



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
Bryan Johnson, 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

July 7, 2025
5:00 PM

- City residents desiring to speak about items NOT on the agenda must register no later than noon, on Saturday, July 5, 2025, by using the form found at cityofcape.org/council, by emailing cityclerk@cityofcape.org, or by calling 573-339-6320.

Invocation

Rev. Carl D. Palmer of Centenary Methodist Church in Cape Girardeau

Pledge of Allegiance

Study Session

Presentations

- Parks and Recreation Month Proclamation

Communications/Reports

Items for Discussion

- Appearances by Advisory Board Applicants
- Consent Agenda Review

Regular Session

Call to Order/Roll Call

Adoption of the Agenda

Public Hearings

1. Public Hearing to consider vacating the City's interest in all Henze's Addition Rights of Way not previously vacated. (Item No. 14; Bill No. 25-80)

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 June 16, 2025, Regular Session City Council Minutes.
3. BILL NO. 25-69, an Ordinance granting a special use permit to Big River Communications/Circle Fiber for the purposes of placing, using, and maintaining a shipping container on property located at 24 South Minnesota Avenue, in the City of Cape Girardeau, Missouri. Second and Third Readings.
4. BILL NO. 25-70, an Ordinance approving the record plat of Steven Roberts 2nd Subdivision. Second and Third Readings
5. BILL NO. 25-71, an Ordinance authorizing the issuance of a Special Tax Bill for property located at 1226 South Ranney Avenue for the demolition of a dangerous building. Second and Third Readings
6. BILL NO. 25-72, an Ordinance amending Sections of Chapter 2 of the Code of Ordinances of the City of Cape Girardeau, Missouri relating to the Convention and Visitors Bureau. Second and Third Readings
7. BILL NO. 25-73, a Resolution authorizing the City Manager to execute a Performance Guarantee Agreement with Meyr Properties, L.P., for public sidewalk improvements for Baldwin Creek Subdivision, in the City of Cape Girardeau, Missouri. Reading and Passage.
8. BILL NO. 25-74, a Resolution authorizing the City Manager to execute a Performance Guarantee Agreement with Meyr Properties, L.P., for public sidewalk improvements for Rock Gardens Subdivision, in the City of Cape Girardeau, Missouri. Reading and Passage.
9. BILL NO. 25-75, a Resolution authorizing the City Manager to execute a Performance Guarantee Agreement with Meyr Properties, L.P., for public sidewalk improvements for Touchdown Ridge Subdivision, in the City of Cape Girardeau, Missouri. Reading and Passage.
10. BILL NO. 25-76, a Resolution authorizing the City Manager to execute a Performance Guarantee Agreement with Meyr Properties, L.P., for public sidewalk and turnaround improvements for Touchdown Ridge 2, 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.

11. BILL NO. 25-77, an Ordinance approving the record plat of Park West Hospitality Center No. 4 Subdivision. First Reading. DEV - Ryan Shrimplin
12. BILL NO. 25-78, an Ordinance approving the record plat of Park West Hospitality Center No. 5 Subdivision. First Reading. DEV - Ryan Shrimplin
13. BILL NO. 25-79, an Ordinance authorizing the issuance of Special Tax Bills for various properties located in the City and County of Cape Girardeau, Missouri. First Reading. DEV - Ryan Shrimplin

14. BILL NO. 25-80, an Ordinance vacating the City's interest in Rights Of Way in the Henze's Addition of Out Lot 36, in the City of Cape Girardeau, Missouri. First Reading. DEV - Trevor Pulley
15. BILL NO. 25-81, an Ordinance authorizing sale of certain real property along South Sprigg Street, in the City of Cape Girardeau, Missouri and authorizing the Mayor to execute a Special Warranty Deed to Cape Girardeau School District NO. 63. First Reading. FIRE-Randy Morris

Appointments

16. Appointment to the Airport Advisory Board

Other Business

Appearances regarding items not listed on the agenda.

This is an opportunity for the City Council to listen to comments regarding items not listed on the agenda. The Mayor may refer any matter brought up to the City Council to the City Manager 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

- Appointment to the Advisory Board of the Convention and Visitors Bureau

Advisory Board Minutes

- Advisory Board Minutes

City of Cape Girardeau



Proclamation

Whereas, parks and recreation programs are an integral part of communities throughout this country, including the City of Cape Girardeau, Missouri; and

Whereas, our parks and recreation programs are vitally important to establishing and maintaining the quality of life in the City of Cape Girardeau, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

Whereas, parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens; and

Whereas, parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

Whereas, parks and recreation areas are fundamental to the environmental well-being of our community; and

Whereas, parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

Whereas, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

Whereas, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

Whereas, the City of Cape Girardeau recognizes the benefits of parks and recreation derived from our rivers, parks, trails, and recreation resources.

Now, Therefore, Be It Resolved that I, Stacy Kinder, Mayor of the City of Cape Girardeau, Missouri, do hereby proclaim *July 2025*, as

Parks and Recreation Month

In Witness Whereof I have hereunto set my hand and caused to be affixed the Seal of the City of Cape Girardeau, Missouri, this 7th day of *July*, 2025.

Stacy Kinder, Mayor

Staff: Trevor Pulley Assistant City
Manager/Community Development
Director
Agenda: July 7, 2025

AGENDA REPORT
Cape Girardeau City Council

SUBJECT

A Public Hearing to consider vacating the City's interest in Rights of Way from Henze's Addition survey plat in Out Lot 36 in the City of Cape Girardeau, Missouri.

EXECUTIVE SUMMARY

The City received a request from Geiser Trust and SEMO University to vacate the City's interest in all remaining Rights of Way previously not vacated from an unrecorded Survey Plat named Henze's or Hendze's Addition drawn in 1866.

BACKGROUND/DISCUSSION

Henze's Addition (A.K.A Hendze's Addition) is an unrecorded survey plat of Out Lot 36 in the City of Cape Girardeau. All of the street and alley Rights of Way shown on this survey plat are unimproved with no prospects of ever being improved. Additionally, multiple City Ordinances in the past have vacated different parts of both street and alley Rights of Way shown on Henze's Addition. The named street rights of way shown on this survey plat are Pearl Street, Ellis Street and Pacific Street, as well as six alley rights of way shown to exist by Henze's Addition between these main thoroughfares.

To clean up deed title clouds for abutting landowners of Henze's Addition, the City has been petitioned by both The Geiser Trust and Southeast Missouri State University. Both entities have petitioned the City of Cape to vacate any and all remaining unimproved and as-to-yet unvacated Rights of Way shown on Henze's Addition.

Previous City Vacation Ordinances include:

1. Commission Form Ordinance No. 363 from 08-28-1925. This ordinance vacated multiple areas of Rights of Way that R.B. Oliver wished to replat into Oliver Heights Subdivision.
2. Commission Form Ordinance No. 611 from 04-06-1931. This vacation was for 180 feet of Pearl Street from North Sprigg Street west to the Oliver Heights Subdivision.
3. Commission Form Ordinance No. 693 from 04-30-1935. This ordinance reiterates the street and alley vacation areas of Henze's Addition that had been re-platted and were included in the recorded Oliver Heights Subdivision plat.
4. Ordinance No. 4545 from 02-17-2014. Vacated an unimproved alley right of way off Henze's Addition that was north of vacated Pearl Street and between N. Sprigg and N. Ellis Streets for the abutting property owners of the alley named Carlos and Emmagene Ratliff and Jody and William Geiser.

After these vacation ordinances, the remaining Rights of Way that still exist that need to be vacated are as follows:

1. N. Ellis Street - 60 foot wide by 270 feet in length of N. Ellis St. north of the vacated Pearl Street.
2. Alley between N. Ellis St. and N. Pacific St - approx. 16.50 foot wide by 270 feet in length of an Alley Right of way north of the vacated Pearl Street and being between the platted Ellis and Pacific Streets
3. N. Pacific Street - 60 foot wide by 270 feet in length of N. Pacific St. north of the vacated Pearl Street.
4. Alley between N. Pacific St. and the western edge of Out Lot 36 - approx. 16.50 foot wide by 270 feet in length of an alley right of way north of the platted Pearl Street (yet un-vacated) and west of Pacific Street/east of the western side of Out Lot 36.
5. Pearl Street - 60 foot wide by approximately 417.50 feet in length of Pearl Street (yet un-vacated) that is west of the west line of Pacific Street stretching to the western side of Out Lot 36.
6. Alley between N. Pacific St. and the western edge of Out Lot 36 - approx. 16.50 foot wide by 132 feet in length of an alley right of way south of the platted Pearl Street (yet un-vacated) and west of Pacific Street/east of the western side of Out Lot 36.

FINANCIAL IMPACT

The property owners will pay for the cost of recording the vacation ordinance.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

STAFF RECOMMENDATION

Staff recommends holding the Public Hearing.

BOARD OR COMMISSION RECOMMENDATION

PUBLIC OUTREACH

An advertisement for a Public Hearing appeared in the Southeast Missourian on June 24, 2025.

