracts to create two new lots. The plat shows a variance for the omission of the required 25-foot setback along the rear (north) lot line of Lot 2. Staff supports the variance because the adjacent property is industrial and there is no need for such a setback. The plat also shows an exception for the omission of the required 10-foot utility easement along the rear (north) lot line of Lot 2. Staff supports the exception because there are no existing or proposed utilities in the area 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 February 12, 2025 meeting, recommended approval of the record plat with a vote of 5 in favor, 0 in opposition, and 0 abstaining.

<b>ATTACHMENTS:</b>	
Name:	Description:
<a href="#">25-28-RP_Younghouse_Meadowbrook_Sub.doc</a>	Ordinance
<a href="#">Staff_Review-Referral-Action_Form.pdf</a>	Younghouse Meadowbrook Subdivision - Staff RRA Form
<a href="#">Map - Younghouse_Meadowbrook_Subdivision.pdf</a>	Younghouse Meadowbrook Subdivision - Map
<a href="#">Application - Younghouse_Meadowbrook_Subdivision.pdf</a>	Younghouse Meadowbrook Subdivision - Application
<a href="#">Younghouse_20250207.pdf</a>	Younghouse Meadowbrook Subdivision - Record Plat

BILL NO. 25-28

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE APPROVING THE  
RECORD PLAT OF YOUNGHOUSE MEADOWBROOK SUBDIVISION

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

ARTICLE 1. The record plat of Younghouse Meadowbrook Subdivision, being part of the NE 1/4 of the NE 1/4 of fractional Section 23, Township 30 North, Range 13 East of the Fifth Principal Meridian, in the City and County of Cape Girardeau, Missouri, submitted by Fred Younghouse, Trustee of The E.C. Younghouse Inter Vivos Trust Agreement of April 3, 1992, bearing the certification of Matthew D. DeJournett, a Registered Land Surveyor, dated the 8<sup>th</sup> day of January, 2025, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Stacy Kinder, Mayor

ATTEST:

\_\_\_\_\_  
Traci Weissmueller, Deputy City Clerk



**CITY OF CAPE GIRARDEAU, MISSOURI**  
City Staff Review, Referral and Action - Subdivision Application

FILE: **Younghouse Meadowbrook Subdivision**

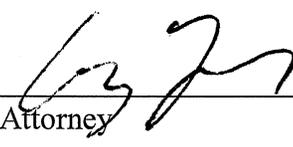
LOCATION: 1246 & 1248 Meadowbrook Lane

**STAFF REVIEW & COMMENTS:**

A record plat has been submitted to subdivide a parcel into two (2) lots on Meadowbrook Lane. SEE STAFF REPORT FOR MORE DETAILS.

  
\_\_\_\_\_  
City Planner

2/4/25  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
City Attorney

2/4/25  
\_\_\_\_\_  
Date

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**CITY MANAGER REFERRAL TO THE PLANNING AND ZONING COMMISSION:**

  
\_\_\_\_\_  
City Manager

2/5/25  
\_\_\_\_\_  
Date

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***Planning & Zoning Commission***

**RECOMMENDED ACTION:**

	Favor	Oppose	Abstain		Favor	Oppose	Abstain
Trae Bertrand	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chris Martin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Blank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Nick Martin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Greaser	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Emily McElreath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Derek Jackson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Robbie Guard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gerry Jones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

**VOTE COUNT:**    5    Favor    0    Oppose    0    Abstain

**COMMENTS:**

**CITIZENS COMMENTING AT MEETING:**

  
\_\_\_\_\_  
Nick Martin, Vice-Chairman  
Planning & Zoning Commission

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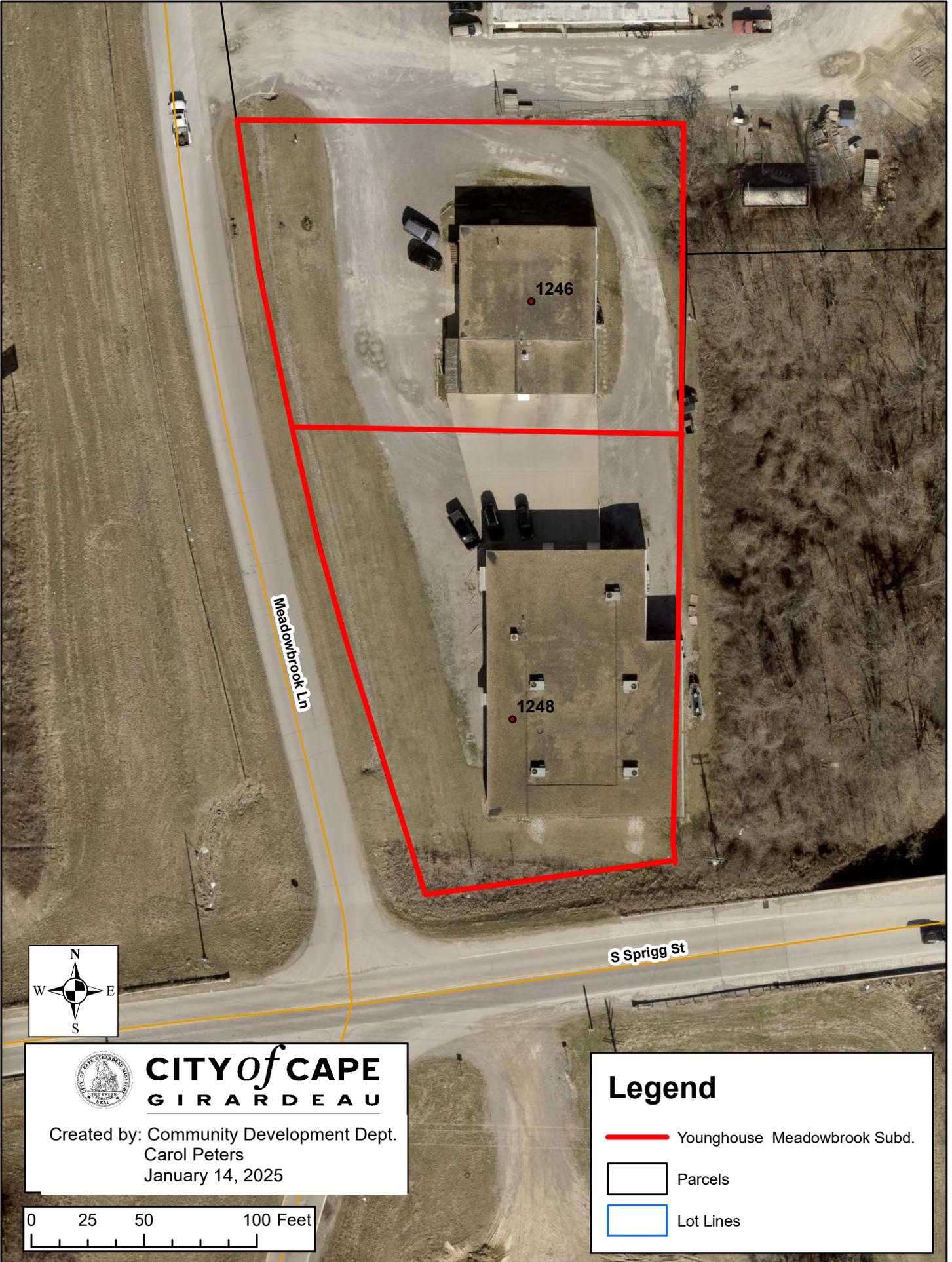
***City Council Action***

Ordinance 1<sup>st</sup> Reading \_\_\_\_\_ Ordinance 2<sup>nd</sup> & 3<sup>rd</sup> Reading: \_\_\_\_\_

ORDINANCE # \_\_\_\_\_ Effective Date: \_\_\_\_\_

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# Younghouse Meadowbrook 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 YOUNGHOUSE MEADOWBROOK SUBDIVISION		Type of Plat <input checked="" type="checkbox"/> Record <input type="checkbox"/> Preliminary <input type="checkbox"/> Boundary Adjustment	
Applicant FRED YOUNGHOUSE		Property Owner of Record <input type="checkbox"/> Same as Applicant E. C. Younghouse Inter Vivos Trust	
Mailing Address 1248 MEADOWBROOK	City, State, Zip CAPE GIRARDEAU Missouri 63703	Mailing Address 1248 MEADOWBROOK	City, State, Zip CAPE GIRARDEAU Missouri 63703
Telephone 573.334.5550	Email sales@younghousegifts.com	Telephone 573.334.5550	Email sales@younghousegifts.com
Contact Person (if Applicant is a Business or Organization) FRED YOUNGHOUSE		(Attach additional owners information, if necessary)	
Professional Engineer/Surveyor (if other than Applicant) Matthew DeJournett		Developer (if other than Applicant)	
Mailing Address 2401 State Highw Pp	City, State, Zip Scott City, MO 63780	Mailing Address	City, State, Zip
Telephone 573-579-4524	Email mattdeljournett@hotmail.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) <sup>220</sup>
- Recording Fee Deposit (payable to City of Cape Girardeau) <sup>220</sup>  

Sheet Size	Record Plat	Boundary Adjustment Plat	
18" x 24"	\$46.00	\$26.00	220 +71 291
24" x 36"	\$71.00 -	\$31.00	
- One (1) full size print of the plat
- Digital file of the plat in .pdf format (can be emailed to [cityplanning@cityofcape.org](mailto:cityplanning@cityofcape.org))
- Completed minimum requirements checklist

(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)

**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.

Fred Younghouse FRED YOUNGHOUSE  
 Applicant Signature and Printed Name

1/8/24  
 Date

OFFICE USE ONLY

Date Received & By 01-09-25 File # \_\_\_\_\_ MUNIS Application # 16107 MUNIS Permit # \_\_\_\_\_

Review Fee Received \$ 220.- Recording Fee Received \$ 71.-  Check # 2733  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: YOUNGHOUSE MEADOW BROOK 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



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**Staff:** Lisa Mills, Finance Director  
**Agenda:** 3/17/2025

**AGENDA REPORT**  
Cape Girardeau City Council

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**SUBJECT**

A Resolution adopting the 2025-2030 Capital Improvements Program (CIP), in the City of Cape Girardeau, Missouri

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**EXECUTIVE SUMMARY**

The draft CIP is attached for consideration. The total value of proposed capital projects over the 10-year planning period is \$220,923,175. Of that total, \$74,912,000 are projects of importance that have not been funded yet, and \$61,257,000 are projects that are contingent upon the determination of funding. The first five years of the CIP Program, (2025-2030) includes a more attentive projection to projects, costs and funding sources. The projects included for 2030-2035 are projected assumptions.

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**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 plan identifies priorities and timelines while providing a view of funding availability, and these are considered during the budget process.

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. It is notable that during the 5 year period of fiscal years ending 2030-2035, several of our currently active tax initiatives will expire.

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

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Capital projects are funded through a variety of methods, including long-term financing, user fees, grants, assessments, tax levies, and reserve balances. The 10-year total Capital Improvements Program included herein has been assembled into three main categories of spending.

Projects for the 5 fiscal years ending in 2025-2030. These projects total \$128.5M of which \$74.8M, 58% have identified funding sources.

Projects for the 5 fiscal years ending in 2030-2035. These projects total \$31.2M of which \$10M, 32% have identified funding sources.

Contingent Projects which are unfunded projects totaling \$61.2M which are to be considered.

This data shows the importance of the continuation of existing sales tax revenues including the Capital Improvement, Transportation Trust Fund, Parks/Stormwater and Public Safety Trust tax initiatives.

## SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

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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.

## STAFF RECOMMENDATION

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Staff recommends the City Council approve the attached Resolution to adopt the 2025-2030 Capital Improvements Program.

## PUBLIC OUTREACH

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A Public Hearing was held on March 17, 2025 to provide community input on the proposed Capital Improvements Program.

<b>ATTACHMENTS:</b>	
Name:	Description:
<a href="#">25-29_Adopt_Capital_Improvements_Program_2025-2030.doc</a>	Resolution
<a href="#">DRAFT - FY25-30_CIP (10_Year) - 02-06-25 (Novus).pdf</a>	FY 2025-2030 CIP

BILL NO. 25-29

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION ADOPTING THE 2025-2030 CAPITAL  
IMPROVEMENTS PROGRAM, IN THE CITY OF CAPE  
GIRARDEAU, MISSOURI

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

ARTICLE 1. The City Council, for and on behalf of the City  
of Cape Girardeau, Missouri, hereby adopts the 2025-2030 Capital  
Improvements Program, in the City of Cape Girardeau. A copy of  
said Program is attached to this Resolution and made a part  
hereof.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
Stacy Kinder, Mayor

ATTEST:

\_\_\_\_\_  
Traci Weissmueller, Deputy City Clerk



FY 2025-2030 Capital Improvement Program  
10 Year Projection

**CIP SUMMARY**  
FY 2025-2030

Recurring / Grant Revenue Projects	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 34-35	FY 30-35	CNT	Total
ADMINISTRATIVE SERVICES	\$ 2,250	\$ 6,000	\$ 26,000	\$ 6,000	\$ 66,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 146,250
CAPE GIRARDEAU REGIONAL AIRPORT	\$ 8,450,000	\$ 1,447,500	\$ -	\$ 13,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,559,000	\$ 31,056,500
FIRE DEPARTMENT	\$ 2,408,000	\$ 2,350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,758,000
PARKS & RECREATION	\$ 282,000	\$ -	\$ 425,000	\$ -	\$ 15,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,398,000	\$ 21,305,000
PUBLIC WORKS	\$ 675,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,675,000
<b>Department Total by Fiscal Year</b>	<b>\$ 11,817,250</b>	<b>\$ 6,803,500</b>	<b>\$ 3,451,000</b>	<b>\$ 16,606,000</b>	<b>\$ 15,266,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,997,000</b>	<b>\$ 66,940,750</b>
Tax Initiative Projects	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 34-35	FY 30-35	CNT	Total
CAPITAL IMPROVEMENT SALES TAX	\$ 4,078,000	\$ 3,957,500	\$ 17,771,000	\$ 6,669,000	\$ 3,998,500	\$ 6,213,200	\$ 4,328,500	\$ 14,945,000	\$ 1,030,000	\$ 530,000	\$ 27,046,700	\$ 43,450,000	\$ 106,970,700
PARKS & STORMWATER TAX	\$ 5,157,092	\$ 5,095,350	\$ 2,180,000	\$ 1,450,000	\$ 3,203,931	\$ 2,910,987	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 4,110,987	\$ -	\$ 21,197,360
PUBLIC SAFETY TRUST FUND	\$ 287,465	\$ 5,324,300	\$ 18,300	\$ 99,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,810,000	\$ 10,539,365
TRANSPORTATION TRUST FUND	\$ 15,275,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,275,000
<b>Tax Initiative Total by Fiscal Year</b>	<b>\$ 24,797,557</b>	<b>\$ 14,377,150</b>	<b>\$ 19,969,300</b>	<b>\$ 8,218,300</b>	<b>\$ 7,202,431</b>	<b>\$ 9,124,187</b>	<b>\$ 4,628,500</b>	<b>\$ 15,245,000</b>	<b>\$ 1,330,000</b>	<b>\$ 830,000</b>	<b>\$ 31,157,687</b>	<b>\$ 48,260,000</b>	<b>\$ 153,982,425</b>
<b>CIP Project Total by Fiscal Year</b>	<b>\$ 36,614,807</b>	<b>\$ 21,180,650</b>	<b>\$ 23,420,300</b>	<b>\$ 24,824,300</b>	<b>\$ 22,468,431</b>	<b>\$ 9,124,187</b>	<b>\$ 4,628,500</b>	<b>\$ 15,245,000</b>	<b>\$ 1,330,000</b>	<b>\$ 830,000</b>	<b>\$ 31,157,687</b>	<b>\$ 61,257,000</b>	<b>\$ 220,923,175</b>
<b>Unfunded Project Total by Fiscal Year</b>	<b>\$ 3,612,000</b>	<b>\$ 10,190,000</b>	<b>\$ 16,825,000</b>	<b>\$ 5,285,000</b>	<b>\$ 17,800,000</b>	<b>\$ 4,800,000</b>	<b>\$ 2,900,000</b>	<b>\$ 13,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,200,000</b>	<b>\$ 61,257,000</b>	<b>\$ 136,169,000</b>

**ADMINISTRATIVE SERVICES**  
FY 2025-2030

Map ID #	Capital Assets - IT Projects	Funding Source 1	Funding Source 2	Description	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-35	CNT	Total
	Advisory Board Management Software Module for Granicus System	Innovation Fund	General Fund	Granicus Peak Board Agenda Management was purchased in 2024 to replace obsolete Novus Agenda Management System. This is an add-on module to track and manage advisory boards, including on-line application, vacancies, membership and terms, attendance, demographics, appointment notifications, etc. Provide for better tracking and management of boards, savings staff time to manually track, in separate programs, applications, rosters, attendance and notifications.	\$ 2,250	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ -		\$ 26,250
	Records Request Management Software	Secretary of State Local Records Grant (max \$20,000)		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
	Website Redesign	Innovation Fund	General Fund	Redesign of website to coincide with Comp Plan/Strategic Plan/Re-Branding. Standard public practice to redesign web site every 3-5 years.					\$ 60,000	\$ -		\$ 60,000
	City Notification System	Unfunded	ARPA Funds / CNT	Emergency alert / text alert / citizen notification system to be used for City-wide community notification.						\$ -	\$ 40,000	\$ 40,000
<b>Capital Assets - IT Projects' Totals by Fiscal Year</b>					\$ 2,250	\$ 6,000	\$ 26,000	\$ 6,000	\$ 66,000	\$ -	\$ 40,000	\$ 146,250
<b>CIP Project Total by Fiscal Year</b>					\$ 2,250	\$ 6,000	\$ 26,000	\$ 6,000	\$ 66,000	\$ -	\$ 40,000	\$ 146,250
<b>Unfunded Project Total by Fiscal Year</b>					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000