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> Vacation_Petition_-_FULLY_EXECUTED__Geiser__SEMO____Request_to_Vacate_2025_02_11.pdf	EXECUTED Vacation Petition Geiser & SEMO Henze Add
<input type="checkbox"/> Publisher_s_Affidavit_Henze_Add_Vacation.pdf	Publisher's Affidavit
<input type="checkbox"/> Exhibit_HenzeAdd_Vacation_w_only_aerial.pdf	EXHIBIT Henze Vacation Aerial
<input type="checkbox"/> Exhibit_HenzeAdd_Vacation_w_plat_in_background.pdf	Exhibit_HenzeAdd_Vacation w plat in background
<input type="checkbox"/> unrecorded_map_of_Henze_s_Addition_aka_Hendze_s__drawn_in_1866.pdf	EXHIBIT Unrecorded Map of Henze's Addition



REQUEST TO VACATE ALLEY, STREET RIGHT-OF-WAY, OR EASEMENT PETITION

CITY of CAPE GIRARDEAU

COMMUNITY DEVELOPMENT, 44 N LORIMIER ST. CAPE GIRARDEAU, MO 63701 (573) 339-6327

Address of Property Requesting the Vacation

807 N. Sprigg St., a/k/a Collegewood Apartments, Cape Girardeau, MO 63701

Contact Person's Name* Mr. Jeffrey J. Koch, Attorney		Property Owner or Business Name Jody R. Geiser Revocable Trust U/A/D July 28, 2021	
Mailing Address PO Box 1150	City, State, Zip Cape Girardeau MO 63701	Mailing Address C/o G. Magnus, 510 Phoenix Trl	City, State, Zip Jackson, MO 63755
Telephone 573-335-3316	Email jkoch@limbaughlaw.com	Telephone 573-382-1711	Email gene@capemoenterprises.com

***Contact Person is responsible for all correspondence and payment of application fee.**

Provide a complete description of the proposed area to be vacated, including cross streets and limits of the area. Include the reasons for the vacation request. Attach maps, photos, sketches, etc., if necessary.

The plat of Henze's (a/k/a Hendze's) Addition (hereafter the "Addition") has been referenced in deeds, the City of Cape Girardeau Plat Book and the Cape Girardeau County Tax Maps; however, there is no recorded copy of this plat. Historically, the Addition has shown a dedication of a 60 ft right-of-way running generally north-to-south along the western boundary of Lot 15 of the Addition and continuing to the property owned by Board of Regents for the Southeast Missouri State College (now known as the Board of Governors of Southeast Missouri State University), with said right-of-way being for a portion of Ellis Street north of Pearl Street. That relevant portion of Pearl Street was vacated by the City of Cape Girardeau in Ordinances 363/693. Likewise, the Addition has shown a dedication of a 16 ft alleyway running generally east-to-west along the northern border of Lot 15. Neither this Ellis Street north of Pearl Street nor the alleyway have been used by adjoining property owners for ingress or egress. The reason for the request is to clear title to the property as it has historically been used (without such right-of-way or alleyway). A copy of best known copy of the Addition is attached as Exhibit A. A copy of the previously vacated property is also attached as Exhibit B. Attached as Exhibit C is a sketch showing the proposed areas to be vacated in red circles.

CERTIFICATION

I certify that I am the property owner or authorized by the above property owner or business to file this request form on their behalf.



Contact Person's Signature

2-11-25

Date

OFFICE USE ONLY

Date Received _____	By _____	File Number _____
City Staff Action _____	Date _____	
City Council Final Action _____	Date _____	

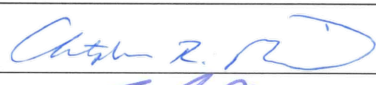
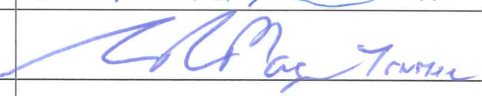


REQUEST TO VACATE ALLEY, STREET RIGHT-OF-WAY, OR EASEMENT PETITION
CITY of CAPE GIRARDEAU

COMMUNITY DEVELOPMENT, 44 N LORIMIER ST, CAPE GIRARDEAU, MO 63701 (573) 339-6327

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CAPE GIRARDEAU, MISSOURI:

We, the undersigned property owners, or the befitted property (contact person) request the necessary steps be taken, and agree to pay the application and recording fees associated with the following vacation:

Printed Name	Printed Address	Signature
The Board of Governors for Southeast Missouri State University	One University Plaza, Cape Girardeau, Mo 63701	 BOG Secretary
Jody R. Geiser Revocable Trust U/A/D July 28, 2021	C/o Gene Magnus, Successor Trustee, 510 Phoenix Trl., Jackson, MO 63755	

CHECK HERE ☒ if additional sheets are attached.

Petition is to be signed by all property owners abutting the property in which the City's interest is sought to be vacated.

Primary Contact Name*: Mr. Jeffrey J. Koch, Attorney Phone #: 573-335-3316

*Primary Contact is the party responsible for all correspondence and payment of application fee.

OFFICE USE ONLY

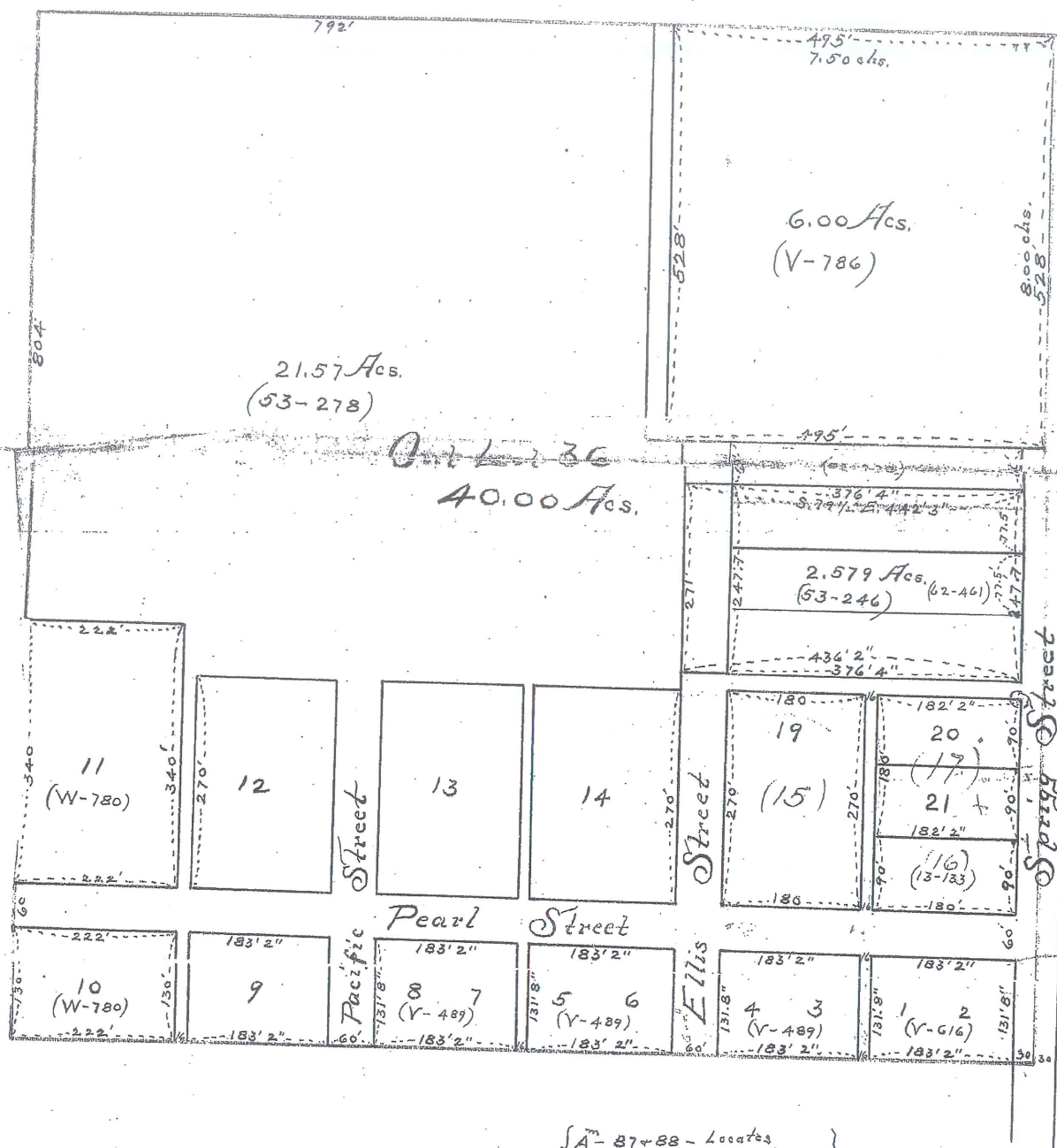
Date Received _____	By _____	File Number _____
City Staff Action _____	Date _____	
City Council Final Action _____	Date _____	

CITY OF CAPE GIRARDEAU
REQUEST TO VACATE ALLEY, STREET RIGHT-OF-
WAY, OR EASEMENT PETITION

1. Submit the completed Vacate Alley, Street Right-of-way or Easement Request Application and Petition along with the application fee and associated transaction fee to Community Development located at City Hall, 44 N Lorimier St, Cape Girardeau, MO 63701. **Application Fee: \$ 165.00 Recording Fee: Varies***
2. The request application and petition will be reviewed by City staff to determine if the proposed vacation is in the public's interest and all the adjoining property owners are represented on the petition.
3. Utilities will be contacted to determine if they have a utility interest in the area of the request. If there are utilities located within the requested vacation area, the adjacent property owners will be required to grant an easement for the utility in order to move forward with the vacation request.
4. If all adjoining property owners are not represented on the petition or if the petition is not valid, the City will not be able to proceed with the vacation request.
5. Once the petition has been verified and utilities checked and if necessary, easements retained, the City will hold a public hearing to consider vacating the requested area. At least ten (10) days notice of the time and place of such hearing (the public hearing will take place at the regularly scheduled City Council meeting) will be published in a local newspaper.
6. Second and third readings will be given to the ordinance at the subsequent City Council meeting.
7. The City Council, by resolution, will either approve or deny the ordinance. If approved, the ordinance goes into effect ten (10) days after its approval.
8. The document is then sent to the County Recorder's Office to be recorded.
 *Recording fees are based on total pages recorded. Applicable fees to be paid by applicant prior to document being recorded by City Staff.
9. After the Vacation is recorded, the City will release the recorded Vacation to the contact person.

HENZE'S ADDITION TO THE CITY OF CAPE GIRARDEAU,
MISSOURI - OUT LOT 36.

CAPTION PLAT



{ A-87+88 - Locates
Lot 19 of Henze's Addition }

Scale: 200 feet to one inch.

C.C. Hawley
City Engin. in 1907
per Sewer Map

Note: The C. C. Hawley Map of the City of Cape Girardeau, Mo., made in 1910, shows the property abstracted to be lots 15 + 17 of Henze's addition. The assessments made by the City & Co. assessors have assessed the property according to the Hawley Map.



CITY of CALE
GIRARDEAU

Collegewood Area



City Vacated ROW



Cape City Addresses



Parcel

LEGEND



0 60 120 Feet 1:1,000

Created by: Development Services
Terrebonne Parish, Alliance Water Resources

Date: 1/24/2025

Cape Girardeau County Imagery, Feb. 2021

Coordinate System: NAD 1983 StatePlane Missouri East FIPS 2401 Feet

CITY OF CORP GIBBSVILLE

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.

C



Publisher's Affidavit

STATE OF MISSOURI} SS

COUNTY OF CAPE GIRARDEAU}

Before me, the undersigned, a Notary Public, this day personally came **Sherry Cole**

who, being first duly sworn, according to law upon his/her oath, says that he/she is **Bookkeeper** of the Southeast Missourian, a newspaper published in the city of Cape Girardeau, in Cape Girardeau County and State of Missouri, and that the publication, of which the annexed is a true copy, was published in said paper on the following dates:

6/24/2025

(appearing once a day on the same day of each week) and further says that said Newspaper is a daily newspaper printed and published in the City of Cape Girardeau and State of Missouri and has a general circulation in the City of Cape Girardeau and State of Missouri and has a general circulation in the City and County of Cape Girardeau and State of Missouri, and has held such general circulation in said county continuously, regularly and consecutively for a period of more than ten years next before the date of the first publication mentioned above, and has been likewise continuously, regularly and consecutively published up to the time of the making of this affidavit for a period of more than ten years next before the date of the jurat to this publisher's affidavit or proof of publication, and that the rate charged therefore is not in excess of the rate allowed by laws of the State of Missouri. and that said Southeast Missourian has been admitted to the United States Post Office as second class matter in the City of Cape Girardeau, Missouri; and that said newspapers has a list of bona fide subscribers voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that said newspaper and its publishers have complied with each and every provision of the laws of Missouri and particularly with the provisions of Section 13775 of the Revised Statutes of Missouri, 1929, as amended, and approved on May 14, 1931, as appears in the Laws of Missouri, 1931 at page 303.

Sherry Cole

Subscribed and sworn to me this 24 Jun 2025

Tonja Hemphill
Notary Public, State of Missouri

Qualified and commissioned for a term expiring

October 12, 2025

Publication Fee: \$54.43

Cape Girardeau, MO
Southeast Missourian

TONJA HEMPHILL
Notary Public - Notary Seal
State of Missouri
Commissioned for Cape Girardeau County
My Commission Expires: October 12, 2025
Commission Number: 13881343

**NOTICE OF PUBLIC HEARING
CITY OF CAPE GIRARDEAU, MISSOURI**

Notice is hereby given that Cape Girardeau, Missouri, City Council will hold a public hearing on Monday July 7, 2025 at 5:00 p.m., in the City Hall Council Chambers, at City Hall, 44 N. Lorimier St., Cape Girardeau, Missouri, to consider vacating remaining rights of way (being parts of Pearl St, N Ellis St & N Pacific St) from Henze's Addition subdivision not previously vacated.

All interested parties shall be afforded the opportunity to speak at the hearing in favor of or in opposition to the proposed vacation.

Gayle L. Conrad
City Clerk
City of Cape Girardeau

(June 24, 2025)

Concord PUBLISHING HOUSE, INC.

SOUTHEAST MISSOURIAN • BANNER PRESS

Invoice No. CP26451
Campaign No. 12163
Campaign Desc. Public Hearing - July 7
Invoice Date 6/24/2025
Sales Rep(s) Layton Lipke - Classified

bill-to

City Of Cape Girardeau
ATTN: Accounts Payable
44 North Lorimier Street
P.O. Box 617
Cape Girardeau, MO 63701
Account No: 102961

advertiser

City Of Cape Girardeau
Account No: 102961

please remit payment to

Concord Publishing House, Inc.
PO Box 699
Cape Girardeau, MO 63702

For questions or payments, call us at 573.388.2728
Or email us at: billing@semissourian.com

payment due

Campaign Net Amount	54.43
Billing Installment	1 of 1
Invoice Net Amount	54.43
Payment Amount Due	\$ 54.43
Payment Due Date	6/30/2025

print lines

Product	Start	End	Description	Ad Size(s)	P.O. Number	Page #	Rate	Amount
Southeast Missourian	6/24/2025	6/24/2025	Legal Liner	2 Columns x 2.177 Inches			54.43	54.43

invoice no.

CP26451

invoice date

6/24/2025

sales rep(s)

Layton Lipke - Classified

bill-to

City Of Cape Girardeau
ATTN: Accounts Payable
44 North Lorimier Street
P.O. Box 617
Cape Girardeau, MO 63701
Account No: 102961

advertiser

City Of Cape Girardeau
Account No: 102961

PAYMENT REMITTANCE

SEND PAYMENT TO

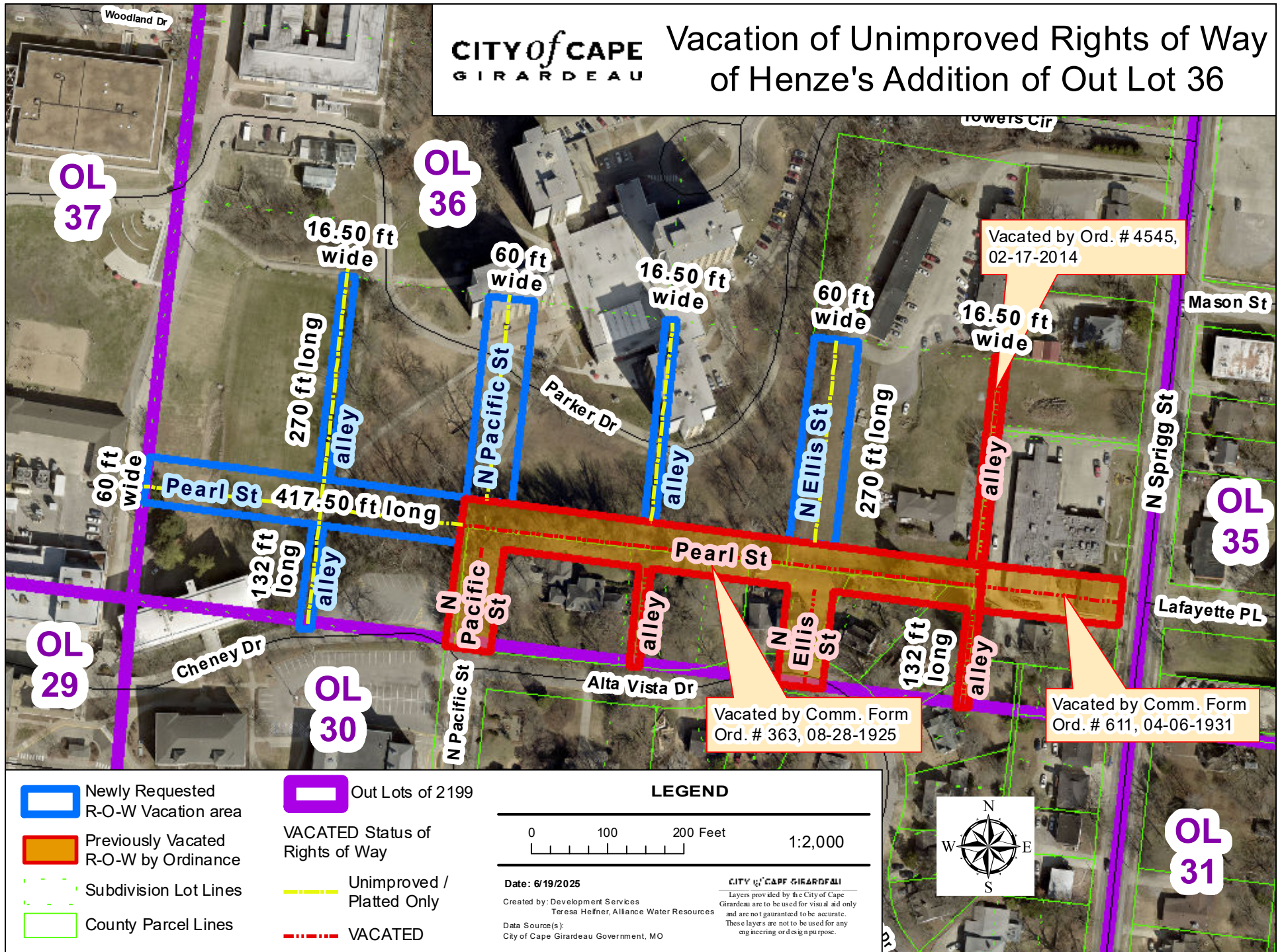
Concord Publishing House, Inc.
PO Box 699
Cape Girardeau, MO 63702