**CAPE GIRARDEAU REGIONAL AIRPORT**  
FY 2025-2030

Map ID #	Capital Assets - Facilities Projects	Funding Source 1	Funding Source 2	Description	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-35	CNT	Total
	Fuel Farm	AICP / General Fund	CIST	TOP PRIORITY - Fuel farm which will include two 20,000 gallon tanks that will increase capacity. A new farm will also bring the facility up to current safety standards. Current farm is becoming very costly to maintain. FAA inspector reported that all the piping in the farm will need to be changed soon to meet FAA specifications.	\$ 1,100,000					\$ -		\$ 1,100,000
	Cape Aviation - Exterior Painting & Roof Maintenance	Unfunded		Paint the outside of Cape Aviation and perform maintenance on the roof. 2007 was the last time the building was painted.	\$ 150,000					\$ -		\$ 150,000
	Aircraft Rescue Firefighting (ARFF) Access Road	Eligible for MoDOT		Access road to airport ARFF facility		\$ 750,000				\$ -		\$ 750,000
	Airport Perimeter Fence	Eligible for AIP		Fencing around the entire perimeter				\$ 3,400,000		\$ -		\$ 3,400,000
	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
	Feasibility Study for Air Traffic Control Tower	Unfunded		Feasibility study for remodel/move of Air Traffic Control Tower.						\$ -	\$ 100,000	\$ 100,000
	Air Traffic Control Tower	Unfunded		New control tower in a new location. Current one was built in 1973, leaks when it rains, windows have lost vacuum so foggy. Many of the interior structure components are very rusty, need to be checked by an engineer. Costly to maintain and keep in working condition. With the increased aircraft traffic and poor working conditions the safety of the aircraft are becoming a concern.						\$ -	\$ 4,500,000	\$ 4,500,000
				<b>Capital Assets - Facilities Projects' Totals by Fiscal Year</b>	\$ 1,250,000	\$ 750,000	\$ -	\$ 5,900,000	\$ -	\$ -	\$ 4,600,000	\$ 12,500,000
Map ID #	Transportation Projects	Funding Source 1	Funding Source 2	Description	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-35	CNT	Total
	Taxiways Echo & Foxtrot Reconstruction and Lighting Upgrades	AIP / BIL	General Fund	Taxiways Echo & Foxtrot reconstruction.	\$ 4,100,000					\$ -		\$ 4,100,000
	Taxiway Delta Reconstruction	AIP / BIL	General Fund	Reconstruct Taxiway D and replace associated lighting and signage.	\$ 3,100,000					\$ -		\$ 3,100,000
	Airfield Pavement Maintenance	AIP		Crack seal 75,000LF of airfield surfaces and general aviation ramp		\$ 510,000				\$ -		\$ 510,000
	Pave Airport Parking Lot and Access Road	MoDOT		Parking lot and access road pavements		\$ 187,500				\$ -		\$ 187,500
	Taxiway Alpha Rehabilitation	AIP		Taxiway Alpha Rehabilitation				\$ 7,700,000		\$ -		\$ 7,700,000
	Access Road and Taxilane for NW	State Funding/CNT	Unfunded	Landside access road and airside taxilane for NW quad, parcels						\$ -	\$ 1,323,000	\$ 1,323,000
	Taxiway Access to NW Quadrant	MoDOT (\$750,000)	Private Partnership / CNT	Taxiway Access to NW Quadrant						\$ -	\$ 1,000,000	\$ 1,000,000
	Land Acquisition for Runway 10 Extension	MoDOT / CNT		Land Acquisition for Runway 10 Extension						\$ -	\$ 436,000	\$ 436,000
	Terminal Parking Lot Crack Seal	Unfunded		Parking lot area in front of old terminal						\$ -	\$ 200,000	\$ 200,000
				<b>Transportation Projects' Totals by Fiscal Year</b>	\$ 7,200,000	\$ 697,500	\$ -	\$ 7,700,000	\$ -	\$ -	\$ 2,959,000	\$ 18,556,500
				<b>CIP Project Total by Fiscal Year</b>	\$ 8,450,000	\$ 1,447,500	\$ -	\$ 13,600,000	\$ -	\$ -	\$ 7,559,000	\$ 31,056,500
				<b>Unfunded Project Total by Fiscal Year</b>	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,559,000	\$ 7,709,000

**FY 2025-2030 Capital Improvement Program**  
**10 Year Projection**

**FIRE DEPARTMENT**  
**FY 2025-2030**

Map ID #	Capital Assets - Facilities Projects	Funding Source 1	Funding Source 2	Description	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-35	CNT	Total
	Fire Station #1 - Northwest Addition / Remodel / Renovations	Unfunded		Northwest addition, renovations and repairs to FS #1: pave parking lot, training room improvements, remodel bunk room, repair upstairs bathroom, replace windows, update electrical, retaining wall between parking lot and adjoining apartment building, ramp up tones at all fire department facilities.	\$ 2,350,000	\$ 2,350,000				\$ -		\$ 4,700,000
	Fire Station #1 - IP Speakers and Alert Lighting	Unfunded		Addition of red alert lighting in FS #1 bunk rooms and IP overhead speakers throughout the stations.	\$ 30,000					\$ -		\$ 30,000
				<b>Capital Assets - Facilities Projects' Totals by Fiscal Year</b>	\$ 2,380,000	\$ 2,350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,730,000
Map ID #	Capital Assets - Non-fleet Projects	Funding Source 1	Funding Source 2	Description	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-35	CNT	Total
	CPAT Equipment	General Fund		Addition of Candidate Physical Ability Testing equipment.	\$ 28,000					\$ -		\$ 28,000
				<b>Capital Assets - Non-fleet Projects' Totals by Fiscal Year</b>	\$ 28,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,000
				<b>CIP Project Total by Fiscal Year</b>	\$ 2,408,000	\$ 2,350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,758,000
				<b>Unfunded Project Total by Fiscal Year</b>	\$ 2,380,000	\$ 2,350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,730,000

**FY 2025-2030 Capital Improvement Program**  
**10 Year Projection**

**PARKS AND RECREATION**  
**FY 2025-2030**

Map ID #	Capital Assets - Facilities Projects	Funding Source 1	Funding Source 2	Description	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-35	CNT	Total
	Cape Splash Water Playground Feature	Unfunded		The feature on the Water Playground Area at Cape Splash needs to be replaced due to its age and deteriorating condition. The unit was installed when the facility was built in 2009.	\$ 231,000					\$ -		\$ 231,000
	Osage Centre - Gym Curtain / Divider	Unfunded		Replace the two (2) original 50' curtains / dividers in the gym	\$ 51,000					\$ -		\$ 51,000
	Osage Centre - Replace gym floor with wood flooring	Unfunded		Replace the original tile floor in the gym			\$ 425,000			\$ -		\$ 425,000
	Refurbish Slides at Cape Splash	Unfunded		The original small and medium slides at Cape Splash will need to be refurbished and gel coat applied.					\$ 200,000	\$ -		\$ 200,000
	Expand the Sportsplex Facility to the Northwest	Unfunded		Expansion of the Northwest side of the Sportsplex to include more playing fields/courts. This expansion will allow the facility to accommodate larger events and have a positive affect on the local economy.					\$ 15,000,000	\$ -		\$ 15,000,000
	Shawnee Park Center - Generator	Unfunded		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	Unfunded		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	Unfunded		The Golf Course Pro Shop is in need of a renovation and expanded office and concession area.						\$ -	\$ 300,000	\$ 300,000
	Shawnee Park Sports Complex - Extend Concession Patio	Unfunded		40' Extension off of West side of Concession Building A						\$ -	\$ 192,000	\$ 192,000
	Osage Centre - Upgrade Sound System	Unfunded	P & R Foundation	Update sound system on main floor and meeting rooms						\$ -	\$ 62,000	\$ 62,000
	Kiwanis Park Improvements	Unfunded	Grant	Roadway system and sidewalk additions						\$ -	\$ 50,000	\$ 50,000
				<b>Capital Assets - Facilities Projects' Totals by Fiscal Year</b>	\$ 282,000	\$ -	\$ 425,000	\$ -	\$ 15,200,000	\$ -	\$ 1,334,000	\$ 17,241,000
Map ID #	Transportation Projects	Funding Source 1	Funding Source 2	Description	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-35	CNT	Total
	Kiwanis Park - Roadway	Unfunded		Pave the road leading to Shelter #4 in Kiwanis Park that is currently gravel						\$ -	\$ 200,000	\$ 200,000
	Arena Park - Fields #9 - #10 Roadway	Unfunded		Overlay the road between fields #9 and #10 and improve the storm water drainage						\$ -	\$ 450,000	\$ 450,000
	Shawnee Park Center - Parking Lot	Unfunded		Overlay parking lot servicing the Shawnee Park Center and upper Shawnee Park Sports Complex fields						\$ -	\$ 200,000	\$ 200,000
	Arena Park - Streets and Parking Lots	Unfunded		Overlay the internal streets and parking lots in Arena Park						\$ -	\$ 750,000	\$ 750,000
	Dennis Scivally Park - Parking Lot and Road	Unfunded		Overlay parking lot and road in Dennis Scivally Park						\$ -	\$ 200,000	\$ 200,000
	Osage Park - Overflow Parking Lot	Unfunded		Overlay the parking lot south of the Osage Centre that serves as overflow for Cape Splash and the Community Centre						\$ -	\$ 500,000	\$ 500,000
	Shawnee Park - Soccer Field Parking	Unfunded		Overlay the parking lots at the lower and West End Blvd soccer fields.						\$ -	\$ 400,000	\$ 400,000
	Cape Splash - Parking Lot	Unfunded		Overlay the primary parking lot servicing Cape Splash in Osage Park.						\$ -	\$ 200,000	\$ 200,000
	Capaha Park - Upper Parking Lot	Unfunded		Overlay upper parking lot by the Baseball Stadium in Capaha Park						\$ -	\$ 230,000	\$ 230,000
	Jaycee Municipal Golf Course Overlay	Unfunded		Repair and overlay approx. 65,000 SF of parking areas and road						\$ -	\$ 230,000	\$ 230,000
	Red House Parking Area	Unfunded		Improvement to parking area north of Red House						\$ -	\$ 81,000	\$ 81,000
	Arena Park - Pave Maintenance Building Parking Lots	Unfunded		Pave the Arena Park maintenance building parking lots that are currently gravel						\$ -	\$ 250,000	\$ 250,000

**FY 2025-2030 Capital Improvement Program  
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Capaha Park - Roadways	Unfunded		Overlay the roads in Capaha Park						\$ -	\$ 200,000	\$ 200,000
Bloomfield Trail Parking Lot	Unfunded		Parking Lot for Bloomfield Trail - Acquire Land						\$ -	\$ 173,000	\$ 173,000
<b>Transportation Projects' Totals by Fiscal Year</b>				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,064,000	\$ 4,064,000
<b>CIP Project Total by Fiscal Year</b>				\$ 282,000	\$ -	\$ 425,000	\$ -	\$ 15,200,000	\$ -	\$ 5,398,000	\$ 21,305,000
<b>Unfunded Project Total by Fiscal Year</b>				\$ 282,000	\$ -	\$ 425,000	\$ -	\$ 15,200,000	\$ -	\$ 5,398,000	\$ 21,305,000

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**FY 2025-2030 Capital Improvement Program**  
**10 Year Projection**

**PUBLIC WORKS**  
**FY 2025-2030**

Map ID #	Capital Assets - Facilities Projects	Funding Source 1	Funding Source 2	Description	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-35	CNT	Total
	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
				<b>Capital Assets - Facilities Projects' Totals by Fiscal Year</b>	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Map ID #	Environmental Projects	Funding Source 1	Funding Source 2	Description	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-35	CNT	Total
	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.	\$ 200,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000		\$ -		\$ 9,200,000
				<b>Environmental Projects' Totals by Fiscal Year</b>	\$ 200,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 9,200,000
Map ID #	Transportation Projects	Funding Source 1	Funding Source 2	Description	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-35	CNT	Total
	Traffic Signal Upgrades	Motor Fuel Tax		Upgrade communication infrastructure and safety features on the City's 22 traffic signals.	\$ 175,000					\$ -		\$ 175,000
	Dalhousie Lift Station Access Roads	Sewer Fund		Asphalt mill and fill at four existing access roads to lift stations. Installation of new concrete access road to one lift station.	\$ 100,000					\$ -		\$ 100,000
				<b>Transportation Projects' Totals by Fiscal Year</b>	\$ 275,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275,000
				<b>CIP Project Total by Fiscal Year</b>	\$ 675,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 9,675,000
				<b>Unfunded Project Total by Fiscal Year</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FY 2025-2030 Capital Improvement Program  
10 Year Projection

**CAPITAL IMPROVEMENT SALES TAX (CIST)**  
FY 2025-2030

Map ID #	CIST Projects	Funding Source 1	Funding Source 2	Description	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 34-35	FY 30-35	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	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 650,000		\$ 1,300,000
	Water Tank Asset Management Program	CIST		Annual USG water tank asset management program	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 2,000,000		\$ 4,000,000
	Annual CIST Street Repair	CIST		Annual CIST street maintenance and repair program	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 2,000,000		\$ 4,500,000
	1) Lime System Improvements -																
	a. Corrosion Control Construction	CIST		Cape Rock Water Treatment Facility	\$ 428,000										\$ -		\$ 428,000
	b. Polymer Feed Modifications Construction	CIST		Cape Rock Water Treatment Facility	\$ 675,000										\$ -		\$ 675,000
	2) Addition of Primary SCU-4 & Secondary SSB-4	CIST (\$800,000)	Unfunded	Cape Rock Water Treatment Facility	\$ 800,000		\$ 8,305,000								\$ -		\$ 9,105,000
	a. Booster Pump for Carbonic Acid	Unfunded		Cape Rock Water Treatment Facility			\$ 125,000								\$ -		\$ 125,000
	b. Stabilization Tank Addition	Unfunded		Cape Rock Water Treatment Facility			\$ 560,000								\$ -		\$ 560,000
	c. Aerator Bypass Improvements	Unfunded		Cape Rock Water Treatment Facility			\$ 610,000								\$ -		\$ 610,000
	SCADA Improvements	CIST		Cape Rock Water Treatment Facility	\$ 830,000										\$ -		\$ 830,000
	Filter Rehab	Unfunded		Cape Rock Water Treatment Facility								\$ 10,500,000			\$ 10,500,000		\$ 10,500,000
	Lead Service Line Replacement	Federal / State Grants	CIST	7% replacement from main to house every year	\$ 315,000	\$ 327,500	\$ 341,000	\$ 354,000	\$ 368,500	\$ 383,200	\$ 398,500	\$ 415,000			\$ 1,196,700		\$ 2,902,700
	College Booster Pump Station	Unfunded		Replacement of existing		\$ 2,600,000									\$ -		\$ 2,600,000
	Gordonville Tank Booster Pump Station	Unfunded		Improvements to existing			\$ 2,500,000								\$ -		\$ 2,500,000
	Meadowbrook Standpipe Booster Pump Station	Unfunded		Improvements to existing			\$ 1,900,000								\$ -		\$ 1,900,000
	LaSalle Standpipe Booster Pump Station	Unfunded		Improvements to existing					\$ 2,100,000						\$ 2,100,000		\$ 2,100,000
	High Priority Watermain Improvements	Unfunded		City-wide, per the 2022 WSFP			\$ 4,900,000	\$ 2,500,000	\$ 2,600,000	\$ 2,700,000	\$ 2,900,000	\$ 3,000,000			\$ 8,600,000		\$ 18,600,000
	Medium Priority Watermain Improvements	Unfunded		City-wide, per the 2022 WSFP											\$ -	\$ 42,450,000	\$ 42,450,000
	Plant 1 Residuals	Unfunded		Solids handling improvements at Plant 1											\$ -	\$ 1,000,000	\$ 1,000,000
	New Maintenance Shop	Unfunded		Replacement of existing			\$ 285,000								\$ -		\$ 285,000
				<b>CIST Projects' Totals by Fiscal Year</b>	<b>\$ 4,078,000</b>	<b>\$ 3,957,500</b>	<b>\$ 17,771,000</b>	<b>\$ 6,669,000</b>	<b>\$ 3,998,500</b>	<b>\$ 6,213,200</b>	<b>\$ 4,328,500</b>	<b>\$ 14,945,000</b>	<b>\$ 1,030,000</b>	<b>\$ 530,000</b>	<b>\$ 27,046,700</b>	<b>\$ 43,450,000</b>	<b>\$ 106,970,700</b>
				<b>CIP Project Total by Fiscal Year</b>	<b>\$ 4,078,000</b>	<b>\$ 3,957,500</b>	<b>\$ 17,771,000</b>	<b>\$ 6,669,000</b>	<b>\$ 3,998,500</b>	<b>\$ 6,213,200</b>	<b>\$ 4,328,500</b>	<b>\$ 14,945,000</b>	<b>\$ 1,030,000</b>	<b>\$ 530,000</b>	<b>\$ 27,046,700</b>	<b>\$ 43,450,000</b>	<b>\$ 106,970,700</b>
				<b>Unfunded Project Total by Fiscal Year</b>	<b>\$ 800,000</b>	<b>\$ 2,600,000</b>	<b>\$ 16,400,000</b>	<b>\$ 5,285,000</b>	<b>\$ 2,600,000</b>	<b>\$ 4,800,000</b>	<b>\$ 2,900,000</b>	<b>\$ 13,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,200,000</b>	<b>\$ 43,450,000</b>	<b>\$ 92,335,000</b>

**PARKS & STORMWATER TAX (PRS)**  
FY 2025-2030

Map ID #	PRS2 Projects - Parks	Funding Source 1	Funding Source 2	Description	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 34-35	FY 30-35	CNT	Total	
	Youth Sports Complex / Shawnee Park Sports Complex Facility and Field Improvements	PRS2 (4.5M)	Restaurant Tax / Grant (\$264,800)	A five (5) field Youth Sports Complex will be constructed to the West of the existing Shawnee Park Sports Complex. Replace fencing fields #1 - #5, upgrade field lights to LED, install bleacher canopies on fields #2 - #8, maintenance building addition, installation of PA System.	\$ 4,660,000	\$ 4,160,350									\$ -		\$ 8,820,350	
	Cape LaCroix Recreation Trail Improvements and Widening (Phase 2)	PRS2 (\$200,000)	Grant (\$481,000)	The Cape LaCroix Recreation Trail will be repaired, overlaid 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.	\$ 197,092										\$ -		\$ 197,092	
	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	
	Shawnee Park Sports Complex - Maintenance Building	PRS2		Pave the parking lot at the Maintenance Building at Shawnee Park Sports Complex		\$ 125,000									\$ -		\$ 125,000	
	Asphalt Overlay of Osage Centre and Shawnee Park Center Parking Lots	PRS2		Overlay the main parking lots at the Osage Centre and the Shawnee Park Center.			\$ 1,000,000								\$ -		\$ 1,000,000	
	Golf Course Enhancements	PRS2		The Cape Jaycee Golf Course scheduled replacement / renovation of the cart and maintenance shop.			\$ 350,000								\$ -		\$ 350,000	
	City Cemeteries	PRS2		Improvements to New Lorimier and Fairmount Cemeteries include construction of a maintenance building and overlay of roadways			\$ 250,000								\$ -		\$ 250,000	
	Shawnee Park Center Addition	PRS2		Expand Shawnee Park Center on the North East side of the facility.			\$ 100,000	\$ 550,000							\$ -		\$ 650,000	
	Cape LaCroix Recreation Trail Improvements and Widening (Phase 3)	PRS2		The Cape LaCroix Recreation Trail will be repaired, overlaid and widened from Osage Park to Hopper Road.				\$ 600,000	\$ 653,931						\$ -		\$ 1,253,931	
	Walker Park Development	PRS2		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	
	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		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		\$ 500,000	
	Southside Neighborhood Park	PRS2		A neighborhood park will be constructed on the southside of Hwy 74						\$ 365,349					\$ 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		\$ 250,000	
	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 amenities and renovations.						\$ 1,495,638					\$ 1,495,638		\$ 1,495,638	
				<b>PRS2 Projects - Parks Totals by Fiscal Year</b>	\$ 4,857,092	\$ 4,445,350	\$ 1,700,000	\$ 1,150,000	\$ 2,903,931	\$ 2,610,987	\$ -	\$ -	\$ -	\$ -	\$ 2,610,987	\$ -	\$ 17,667,360	
Map ID #	PRS2 Projects - Stormwater	Funding Source 1	Funding Source 2	Description	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 34-35	FY 30-35	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	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,500,000		\$ 3,000,000	
	Camellia Drainage Projects	PRS2		Upgrade street crossing on Camellia in the 100 block and install additional piping near 239/244 Camellia (Proj #6237)		\$ 250,000									\$ -		\$ 250,000	
	Cape LaCroix Trail Drainage Improvements	PRS2		Lexington trail crossing and trail side flume on Lynwood Hills bridge (Proj #6261)		\$ 100,000									\$ -		\$ 100,000	
	Trail Creek Bank Improvements - Phase 2	PRS2		Stabilize Cape LaCroix Trail Creek Bank at Walden Park			\$ 180,000								\$ -		\$ 180,000	
				<b>PRS2 Projects - Stormwater Totals by Fiscal Year</b>	\$ 300,000	\$ 650,000	\$ 480,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,500,000	\$ -	\$ 3,530,000	
				<b>CIP Project Total by Fiscal Year</b>	\$ 5,157,092	\$ 5,095,350	\$ 2,180,000	\$ 1,450,000	\$ 3,203,931	\$ 2,910,987	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 4,110,987	\$ -	\$ 21,197,360	
				<b>Unfunded Project Total by Fiscal Year</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**FY 2025-2030 Capital Improvement Program**  
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**PUBLIC SAFETY TRUST FUND (PSTF)**  
**FY 2025-2030**