PLEASE PAY THIS AMOUNT

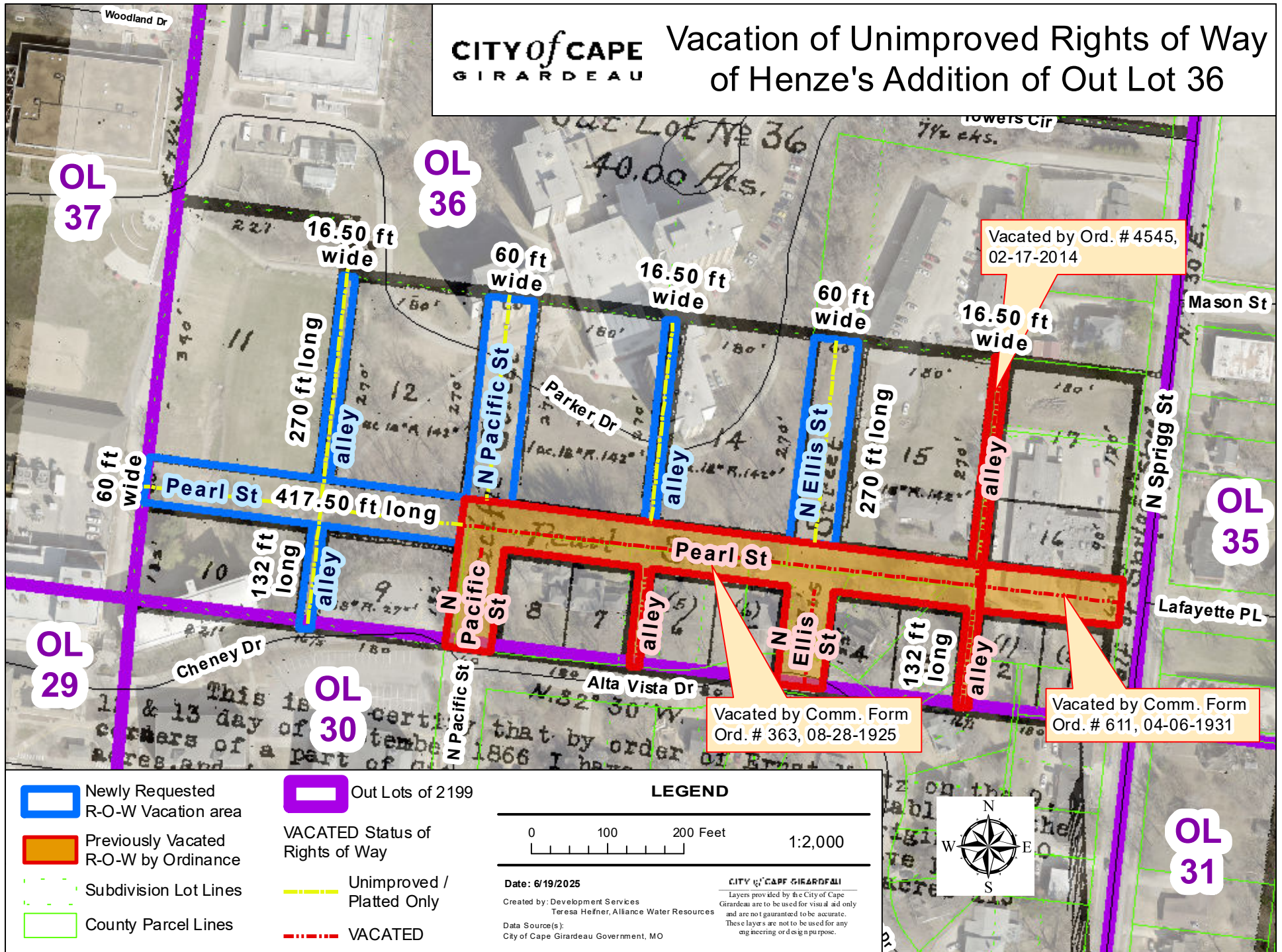
\$ 54.43

**REMEMBER: DETACH AND RETURN THIS PORTION
WITH REMITTANCE FOR PROPER CREDIT**

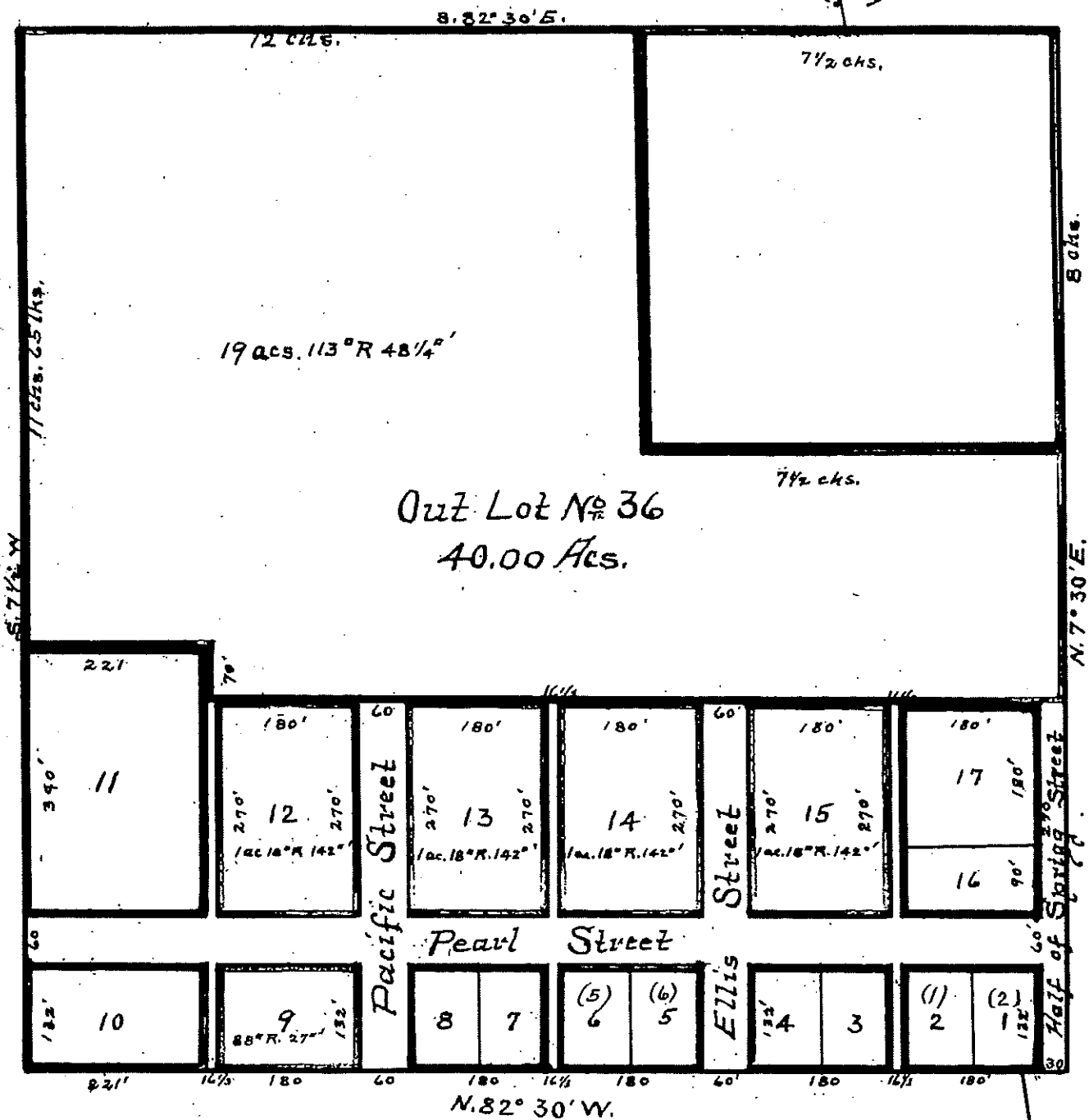
Vacation of Unimproved Rights of Way of Henze's Addition of Out Lot 36



Vacation of Unimproved Rights of Way of Henze's Addition of Out Lot 36



Henze's or Hendze's Addition of Out Lot 36



Cape Girardeau, the 14th day of September 1866.
(signed) August Von Cloedt,
Deputy County Surveyor.

Staff: Gayle L. Conrad, MPCC/CMC,
Director of Citizen Services/City
Clerk
Agenda: July 7, 2025

AGENDA REPORT
Cape Girardeau City Council

SUBJECT

Approval of the June 16, 2025, Regular Session City Council Minutes.

EXECUTIVE SUMMARY

BACKGROUND/DISCUSSION

FINANCIAL IMPACT

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

PUBLIC OUTREACH

ATTACHMENTS:

File Name	Description
📎 2025.06.16_Council_Minutes_DRAFT.pdf	Council Regular Session Minutes 06-16-2025

Proceedings of the City Council, City of Cape Girardeau, Mo.
Regular Session June 16, 2025 MM-173

STUDY SESSION – June 16, 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, June 16, 2025, at 5:00 p.m. with Mayor Stacy Kinder presiding and Council Members Mark Bliss, David J. Cantrell, Bryan Johnson, Dan Presson, Tameka Randle and Nate Thomas present.

REGULAR SESSION – June 16, 2025

CALL TO ORDER

The Cape Girardeau City Council convened in regular session at the Cape Girardeau City Hall on Monday, June 16, 2025, at 5:50 p.m. with Mayor Stacy Kinder presiding and Council Members Mark Bliss, David J. Cantrell, Bryan Johnson, 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, Johnson, Kinder, Presson, Randle, Thomas.

PUBLIC HEARINGS

A Public Hearing to consider a request for a special use permit for the purposes of placing, using, and maintaining a shipping container at 24 South Minnesota Avenue. The Agenda report in the Agenda packet presented for the record includes a certified copy of the following items: (1) Section 30-104 entitled “Special Use Permits” from the City Code; (2) the application for Special Use Permit; and (3) the application file.

Mayor Stacy Kinder opened the Public Hearing.

There being no appearances, the public hearing was closed.

CONSENT AGENDA

Approval of the June 2, 2025, Regular Session City Council Minutes.

BILL NO. 25-61, an Ordinance amending Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, by changing the zoning of property located at 524 North Silver Springs Road, in the City and County of Cape Girardeau, Missouri, from R-4 to NC. Second and Third Readings.

BILL NO. 25-62, an Ordinance amending Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, by changing the zoning of property located at 215 North West End Boulevard, in the City and County of Cape Girardeau, Missouri, from R-3 to NC. Second and Third Readings.

Proceedings of the City Council, City of Cape Girardeau, Mo.
Regular Session June 16, 2025 MM-174

BILL NO. 25-63, an Ordinance granting a special use permit to Elizabeth and Craig Thomas for the purposes of constructing, maintaining, and operating an art school and studio on property located at 215 North West End Boulevard, in the City of Cape Girardeau, Missouri. Second and Third Readings.

BILL NO. 25-64, an Ordinance accepting easements related to the Cape Lacroix Trail Repair Project. Second and Third Readings.

BILL NO. 25-65, an Ordinance adopting the annual operating budget for the City of Cape Girardeau, Missouri, for the fiscal year beginning July 1, 2025. Second and Third Readings.

BILL NO. 25-66, an Ordinance establishing utility rates for the City of Cape Girardeau, Missouri, by amending Chapter 29 relating to sewer and water rates. Second and Third Readings.

BILL NO. 25-68, a Resolution authorizing the City Manager to execute a Demolition Contract with Strack Excavating, L.L.C., for the demolition of a building located at 4221 John E. Godwin Jr. Memorial Drive, in the City of Cape Girardeau, Missouri. Reading and Passage.

A Motion was made by Mark Bliss, Seconded by Nate Thomas, to approve and adopt. Motion passed. 7-0. Ayes: Bliss, Cantrell, Johnson, Kinder, Presson, Randle, Thomas.

BILL NO. 25-61 will be Ordinance NO. 5845; BILL NO. 25-62 will be Ordinance NO. 5846; BILL NO. 25-63 will be Ordinance NO. 5847; BILL NO. 25-64 will be Ordinance NO. 5848; BILL NO. 25-65 will be Ordinance NO. 5849; BILL NO. 25-66 will be Ordinance NO. 5850; BILL NO. 25-68 will be Resolution NO. 3667.

NEW ORDINANCES

BILL NO. 25-69, an Ordinance granting a special use permit to Big River Communications/Circle Fiber for the purposes of placing, using, and maintaining a shipping container on property located at 24 South Minnesota Avenue, in the City of Cape Girardeau, Missouri. First Reading. Mayor Kinder called for public appearances regarding this Bill. No one appeared.

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

BILL NO. 25-70, an Ordinance approving the record plat of Steven Roberts 2nd Subdivision. First Reading. Mayor Kinder called for public appearances regarding this Bill. No one appeared.

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

BILL NO. 25-71, an Ordinance authorizing the issuance of a Special Tax Bill for property located at 1226 South Ranney Avenue for the demolition of a dangerous building. First Reading. Mayor Kinder called for public appearances regarding this Bill.

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

Proceedings of the City Council, City of Cape Girardeau, Mo.
Regular Session June 16, 2025 MM-175

BILL NO. 25-72, an Ordinance amending Sections of Chapter 2 of the Code of Ordinances of the City of Cape Girardeau, Missouri relating to the Convention and Visitors Bureau. 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, Johnson, Kinder, Presson, Randle, Thomas.

ADVISORY BOARD APPOINTMENTS

Appointments to the Advisory Board of the Convention and Visitors Bureau

A Motion was made by Dan Presson, Seconded by Nate Thomas, to appoint Lyle Randolph, Nate Saverino and Carl Ritter Jr. to the Advisory Board of the Convention and Visitors Bureau for terms expiring June 30, 2028.

Motion passed. 7-0. Ayes: Bliss, Cantrell, Essex, Kinder, Presson, Randle, Thomas.

Appointments to the Public Library Board

A Motion was made by Dan Presson, Seconded by Tameka Randle, to to approve Mayor Stacy Kinder's appointment of Lauren Clark Hill, Amanda Heslinga and Taylor Raines to the Public Library Board of Directors for terms expiring June 30, 2028.

Motion passed. 7-0. Ayes: Bliss, Cantrell, Essex, Kinder, Presson, Randle, Thomas.

Appointments to the Special Business District Advisory Commission

A Motion was made by Mark Bliss, Seconded by Dan Presson, to make a finding of special expertise and reappoint David Hutson and Kent Zickfield to the Special Business District Advisory Commission for terms expiring June 30, 2028.

Motion passed. 7-0. Ayes: Bliss, Cantrell, Essex, Kinder, Presson, Randle, Thomas.

APPEARANCES REGARDING ITEMS NOT LISTED ON THE AGENDA

Ms. Karen Schleyer, 36 N. Henderson, appeared regarding pedestrian safety in the city due to speed of traffic, especially on Broadway, Independence and William, and suggested additional signage and striping of crosswalks.

MEETING ADJOURNMENT

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

The regular session ended at 6:05 p.m.

Gayle L. Conrad, City Clerk



Stacy Kinder, Mayor

Staff: Ryan Shrimplin, AICP - City Planner
Agenda: July 7, 2025

AGENDA REPORT Cape Girardeau City Council	
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SUBJECT

An Ordinance granting a special use permit to Big River Communications/Circle Fiber for the purposes of placing, using, and maintaining a shipping container on property located at 24 South Minnesota Avenue, in the City of Cape Girardeau, Missouri.

EXECUTIVE SUMMARY

The attached ordinance grants a special use permit for the long-term use of a shipping container at 24 South Minnesota Avenue. A public hearing on the special use permit request was held on June 16, 2025.

BACKGROUND/DISCUSSION

A special use permit application has been submitted for the property at 24 South Minnesota Avenue, zoned M-1 (Light Manufacturing/Industrial). The property contains an office building and equipment/materials storage yard for a telecommunications company. The applicant is requesting approval for the long-term use of a shipping container as an accessory use. A special use permit is required for the long-term (defined as more than 12 consecutive months) use of a shipping container in the M-1 district. Refer to the application for more information about the proposed use.

Certified copies of the application, application file, and the following applicable sections of the City Code are attached:

Section 30-68 - M-1, Light Manufacturing/Industrial District

Section 30-104 - Special Use Permits

Section 30-105 - Shipping Containers

The attached ordinance grants a special use permit for the shipping container. A public hearing on the special use permit request was held on June 16, 2025.

FINANCIAL IMPACT

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

See the attached staff report for analysis.

STAFF RECOMMENDATION

The staff report to the Planning & Zoning Commission recommended approval of the special use permit request, subject to several conditions. See the attached staff report for more information.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission held a public hearing at its May 14, 2025 meeting and recommended approval of the special use permit request, subject to the conditions in the staff report, with a vote of 7 in favor, 0 in opposition, and 0 abstaining.

PUBLIC OUTREACH

The City Council's public hearing was advertised in the Southeast Missourian on May 31, 2025. In addition, a sign containing the date, time, location, and subject of the Planning and Zoning Commission and City Council public hearings was posted on the property. Notices were also mailed to the adjacent property owners.