Map ID #	PSTF Projects - Fire Department	Funding Source 1	Funding Source 2	Description	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-35	CNT	Total
FLEET	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 Fire Nozzels and Associated Fittings	PSTF		Annual replacement of Fire Nozzels and Fittings. Many of our current nozzels, fittings and adapters are no longer supported for repairs by the manufacturer. We have not bought replacement for these items in over 20 years and it is expected that this equipment will last us another 20 years.	\$ 18,300	\$ 18,300	\$ 18,300	\$ 18,300		\$ -		\$ 73,200
	Replace Air Conditioners	PSTF		Replace the dual air conditioners at 3 of the public safety radio tower sites within the city used by both PD and Fire. These are used to keep the radio equipment at 70 degrees to prevent a catastrophic failure of the system. We have had 2 significant failures of one unit at two sites in 2024.	\$ 40,000					\$ -		\$ 40,000
	Replace Air Fill Stations	PSTF		Replace our SCBA fill station used to fill SCBA bottles and SCUBA bottles. The current unit has been out of service 5 times over the course of the last year, totaling over 60 days for repairs. This has left us relying on neighboring departments to fill our air bottles after training and emergency incidents.	\$ 53,165					\$ -		\$ 53,165
	Add Digital Vehicle Repeater System	Grant		Add a digital vehicle repeater system to the Battalion Chief vehicle	\$ 15,000					\$ -		\$ 15,000
	Firefighter Bailout Kits	PSTF		Addition of 66 bailout kits for all sworn personnel.	\$ 37,000					\$ -		\$ 37,000
	Replace Front Line Cardiac Monitor / Defibrillators	Grant	PSTF / Health Fund	Replace front line cardiac monitors / defibrillators at the end of their life cycle	\$ 44,000	\$ 66,000				\$ -		\$ 110,000
FLEET	Replace Engine 4 Unit 257	Unfunded		Replace the 2017 pumper at the end of its life cycle for front line service		\$ 910,000				\$ -		\$ 910,000
FLEET	Replace Rescue 2 Unit 266	Unfunded		Replace the 2017 pumper at the end of its life cycle for front line service		\$ 910,000				\$ -		\$ 910,000
FLEET	Replace Engine 1 Unit 260	Unfunded		Replace the 2017 pumper at the end of its life cycle for front line service		\$ 910,000				\$ -		\$ 910,000
FLEET	Replace Engine 3 Unit 262	Unfunded		Replace the 2017 pumper at the end of its life cycle for front line service		\$ 910,000				\$ -		\$ 910,000
FLEET	Replace Ladder 1 Unit 243	Unfunded		Replace the 2017 ladder truck at the end of its life cycle for front line service		\$ 1,600,000				\$ -		\$ 1,600,000
	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 Front Line SCBA and Spare Bottles	Unfunded	AFG Grant / General Fund	Replace front line self contained breathing apparatus (SCBA) and spare bottles						\$ -	\$ 500,000	\$ 500,000
FLEET	Replace Rescue 1 Unit 233	PSTF / CNT		Replace the 2017 heavy rescue truck at the end of its life cycle of 20 years						\$ -	\$ 4,000,000	\$ 4,000,000
<b>PSTF Projects - Fire Department Totals by Fiscal Year</b>					<b>\$ 287,465</b>	<b>\$ 5,324,300</b>	<b>\$ 18,300</b>	<b>\$ 99,300</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>	<b>\$ 10,229,365</b>
Map ID #	PSTF Projects - Police Department	Funding Source 1	Funding Source 2	Description	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-35	CNT	Total
	Firearms Range	Grants / Donations	PSTF / CNT	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
<b>PSTF Projects - Police Department Totals by Fiscal Year</b>					<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 310,000</b>	<b>\$ 310,000</b>
<b>CIP Project Total by Fiscal Year</b>					<b>\$ 287,465</b>	<b>\$ 5,324,300</b>	<b>\$ 18,300</b>	<b>\$ 99,300</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,810,000</b>	<b>\$ 10,539,365</b>
<b>Unfunded Project Total by Fiscal Year</b>					<b>\$ -</b>	<b>\$ 5,240,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,810,000</b>	<b>\$ 10,050,000</b>

**FY 2025-2030 Capital Improvement Program**  
**10 Year Projection**

**TRANSPORTATION TRUST FUND (TTF)**  
**FY 2025-2030**

Map ID #	TTF5 Projects	Funding Source 1	Funding Source 2	Description	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-35	CNT	Total
	North Sprigg - Broadway to Lexington	TTF5		Design and construct / rehab roadway and sidewalk from Broadway to Lexington as well as install a traffic signal at New Madrid and Sprigg. Design and install new water main from Broadway to Bertling. Repair and rehab portions of sanitary sewer main as needed. (Proj #6286)	\$ 6,500,000					\$ -		\$ 6,500,000
	Main Street - Roberts to East Cape Rock	TTF5		Reconstruction, curb and gutter, sidewalks, and streetlights (Proj #6198)	\$ 2,500,000					\$ -		\$ 2,500,000
	Street Lights	TTF5		Maintenance, repair, and replacement of traditional bulbs to LEDs	\$ 170,000					\$ -		\$ 170,000
				<b>TTF5 Projects' Totals by Fiscal Year</b>	\$ 9,170,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,170,000
Map ID #	TTF6 Projects	Funding Source 1	Funding Source 2	Description	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-35	CNT	Total
	Concrete Street Repair	TTF6		Annual concrete street repair program (Proj #6284)	\$ 1,800,000					\$ -		\$ 1,800,000
	Asphalt Overlay Program	TTF6		Annual asphalt overlay program	\$ 600,000					\$ -		\$ 600,000
	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	\$ 250,000					\$ -		\$ 250,000
	Veterans Memorial Drive Phase 6 - Hopper to Vantage (Grading)	TTF6		Grading only	\$ 1,955,000					\$ -		\$ 1,955,000
	Bertling - Perryville to Big Bend	TTF6		Concrete repair	\$ 1,000,000					\$ -		\$ 1,000,000
				<b>TTF6 Projects' Totals by Fiscal Year</b>	\$ 6,105,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,105,000
				<b>CIP Project Total by Fiscal Year</b>	\$ 15,275,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,275,000
				<b>Unfunded Project Total by Fiscal Year</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**FY 2024-2025 Capital Improvement Program**  
10 Year Projection  
Completed Projects

**COMPLETED PROJECTS**  
FY 2024-2025

					Project Cost
Map ID #	Capital Assets - Facilities Projects	Funding Source 1	Funding Source 2	Description	FY 24-25
	Cape Airport - T-Hangars Construction - Associated Taxi Lanes	CIST / BIL		Construct set of 20 additional t-hangars and adjoining pavement	\$ 2,900,000
	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.	\$ 209,204
	Fire Station #3 - Renovations and Repair	Casino		Renovations and repairs to FS #3: roof replacement, remodel bunk room	\$ 175,000
	Cape Airport - T-Hangars Construction Consulting - Burns & McDonnell	CIST / BIL	Other Funding	Construction phase of 20 additional t-hangars	\$ 131,000
	Fire Station #2 - Renovations and Repair	PSTF		Renovations and repairs to FS #2: repair annex South wall, add annex floor drains, add annex building generator	\$ 100,000
	Fire Station #3 - Add Security Entry System	Casino		Add a swipe card entry system to FS #3 / EOC / Communications	\$ 100,000
	Fire Station Security Cameras	General Fund		This request would fund the purchase of security cameras at all fire department facilities.	\$ 30,000
	Fire Station #2 - Renovations and Repair	General Fund		Renovations and repairs to FS #2: annex parking area	\$ 3,500
<b>Capital Assets - Facilities Projects Completed</b>					<b>\$ 3,648,704</b>
Map ID #	Capital Assets - IT Projects	Funding Source 1	Funding Source 2	Description	FY 24-25
	Administrative Services - Agenda Management Software System	General Fund		Current agenda management system, NovusAgenda, is no longer supported or will receive upgrades or enhancements.	\$ 20,000
<b>Capital Assets - IT Projects Completed</b>					<b>\$ 20,000</b>
Map ID #	Capital Assets - Non-fleet Projects	Funding Source 1	Funding Source 2	Description	FY 24-25
	Police Department - 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
	Fire Department - Replace Bulletproof Vests	Fire Sales Tax		Replacement of current bulletproof vest assigned to apparatus.	\$ 22,000
	Fire Department - Dive Equipment	Grant		Replacement of dive equipment used by dive rescue team.	\$ 15,000
	Fire Department - Automatic CPR Device Batteries	Health Fund		Replacement of 10 automatic CPR device batteries.	\$ 10,000
	Fire Department - Medical Suction Units	Health Fund		Replacement of 5 medical suction units.	\$ 6,000
	Fire Department - Vehicle Extraction Batteries	Fire Sales Tax		Replacement of 10 vehicle extraction tool batteries.	\$ 6,000
<b>Capital Assets - Non-fleet Projects Completed</b>					<b>\$ 197,764</b>
Map ID #	CIST Projects	Funding Source 1	Funding Source 2	Description	FY 24-25
	1) Lime System Improvements	CIST		High-Density Lime/Cape Rock Water Treatment Facility, includes turbine bearings in SCU-2	\$ 6,000,000
	Lead Service Line Inventory	CIST (\$250,000)	ARPA	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.	\$ 445,060
	SCADA Improvements	CIST		Cape Rock Water Treatment Facility	\$ 100,000
<b>CIST Projects Completed</b>					<b>\$ 6,545,060</b>
Map ID #	Environmental Projects	Funding Source 1	Funding Source 2	Description	FY 24-25
	WWTP IPS Automatic Screen - Phase 2	Fund Balance		Construction of Influent Pump Station automatic screening equipment and replacement of mixers (Proj #6226)	\$ 3,700,000
	Modifications to Filter Gallery Piping	Fund Balance		Cape Rock Water Treatment Facility	\$ 1,500,000
<b>Environmental Projects Completed</b>					<b>\$ 5,200,000</b>
Map ID #	PRS Projects	Funding Source 1	Funding Source 2	Description	FY 24-25
	Lisa Branch Watershed Drainage Improvements - Phase 3	ARPA	PRS2	Upgrade street crossings on Glenridge and on Melrose near Randol (Proj #2126)	\$ 955,000
	Lisa Branch Watershed Drainage Improvements - Phase 4	ARPA	PRS2	Upgrade street crossing on Lisa near Randol (Proj #2126)	\$ 420,000
	Scivally Branch Watershed Drainage Improvements - Phase 1	ARPA	PRS2	Upgrade street crossing at Perryville near Sherwood (Proj #2126)	\$ 408,000
	Lisa Branch Watershed Drainage Improvements - Phase 2	ARPA	PRS2	Upgrade street crossing at Westwood near Sherwood (Proj #2126)	\$ 297,000
<b>PRS Projects Completed</b>					<b>\$ 2,080,000</b>

**FY 2024-2025 Capital Improvement Program**  
10 Year Projection  
Completed Projects

Map ID #	PSTF Projects	Funding Source 1	Funding Source 2	Description	FY 24-25
	Police Department - Replace Tablets and Mobile Data Terminals	PSTF		Replace existing Police Department tablets (x 58) (5-yr replacement schedule) with laptops	\$ 230,000
				<b>PSTF Projects Completed</b>	<b>\$ 230,000</b>
Map ID #	Transportation Projects	Funding Source 1	Funding Source 2	Description	FY 24-25
	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
				<b>Transportation Projects Completed</b>	<b>\$ 150,000</b>
Map ID #	TTF Projects	Funding Source 1	Funding Source 2	Description	FY 24-25
	Sprigg - Shawnee Parkway / Route 74 to Southern Expressway	TTF6		Design and Review - Remove and replace curb and gutter and sidewalks; mill and overlay (Proj #6252)	\$ 1,000,000
	North Sprigg - Broadway to Lexington	TTF5		Design roadway and sidewalk from Broadway to Lexington (Proj #6286)	\$ 400,000
	Street Lights	TTF5		Maintenance, repair, and replacement of traditional bulbs to LEDs	\$ 32,000
				<b>TTF Projects Completed</b>	<b>\$ 1,432,000</b>
					<b>\$ 19,503,528</b>

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**Staff:** Jake Garrard, PE, City Engineer  
**Agenda:** 3/17/2025

**AGENDA REPORT**  
Cape Girardeau City Council

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**SUBJECT**

A Resolution authorizing the City Manager to execute a License and Indemnity Agreement with Semo Cardinal Group LLC, to place certain improvements at 716-718 Broadway in the City of Cape Girardeau, Missouri.

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**EXECUTIVE SUMMARY**

The attached License and Indemnity Agreement sets out the responsibilities, conditions, and liabilities assumed by Semo Cardinal Group LLC, owner of the property addressed as 716-718 Broadway, currently franchised by Roni's Mac Bar, for a custom-designed sign, a chain bound canopy, and 3 mounted downlights that project over the Broadway public right of way.

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**BACKGROUND/DISCUSSION**

The property owner, Semo Cardinal Group LLC, recently approached the city with inquiries regarding the installation of a custom-designed sign, a chain bound canopy, and 3 mounted downlights for the Roni's Mac Bar establishment. The business sought clarification on the next steps for installation, upon review by city staff, it was noted that the improvements would project into the City's ROW, triggering the requirement for a License and Indemnity Agreement.

The attached License and Indemnity Agreement sets out the responsibilities, conditions, and liabilities assumed by Semo Cardinal Group LLC, owner of the property addressed as 716-718 Broadway, currently franchised by Roni's Mac Bar, to install, operate, and maintain an illuminated double sided sign which project 52 inches over the Broadway public right of way. A chain bound canopy that extends 4 feet over the 716-718 Broadway sidewalk public right of way with a height of 11 feet 4 inches. There are also 3 mounted downlights that are attached to the front of the building at 716-718 Broadway that project 4.1 inches over the Broadway public sidewalk right of way and sit 6.5 feet above grade.

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**STAFF RECOMMENDATION**

Staff recommends approval of the attached Resolution authorizing the City Manager to execute a License and Indemnity Agreement to install, operate, and maintain improvements that project into City ROW at 716-718 Broadway in the City of Cape Girardeau, Missouri.

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**ATTACHMENTS:**

Name:	Description:
<a href="#">25-30 License and Indemnity 716-718 Broadway.doc</a>	Resolution
<a href="#">EXECUTED Broadway L I Roni s - Projecting Sign Awning and Lights over Public Sidewalk 716-718 Broadway.pdf</a>	License and Indemnity Agreement
<a href="#">Broadway Exhibit D 716-718 Broadway Site Location.pdf</a>	Exhibit - Location
<a href="#">Broadway Exhibit A 716-718 Broadway Sign .pdf</a>	Exhibit - Sign Specs.
<a href="#">Broadway Exhibit B 716-718 Broadway Awning.pdf</a>	Exhibit - Awning Specs.
<a href="#">Broadway Exhibit C 716-718 Broadway Light Sconces.pdf</a>	Exhibit - Light Specs.

BILL NO. 25-30

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LICENSE AND INDEMNITY AGREEMENT WITH SEMO CARDINAL GROUP LLC, TO PLACE CERTAIN IMPROVEMENTS AT 716-718 BROADWAY, IN THE CITY OF CAPE GIRARDEAU, MISSOURI

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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 License and Indemnity Agreement with Semo Cardinal Group LLC, for installation of a mounted double-sided flag sign, a chain bound canopy, and 3 wall mounted lights within the public right-of-way adjacent to 716-718 Broadway, in the City of Cape Girardeau, Missouri. 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. The officers, agents, and employees of the City are hereby authorized to execute all documents and take steps as they deem necessary and advisable to carry out and perform the purpose of this Resolution.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
Stacy Kinder, Mayor

ATTEST:

\_\_\_\_\_  
Traci Weissmueller, Deputy City Clerk



## LICENSE AND INDEMNITY AGREEMENT

This License and Indemnity Agreement, hereinafter referred to as this “Agreement”, is entered into by and between Semo Cardinal Group LLC, a Missouri Limited Liability Company, hereinafter referred to as the “Licensee”, and the CITY OF CAPE GIRARDEAU, a Municipal Corporation organized and existing under the laws of the State of Missouri, hereinafter referred to as the “City”. The Licensee and the City collectively are hereinafter referred to as the “Parties”.

WHEREAS, the Licensee desires to place certain improvements and/or conduct certain activities in or on the public right-of-way or other property owned or controlled by the City, hereinafter referred to as the “City Property”; and

WHEREAS, the City has prepared this Agreement for the purposes of granting permission to the Licensee to place said improvements and/or conduct said activities in or on the City Property, subject to certain conditions contained herein.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, the Parties do hereby state, acknowledge, and agree as follows:

1. The City hereby grants the Licensee permission for the following improvements and/or activities within the Broadway Right of Way on the Front Elevation of the building at 716-718 Broadway: to install, operate, and to maintain a mounted double-sided flag sign, a chain bound canopy, and 3 wall mounted lights. 1.) A mounted projecting custom illuminated double-sided flag sign. The double-sided sign extends approximately 52 inches from the face of the building over the Broadway public sidewalk right of way and will sit 13 feet above the sidewalk. The sign is 4 x 4 feet in size. This frontage improvement extends into the public sidewalk right-of-way of Broadway in front of the Licensee’s property located at 716-718 Broadway in the City and County of Cape Girardeau, Missouri. Shown in attached Exhibit A. 2.) A chain bound canopy that projects over the 716-718 Broadway public sidewalk right of way 4 feet and will have an above grade height of 11 feet 4 inches. Shown in attached Exhibit B. 3.) Three (3) wall mounted light sconces on the frontage elevation of the building at 716-718 Broadway which are 6.77 inches tall and extend 4.1 inches from the building over the Broadway public sidewalk right of way and will have an above grade height of 6.5 feet. Shown in attached Exhibit C. Said improvements and/or activities being more particularly described and/or depicted in the attached Exhibits A, B & C, which are made a part hereof as though fully set out herein.
2. The Licensee hereby assumes all risk of personal injury or death and property damage or loss from whatever causes arising while any person approaches, enters, uses, or leaves the City Property, which may occur directly or indirectly as a result of the placement of said improvements and/or the conduct of such activities in or on the City Property.
3. The Licensee hereby releases the City, its officers, employees, agents, servants, and assigns from any liability resulting from the placement of said improvements and/or the conduct of such activities in or on the City Property.

4. The Licensee hereby indemnifies and holds harmless the City, its officers, employees, agents, servants, and assigns from all suits and actions of every name and description brought against the same, for or on account of any injuries or damages received or sustained by any party or parties or alleged to be received or sustained by any party or parties that may result directly or indirectly from the placement of said improvements and/or the conduct of such activities in or on the City Property.
5. The Licensee hereby agrees to keep said improvements in a state of good repair and to cooperate with the City by making necessary repairs as requested by the City so as to protect and preserve the public health and safety.
6. The Licensee hereby agrees that it will not maintain in or on the City Property any hazardous or toxic waste or substances, as defined under all applicable federal, state, and local environmental laws, including, but not limited to: hazardous waste as defined in the Resource Conservation and Recovery Act of 1976, as amended (hereinafter referred to as "RCRA"), hazardous substances as defined in the Comprehensive Environmental Response Compensation and Liability Act, as amended (hereinafter referred to as "CERCLA"), and toxic substances as defined in the Toxic Substances Control Act, as amended (hereinafter referred to as "TSCA"). Any operations in or on the City Property shall not be in violation of any laws, regulations, ordinances, statutes, orders, or decrees of any governmental body, arbitration tribunal, or court, including, without limitation, RCRA, CERCLA, TSCA, and all regulations thereunder. There shall be no conduct of business in or on the City Property that constitutes a violation of environmental laws or any other laws, regulations, ordinances, statutes, order or decrees of any governmental body.
7. Neither this Agreement, nor any portion thereof, nor any actions of the City in granting permission to place said improvements and/or conduct said activities in or on the City Property, shall be construed to give the Licensee any irrevocable rights with respect thereto. The City reserves the right to terminate this Agreement and to order the removal of said improvements and/or the cessation of said activities, at the Licensee's cost, for any reason. In such event, the Licensee agrees to remove said improvements and/or cease said activities within a reasonable period of time as determined by the City. Should the Licensee fail to remove said improvements and/or cease said activities within said period of time, the City shall have the right to cause said improvements to be removed and/or said activities to be stopped, and any costs incurred by the City in doing so shall be paid by the Licensee. Should the Licensee fail to pay the City for said costs, the City shall have the right to issue a special tax bill, which shall be a lien against the Licensee's property referenced herein.
8. This Agreement shall be a continuing obligation running with the land, and shall bind the Licensee and any heirs, executors, administrators, successors, assigns, and legal representatives of the Licensee. This Agreement shall be recorded in the Office of the Recorder of Deeds of Cape Girardeau County, Missouri, and shall be of record.