ATTACHMENTS:

File Name	Description
❏ 25-69_SUP_24_S_Minnesota_Shipping_Container.doc	Ordinance
❏ Staff_Review-Referral-Action_Form.pdf	24 South Minnesota Avenue - Staff RRA Form
❏ Staff_Report_P_Z_SUP_24_South_Minnesota_Avenue.pdf	24 South Minnesota Avenue - Staff Report
❏ Map_-_24_South_Minnesota_SUP_-_Zoning.pdf	24 South Minnesota Avenue - Zoning Map
❏ Map_-_24_South_Minnesota_SUP_-_FLU.pdf	24 South Minnesota Avenue - FLU Map
❏ Application_-_24_S_Minnesota_SUP.pdf	24 South Minnesota Avenue - Application
❏ Sec._30-68._-_M-1_Light_Manufacturing_Industrial_District.pdf	Sec. 30-68 - M-1, Light Manufacturing/Industrial District
❏ Sec._30-104._-_Special_Use_Permits.pdf	Sec. 30-104 - Special Use Permits
❏ Sec._30-105._-_Shipping_Containers.pdf	Sec. 30-105 - Shipping Containers

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO BIG RIVER COMMUNICATIONS/CIRCLE FIBER FOR THE PURPOSES OF PLACING, USING, AND MAINTAINING A SHIPPING CONTAINER ON PROPERTY LOCATED AT 24 SOUTH MINNESOTA AVENUE, IN THE CITY OF CAPE GIRARDEAU, MISSOURI

WHEREAS, Big River Telephone Company, LLC is the owner of certain property on which Big River Communications/Circle Fiber desires to place, use, and maintain a shipping container for an indefinite period of time, said property being located at 24 South Minnesota Avenue in the City and County of Cape Girardeau, Missouri; and

WHEREAS, said property is presently zoned M-1, Light Manufacturing/Industrial; and

WHEREAS, a Special Use Permit is required for the long-term use of a shipping container in the M-1, Light Manufacturing/Industrial District.

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

ARTICLE 1. The City Council, having duly considered the application, finds that the granting of the Special Use Permit will not substantially increase traffic hazards, congestion, or fire hazards, nor will it adversely affect the general character of the neighborhood or the general welfare of the community, nor will it overtax public utilities or be in conflict with the comprehensive plan.

ARTICLE 2. A Special Use Permit for the purposes of placing, using, and maintaining a shipping container for an indefinite period of time at 24 South Minnesota Avenue, in the City and County of Cape Girardeau, Missouri, located on the following described property:

A PARCEL OF LAND BEING PART OF BLOCK NUMBERED EIGHT (8) OF WEST END PLACE ADDITION, A SUBDIVISION RECORDED IN PLAT BOOK #2, AT PAGE #8 OF THE COUNTY LAND RECORDS, AND PART OF LOT NUMBERED ONE (1) OF THORNGATE SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK #25, AT PAGE #35 OF THE COUNTY LAND RECORDS, ALL IN U.S.P. SURVEY #2199, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE

FIFTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF
CAPE GIRARDEAU, MISSOURI, SAID PARCEL BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Cut Cross at the Northwest Corner of
Document #2008-09058 of the Land Records of Cape
Girardeau County, Missouri; thence S 82° 19' 35" E, a
distance of 198.64 feet to a 1/2" Iron Rod; thence S
07° 33' 08" W, a distance of 373.00 feet to a 1/2"
Iron Rod; thence Southwesterly, along a Non-Tangential
Curve to the Right, having a Radius of 2,347.11 feet,
a Length of 196.22 feet (Chord bears S 88° 33' 43" W,
a distance of 196.16 feet) to a 1/2" Iron Rod on the
East Right-of-Way Line of South Minnesota Avenue;
thence N 06° 51' 33" E, along said Right-of-Way, a
distance of 404.10 feet to the POINT OF BEGINNING.
Containing 1.757 acres, more or less, in Cape
Girardeau, Missouri, dated February of 2025.

is hereby granted to Big River Communications/Circle Fiber, to
be effective ten (10) days after the date of passage and
approval of this ordinance. The special use shall comply with
all regulations set forth in the Zoning Code for the district in
which the use is located except those which have been
specifically excepted under this permit, and all other
applicable ordinances of the City of Cape Girardeau, Missouri,
and any special conditions contained in the Special Use Permit,
a copy of which is attached hereto as Exhibit A and incorporated
herein by reference. The City Manager is hereby authorized to
execute the Special Use Permit for and on behalf of the City of
Cape Girardeau, Missouri.

ARTICLE 3. Attached hereto as Exhibit B is the formal
Findings and Conclusions of the City Council.

ARTICLE 4. This ordinance shall be in full force and
effect ten (10) days after its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

Stacy Kinder, Mayor

ATTEST:

Gayle L. Conrad, City Clerk



SPECIAL USE PERMIT

Big River Communications/Circle Fiber is hereby granted a Special Use Permit for the purposes of placing, using, and maintaining a shipping container at 24 South Minnesota Avenue in the City and County of Cape Girardeau, Missouri, on the following described property for an indefinite period of time:

A PARCEL OF LAND BEING PART OF BLOCK NUMBERED EIGHT (8) OF WEST END PLACE ADDITION, A SUBDIVISION RECORDED IN PLAT BOOK #2, AT PAGE #8 OF THE COUNTY LAND RECORDS, AND PART OF LOT NUMBERED ONE (1) OF THORNGATE SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK #25, AT PAGE #35 OF THE COUNTY LAND RECORDS, ALL IN U.S.P. SURVEY #2199, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, MISSOURI, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Cut Cross at the Northwest Corner of Document #2008-09058 of the Land Records of Cape Girardeau County, Missouri; thence S 82° 19' 35" E, a distance of 198.64 feet to a 1/2" Iron Rod; thence S 07° 33' 08" W, a distance of 373.00 feet to a 1/2" Iron Rod; thence Southwesterly, along a Non-Tangential Curve to the Right, having a Radius of 2,347.11 feet, a Length of 196.22 feet (Chord bears S 88° 33' 43" W, a distance of 196.16 feet) to a 1/2" Iron Rod on the East Right-of-Way Line of South Minnesota Avenue; thence N 06° 51' 33" E, along said Right-of-Way, a distance of 404.10 feet to the POINT OF BEGINNING. Containing 1.757 acres, more or less, in Cape Girardeau, Missouri, dated February of 2025.

This Special Use Permit is granted upon the condition that the grantee be bound by all City ordinances which pertain to the Special Use Permit and that the grantee be bound by the following special conditions which are imposed as a condition of issuance of this Special Use Permit. Upon the failure of the grantee to comply with these special conditions, the Special Use Permit shall automatically terminate and the City shall have the right to enter upon the land to abate such special use.

SPECIAL CONDITIONS:

1. The special use authorized by this permit shall comply with all applicable laws and regulations.
2. Major modifications to said special use (including, but not limited to, the site plan and/or the location of the

shipping container) shall require the approval of the City Council.

3. This permit shall automatically expire twelve (12) months from the date of issuance if said special use has not commenced.
4. This permit is not transferable without the approval of the City Council.
5. The final design of the shipping container shall be subject to approval by the City staff. The exterior of the shipping container shall be maintained to prevent paint loss or other significant wear or damage to the finish.

NOW, THEREFORE, the City Manager of the City of Cape Girardeau, Missouri, affixes his signature this _____ day of _____, 2025.

Manager

ATTEST:



Dr. Kenneth Haskin, City

Gayle Conrad, City Clerk

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

BE IT REMEMBERED, that on this _____ day of _____, 2025, before me personally appeared Dr. Kenneth Haskin, who, being by me duly sworn, did state that he is the City Manager of the City of Cape Girardeau, Missouri, a municipal corporation organized and existing under the laws of the State of Missouri, that the seal affixed to the foregoing instrument is the seal of said City, that said instrument was signed and sealed on behalf of said City by authority of its City Council, and that he acknowledged said instrument to be the free act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Cape Girardeau, Missouri, the day and year first above written.

Notary Public

(IF APPROVED)
CITY OF CAPE GIRARDEAU, MISSOURI
CITY COUNCIL
FINDINGS AND CONCLUSIONS

Now on this _____ day of _____, 2025, the Cape Girardeau City Council considered the application for a Special Use Permit dated March 26, 2025 filed by Big River Communications/Circle Fiber for the property located at 24 South Minnesota Avenue, Cape Girardeau, Missouri, for the purposes of placing, using, and maintaining a shipping container for an indefinite period of time.

In examining said application, the following factors were considered and findings were made, as follows:

City Council Findings:

The proposed Special Use, with the stated conditions, would:

	Yes	No	N/A
1. Substantially increase traffic hazards or congestion	_____	<u>X</u>	_____
2. Substantially increase fire hazards	_____	<u>X</u>	_____
3. Adversely affect the character of the neighborhood or, in respect to special use permits for dwelling purposes where required, be adversely affected by the character of the neighborhood	_____	<u>X</u>	_____
4. Adversely affect the general welfare of the community	_____	<u>X</u>	_____
5. Overtax public utilities	_____	<u>X</u>	_____

The comments, testimony, evidence, exhibits, and all other matters presented at the required public hearing are incorporated herein by reference.

Following consideration of the application, the requirements of Section 30-104 and other relevant provisions of the City Code, and the testimony, exhibits and file contents, the City Council duly deliberated the facts pertaining to the proposed Special Use and issued the following conclusion:

THE APPLICATION IS:

_____ Approved
 _____ Denied
 _____ X _____ Approved subject to the conditions stated in the attached Special Use Permit

CITY OF CAPE GIRARDEAU, MISSOURI

 Stacy Kinder, Mayor

ATTEST:

 Gayle Conrad, City Clerk



(IF DENIED)
CITY OF CAPE GIRARDEAU, MISSOURI
CITY COUNCIL
FINDINGS AND CONCLUSIONS

Now on this _____ day of _____, 2025, the Cape Girardeau City Council considered the application for a Special Use Permit dated March 26, 2025 filed by Big River Communications/Circle Fiber for the property located at 24 South Minnesota Avenue, Cape Girardeau, Missouri, for the purposes of placing, using, and maintaining a shipping container for an indefinite period of time.

In examining said application, the following factors were considered and findings were made, as follows:

City Council Findings:

The proposed Special Use, with the stated conditions, would:

	Yes	No	N/A
1. Substantially increase traffic hazards or congestion	_____	_____	_____
2. Substantially increase fire hazards	_____	_____	_____
3. Adversely affect the character of the neighborhood or, in respect to special use permits for dwelling purposes where required, be adversely affected by the character of the neighborhood	_____	_____	_____
4. Adversely affect the general welfare of the community	_____	_____	_____
5. Overtax public utilities	_____	_____	_____

The comments, testimony, evidence, exhibits, and all other matters presented at the required public hearing are incorporated herein by reference.

Following consideration of the application, the requirements of Section 30-104 and other relevant provisions of the City Code, and the testimony, exhibits and file contents, the City Council duly deliberated the facts pertaining to the proposed Special Use and issued the following conclusion:

THE APPLICATION IS:

_____ Approved
_____ X Denied
_____ Approved subject to the conditions stated in the attached Special Use Permit

CITY OF CAPE GIRARDEAU, MISSOURI

Stacy Kinder, Mayor

ATTEST:

Gayle Conrad, City Clerk



CITY OF CAPE GIRARDEAU, MISSOURI

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

FILE NO. **1481**

LOCATION: 24 South Minnesota Avenue

STAFF REVIEW & COMMENTS:

Big River Communication/Circle Fiber is requesting a SUP for the long term use of a shipping container for storage purposes in the M-1 (Light Manufacturing/Industrial) zoning district at 24 South Minnesota Avenue. SEE STAFF REPORT FOR FURTHER INFORMATION.

City Planner

Date

City Attorney

Date

CITY MANAGER REFERRAL TO THE PLANNING AND ZONING COMMISSION:

City Manager

Date

Planning & Zoning Commission

Public Hearing Posting Date: 5-7-25 Public Hearing Date: 5-14-25

RECOMMENDED ACTION:

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

VOTE COUNT: 7 Favor 0 Oppose 0 Abstain

COMMENTS:

CITIZENS COMMENTING AT MEETING:



Chris Martin

Planning & Zoning Commission Secretary

City Council Action

Public Hearing Posting Date: _____ Public Hearing Date: _____

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

VOTE COUNT: _____ Favor _____ Oppose _____ Abstain

ORDINANCE # _____ Effective Date: _____

STAFF REPORT

TO: Planning and Zoning Commission

FROM: Ryan Shrimplin, City Planner

MEETING DATE: May 14, 2025

SUBJECT: Special Use Permit Request for Property at 24 South Minnesota Avenue

A special use permit application has been submitted for the property at 24 South Minnesota Avenue, zoned M-1 (Light Manufacturing/Industrial). The property contains an office building and equipment/materials storage yard for a telecommunications company. The applicant is requesting approval for the long-term use of a shipping container as an accessory use. A special use permit is required for the long-term (defined as more than 12 consecutive months) use of a shipping container in the M-1 district. Refer to the application for more information about the proposed use.

The Zoning Code (Chapter 30 of the City's Code of Ordinances) authorizes the City Council to grant special use permits in accordance with Section 30-104. In order for a special use permit to be granted, the Planning and Zoning Commission and the City Council must consider and make findings of fact with regard to certain criteria. Staff has reviewed the application according to the criteria and made the following findings:

Criterion #1: The proposed special use will not substantially increase traffic hazards or congestion.

Finding: The shipping container will be used for the storage of telecommunications materials. It will be located within a fenced-in area that is already being used for storage. Thus, it will not substantially increase traffic hazards or congestion.

Criterion #2: The proposed special use will not substantially increase fire hazards.

Finding: Shipping containers are inherently fire resistant. Research has found that when a fire occurs inside a closed container, it uses up all the oxygen and extinguishes itself. Therefore, the shipping container will not substantially increase fire hazards.

Criterion #3: The proposed special use will not adversely affect the character of the neighborhood.



Finding: The subject property is located in an industrial/commercial area where shipping containers are typically used. Thus, the shipping container will not adversely affect the character of the neighborhood.

Criterion #4: The proposed special use will not adversely affect the general welfare of the community.

Finding: As stated previously, the shipping container will be located within a fenced-in area that is already being used for storage. Therefore, it will not adversely affect the general welfare of the community.

Criterion #5: The proposed special use will not overtax public utilities.

Finding: The shipping container will not use any utilities.

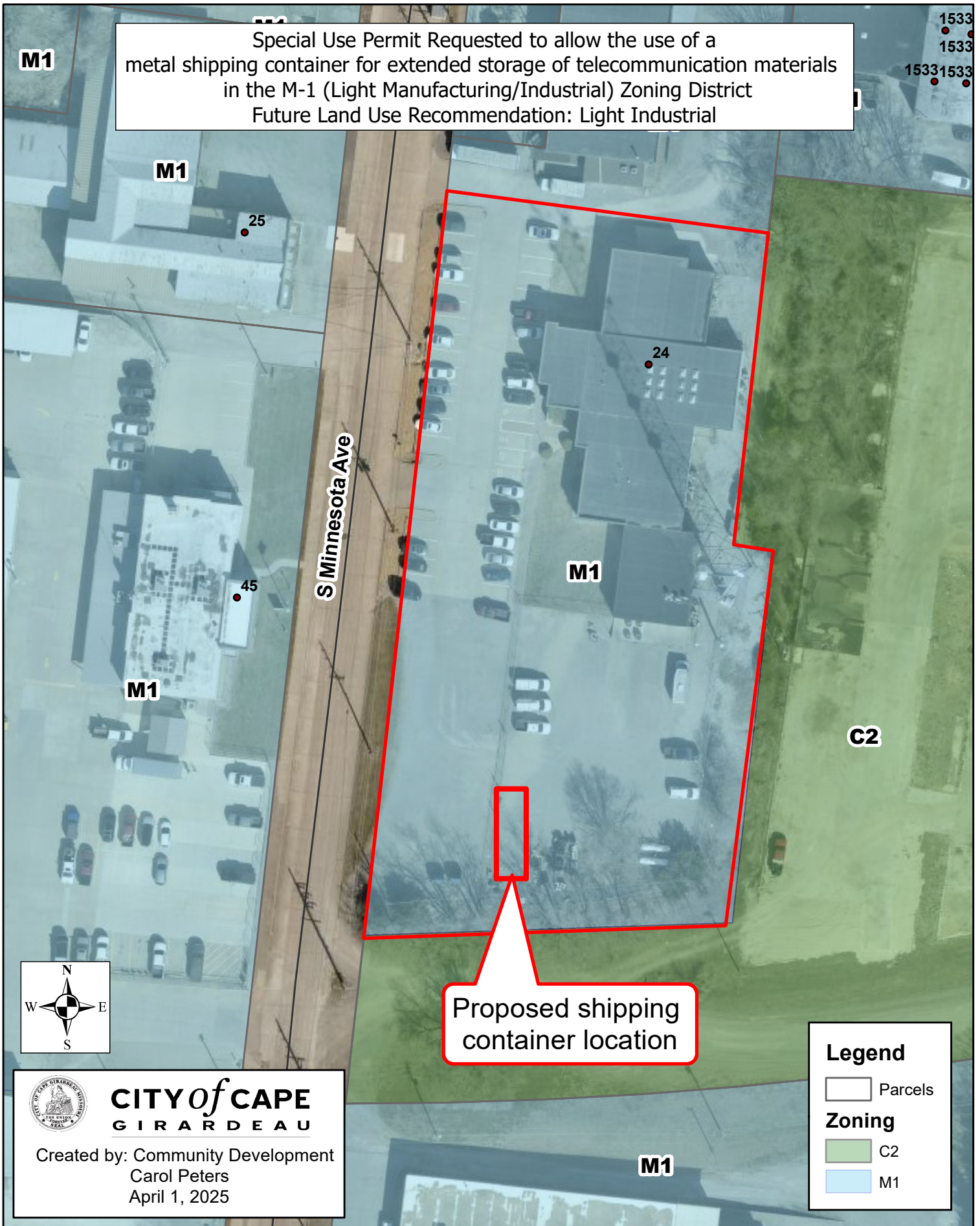
Based on the above findings, staff recommends approval of the special use permit request, subject to the following conditions:

1. The special use authorized by this permit shall comply with all applicable laws and regulations.
2. Major modifications to said special use (including, but not limited to, the site plan and/or the location of the shipping container) shall require the approval of the City Council.
3. This permit shall automatically expire twelve (12) months from the date of issuance if said special use has not commenced.
4. This permit is not transferable without the approval of the City Council.
5. The final design of the shipping container shall be subject to approval by the City staff. The exterior of the shipping container shall be maintained to prevent paint loss or other significant wear or damage to the finish.