*(Remainder of this page intentionally left blank)*

IN WITNESS WHEREOF, the Parties have executed this Agreement on this 28<sup>th</sup> day of FEBRUARY, 2025.

Semo Cardinal Group LLC

[Signature]  
Signature

BRANDON BENINATI ADMIN  
Printed Name and Title

STATE OF MISSOURI )  
 ) SS.  
COUNTY OF CAPE GIRARDEAU )

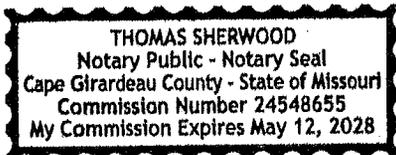
On this 28<sup>th</sup> day of FEBRUARY, 2025, before me personally appeared BRANDON BENINATI, who did state that they are the ADMINISTRATOR of Semo Cardinal Group LLC, a Missouri Limited Liability Company, and that they executed the foregoing instrument as the free act and deed of said Limited Liability Company for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in said State and County, the date first above written.

[Signature]  
Notary Public Signature

THOMAS SHERWOOD  
Notary Public Printed Name

My Commission Expires:







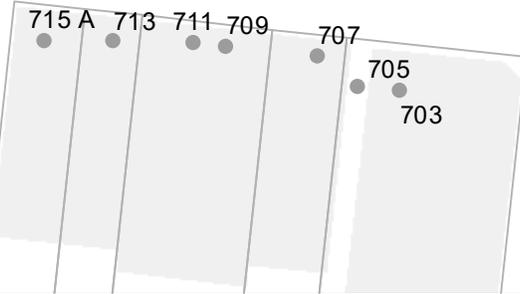
**CITY of CAPE GIRARDEAU**

# 716-718 Broadway

N Ellis St

N Sprigg St

Broadway



### LEGEND

● Cape City Addresses

□ Parcel



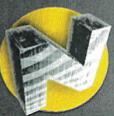
Date: 2/28/2025

Created by: Development Services  
Teresa Helfner, 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 guaranteed to be accurate. These layers are not to be used for any engineering or design purpose.



573.746.2256  
www.ziglin signs.com

2109 Rust Ave  
Cape Girardeau, MO 63701

Customer: Roni's Mac Bar

Job/Est. #: 40709

Contact: Frank Senese

Salesperson: Clint Brodshaw

Project: Sign Pkg

Drawn By: PB

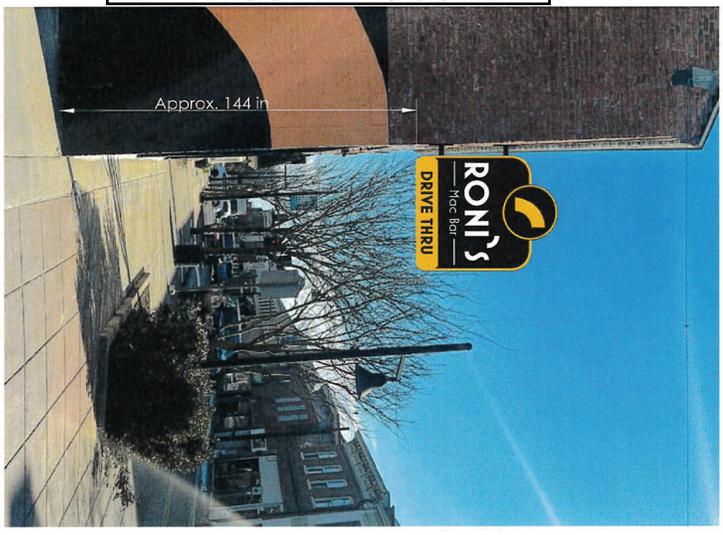
Date: 07-02-2024

**Revisions**

Rev 1:	12-02-2024
Rev 2:	01-17-2025
Rev 3:	
Rev 4:	

Signature/Dt/e Approval

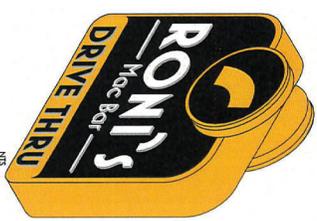
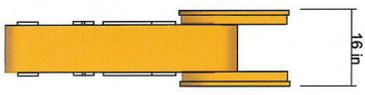
**EXHIBIT A  
AUTHORIZED IMPROVEMENTS  
AND/OR ACTIVITIES  
(on this page & following 2 pages)**



**West Elevation**  
Scale: 1:2

**SPECIFICATIONS SIGN 1**

- Qty: 1
- Custom Illuminated Double-sided Flag Mount Sign
- Sign Cabinet**
- Welded aluminum construction
- Radius corners
- 080 routed aluminum faces
- 750 in thk clear acrylic push thru letters
- 3635-22 Black dual color film (Drive thru)
- Premium translucent vinyl with digital print and gloss laminate (Mac Noodle)
- Painted finish
- White LED illumination
- Sign Canisters**
- 121 S/F Individual canisters mounted directly to cabinet faces
- Yellow .040 aluminum returns
- 7328 white acrylic face
- Premium translucent vinyl with digital print and gloss laminate
- 1-in yellow firm cap retainer
- White LED illumination
- Steel Mounting Brackets**
- As determined by engineer



**Sign Color Specs:**

- PMS Black/C
- PMS 130C
- 3635-22 Dual Purpose Black
- Vinyl: 3m 13630-30 white T / 3m 8518 gloss

**Electrical Requirements**

- (1) 20amp 3-wire
- 120V-277V Circuit



Signed approval of all drawings is required for production. All dimensions are nominal and shall be held to the actual size of the material. All reproductions thereof are the property of Ziglin Signs and may not be reproduced, published, changed, or used in any way without written consent from Ziglin Signs.

**Disclaimers**

NOTE: All dimensions shown are nominal and may vary on the finished product due to fabrication tolerances. All dimensions are best viewed using Adobe Acrobat. Other apps may produce unexpected color variations. Every attempt is made to match colors to specified branding and/or the PMS standardized color system, however no color matching is guaranteed. Colors may vary due to environmental, printer, and online variables.

NOTE: Field verification survey required to determine actual sizes, conditions, materials, etc. before permitting, manufacturing and installation of new signs.





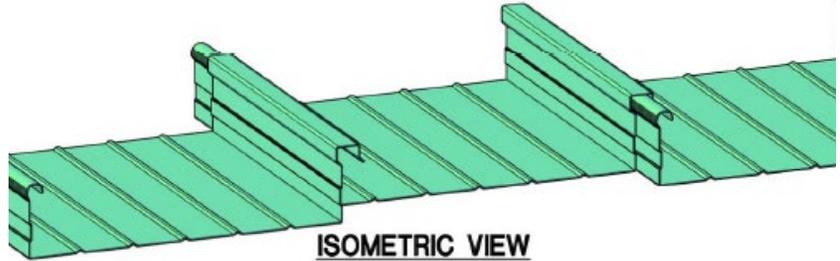
EXHIBIT B  
 AUTHORIZED IMPROVEMENTS  
 AND/OR ACTIVITIES  
 (on this page & following 7 pages)

COMPONENT MATERIAL:

ROOF PANEL  
 12" x 3" x .032 ROLL-FORMED  
 ALUMINUM FLAT-PAN  
 BLACK



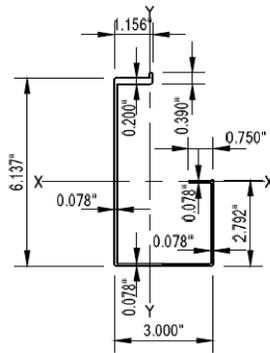
SECTION VIEW



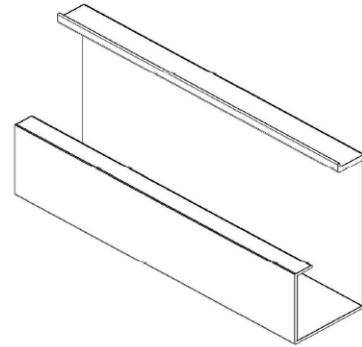
ISOMETRIC VIEW

FASCIA/GUTTER  
 6" x 3" x .080 EXTRUDED  
 ALUMINUM  
 BLACK

We will be installing a fascia piece  
 over this when as show on the  
 separate awning fascia drawing

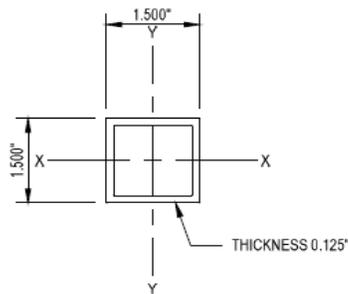


SECTION VIEW

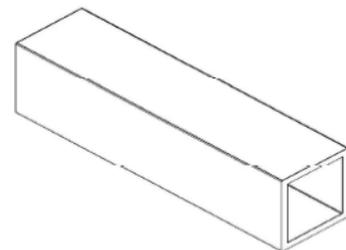


ISOMETRIC VIEW

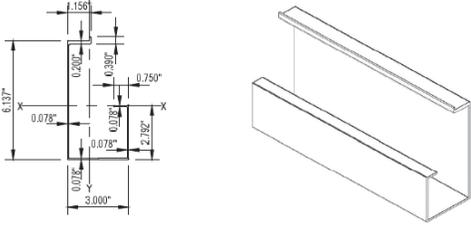
OVERHEAD HANGERS  
 1 1/2" x 1 1/2" x .125 EXTRUDED  
 ALUMINUM TUBING  
 BLACK



SECTION VIEW



ISOMETRIC VIEW



**SECTION VIEW** **ISOMETRIC VIEW**

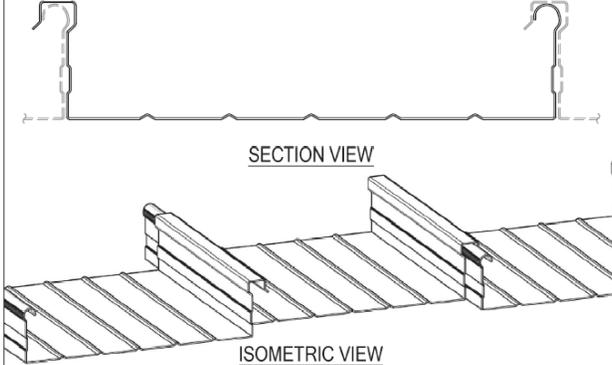
**SECTION PROPERTIES (COMBINED SECTION):**

1. AREA	1.197 SQUARE INCHES
2. WEIGHT	1.438 POUNDS PER FOOT
3. MOMENT OF INERTIA (X-X)	6.194 IN <sup>4</sup>
4. SECTION MODULUS TOP (X-X)	1.736 IN <sup>3</sup>
5. SECTION MODULUS BOTTOM (X-X)	2.245 IN <sup>3</sup>
6. RADIUS OF GYRATION (X-X)	2.274 IN
7. MOMENT OF INERTIA (Y-Y)	1.665 IN <sup>4</sup>
8. RADIUS OF GYRATION (Y-Y)	1.179 IN
9. TORSION CONSTANT	6.536 IN <sup>4</sup>
10. POLAR RADIUS OF GYRATION	2.561 IN

**NOTES:**

- GUTTER IS AN EXTRUDED SHAPE FABRICATED FROM ALUMINUM ALLOY 6005-T5.
- MAXIMUM STOCK LENGTH IS 25'-0"
- TYPICALLY USED TO SUPPORT DECK BETWEEN COLUMNS.
- SECTION PROPERTIES ARE FOR INFORMATION ONLY. MEMBER DESIGNS ARE OFTEN GOVERNED BY BUCKLING OR DEFLECTION AND THE FULL SECTION CAPACITY MAY NOT BE DEVELOPED.

ITEM NO.	DESCRIPTION
43-8000	6" x 3" Extruded Gutter



**SECTION VIEW** **ISOMETRIC VIEW**

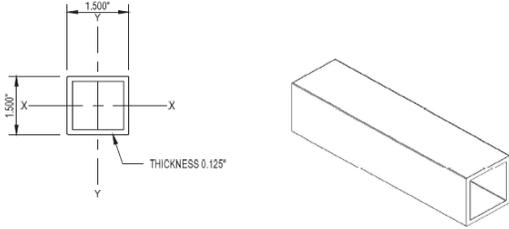
**SECTION PROPERTIES:**

MATERIAL	ALUMINUM	ALUMINUM	ALUMINUM	STEEL
THICKNESS	0.024"	0.032"	0.040"	26 GAGE (0.0179")
1. AREA	0.493 IN <sup>2</sup>	0.656 IN <sup>2</sup>	0.820 IN <sup>2</sup>	0.350 IN <sup>2</sup>
2. WEIGHT	0.578 PSF	0.770 PSF	0.962 PSF	1.245 PSF
3. MOMENT OF INERTIA	0.585 IN <sup>4</sup>	0.777 IN <sup>4</sup>	0.971 IN <sup>4</sup>	0.430 IN <sup>4</sup>
4. SECTION MODULUS TOP	0.260 IN <sup>3</sup>	0.345 IN <sup>3</sup>	0.431 IN <sup>3</sup>	0.191 IN <sup>3</sup>
5. SECTION MODULUS BOTTOM	0.754 IN <sup>3</sup>	0.998 IN <sup>3</sup>	1.247 IN <sup>3</sup>	0.560 IN <sup>3</sup>

**NOTES:**

- ALUMINUM DECK IS FABRICATED FROM ALUMINUM ALLOY 3004-H36.
- STEEL DECK IS FABRICATED FROM ASTM A1008 STEEL.
- DECK IS PROVIDED CUT TO LENGTH.
- SECTION PROPERTIES ARE FOR INFORMATION ONLY. MEMBER DESIGNS ARE OFTEN GOVERNED BY BUCKLING OR DEFLECTION AND THE FULL SECTION CAPACITY MAY NOT BE DEVELOPED.

ITEM NO.	DESCRIPTION
40-0000	3.0"x12" Flat Pan Deck



**SECTION VIEW** **ISOMETRIC VIEW**

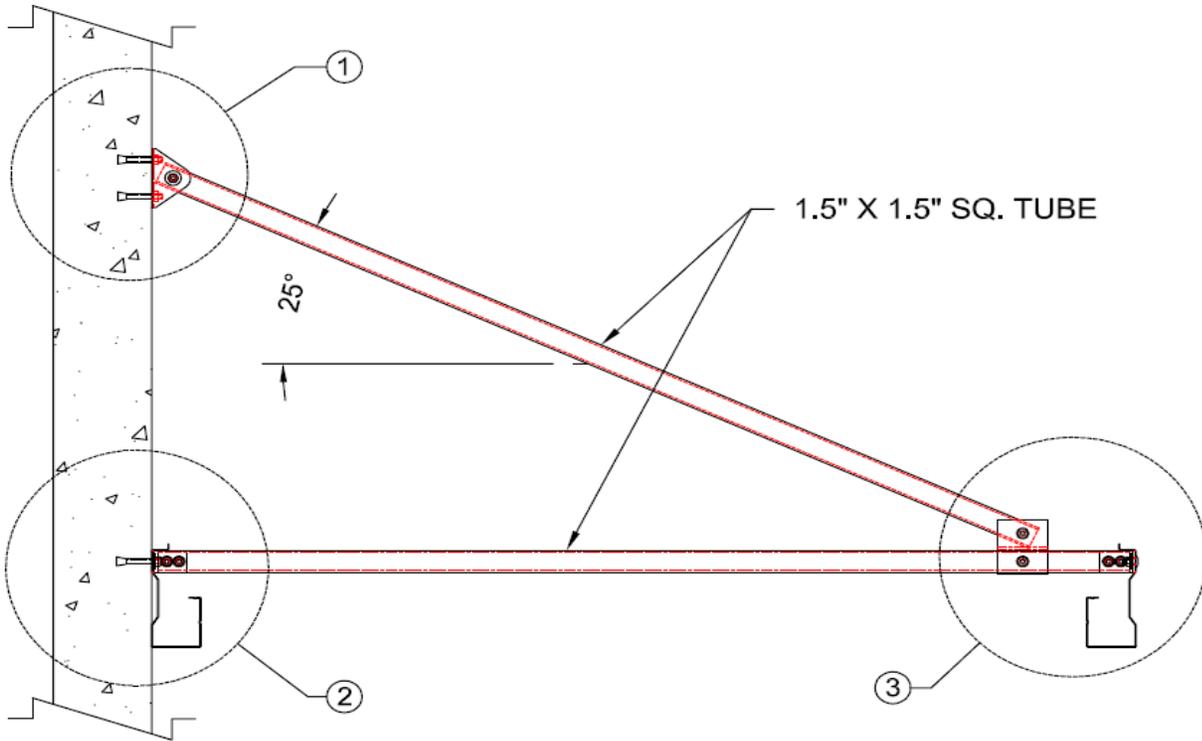
**SECTION PROPERTIES:**

1. AREA	0.688 SQUARE INCHES
2. WEIGHT	0.828 POUNDS PER FOOT
3. MOMENT OF INERTIA (X-X)	0.218 IN <sup>4</sup>
4. SECTION MODULUS (X-X)	0.291 IN <sup>3</sup>
5. RADIUS OF GYRATION (X-X)	0.564 IN
6. MOMENT OF INERTIA (Y-Y)	0.218 IN <sup>4</sup>
7. SECTION MODULUS (Y-Y)	0.291 IN <sup>3</sup>
8. RADIUS OF GYRATION (Y-Y)	0.564 IN

**NOTES:**

- 1.5"x1.5"x0.125" BOX TUBE IS AN EXTRUDED SHAPE FABRICATED FROM ALUMINUM ALLOY 6005-T5.
- MAXIMUM STOCK LENGTH IS 24'-0"
- TYPICALLY USED IN OVERHEAD CANOPIES.
- SECTION PROPERTIES ARE FOR INFORMATION ONLY. MEMBER DESIGNS ARE OFTEN GOVERNED BY BUCKLING OR DEFLECTION AND THE FULL SECTION CAPACITY MAY NOT BE DEVELOPED.

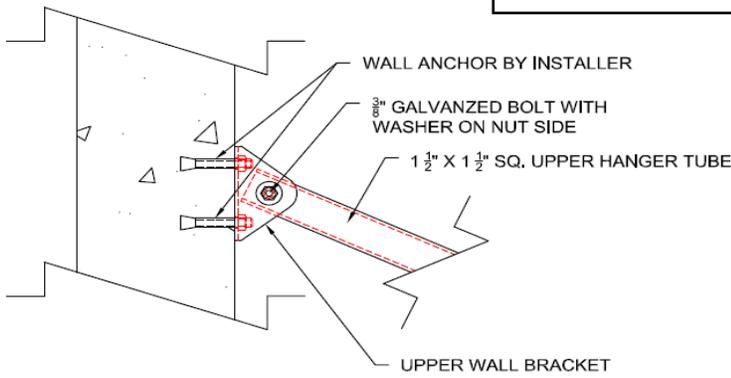
ITEM NO.	DESCRIPTION
14-8240	1.5"x1.5"x0.125"Box Tube



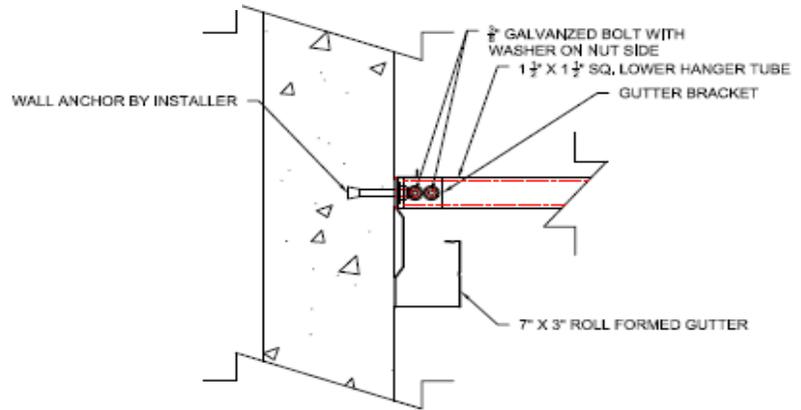
HANGER SECTION

We will be using the welded chain support in lieu of the 1.5" square tube angle support

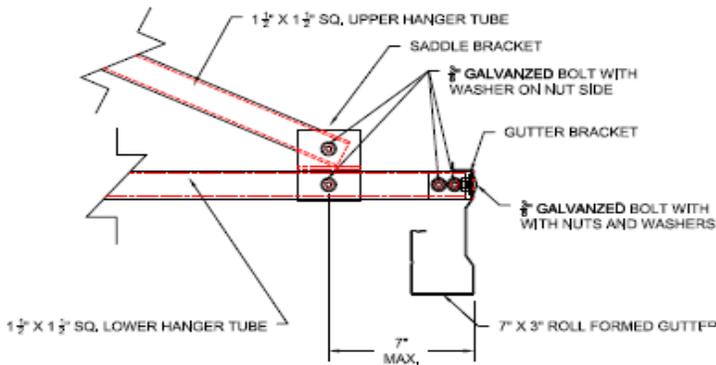
EXHIBIT B - continued



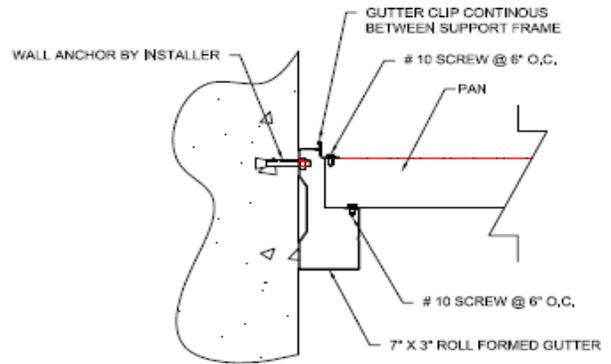
DETAIL 1  
UPPER WALL BRACKET CONNECTION DETAIL



DETAIL 2  
LOWER WALL BRACKET CONNECTION DETAIL



DETAIL 3  
FRONT BRACKET CONNECTION DETAIL



DETAIL 4  
FASCIA / GUTTER CONNECTION DETAIL

TABLE SERIES 1

DECK GRAVITY LOADS

TABLE SERIES 1 NOTES:

1. TABLE SERIES 1 IS TO BE USED TO DETERMINE THE MAXIMUM SPAN FOR VARIOUS DECK SECTIONS BASED ON THE GRAVITY LOADS (LIVE LOAD OR SNOW LOAD) AND THE TYPE OF SPAN.
2. AT THE TOP OF EACH TABLE IS A SCHEMATIC DRAWING OF THE SPAN TYPE THAT APPLIES TO THAT TABLE. THE DRAWING INDICATES THE SUPPORT LOCATIONS AND SPAN MEASUREMENTS. SUPPORTS REPRESENT BEAMS, GUTTERS OR WALLS.
3. THE WIDTH, SPAN AND CANTILEVER LENGTHS ARE PROVIDED IN FEET.
4. THE TABULATED VALUES ARE IN POUNDS PER SQUARE FOOT. NOTE THAT THE SELF WEIGHT OF THE DECK HAS BEEN REMOVED FROM THE TABULATED LOADS.
5. TABULATED LOADS ARE BASED ON THE GOVERNING CONDITION OF STRENGTH OR A DEFLECTION OF L60 WITH MAXIMUM LIMIT OF 2 IN.
6. AT 3"x6" DECK AND CAP PAN: FASTEN CAPS TO DECK PAN USING #8 STAINLESS STEEL SELF TAPPING SCREWS AT SPACING INDICATED IN TABLES. REFERENCE THE 3"x6" DECK AND CAP PAN DRAWING FOR FASTENING LOCATIONS. CONTACT ENGINEER FOR ALTERNATE FASTENER SPACING ALONG WITH THE DECK AND CAP PAN CAPACITY.

DESCRIPTION		LOADING								TABLE		
ROOF DECK		GRAVITY								TABLE 1A		
SPAN TYPE												
Panel Type	Material	2.5"x12" W Pan				3"x12" Flat Pan				3"x6" Deck and Cap Pan		
		Aluminum		Steel		Aluminum		Steel		Fasteners at 12" O.C. <sup>1</sup>	Fasteners at 6" O.C. <sup>1</sup>	
Projection	Span	Cantilever	0.024"	0.032"	0.040"	26 Gage	0.024"	0.032"	0.040"	26 Gage	0.060"	0.060"
4.00	4.00	0	100	100	100	100	100	100	100	100	93	100
5.00	5.00	0	100	100	100	100	100	100	100	100	73	100
6.00	6.00	0	79	100	100	99	69	100	100	73	61	100
7.00	7.00	0	58	87	100	72	51	77	100	37	52	100
8.00	8.00	0	44	66	84	55	39	58	77	28	46	93
9.00	9.00	0	35	52	66	43	30	46	61	22	40	79
10.00	10.00	0	28	42	53	35	25	37	49	-	36	64
11.00	11.00	0	21	29	37	29	20	31	40	-	33	52
12.00	12.00	0	-	20	26	24	-	23	29	-	30	44
13.00	13.00	0	-	-	-	20	-	-	21	-	27	37
14.00	14.00	0	-	-	-	-	-	-	-	-	25	32
15.00	15.00	0	-	-	-	-	-	-	-	-	23	27
16.00	16.00	0	-	-	-	-	-	-	-	-	21	21

1. CAP SCREWED TO DECK PER DECK GRAVITY LOADS TABLE SERIES 1 NOTES.

TABLE SERIES 3

DECK WIND LOADING EXPOSURE C

TABLE SERIES 3 NOTES:

1. TABLE SERIES 3 IS TO BE USED TO DETERMINE THE MAXIMUM SPAN FOR VARIOUS DECK SECTIONS BASED ON THE WIND SPEED AND THE TYPE OF SPAN.
2. AT THE TOP OF EACH TABLE IS A SCHEMATIC DRAWING OF THE SPAN TYPE THAT APPLIES TO THAT TABLE. THE DRAWING INDICATES THE SUPPORT LOCATIONS AND SPAN MEASUREMENTS. SUPPORTS REPRESENT BEAMS, GUTTERS OR WALLS.
3. THE WIDTH, SPAN AND CANTILEVER LENGTHS ARE PROVIDED IN FEET.
4. THE TABULATED VALUES ARE THE MAXIMUM DESIGN WIND SPEED IN MILES PER HOUR.
5. TABULATED LOADS ARE BASED ON THE GOVERNING CONDITION OF STRENGTH OR A DEFLECTION OF L60 WITH MAXIMUM LIMIT OF 2 IN.

DESCRIPTION		LOADING								TABLE		
ROOF DECK		WIND - Exposure C								TABLE 3A		
SPAN TYPE												
Panel Type	Material	2.5"x12" W Pan				3"x12" Flat Pan				3"x6" Deck and Cap Pan		
		Aluminum		Steel		Aluminum		Steel		Fasteners at 12" O.C. <sup>1</sup>	Fasteners at 6" O.C. <sup>1</sup>	
Projection	Span	Cantilever	0.024"	0.032"	0.040"	26 Gage	0.024"	0.032"	0.040"	26 Gage	0.060"	0.060"
4.00	4.00	0	180	180	180	180	180	180	180	180	180	180
5.00	5.00	0	180	180	180	180	180	180	180	180	150	180
6.00	6.00	0	160	180	180	160	180	180	180	120	170	180
7.00	7.00	0	130	180	180	140	160	180	180	-	160	180
8.00	8.00	0	120	160	180	120	140	170	180	-	150	180
9.00	9.00	0	-	140	170	110	120	150	170	-	140	180
10.00	10.00	0	-	120	150	-	110	130	150	-	130	180
11.00	11.00	0	-	115	130	-	120	140	150	-	120	160
12.00	12.00	0	-	-	110	-	-	120	150	-	120	140
13.00	13.00	0	-	-	-	-	-	-	-	-	115	130
14.00	14.00	0	-	-	-	-	-	-	-	-	110	120
15.00	15.00	0	-	-	-	-	-	-	-	-	-	115
16.00	16.00	0	-	-	-	-	-	-	-	-	-	-

1. CAP SCREWED TO DECK PER DECK GRAVITY LOADS TABLE SERIES 1 NOTES.

### TABLE SERIES 7 GUTTER GRAVITY LOADS

**TABLE SERIES 7 NOTES:**

1. TABLE SERIES 7 IS TO BE USED TO DETERMINE THE MAXIMUM SPAN FOR VARIOUS GUTTER SECTIONS BASED ON THE GRAVITY LOADS (LIVE LOAD OR SNOW LOAD).
2. AT THE TOP OF EACH TABLE IS A SCHEMATIC DRAWING OF THE SPAN TYPE THAT APPLIES TO THAT TABLE. THE DRAWING INDICATES THE SUPPORT LOCATIONS AND SPAN MEASUREMENTS. SUPPORTS REPRESENT COLUMNS OR BEAMS.
3. THE SPAN LENGTHS ARE PROVIDED IN FEET.
4. THE TABULATED VALUES ARE IN POUNDS PER SQUARE FOOT. NOTE THAT THE SELF WEIGHT OF THE DECK AND BEAM HAVE BEEN REMOVED FROM THE TABULATED VALUES.
5. TABULATED LOADS ARE BASED ON THE GOVERNING CONDITION OF STRENGTH OR A DEFLECTION OF L/120.

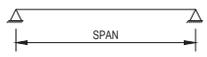
DESCRIPTION		SPAN TYPE										
7"x3" Extruded Gutter		Single										
LOADING												
Gravity												
Number of Braces		Tributary Width(FT)										
Span (FT)	w (PLF)	1.5	2	2.25	2.5	2.75	3	3.5	4	4.5	5	5.5
0	20	34	22	-	-	-	-	-	-	-	-	-
0	19	39	26	-	-	-	-	-	-	-	-	-
0	18	46	31	23	21	-	-	-	-	-	-	-
0	17	54	36	27	24	21	-	-	-	-	-	-
0	16	61	41	30	27	24	22	20	-	-	-	-
0	15	69	46	35	31	28	25	23	-	-	-	-
0	14	80	53	40	35	32	29	27	23	-	-	-
0	13	93	62	46	41	37	34	31	26	23	21	-
0	12	109	73	54	48	44	40	36	31	27	24	22
0	11	130	87	65	58	52	47	43	37	32	29	26
0	10	157	100	79	70	63	57	52	45	39	35	31
0	9	195	100	97	87	78	71	65	56	49	43	39
0	8	247	100	100	100	99	90	82	71	62	55	49
0	7	323	100	100	100	100	100	100	92	81	72	65
0	6	440	100	100	100	100	100	100	100	100	98	88
0	5	634	100	100	100	100	100	100	100	100	100	100
0	4	991	100	100	100	100	100	100	100	100	100	100
0	3	1763	100	100	100	100	100	100	100	100	100	100

TABLE 7B

### TABLE SERIES 9 GUTTER WIND LOADING EXPOSURE C

**TABLE SERIES 9 NOTES:**

1. TABLE SERIES 9 IS TO BE USED TO DETERMINE THE MAXIMUM SPAN FOR VARIOUS BEAM SECTIONS BASED ON THE WIND SPEED.
2. AT THE TOP OF EACH TABLE IS A SCHEMATIC DRAWING OF THE SPAN TYPE THAT APPLIES TO THAT TABLE. THE DRAWING INDICATES THE SUPPORT LOCATIONS AND SPAN MEASUREMENTS. SUPPORTS REPRESENT COLUMNS OR OTHER BEAMS.
3. THE SPAN LENGTHS ARE PROVIDED IN FEET.
4. THE TABULATED VALUES ARE THE MAXIMUM WIND SPEEDS IN MILES PER HOUR.
5. WIND SPEEDS LISTED ARE BASED ON ASCE 7-10 AND IBC-2015 DESIGN PROCEDURES. DO NOT USE THESE TABLES FOR WIND SPEEDS BASED ON ASCE 7-05, IBC-2012 OR EARLIER CODES.
6. TABULATED LOADS ARE BASED ON THE GOVERNING CONDITION OF STRENGTH OR A DEFLECTION OF L/120.

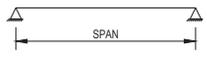
DESCRIPTION		SPAN TYPE										
7"x3" Extruded Gutter		Single										
LOADING												
Wind - Exposure C												
Number of Braces		Tributary Width(FT)										
Span (FT)	w (PLF)	1.5	2	2.25	2.5	2.75	3	3.5	4	4.5	5	5.5
0	21	56	110	-	-	-	-	-	-	-	-	-
0	20	61	120	-	-	-	-	-	-	-	-	-
0	19	68	120	-	-	-	-	-	-	-	-	-
0	18	76	130	115	-	-	-	-	-	-	-	-
0	17	86	140	120	115	110	-	-	-	-	-	-
0	16	97	150	130	120	115	110	-	-	-	-	-
0	15	111	160	140	130	120	115	110	-	-	-	-
0	14	128	170	150	140	130	120	110	-	-	-	-
0	13	148	180	160	150	140	130	120	110	-	-	-
0	12	174	180	170	160	150	140	130	120	115	110	-
0	11	208	180	180	180	170	160	150	140	130	120	115
0	10	252	180	180	180	180	180	170	150	140	140	130
0	9	312	180	180	180	180	180	180	170	160	150	140
0	8	395	180	180	180	180	180	180	180	180	170	160
0	7	516	180	180	180	180	180	180	180	180	180	180
0	6	704	180	180	180	180	180	180	180	180	180	180
0	5	1014	180	180	180	180	180	180	180	180	180	180
0	4	1585	180	180	180	180	180	180	180	180	180	180
0	3	2820	180	180	180	180	180	180	180	180	180	180

TABLE 9B

### MARQUE DESIGN

**MARQUE DESIGN NOTES:**

1. THE DESIGN OF THE CONNECTIONS TO THE WALL ARE TO BE PERFORMED AND DETAILED BY THE CANOPY INSTALLER OR DESIGNATED DESIGNER AND ARE NOT THE RESPONSIBILITY OF BALLEWS ALUMINUM PRODUCTS.
2. THE VALUES LISTED IN THE DESIGN TABLES ARE IN POUNDS PER SQUARE FOOT FOR GRAVITY LOADS AND MILES PER HOUR FOR WIND EXPOSURES B AND C.
3. WIND SPEEDS LISTED ARE BASED ON ASCE 7-10 AND IBC-2015 DESIGN PROCEDURES. DO NOT USE THESE TABLES FOR WIND SPEEDS BASED ON ASCE 7-05, IBC-2012 OR EARLIER CODES.
4. THE DESIGN TABLE VALUES ARE FOR THE SUPPORT FRAME ONLY. THE DECKING TYPE AND THICKNESS SHALL BE CHECKED AND SELECTED BASED ON THE DECKING DESIGN TABLES.
5. A HANGER SHALL BE LOCATED A MAXIMUM OF 18-INCHES FROM EACH END OF THE CANOPY.
6. TABULATED VALUES ARE BASED ON THE MINIMUM DIMENSIONS SHOWN IN THE MARQUE SECTION AT HANGER DETAIL. MARQUE CAPACITY CAN BE INCREASED BY MOVING HE SADDLE BRACKET CLOSER TO THE FRONT GUTTER AND BY INCREASING THE SLOP OF THE HANGER TUBE. CONTACT A STRUCTURAL ENGINEER IN DIMENSIONS OTHER THAN THOSE SHOWN IN THE MARQUE SECTION AT HANGER DETAIL ARE USED AND AN INCREASE IN CAPACITY IS REQUIRED.
7. HANGER SPACING MUST BE IN INCREMENTS OF 6-INCHES TO SYNCHRONIZE WITH THE PLACEMENT OF DECKING RIBS.

DESCRIPTION

FRAME SIZE

Marque Design Table

1.5"x1.5"x0.125" Frame

Projection (Feet)	Spacing (Feet)	Gravity (PSF)	Wind Exposure B	Wind Exposure C	Down Load		Up Load	
					Vert Reaction (Tension)	Vert Reaction (Down)	Vert Reaction (Compre)	Vert Reaction (Up) LB
4	7	59	180	180	2062	916	1868	1776
4	8	51	180	170	2062	916	1868	1776
5	4	66	180	180	1602	720	1826	1754
5	5	53	180	170	1602	720	1826	1754
5	6	44	180	160	1602	720	1826	1754
5	7	38	180	140	1602	720	1826	1754
5	8	33	160	130	1602	720	1826	1754
6	3	58	180	180	1231	557	1494	1444
6	4	43	180	150	1231	557	1494	1444
6	5	35	170	140	1231	557	1494	1444
6	6	29	150	130	1231	557	1494	1444
6	7	25	140	120	1231	557	1494	1444
6	8	22	130	110	1231	557	1494	1444
7	2	60	180	180	978	444	1061	1031
7	3	40	180	150	978	444	1061	1031
7	4	30	160	130	978	444	1061	1031
7	5	24	140	115	978	444	1061	1031
7	6	20	130	-	978	444	1061	1031
8	1	86	180	180	796	363	801	781
8	2	43	180	150	796	363	801	781
8	3	29	150	120	796	363	801	781
8	4	22	130	110	796	363	801	781

EXHIBIT B - *continued*

4' 0"

11' 4"





EXHIBIT C  
 AUTHORIZED IMPROVEMENTS  
 AND/OR ACTIVITIES  
 (on this page & following 1 page)

# WESTPORT Cylinder Wall Sconce Cylinder Surface Mount

## FEATURES

- Provides comfortable diffused light
- Switchable array to conveniently funnel light up, down or both up and down simultaneously (CWSP models only)
- Integrated photocell ON/OFF switch to easily disable photo control based on installation needs (CWSP & CWSW 6" models only)
- FieldCCeT features provides multiple color temperature settings in one fixture

## CERTIFICATIONS

- UL Listed for US & Canada
- RoHS Compliant
- FCC Compliant
- Dry Location Rated for Surface Mount
- Wet Location Rated for Wall Sconce
- ENERGY STAR® Approved for superior energy efficiency

## PERFORMANCE

- Available in fixed wattage models: 30W and PowerSet models: power-selectable;
- 5/10W, 10/20W, 18/36W
- Available in FieldCCeT models: field-selectable CCT 30/40/5000K
- CRI: >80; >90
- 0-10 Dimming
- Beam angles, 50°/ 80° depending on size
- Rated lifetime L70 > 50,000 hours

## ELECTRICAL

- Input voltage: 120-277V
- Surge protection: up to 2kV
- Power Factor: >0.9
- THD: <20%

## THERMAL

- -22°F to 122°F (-30°C to 50°C) ambient operating temperature

## CONSTRUCTION

- Aluminum construction
- Black or bronze finish

## WARRANTY

- 5-Year limited warranty available [online](#). Contact your EiKO sales rep for additional details.

project name	type
catalog number	voltage
approved by	date



## APPLICATIONS

- Residential
- Hospitality
- Multi Family
- Retail

## KEY FEATURES

### SWITCHABLE ARRAY

Switchable array to conveniently funnel light up, down or both up and down simultaneously (CWSP models only).

### SELECTABLE CCT

Choose your CCT upon install. Great for SKU reduction and job site flexibility.

### INTEGRATED PHOTOCELL

Easily disable photo control based on installation needs with ON/OFF switch (CWSP & CWSW 6" models only).



## AVAILABLE MODELS

### EXHIBIT C - continued

ORDER	ORDER CODE	ITEM #	SIZE	WATTS	CCT	LUMENS	CRI	VOLTS	PHOTO CELL	FINISH	WET/DRY LOCATION	BEAM
	12547	CWSP3S/10W/8CCT3/UNV/PC/BK	3"	5/10W	30/40/5000K	800 lm	>80	120-277V	✓	Black	Wet	50°
	12548	CWSP3S/10W/8CCT3/UNV/PC/BZ	3"	5/10W	30/40/5000K	800 lm	>80	120-277V	✓	Bronze	Wet	50°
	12549	CWSP4S/20W/8CCT3/UNV/PC/BK	4"	10/20W	30/40/5000K	1600 lm	>80	120-277V	✓	Black	Wet	50°
	12550	CWSP4S/20W/8CCT3/UNV/PC/BZ	4"	10/20W	30/40/5000K	1600 lm	>80	120-277V	✓	Bronze	Wet	50°
	12526	CWSP6S/36W/8CCT3/UNV/PC/BK	6"	18/36W	30/40/5000K	3600 lm	>80	120-277V	✓	Black	Wet	80°
	12527	CWSP6S/36W/8CCT3/UNV/PC/BZ	6"	18/36W	30/40/5000K	3600 lm	>80	120-277V	✓	Bronze	Wet	80°
	12528	CSMWP61/30W/8CCT3/UNV/DIM/BK	6"	30W	30/40/5000K	3000 lm	>80	120-277V		Black	Dry	80°
	12551	CSMWP61/30W/8CCT3/UNV/DIM/BZ	6"	30W	30/40/5000K	3000 lm	>80	120-277V		Bronze	Dry	80°

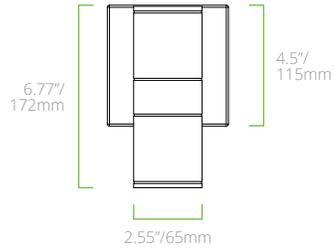
MODEL CONFIGURATOR														
MODEL	-	SIZE/ARRAY	-	WATTS	-	CRI/CCT	-	VOLTAGE	-	DIMMING	-	PHOTOCELL	-	FINISH
	-		-		-	<b>8CCT3</b>	-	<b>UNV</b>	-		-		-	

EXAMPLE PART NUMBER: CWSP3S/10W/8CCT3/UNV/PC/BK

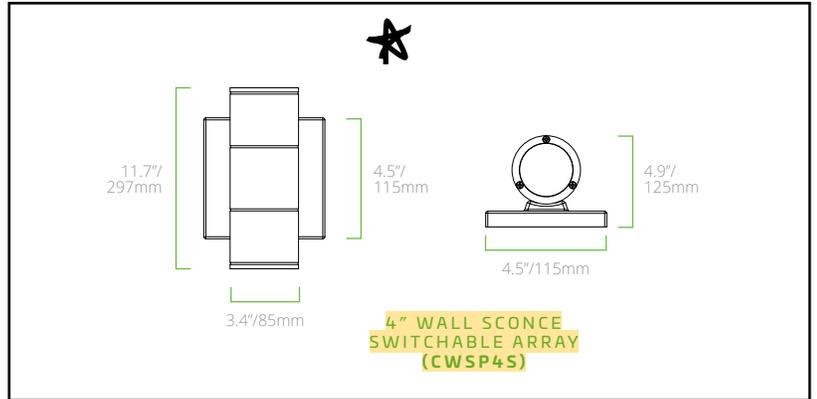
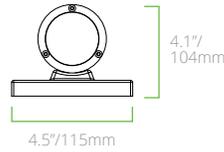
## ACCESSORIES

ORDER	ORDER CODE	ITEM #	DESCRIPTION	LENGTH
	11421	CSMPENACC-BK	Pendant Accessory Black	33-1/2" / 850mm
	11422	CSMPENACC-BZ	Pendant Accessory Bronze	33-1/2" / 850mm

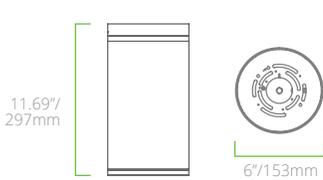
## PRODUCT DIMENSIONS



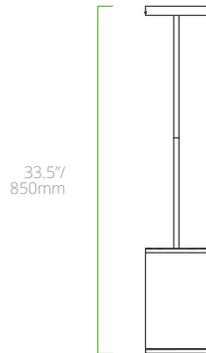
3" WALL SCONCE SWITCHABLE ARRAY (CWSP3S)



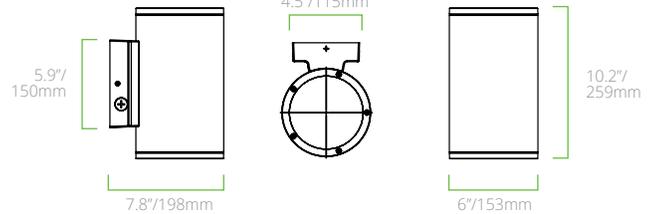
4" WALL SCONCE SWITCHABLE ARRAY (CWSP4S)



6" SURFACE MOUNT SWITCHABLE ARRAY (CSMWP61)



6" PENDANT MOUNT (CSMWP61 WITH PENDANT)



6" WALL SCONCE SWITCHABLE (CWSP6S)

---

**Staff:** Traci Weissmueller, Deputy City Clerk  
**Agenda:** 3/17/2025

**AGENDA REPORT**  
Cape Girardeau City Council

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**SUBJECT**

Appointment of one member to the Golf Course Advisory Board for a term to expire January 18, 2026.

---

**EXECUTIVE SUMMARY**

Brad Wittenborn has resigned from the Golf Course Advisory Board. A replacement is needed to fill his seat on the board which is set to expire January 18, 2026.

---

**BACKGROUND/DISCUSSION**

The Municipal Golf Course Advisory Board acts in an advisory capacity to the City Council to review, promote and expedite development and use of the Jaycee Municipal Golf Course facilities. The Board may study any problem or condition relating to the construction, operation, maintenance or improvement of, or addition to the golf course or related facilities and may present its findings and related recommendations to the City Council.

The City Council shall appoint the nine members of the Board by formal motion and vote. Members of the Board serve for terms of three years. One member of the Municipal Golf Course Advisory Board shall be a member of Cape Jaycees and designated by that organization as its representative on the Board.

The following individuals have expressed interest in serving on the board. Their advisory board applications are attached.

<b>FULL NAME</b>	<b>WARD</b>	<b>CITIZENS ACADEMY GRAD</b>
Daniel Dowling	3	NO
Holly Godwin	5	NO
James W Green	5	NO
C. Donald Harris	5	NO
Timothy Kelley	4	NO
Jared Snell	5	NO
Dan Stitz	5	NO
Jody Underwood	4	NO

---

**STAFF RECOMMENDATION**

It is recommended that one appointment be made to the Golf Course Advisory Board for a term expiring January 18, 2026.

---

**BOARD OR COMMISSION RECOMMENDATION**

---

The Golf Course Advisory Board, at its February 27 meeting, made a recommendation for the appointment of Timothy Kelley.

<b>ATTACHMENTS:</b>	
Name:	Description:
<a href="#">☐ Golf_Course_AB_Roster.pdf</a>	Golf Course AB Roster
<a href="#">☐ ADVISORY_BOARD_ATTENDANCE.pdf</a>	Golf Course AB Attendance

# GOLF COURSE ADVISORY BOARD

## 2/18/2025 ROSTER

NAME	TERM #	APPOINTED	TERM EXPIRES
Craiglow, Eric (Jaycees)	1	9/5/2023	9/4/2026
	P	7/5/2022	9/4/2023
Esicar, Janet	2	11/4/2024	11/12/2027
	1	11/1/2021	11/12/2024
	P	3/1/2021	11/12/2021
Gannon, Cindy	2	3/6/2023	1/18/2026
	1	1/21/2020	1/18/2023
	P	9/3/2019	1/18/2020
Jones, Kristen	P	9/3/2024	11/12/2025
Kneer, Claire	2	11/20/2023	11/12/2026
	1	11/2/2020	11/12/2023
Parham, Josh	2	11/4/2024	11/12/2027
	1	11/1/2021	11/12/2024
	P	3/1/2021	11/12/2021
Pingel, Dale	1	11/7/2022	11/12/2025
Pippins, Lindsey	1	9/5/2023	9/4/2026
Wittenborn, Brad	2	3/6/2023	1/18/2026
	1	4/5/2021	1/18/2023
	P	12/3/2018	1/18/2020

**P = Partial Term**

**DESCRIPTION:** Recommends policy regarding capital improvements and programming to staff. One member shall be a member of Cape Jaycees and designated by that organization as its representative. Appointed by City Council. A City Council Member may serve as liaison.

**TYPE OF BOARD:** Advisory

**NUMBER OF MEMBERS:** 9

**MEETING TIME:** Bi-Monthly (even months), Fourth Thursday at noon at the Osage Centre

**TERM LIMIT:** 3 Full Term Limits (3-Year Terms)

**RESIDENCY:** City of Cape Girardeau

**STAFF LIAISON:** Doug Gannon, Parks Director (Coordinator: Natalia Beasley)

**COUNCIL LIAISON:**

# GOLF COURSE ADVISORY BOARD - ATTENDANCE RECORDS

**Meeting Time:** Bi-Monthly (even months), Fourth Thursday at noon at the Osage Centre

**Ordinance Effective:** 04/13/2000

2025	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Warning Letters			Termination Letter
		27		24		26		28		23		?				
Craiglow, Eric (Jaycees)	NM	P														
Esicar, Janet	NM	A														
Gannon, Cindy	NM	P														
Jones, Kristen	NM	A														
Kneer, Claire	NM	P														
Parham, Josh	NM	P														
Pingel, Dale	NM	P														
Pippins, Lindsey	NM	P														
Wittenborn, Brad	NM	P														
<b>AGENDA RCVD</b>	NM	x														
<b>MINUTES RCVD</b>	NM	x														

2024	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Warning Letters			Termination Letter
		22		25		27		22		24		5				
Craiglow, Eric (Jaycees)	NM	A	NM	P	NM	A	NM	A	NM	P	NM	SMp	08/28/24			
Esicar, Janet	NM	A	NM	P	NM	P	NM	P	NM	P	NM	SMA				
Gannon, Cindy	NM	P	NM	SMA												
Jones, Kristin										P	NM	SMp				
Kneer, Clair	NM	P	NM	P	NM	P	NM	P	NM	A	NM	SMA				
Parham, Josh	NM	A	NM	P	NM	P	NM	P	NM	P	NM	SMp				
Pingel, Dale	NM	P	NM	SMp												
Pippens, Lindsey	NM	P	NM	SMp												
Saverino, Nate	NM	P	NM	P	NM	P	NM	P								6/10/2024
Wittenborn, Brad	NM	P	NM	SMp												
<b>AGENDA RCVD</b>	NM	x														
<b>MINUTES RCVD</b>	NM	x														

P = Present

A = Absent

NM = No Meeting or Meeting Cancelled

SMp = Special Meeting Present

SMA = Special Meeting Absent

---

**Staff:** Traci Weissmueller, Deputy City Clerk  
**Agenda:** 3/17/2025



---

**SUBJECT**

Discuss and set a special City Council meeting to declare the results of the April 8, 2025, election.

---

**EXECUTIVE SUMMARY**

A general City election will be held on April 8, 2025. The ballot includes the election of the one Council Member and the Transportation Trust Fund tax levy question.

---

**BACKGROUND/DISCUSSION**

Per City Charter, the City Council must declare the results of all elections within seven days of the election.

---

**STAFF RECOMMENDATION**

It is recommended the City Council set a special city council meeting no later than April 15, 2025, to declare the results of the April 8, 2025, City election.

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**ATTACHMENTS:**

Name:	Description:
No Attachments Available	

**Staff:** Traci Weissmueller, Deputy City Clerk  
**Agenda:** 3/17/2025

**MEMORANDUM**  
Cape Girardeau City Council

**SUBJECT**

Appointment of three members to the Historic Preservation Commission for terms expiring April 16, 2028.

**EXECUTIVE SUMMARY**

Ryan Lane has served on the Historic Preservation Commission since 2020. This term is set to expire April 16, 2025. Mr. Lane expressed interest in re-appointment.

Denise Lincoln has served on the Historic Preservation Commission since 2023. This term is set to expire April 16, 2025. Ms. Lincoln expressed interest in re-appointment.

Meghan Tyson has served on the Historic Preservation Commission since 2023. This term is set to expire April 16, 2025. Ms. Tyson expressed interest in re-appointment.

The following individuals have expressed an interest in serving on the board, and their advisory board applications are attached.

FULL NAME	WARD	CITIZENS ACADEMY GRAD
Brock Freeman	2	NO
Holly Godwin	5	NO
C. Donald Harris	5	NO
Ryan Lane **	4	NO
Denise Lincoln **	1	NO
Meghan Tyson **	4	NO
Lloyd Williams	6	NO

\*\* Incumbent

**BACKGROUND/DISCUSSION**

Regarding membership on the Commission, Section 30-117 of the City Code states, “...the members to be residents of the city, all of whom shall be appointed by and approved by the city council. The council shall make every effort to appoint persons with a demonstrated interest in the historical preservation of the city. To the extent available, the preservation commission shall include professional members representing such disciplines as architecture, law, real estate, history and or any other field related to historic preservation.” Members on the commission serve three-year terms.

## GENERAL DIRECTION

---

Unless directed otherwise, three appointments to the Historic Preservation Commission will appear on a future agenda for your consideration.

<b>ATTACHMENTS:</b>	
Name:	Description:
<a href="#">hpc_roster.pdf</a>	HPC Roster
<a href="#">ADVISORY_BOARD_ATTENDANCE.pdf</a>	HPC Attendance
<a href="#">Freeman_Brock.06-04-24.pdf</a>	Brock Freeman Application
<a href="#">Godwin_Holly.05-13-24.pdf</a>	Holly Godwin Application
<a href="#">HARRIS_C_DONALD_02.05.2025.pdf</a>	C. Donald Harris Application
<a href="#">LANE_RYAN_02.05.2025.pdf</a>	Ryan Lane Application
<a href="#">LINCOLN_DENISE_02.05.2025.pdf</a>	Denise Lincoln Application
<a href="#">TYSON_MEGHAN_02.05.2025.pdf</a>	Meghan Tyson Application
<a href="#">Williams_Lloyd.08-02-24.pdf</a>	Lloyd Williams Application

# HISTORIC PRESERVATION COMMISSION

## 2/18/2025 ROSTER

NAME	TERM #	APPOINTED	TERM EXPIRES
Atkins, Carl David	1	4/3/2023	4/16/2026
Balsmann, Brian	1	4/1/2024	4/16/2027
	P	11/7/2022	4/16/2024
Glaser, Kirstin	1	4/1/2024	4/16/2027
	P	9/6/2022	4/16/2024
Kinsley, Felix (honorary)	n/a	6/6/2005	N/A
Lane, Ryan	1	4/4/2022	4/16/2025
	P	12/7/2020	4/16/2022
Lincoln, Denise	P	4/3/2023	4/16/2025
Modrow, Aaron	1	6/5/2023	4/16/2026
Sides, Phyllis	2	4/1/2024	4/16/2027
	1	4/5/2021	4/16/2024
	P	4/20/2020	4/16/2021
Smith, Mary Kay	1	4/3/2023	4/16/2026
	P	2/21/2023	4/16/2023
Tyson, Meghan	P	8/7/2023	4/16/2025

**P = Partial Term**

**DESCRIPTION:** Administers the City's Historic Preservation program and advises the Planning and Zoning Commission and City Council on matters relating to Historic Preservation. Accepts and reviews applications for designation of local historic landmarks and historic districts. Recommends designation to Planning and Zoning Commission and City Council. Accepts and reviews applications for nomination to the National Register of Historic Places. Plans for Historic Preservation in the community. Educates community on historic preservation. Commission members should have a demonstrated interest in historic preservation. To the extent available, the commission shall include professional members representing such disciplines as architecture, law, real estate, history and or any other field related to historic preservation. Appointed by Council. [Ord. 3841, 8/20/07, members reduced from 11 to 9]

**TYPE OF BOARD:** Advisory/Administrative

**NUMBER OF MEMBERS:** 9

**MEETING TIME:** Monthly, Third Wednesday at 5:30 p.m. in the Council Chambers

**TERM LIMIT:** 2 Full Term Limits (3-Year Terms)

**RESIDENCY:** City of Cape Girardeau

**STAFF LIAISON:** Ryan Shrimplin, City Planner (Coordinator: Carol Peters)

**COUNCIL LIAISON:**

# HISTORIC PRESERVATION COMMISSION - ATTENDANCE RECORDS

Meeting Time: Monthly, Third Wednesday at 5:30 p.m. in the Council Chambers

Ordinance Effective: 04/13/2000

2025	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Warning Letters	Termination Letter
	15	26	19	16	21	18	16	20	17	15	19	17		
Atkins, Carl David	A	SMp												
Balsmann, Brian	P	SMa												
Glaser, Kirstin	A	SMp												
Kinsley, Felix (honorary)	P	SMp												
Lane, Ryan	P	SMa												
Lincoln, Denise	P	SMp												
Modrow, Aaron	P	SMa												
Sides, Phyllis	P	SMp												
Smith, Mary Kay	P	SMp												
Tyson, Meghan	P	SMp												
<b>AGENDA RCVD</b>	x	x												
<b>MINUTES RCVD</b>	x	x												

2024	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Warning Letters	Termination Letter
	17	21	20	17	15	18	17	21	18	16	20	18		
Atkins, Carl David	P	P	A	P	P	SMp	P	NM	NM	P	P	NM		
Balsmann, Brian	P	P	P	A	P	SMp	P	NM	NM	P	P	NM		
Glaser, Kirstin	P	P	P	P	P	SMp	P	NM	NM	P	P	NM		
Kinsley, Felix (honorary)	P	P	P	P	P	SMp	P	NM	NM	P	P	NM		
Lane, Ryan	P	A	P	P	P	SMp	P	NM	NM	P	P	NM		
Lincoln, Denise	P	P	P	P	P	SMp	P	NM	NM	A	P	NM		
Modrow, Aaron	P	A	P	A	P	SMp	A	NM	NM	P	P	NM	7/25/2024	
Sides, Phyllis	P	P	P	P	A	SMp	P	NM	NM	P	P	NM		
Smith, Mary Kay	P	P	P	P	P	SMp	P	NM	NM	P	P	NM		
Tyson, Meghan	A	P	P	P	A	SMa	A	NM	NM	P	P	NM	7/25/2024	
<b>AGENDA RCVD</b>	x	x	x	x	x	x	x	NM	x	x	x	NM		
<b>MINUTES RCVD</b>	x	x	x	x	x	x	x	NM	NM	x	x	NM		

P = Present

A = Absent

NM = No Meeting or Meeting Cancelled

SMp = Special Meeting Present

SMa = Special Meeting Absent

**Staff:** Traci Weissmueller, Deputy City Clerk  
**Agenda:** 3/17/2025

**MEMORANDUM**  
Cape Girardeau City Council

**SUBJECT**

Appointment of three members for terms expiring April 12, 2029, to the Town Plaza Community Improvement District Board of Directors.

**EXECUTIVE SUMMARY**

Linda AuBuchon of the law firm Armstrong Teasdale in St. Louis, Missouri, who represents the Town Plaza CID, requests the re-appointments of R. Scott Blank, Jeffrey Campbell and Lindell Runnels. Their terms expire April 12, 2025.

**BACKGROUND/DISCUSSION**

On April 2, 2007, the City Council adopted Ordinance No. 3804 establishing the Town Plaza Community District and appointing five individuals to the initial Board of Directors for staggering terms. Pursuant to the governing documents of the Community Improvement District, members of the Board of Directors of the District are appointed by the Mayor with the consent of the City Council. Members serve four-year terms.

**GENERAL DIRECTION**

Unless directed otherwise, three appointments to the Town Plaza Community Improvement District Board of Directors for terms expiring April 12, 2029, will appear on a future agenda for consideration.

<b>ATTACHMENTS:</b>	
Name:	Description:
<a href="#">Town Plaza Roster.pdf</a>	Town Plaza CID Roster
<a href="#">RE_Town_Plaza_CID_Board_Appointments_[IMAN-IDOCS.14269.5.FID16844].pdf</a>	Town Plaza CID Letter

# Town Plaza Community Improvement District

## 2/18/2025 ROSTER

NAME	APPOINTED	TERM EXPIRES
Blank, R. Scott	4/5/2021	4/12/2025
	6/5/2017	4/12/2021
	9/14/2015	4/12/2017
Campbell, Jeffrey	4/19/2021	4/12/2025
	5/21/2018	4/12/2021
Campbell, Paul B. "Scott"	1/23/2023	4/12/2027
	4/1/2019	4/12/2023
	9/14/2015	4/12/2019
	3/17/2014	
	3/21/2011	4/2/2014
	4/2/2007	
Ford, Jack (President)	1/23/2023	4/12/2027
	3/4/2019	
Runnels, Lindell	3/6/2023	4/12/2025

**DESCRIPTION:** Appointed by Mayor with consent of City Council. Board of Directors shall be composed of 5 members who will represent the Town Plaza, Inc. in each one's capacity as an owner of real property within the proposed District or operator of a business operating within the proposed District.

**NUMBER OF MEMBERS:** 5

**TERM LIMIT:** 4-Year Terms

**From:** [Linda AuBuchon](#)  
**To:** [Weissmueller, Traci](#)  
**Cc:** [Tari Rader](#)  
**Subject:** RE: Town Plaza CID Board Appointments [IMAN-IDOCS.14269.5.FID16844]  
**Date:** Wednesday, February 5, 2025 11:46:48 AM  
**Attachments:** [image001.jpg](#)

---

Traci,

Yes, we would recommend that all be re-appointed to the CID board of directors to terms expiring April 12, 2029. What is the date of the meeting that the City would make these re-appointments?



Armstrong Teasdale LLP  
Linda K. AuBuchon (She/Her)  
FRE Senior Paralegal  
7700 Forsyth Blvd., Suite 1800, St. Louis, Missouri 63105-1847  
MAIN PHONE: 314.621.5070 | MAIN FAX: 314.621.5065  
DIRECT: 314.552.6634 | Extension: 7464

[laubuchon@atllp.com](mailto:laubuchon@atllp.com)

[www.armstrongteasdale.com](http://www.armstrongteasdale.com)

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Please consider the environment before printing this email.

---

**From:** Weissmueller, Traci <[tweissmueller@CityofCapeGirardeau.org](mailto:tweissmueller@CityofCapeGirardeau.org)>  
**Sent:** Wednesday, February 5, 2025 11:25 AM  
**To:** Linda AuBuchon <[laubuchon@atllp.com](mailto:laubuchon@atllp.com)>  
**Subject:** Town Plaza CID Board Appointments

**CAUTION: EXTERNAL EMAIL**

Hi Linda,

I'm showing that the terms for Scott Blank, Jeffrey Campbell and Lindell Runnels on the Town Plaza CID will expire 4/12/2025.

Do you all recommend that the Cape Girardeau City Council reappoint them?

Thanks

**Traci Weissmueller**

**Deputy City Clerk**

**City of Cape Girardeau**

44 North Lorimier St.

Cape Girardeau, MO 63701

(573) 339-6703

[tweissmueller@cityofcape.org](mailto:tweissmueller@cityofcape.org)

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**Staff:** Traci Weissmueller, Deputy City Clerk  
**Agenda:** 3/17/2025

**MEMORANDUM**  
Cape Girardeau City Council

**SUBJECT**

Appointments to the Board of Appeals for one term expiring September 4, 2025, and two alternate terms expiring June 4, 2028, and June 4, 2029.

**EXECUTIVE SUMMARY**

There is one vacant position on the Board of Appeals for a MEP Engineer on the Board of Appeals with a term set to expire September 4, 2025 and two alternate positions with terms set to expire June 4, 2028, and June 4, 2029.

A copy of the roster is attached for your review. With the current makeup of the board, an individual from one of the following professions is eligible to serve: contractor/architect, plumber/mechanical engineer, structural engineer, electrical engineer, or fire protection engineer. In addition, if there are no/not enough applications from qualified residents, the qualified applicants from Cape Girardeau County may be considered.

**BACKGROUND/DISCUSSION**

The International Building Code (as amended by the city) stipulates that the Board shall consist of seven individuals, not more than two from each of the following professions: (1) registered architect, or builder or superintendent of building construction with 10 years experience; (2) registered design professional with structural engineering or architectural experience; (3) registered design professional with mechanical or plumbing engineering experience, or mechanical or plumbing contractor with 10 years experience; (4) registered design professional with electrical engineering experience or an electrical contractor with 10 years experience; (5) registered design professional with fire protection engineering experience or a fire protection contractor with 10 years experience. If no qualified city residents apply for the board, then qualified applicants who are residents of Cape Girardeau County may be considered. In addition, two alternate members may be appointed and shall possess the qualifications required for board membership. Members serve five year terms.

The following individuals are qualified applicants and have expressed an interest in serving on the board; their board applications are attached.

NAME	WARD	CITIZENS ACADEMY GRAD	# YEARS IN CAPE	PROFESSION
Alayna Nordstrom	4	NO	9	Structural Engineer
Kristen Uhrhan	NOT IN CITY LIMITS	NO	0	Architect

**GENERAL DIRECTION**

Appointments for the Board of Appeals will appear on a future agenda for consideration.

**ATTACHMENTS:**

Name:	Description:
<a href="#">ADVISORY_BOARD_ROSTERS.pdf</a>	Board of Appeals Roster
<a href="#">ADVISORY_BOARD_ATTENDANCE.pdf</a>	Board of Appeals Attendance
<a href="#">NORDSTROM_ALAYNA_01.30.2025.pdf</a>	Nordstrom, Alayna
<a href="#">UHRHAN_KRISTEN_02.26.2025.pdf</a>	Uhrhan, Kristen

# BOARD OF APPEALS

## 2/18/2025 ROSTER

NAME	FIELD	TERM #	APPOINTED	TERM EXPIRES
Blasiney, Robert	Contractor/Electric	2	6/3/2024	6/4/2029
		1	5/20/2019	6/4/2024
		P	1/20/2015	6/4/2019
		ALT	10/6/2014	6/4/2019
Cantrell, Melanie	Structural ENG	3	10/17/2022	6/4/2027
		2	6/5/2017	6/4/2022
		1	6/4/2012	6/4/2017
		P	12/15/2008	6/4/2012
Geringer, Derrick	Contractor	1	6/21/2021	6/4/2026
Milde, Craig	Architect	1	6/1/2020	6/4/2025
		P	11/2/2015	6/4/2020
Sandin, Willie (Duane)	PE	1	6/3/2024	6/4/2028
		ALT	5/20/2019	6/4/2024
		ALT	1/20/2015	6/4/2019
Strickland, Mark	Mechanical	2	10/17/2022	6/4/2027
		1	6/5/2017	6/4/2022
		P	10/6/2014	6/4/2017
		ALT	6/2/2014	6/2/2019
vacant	MEP ENG			9/4/2025
vacant (ALT)				6/4/2029
vacant (ALT)				6/4/2028

**P = Partial Term**

**DESCRIPTION:** Reviews ordinances and makes recommendations to the City Council. Reviews disputes in decisions of the Building Official. Board members required to have specialized knowledge in engineering, architecture or building trades in order to address all appeals dealing with building codes and minimum property standards. No more than two from each of the following professions: (1) Registered design professional that is a registered architect; or a builder or superintendent of building construction with at least 10 years experience 5 of which shall have been in responsible charge of work; (2) Registered design professional with structural engineering or architectural experience; (3) Registered design professional with mechanical or plumbing engineering experience; or a mechanical or plumbing contractor with 10 years experience 5 of which shall have been in responsible charge of work; (4) Registered design professional with electrical engineering experience; or an electrical contractor with at least 10 years experience 5 of which shall have been in responsible charge of work; (5) Registered design professional with fire protection engineering experience; or a fire protection contractor with at least ten years experience 5 of which shall have been in responsible charge of work. Appointed by Council.

**NUMBER OF MEMBERS:** 7 (plus 2 alternates)

**MEETING TIME:** As Needed, Second Thursday of the Month at 7 pm in the Council Chambers

**TERM LIMIT:** 2 Full Term Limits (5-Year Terms)

**RESIDENCY:** Members must be residents of the City of Cape Girardeau. However, if no qualified city residents apply, applicants residing within Cape Girardeau County will be considered. (Ord. 4567)

**STAFF LIAISON:** Doug Weisbrod, Building and Code Enforcement Manager

**COUNCIL LIAISON:**

# BOARD OF APPEALS - ATTENDANCE RECORDS

**Meeting Time:** As Needed, Second Thursday of the Month at 7 pm in the Council Chambers

**Ordinance Effective:** 04/13/2000

<b>2025</b>	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Warning Letters			Termination Letter
	Blasiney, Robert	NM	NM													
Cantrell, Melanie	NM	NM														
Geringer, Derrick	NM	NM														
Milde, Craig	NM	NM														
Sandin, Willie (Duane)	NM	NM														
Strickland, Mark	NM	NM														
Uhrhan, Kristen (ALT)?	NM	NM														
<b>AGENDA RCVD</b>	NM	NM														
<b>MINUTES RCVD</b>	NM	NM														

<b>2024</b>	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Warning Letters			Termination Letter
	Blasiney, Robert	NM														
Cantrell, Melanie	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM				
Geringer, Derrick	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM				
Horrell, Brian	NM															2/12/2024
Milde, Craig	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM				
Sandin, Willie (Duane)							NM	NM	NM	NM	NM	NM				
Strickland, Mark	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM				
Sandin, Willie (Duane)(ALT)	NM	NM	NM	NM	NM	NM										
Uhrhan, Kristen (ALT)	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM				
<b>AGENDA RCVD</b>	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM				
<b>MINUTES RCVD</b>	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM				

P = Present  
 A = Absent  
 NM = No Meeting or Meeting Cancelled

SMp = Special Meeting Present  
 SMa = Special Meeting Absent

Staff:  
Agenda: 3/17/2025

**AGENDA REPORT**  
Cape Girardeau City Council

**SUBJECT**

Advisory Board Minutes

- Airport Advisory Board - 02/11/25
- Board of Adjustment - No Meeting
- Board of Appeals - No Meeting
- Convention & Visitors Bureau Advisory Board - 02/03/25
- Golf Course Advisory Board - 02/27/25
- Historic Preservation Commission - 02/26/25
- Liquor License Review Board - No Meeting
- Parks & Recreation Advisory Board - 02/10/25
- Planning and Zoning Commission - 02/12/25
- Special Business District Advisory Commission - No Meeting
- Tree Board - 02/11/25

**ATTACHMENTS:**

Name:	Description:
<a href="#">AirportBoard-Minutes_2.11.2025(002).pdf</a>	Airport Board Minutes 02-11-25
<a href="#">2.3.25 Board Meeting Minutes - APPROVED.pdf</a>	CVB Minutes.02-03-25
<a href="#">Historic_Preservation_Commission_Minutes_02-26-25_-_DRAFT.pdf</a>	HPC Meeting Minutes Draft 02-26-25
<a href="#">Planning_and_Zoning_Commission_Minutes_02-12-25_-_Draft.pdf</a>	P&Z Meeting Minutes Draft 02.15.2025
<a href="#">Board_Minutes_2.27.25_draft.pdf</a>	Golf Minutes Draft 02.27.2025
<a href="#">2.10.25_Advisory_Board_Meeting_Minutes_DRAFT.pdf</a>	Parks and Rec Minutes Draft 02.10.2025
<a href="#">2.11.25 - Tree Advisory Board Minutes.pdf</a>	Tree Board Minutes Draft 02.11.2025



**Cape Girardeau Regional Airport Advisory Board Meeting - Minutes  
February 11, 2025**

The Cape Girardeau Regional Airport Advisory Board held their monthly meeting on February 11, 2025 at 11:30am at Airport Terminal Conference Room.

**Board Members Present:**

Richard Knote, Chair  
Bev Clear, Vice Chair  
Keith Boeller, Board Member  
Justin Davidson, Board Member (via phone)  
Shawn Wasson, Board Member  
Bruce Loy, Board Member  
Nancy Kopp, Board Member  
Kent Ward, Board Member

**Staff Present:**

JoJo Stuart, Airport Manager  
Audrey Lorch, Airport Support Spec.  
Mark Bliss, City Council Liaison

**Appearances – NA**

**Absent:** Mark Mehner, Board Member

**Call to Order/Approval of Minutes** – Mr. Knote called the meeting to order at 11:30 am. Mr. Wasson approved the January 2025 minutes. Ms. Clear second, All were in favor and the motion passed with a unanimous vote.

**I. Old Business -**

- **Airport Activity Report** – Mr. Stuart provided the January activity report, Contour enplanements for the month are up slightly up from previous years. CGI should see an uptick in enplanements as the weather clears and spring break occurs.
- **Cape Aviation Report** – Mr. Stuart presented the fuel reports for January 2025, sales continue to increase, CGI has seen an increase in Jet traffic for the past few months, Jet A fuel sales have increased tremendously. More discussion on topic.
- **Airport Projects Update -**
  - **T-Hangars** – Mr. Stuart informed the Board the T-Hangars are complete, 70% leased, and at this time, all agreements are complete, tenants have completed their Movement Area Training, and are starting to move in.
  - **Taxiway D Project Update** – Mr. Stuart updated the board the Taxiway Project has been awarded to Emery, Sapp & Sons Contracting, at this time the project will begin in the spring of 2025. More discussion on topic.

- **Part 139 Annual Inspection** – Mr. Stuart noted the annual FAA Safety Inspection went well this year with no violations to report.

II. **New Business**

III. **EAS Proposal's and Process** – Mr. Stuart informed the board the bidding process for Essential Air Service (EAS) has started for the next 3 year term. More information as the process proceeds.

IV. **Veteran's Honor Flight** – Mr. Stuart is in discussions with the Robert Wake with the Wake Foundation, Honoring Those Who Served. CGI hosted the Veteran's Honor Flight, October of 2021 with great success, CGI is proud to Honor their next flight March 27, to return on the 29<sup>th</sup>. Contour Airlines has agreed to provide the Charter Flight.

V. **Mike Mooney, EAS Consultant** – Mr. Stuart reported Mike Mooney has been awarded as the EAS Consultant.

VI. **Elect New Board Chair** – The Board unanimously voted to elect Mr. Keith Boeller as new Board Chair.

VII. **Non – Agenda Items** – Discussions of honoring past CGI tenants memorial are still on going.

I. **Adjournment**

There being no other business, Mr. Knote moved to adjourn the meeting, Mr. Ward first, Mr. Boeller, second. All were in favor. The meeting adjourned at 12:30pm.

**Minutes prepared by:**

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**Audrey Lorch, Airport Support Specialist**

## Visit Cape - Advisory Board Meeting Minutes – **APPROVED** Monday, February 3, 2025

**Board Members Present:**

Liz Haynes, Chairperson  
Quantella Noto, Vice-Chairperson  
Carl Ritter  
Randy Kluge  
John Echimovich  
Rob Gilligan  
Lyle Randolph

**Board Members Absent:**

Quantella Noto, Vice-Chairperson

Nate Saverino

Anissa Patel

Percy Huston, Parks & Recreation Advisory Board  
Liaison

**Parks and Recreation Department Staff Present:**

Doug Gannon, Parks and Recreation Director  
Brenda Newbern, Visit Cape Manager  
Scott Williams, Recreation Division Manager  
Penny Williams, Recreation Division Manager  
Moriah Lincoln, Administrative Coordinator

Chairperson Liz Hayes called the meeting to order at 12:08 pm at the Osage Centre meeting room 1A

Chairperson Liz Hayes asked if everyone had a chance to look over the minutes from the December 2, 2024 meeting and if there were any additions or correction to the minutes. No changes were introduced and the minutes were approved through motion by Randy Kluge and second by Carl Ritter.

Brenda Newbern covered the handouts from Simple View and the Hotel/Motel Receipts.

Joshua Robison covered the prospect report hand out.

Dana Thomas and Maria Childress from Bold Marketing gave a presentation on the marketing budget and the breakdown where money will be spent for the FY 26 budget year.

The next board meeting will be at 12:00 pm Monday March 3, 2025, at the Osage Centre, Room 1AB.

The meeting adjourned at 1:02pm.

*Minutes reported by Moriah Lincoln Administrative Coordinator.*

*The Convention and Visitors Bureau Advisory Board of the City of Cape Girardeau, Missouri, may, as a part of the regular or special Convention and Visitors Bureau Advisory Board meeting, hold a closed session to discuss legal action, causes of legal action of litigation, leasing, purchasing or sale of real estate, hiring, firing, disciplining, promotion of personnel or employee labor relations, or confidential or privileged communications with its attorneys..*

## HISTORIC PRESERVATION COMMISSION

### MEETING MINUTES

February 26, 2025

City Hall – Council Chambers  
44 North Lorimier Street

Commission Members Present: David Atkins, Kirstin Glaser, Denise Lincoln, Phyllis Sides, Mary Kay Smith, Meghan Tyson

Commission Members Absent: Brian Balsmann, Ryan Lane, Aaron Modrow

Staff Present: Carol Peters, Ryan Shrimplin

Others Present: Dr. Steven Hoffman, Southeast Missouri State University Historic Preservation Program Coordinator (Advisor to the Commission), Felix Kinsley (Honorary Member)

#### Call to Order

Vice Chairman Glaser called the meeting to order at 5:30 p.m.

#### Approval of Minutes

The minutes of the January 15, 2025 Historic Preservation Commission meeting were unanimously approved upon a motion made by Ms. Tyson and seconded by Ms. Smith.

#### OTHER BUSINESS

##### A. C. Brase Arena Building (410 Kiwanis Drive) National Register Nomination

The Commission reviewed a National Register nomination for the A. C. Brase Arena Building at 410 Kiwanis Drive. Molly McNabb and Ethan Prior, students in the Historic Preservation Program who prepared the nomination, explained that the original draft indicated that the property qualified under Criterion A (Property is associated with events that have made a significant contribution to the broad patterns of our history) and Criterion C (Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction). Upon subsequent discussion with the State Historic Preservation Office (SHPO), they revised the draft to show the property as only qualifying under Criterion C.

Mr. Atkins commended Ms. McNabb and Mr. Prior for their excellent work in preparing the nomination. He stated that he enjoyed reading it and that it was well written.

The Commission determined that the property qualified under Criterion C and that it had retained authentic historic character from its period of significance. A motion was made by Mr. Atkins and seconded by Ms. Lincoln to support the National Register nomination for the A. C. Brase Arena Building at 410 Kiwanis Drive. The motion passed unanimously.

## 2025 Historic Preservation Month Activities

Vice Chairman Glaser asked for ideas on ways to celebrate Historic Preservation Month in May. She noted that last year, the Commission hosted a walking tour of the Southeast Missouri State University campus. Some of the Commission members expressed a desire to host a guest speaker or a storyteller. Ms. Tyson stated that she would check with Bert and Mary Ann Kellerman to see if they would be willing to host an event at the new home of the Kellerman Foundation (401 Independence Street). Vice Chairman Glaser stated that the Commission will continue the discussion at the next meeting on March 19, 2025.

## Education Subcommittee Reports and Assignments

Ms. Smith reported that the Education Subcommittee has been reviewing and editing the timeline of significant events. Mr. Shrimplin reported that a draft of the History of Cape Girardeau narrative was completed and included in the Commission's agenda packet. Vice Chairman Glaser asked the other Commission members to review the draft and share their comments at the next meeting.

## Outreach Subcommittee Reports and Assignments

Vice Chairman Glaser reported that she is still awaiting confirmation from the owners of the Rockwood Inn at 603 North Henderson Avenue regarding their acceptance of the property being named an Original Treasure for the first quarter of 2025. Dr. Hoffman suggested contacting Madawn Traxel, one of the owners.

Vice Chairman Glaser reported that she discussed the proposed Tourist Passport Program with Old Town Cape as well as Visit Cape. Both organizations indicated that they did not have funding or other resources to support such a program.

## Commission Communication

Vice Chairman Glaser announced that Red House Heritage Day has been scheduled for May 17, 2025 from 8:30 a.m. to 2:30 p.m.

Mr. Kinsley acknowledged the recent passing of Dr. Frank Nickell. He noted that Dr. Nickell's commitment to historic preservation in the community will be missed. Dr. Hoffman announced that the Kellerman Foundation will host a celebration of life for Dr. Nickell on March 1, 2025.

Dr. Hoffman announced that the Historic Preservation Association will hold its annual banquet on April 12, 2025.

Dr. Hoffman announced that, in honor of African-American History Month, a presentation on African-American owned businesses will be held on February 27, 2025 at 6:30 p.m. at Catapult Creative House.

## Staff Communication

Staff had no communication items.

## Adjournment

There being no further business, the Commission voted unanimously to adjourn the meeting at 6:00 p.m. upon a motion made by Ms. Smith and seconded by Ms. Lincoln.

**Draft**

Respectfully submitted,

Mary Kay Smith  
Secretary

## PLANNING & ZONING COMMISSION

### MEETING MINUTES

February 12, 2025

City Hall – Council Chambers  
44 North Lorimier Street

Commission Members Present: Trae Bertrand, Kevin Greaser, Robbie Guard, Nick Martin, Emily McElreath

Commission Members Absent: Scott Blank, Derek Jackson, Gerry Jones, Chris Martin

Staff Present: Lisa Mills, Carol Peters, Trevor Pulley, Ryan Shrimplin

#### Call to Order

Vice Chairman Nick Martin called the meeting to order at 5:30 p.m.

#### Approval of Minutes

A motion was made by Mr. Bertrand and seconded by Mr. Greaser to approve the minutes of the November 13, 2024 meeting as submitted. The motion passed by a unanimous vote.

#### FY 2025-2030 Capital Improvement Program

Ms. Lisa Mills, Finance Director, presented a draft of the FY 2025-2030 Capital Improvement Program (CIP). She gave a brief overview of the CIP's purpose and structure.

Mr. Shrimplin explained that, under Missouri law, when a planning commission adopts a comprehensive plan, the commission's approval is required for any new or modified public street, facility, or utility. In order to comply with the law, the City staff annually presents the CIP to the Commission for approval prior to adoption by the City Council.

A motion was made by Mr. Greaser and seconded by Ms. McElreath to approve the FY 2025-2030 Capital Improvement Program. The motion passed by a unanimous vote.

#### SUBDIVISION PLATS

1. The record plat of Younghouse Meadowbrook Subdivision was reviewed by the Commission. Mr. Matt DeJournett, DeJournett Surveying, LLC, presented the plat. He explained that the property contains two commercial buildings. The owner would like to have each building on its own lot in order to sell them individually. A staff report was submitted to the Commission, which recommended approval of the record plat. A motion was made by Mr. Bertrand and seconded by Mr. Nick Martin to recommend approval of the record plat. The motion passed with a roll call vote of 5 in favor, 0 in opposition, and 0 abstaining (*Aye: Bertrand, Greaser, Guard, N. Martin, McElreath*).
2. The record plat of Webster Sprigg Subdivision was reviewed by the Commission. Mr. Matt DeJournett, DeJournett Surveying, LLC, presented the plat. He explained that the plat

resubdivides several tracts to create two new lots. A staff report was submitted to the Commission, which recommended approval of the record plat. A motion was made by Mr. Bertrand and seconded by Mr. Greaser to recommend approval of the record plat. The motion passed with a roll call vote of 5 in favor, 0 in opposition, and 0 abstaining (*Aye: Bertrand, Greaser, Guard, N. Martin, McElreath*).

### OTHER ITEMS AND COMMUNICATION

#### 3. Chapter 30 Amendment Regarding CBD, Central Business District

Mr. Shrimplin presented a proposed amendment to Section 30-65 (CBD, Central Business District) of the Zoning Code (Chapter 30 of the City's Code of Ordinances). He stated that in February 2023, the City Council approved an ordinance amending several sections of the Zoning Code following Missouri voters' approval of a constitutional amendment legalizing recreational marijuana. The ordinance added two new types of marijuana facilities, comprehensive and microbusiness, and incorporated them into the permitted principal uses lists in certain zoning districts, including CBD. In November 2023, the City Council approved an ordinance amending the CBD section of the Zoning Code to add "vehicle fueling, service or repair facilities, excluding body or paint shops" to the special uses list. The Zoning Code text used for the amendment inadvertently contained an older version of the CBD section – one that predated the amendment for comprehensive and microbusiness marijuana facilities. The proposed amendment corrects this error by re-adding comprehensive and microbusiness marijuana facilities to the CBD section. The amendment also includes some minor changes for clarification purposes.

A motion was made by Mr. Greaser and seconded by Mr. Guard to recommend approval of the amendment as submitted. The motion passed by a unanimous vote.

#### Election of Officers

The Commission held its annual election of officers. A motion was made by Mr. Guard and seconded by Mr. Nick Martin to elect Mr. Blank as Chairman, Mr. Nick Martin as Vice Chairman, and Mr. Chris Martin as Secretary. The motion passed by a unanimous vote.

#### Commission Communication

None of the Commission members had any communication items.

#### Staff Communication

Mr. Shrimplin reported that a campaign committee has been formed for the Transportation Trust Fund 7 (TTF-7) tax measure, which will be on the April 8, 2025 ballot. Mr. Pulley stated that several presentations are being scheduled with various community organizations. City staff will provide information about the tax and the proposed projects.

#### Adjournment

There being no further business, the Commission voted unanimously to adjourn the meeting at 5:55 p.m. upon a motion made by Mr. Guard and seconded by Mr. Bertrand.

**Draft**

City of Cape Girardeau  
Planning & Zoning Commission  
Meeting Minutes  
February 12, 2025  
Page 3 of 3

Respectfully submitted,

Nick Martin, Vice Chairman

*DRAFT*

## **GOLF COURSE ADVISORY BOARD**

*Minutes*

**February 27, 2025**

**Present:**

Cindy Gannon, Chairperson  
Lindsey Pippins, Board Member  
Dale Pingel, Board Member  
Josh Parham, Board Member  
Claire Kneer, Board Member

**Staff Present:**

Doug Gannon, Director of Parks & Recreation  
Kaed Horrell, Parks Division Manager  
Penny Williams, Recreation Division Manager  
Dianne Lawrence, Asst. Recreation Division Mgr  
Mitchell Kramer, Golf Manager  
Natalie Beasley, Administrative Coordinator

**Absent:**

Janet Esicar, Board Member  
Kristen Jones, Board Member

**OPENING**

Cindy Gannon, called the meeting to order at 12:05 pm.

**MINUTES**

A motion to approve the December 5, 2024 meeting minutes as written was made by Dale Pingel and seconded by Josh Parham.

**NEW BUSINESS**

- A.** TTF (Transportation Trust Fund) Initiative Presentation was made by Gary Hill. Overwhelming public sentiment is to dedicate this round of TTF to existing road repairs.
- B.** Board members voted to recommend Timothy L Kelley be appointed as new member, this nomination will go before the City Council at the March 3<sup>rd</sup> meeting for approval.
- C.** Vice Chairperson was appointed by Cindy Gannon after a unanimous vote for Claire Kneer by present board members.
- D.** Jr Golf Program discussion included suggestions and ideas to improve and entice participation.

**OLD BUSINESS**

- A.** Tee Marker openings for the upcoming year are at hole #15 and hole #2 this is a 3 year commitment with a \$400 cost.

## COMMITTEE REPORTS/PROJECTS UPDATES

Marketing & Promotions – No report

Policies & Procedures – Temperature closing update; Between 10:00 am and Noon the temperature reaches 35 degrees we will open. The Weather Channel is what we go by.

Projects & Improvements – Kaed Horrell –

- Update on Golf Cart purchase: to purchase 28 golf carts (half of fleet) the current balance is \$112,600 we still need \$53,000 more by July 1<sup>st</sup>.
- Michael Lawson was a hired a month ago for full-time maintenance.
- Re-upholstery on some golf cart seats is being done.

Department Projects & Briefs – Doug Gannon, Kaed Horrell-

- Youth Sports Complex project was awarded to Penzel Construction. Ground breaking will be early Spring. This project will bring 5 new fields and will move 2 tackle football fields across the highway next to school. Looking forward to completion in April 2026. The fields will have natural sod in the outfield and Evolve Turf infields.
- A gravel parking lot added 293 parking spots at the Sports Plex.
- April 26, 2025 if Friends of the Park Day beginning at 9:00 am.

Motion to adjourn the meeting was made by Lindsey Pippins and seconded by Josh Parham meeting adjourned at 12:56 pm.

*Minutes recorded by*

*Natalie Beasley*

*Administrative Coordinator*

*Osage Centre*



## PARKS AND RECREATION ADVISORY BOARD

### Minutes - DRAFT

Monday, February 10, 2024 - 5:30 p.m.

Osage Centre • Meeting Room 1A

#### Present:

Percy Huston, Chairman  
Phillip Moore, Vice-Chairman  
Beverly Evans, Secretary  
Darrin Bruenderman, Board Member  
Tamara Buck, Board Member  
Mark Moore, Board Member  
Lewis Jackson Hill, Board Member  
Mary-Ann Maloney, Board Member  
John Spear, Board Member  
Jerry Dement, Board Member

Thomas Drummond, Board Member

#### Absent:

David Cantrell, City Council Liaison

#### Parks and Recreation Staff Present:

Doug Gannon, Parks & Recreation Director  
Kaed Horrell, Parks Division Manager  
Scott Williams, Recreation Div. Manager  
Penny Williams, Recreation Div. Manager  
Brenda Newbern, Visit Cape Manager  
Moriah Lincoln, P&R Admin. Coordinator

#### Welcome/Introductions

- Percy Huston called the meeting to order at 5:31pm on Monday February 10, 2025 at the Osage Centre meeting room 1A.

#### Old Business

- **Approval of Minutes: January 13, 2025** – Chairman Huston asked for everyone to review the minutes. Mark Moore motioned to approve the minutes, Thomas Drummond seconded. Minutes approved.
- **Sportsplex Facility Manager Position**
  - Scott Williams and others had the first interview with a promising candidate last week. More interviews are scheduled for this upcoming week. There are several applications under review to find the best person for the position.

#### New Business

- **Sportsplex Incident Discussion**
  - Doug Gannon gave a small presentation on the steps the Parks and Recreation Department is going to take to ensure the safety of staff, players, and fans at the Sportsplex. The steps include but are not limited to security officers and metal detectors at the entrance of the Facility.
  - Doug Gannon opened the floor for discussion and concerns moving forward with the action steps presented.
- **Youth Outdoor Sports Complex Project Presentation**
  - Doug Gannon gave a small presentation of what the layout will be for the new five baseball/softball field at the Shawnee Park Sports Complex, and the two new Football fields next to Jefferson Elementary. The slides showed new parking, walkways and field position at each location.
  - Scott Williams advised that work will begin as soon as it can pending the unpredictable spring weather. Site work will begin with clearing of the trees at the future baseball complex site.

## Reports/Project Updates

- **Parks and Recreation Project Updates**
  - **Sportsplex Parking Lot**
    - Kaed Horrell and Doug Gannon showed a slide of the location for the new parking lot at the Sportsplex. It will be a gravel lot with 293 parking spots for overflow parking at the Sportsplex. The land for the parking lot is being leased from Midamerica Hotels Corporation.
  - **Park Playground Evaluations**
    - Kaed Horrell reported that the Parks Maintenance division are visiting all the playgrounds looking for any repairs or work needed to have a safe environment for playing. At this time, Parks Maintenance is working to increase the amount of fall protection on the Playgrounds at Arena Park.
- **Golf Course Advisory Board**
  - No Report
- **Visit Cape Report**
  - Brenda Newbern passed out the HMR report for a snapshot of the first six months of the fiscal year.
  - Brenda Newbern passed out the Simple View Summary Report of all the Tournaments and Events bringing visitors to Cape Girardeau for December and January.
- **Tree Advisory Board**
  - No report
- **Red House Interpretive Center Committee**
  - No report
- **Parks and Recreation Foundation**
  - Scott Williams is planning the Sub Committee meetings to prepare for the next full board meeting in April
    - **Celebration of Youth Sports Awards Banquet Summary**
      - Scott Williams covered that we had great attendance, food was delicious.
      - The discussion was started on ways to improve the experience in the future for all in attendance.
- **City Council Report**
  - No Report
- **Monthly Staff Report/Calendar Updates**
  - Penny Williams encouraged the board to read through the Staff Briefs as they highlight upcoming department events.
  - Kaed Horrell advised of the new date for Friends of the Parks Day. The event is planned for April 26, 2025. The event date was previously advertised for April 19.

## Other Business

- Next Board Meeting – Monday March 10, 2025 at the Sportsplex

## Adjournment

- Motion to adjourn at 6:38pm made by Thomas Drummond, seconded by Lewis Jackson Hill.

Transcribed by: Moriah Lincoln, Administrative Coordinator

*The Park and Recreation Advisory Board of the City of Cape Girardeau, Missouri, may, as a part of the regular or special Park and Recreation Advisory Board meeting, hold a closed session to discuss legal action, causes of legal action of litigation, leasing, purchasing or sale of real estate, hiring, firing, disciplining, promotion of personnel or employee labor relations, or confidential or privileged communications with its attorneys..*

**TREE ADVISORY BOARD**  
**Minutes - DRAFT**  
**Tuesday, February 11, 2025**  
**12:00 p.m.**

**Osage Centre • Meeting Room 1A**

**Present:**

Jennifer Benkhen, Chairman  
Angela Wilson, Board Member  
Jackson Hill, Board Member

**Parks and Recreation Staff Present:**

Doug Gannon, Parks & Recreation Director  
Kaed Horrell, Parks Division Manager  
Jackie Hamm, Parks Division Crew Leader  
Kayla Otte, P&R Administrative Coordinator

**City of Cape Staff Present:**

Casey Brunke, Public Works Director

**Opening**

- Jennifer Benkhen called the meeting to order at 12pm on Tuesday, February 11, 2024 in the Osage Center meeting room 1A.
- Jennifer called for motion to approve the reappointments of Robert Harris and Jonathan Notch. Jackson Hill motioned to approve. Angie Wilson seconded. Approved.

**Approval of Minutes: December 16, 2024**

- Jennifer asked for everyone to have a look over the minutes. Angela Wilson motioned to approve the minutes, Jackson Hill seconded. Minutes approved.

**Old Business**

- **Arbor Day**
  - Missouri Arbor Day will be Friday, April 4
  - Kaed Horrell has suggested that the board members plant trees at Shawnee Park this year.
  - Several trees have been damaged down at Shawnee Park and Jack Hamm would like to replace with more mature shade trees.
- **Election – Vice Chairman**
  - After the previous meeting, a vote was sent out for the election of the new Vice Chairman. Jackson Hill was elected into the position.
- **Forest ReLeaf**
  - The Parks Department received 34 trees. A majority of the trees have been planted. Jack Hamm and Kaed Horrell are coming up with a plan to disperse the trees around the parks, including a few planted at Osage.
  - Jennifer Benkhen suggested planting a few shade trees at Groves Park.
- **Broadway Trees**
  - Kaed has received confirmation from Liz Haynes and Kent Zickfield of Old Town

Cape, that they approve the removal plan of trees along Broadway. They will start removing the trees around spring time.

### **New Business**

- **Friends of the Parks Day**
  - Friends of the Parks Day will be held on April 26<sup>th</sup>.
  - Kaed Horrell is taking sign-ups currently. We will meet at Capaha Park at 8:30am. From there they will hand out assignments.
  - The Rotary Club may possibly have around 100 people volunteering this year. There were about 20 groups all together that volunteered their time last year.
- **Evaluation of Median**
  - The Parks trim crew has a few medians where they are responsible for mowing and maintaining. They are on West End Blvd, Normal Ave. and Washington. In the medians there are trees planted, most of which are in bad shape. A majority of them are Bradford Pears. Jack is looking to get a plan in place to get them removed and replaced.
- **Callery Pear Buyback Program**
  - This will be the 3<sup>rd</sup> year that Jennifer has hosted this program in the City of Cape Girardeau.
  - This program is run by the MO Invasive Plant Council and we are a host site. Forest ReLeaf is actually growing the trees for the program. The program will run from Mid-March to Mid-April. There are approximately 650 trees being dispersed state-wide.
- **Winter Weather Damage**
  - The Beach Tree on Cherry Hill at Capaha Park lost some significant limbs, which ultimately means it will need to be removed. At Kiwanis there was quite of bit of White Pine tree damage.
  - Public Works had over 100 citizens call in to have debris picked up.

### **Reports**

- **Staff Briefs**
  - The Youth Sports Complex Project is moving forward. There have been meetings with the contractor to get started on that process. We will be putting in five softball fields where the football fields currently reside. The football fields will be moved over by Jefferson Elementary. The goal is to have them finished by April of 2026.
  - The Parks Maintenance crew will be building a new parking lot out at the Cape Girardeau SportsPlex.
  - When the weather warms up, Parks will be replacing panels on the bridge out at Shawnee Park.
  - The south end trail improvements are officially ready to be bid out.

### **Other Business**

- **Next Board Meeting – Friday, April 4, 2025**

### **Adjournment**

- Motion to adjourn by Jackson Hill, seconded by Robert Harris.

Transcribed by: Kayla Otte, Administrative Coordinator

***The Tree Advisory Board of the City of Cape Girardeau, Missouri may, as a part of the regular or special Tree Advisory Board meeting, hold a closed session to discuss legal action, causes of legal action of litigation, leasing, purchasing or sale of real estate, hiring, firing, disciplining, promotion of personnel or employee labor relations, or confidential or privileged communications with its attorneys. Specifically, the Tree Advisory Board will hold a closed session to discuss legal actions and litigation, confidential communications with legal counsel, property acquisition and personnel matters, pursuant to RSMO. Sections 610.021(2) and 610.021(3).***