24 South Minnesota Avenue Special Use Permit Request

Special Use Permit Requested to allow the use of a metal shipping container for extended storage of telecommunication materials in the M-1 (Light Manufacturing/Industrial) Zoning District
Future Land Use Recommendation: Light Industrial



CITY of CAPE
GIRARDEAU

Created by: Community Development
Carol Peters
April 1, 2025

24 South Minnesota Avenue Special Use Permit Request

Special Use Permit Requested to allow the use of a metal shipping container for extended storage of telecommunication materials in the M-1 (Light Manufacturing/Industrial) Zoning District
Future Land Use Recommendation: Light Industrial

S Minnesota Ave

25

24

45

1533
1533
15331533



CITY of CAPE
GIRARDEAU


Created by: Community Development
Carol Peters
April 1, 2025

Proposed shipping
container location

Legend

 Parcels

Future Land Use

 Light Industrial



REZONING / SPECIAL USE PERMIT APPLICATION
CITY of CAPE GIRARDEAU

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

Property Address/Location

24 S Minnesota Street Cape Girardeau, MO 63703

Applicant Big River Communcation/Circle Fiber		Property Owner of Record Big River Telephone Company, LLC <input type="checkbox"/> Same as Applicant	
Mailing Address 24 S Minnesota St	City, State, Zip Cape Girardeau, MO 63703	Mailing Address 24 S Minnesota	City, State, Zip Cape Girardeau, MO 63703
Telephone 309-670-3085	Email nick.miller@i3broadband.com	Telephone 309-670-3085	Email nick.miller@i3broadband.com
Contact Person Nick Miller		(Attach additional owners information, if necessary)	
Type of Request <input type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Special Use Permit <input type="checkbox"/> Both		Proposed Special Use (Special Use Permit requests only) Sec 30-105, Accessory Use (Excluding Dwelling)	
Existing Zoning District M-1, Light Manufacturing/Industrial District		Proposed Zoning District (Rezoning requests only) Choose a Zoning District	

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

PT LOT 31 HENDERSON SUBD & PT OUTLOT 41

Describe the proposed use of the property.

Adding metal shipping container (Conex box) for storage of telecommunication materials. Shipping container will be located inside our fenced in storage lot. No electricity nor plumbing will be utilized with the Conex box.

Application continues on next page

OFFICE USE ONLY

Date Received & By 3-26-25 File # 1481 MUNIS Application # 16404 MUNIS Permit # _____
Application Fee Received \$ 159.40 ☐ Check # _____ ☒ Credit Card ☐ Cash
Planning & Zoning Commission Recommendation _____ Date _____ City Council Final Action _____ Date _____

Special Use Criteria (Special Use Permit requests only)

Explain how the special use permit request meets the criteria below. Attach additional sheets, if necessary.

- 1) *The proposed special use will not substantially increase traffic hazards or congestion.*
No increase in traffic related to the Conex box (shipping container)
- 2) *The proposed special use will not substantially increase fire hazards.*
No, Conex box will be metal. No hazardous nor flammable materials will be stored within.
- 3) *The proposed special use will not adversely affect the character of the neighborhood.*
No. Lot is already utilized for material storage purposes
- 4) *The proposed special use will not adversely affect the general welfare of the community.*
No. Area is already enclosed with a fence to ensure no unauthorized access.
- 5) *The proposed special use will not overtax public utilities.*
No impact on public utilities

**ADDITIONAL ITEMS
REQUIRED**

See Instructions for more
information.

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

- ☒ Base Application fee - \$148.00 payable to City of Cape Girardeau
 - ☐ Planned Development rezoning only - Additional \$88 payable to City of Cape Girardeau
 - ☒ List of adjacent property owners (*see Instructions for requirements*)
 - ☒ One (1) set of mailing envelopes, stamped and addressed to adjacent property owners OR \$2.85 per adjacent property owner, if stamped envelopes are not submitted
 - ☐ One (1) full size copy of a plat or survey of the property, if available
 - ☒ One (1) full size set of plans, drawn to an appropriate scale, depicting existing features to be removed, existing features to remain, and all proposed features such as: buildings and structures, paved areas, curbing, driveways, parking stalls, trash enclosures, fences, retaining walls, light poles, detention basins, landscaping areas, freestanding signs, etc. (Planned Development rezonings and Special Use Permits only)
 - ☐ One (1) set of Planned Development documents (Planned Development rezonings only)
-

CERTIFICATIONS

The undersigned hereby certifies that:

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

Property Owner of Record Signature and Printed Name

Date

(Provide additional owners signatures and printed names in the space below, if applicable)

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

Nick Miller
Applicant Signature and Printed Name

3/26/25
Date

Director of Supply Chain



211050016006000000

Property Ownder Name	Property Address	Mailing Address	City	State	Zip code
Thorngate Holdings LLC	1507 Independence St	429 N Broadview St.	Cape Girardeau	MO	63701
Union Electric Co	45 S Minnesota St	PO Box 149	St. Louis	MO	63166
Union Electric Co	S Minnesota and Independence	PO Box 149	St. Louis	MO	63166
Meliora Holdings LLC	25 S Minnesota St	PO Box 525	Cape Girardeau	MO	63702
Wicks Properties LLC	1545 Independence St	1545 Independence St	Cape Girardeau	MO	63703

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

- (a) *Purpose.* The M-1 district is intended primarily for uses engaged in light manufacturing, assembly, fabrication, warehousing, wholesaling and retail trade, and service operations which conduct all activities within a building with no external impact or effect. This district is intended to serve as a transition between more intense industrial development and commercial, office, or multifamily residential development.
- (b) *Permitted principal uses.*
 - (1) Light manufacturing facilities.
 - (2) Any establishment which provides supplies or services primarily to commercial and industrial customers, such as janitorial services, sign shops, packaging or shipping services, locksmiths, or printing, lithographing, engraving, photocopying, blueprinting, publishing, electrical, heating, plumbing and binding establishments.
 - (3) Health and fitness centers.
 - (4) Cemeteries.
 - (5) Commercial day cares.
 - (6) Funeral homes and mortuaries.
 - (7) Government buildings and uses, including police and fire stations.
 - (8) Heavy machinery and equipment sales, rental and service.
 - (9) Offices, administrative, business, finance and professional.
 - (10) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.
 - (11) Public service and public utility uses as follows:
 - a. Wireless facilities.
 - b. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.
 - (12) Industrial schools and business schools.
 - (13) Mini warehouses or self-storage units.
 - (14) Residential treatment facilities.
 - (15) Television and radio studios including any transmitting facilities.
 - (16) Veterinary clinics, animal hospitals, and kennels.
 - (17) Warehouses, storage and distribution centers.
 - (18) Vehicle fueling stations, including service, repair, body and fender repair, and paint shops.
 - (19) Recycling centers.
 - (20) Marinas or docks.
 - (21) Transitional housing.
 - (22) Restaurants and bars.
 - (23) Retail, including vehicle sales.
 - (24) Comprehensive marijuana cultivation facilities, medical marijuana cultivation facilities, or microbusiness wholesale facilities, as permitted in [section 30-118](#).
 - (25) Comprehensive marijuana dispensary facilities, medical marijuana dispensary facilities, or microbusiness dispensary facilities, as permitted in [section 30-118](#).
 - (26) Comprehensive marijuana-infused products manufacturing facilities or medical marijuana-infused products manufacturing facilities, as permitted in [section 30-118](#).

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

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

(c) *Permitted accessory uses.*

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

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

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

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

(d) *Special uses.*

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

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

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

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

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

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

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

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

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

(e) *Standards.*

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

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

(3) No building shall be used for residential purposes, except for a night watchman or a caretaker employed on the premises.

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

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

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

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

(2) Minimum lot area: None.

(3) Minimum lot width: None.

(4) Minimum yard requirements:

a. Front yard: 25 feet.

b. Rear yard: 25 feet.

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

(5) Maximum building coverage: None.

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

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

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

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

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

(Code 1990, § 30-335; Ord. No. 5211, art. 6, 7-15-2019; Ord. No. art. 5, 2-6-2023)

Sec. 30-104. - Special use permits.

- (a) *Purpose.* Subject to the provisions of this section, the city council may, by ordinance on its own motion or on application, grant a special use permit for any special use specifically identified in the zoning district in which the special use is proposed. The city council may impose appropriate conditions and safeguards for the issuance of the special use permit, such as a limitation of the duration of the special use, a limitation of the parties who may carry out such use, and limitations upon or requirements for the size or design of buildings and other improvements on the property. In cases where a special use permit application is submitted for a property in the H district, the historic preservation commission shall make a recommendation to the city council in lieu of approving or denying a certificate of appropriateness for any work covered by the special use permit.
- (b) *Application for special use permit.* Application for a special use permit shall be submitted to the city manager using a form provided by the city and contain all necessary information as determined by the city manager. The special use permit fee shall be per the city's fee schedule. Such application shall be processed in the same manner as provided in section 30-32 relating to application for a zoning district change.
 - (1) In reviewing an application for a special use permit, the city council shall determine whether or not the proposed special use will:
 - a. Substantially increase traffic hazards or congestion;
 - b. Substantially increase fire hazards;
 - c. Adversely affect the character of the neighborhood;
 - d. Adversely affect the general welfare of the community; and
 - e. Overtax public utilities.
 - (2) If the council's finding is negative as to all of the criteria in subsection (b)(1) of this section, the application may be granted; if affirmative as to any of the aforementioned criteria, then such special use permit shall be denied.
 - (3) Any use for which a special use permit is granted shall otherwise comply with all of the regulations set forth in this chapter for the zoning district in which such use is located.

(Code 1990, § 30-401; Ord. No. 5012, art. 7, 10-2-2017)

Sec. 30-105. - Shipping containers.

Shipping containers shall be subject to the requirements in the following table:

<i>One or More Shipping Containers Used For</i>	<i>Short-term, 12 Consecutive Months or Less</i>	<i>Long-term, More Than 12 Consecutive Months</i>
Principal Use (Excluding Dwelling) ¹	Special Use Permit required in AG, AG-1, RE, NC, C-1, C-2, M-1, M-2, and A-1 districts; prohibited in all other districts	Special Use Permit required in NC, C-1, C-2, M-1, M-2, and A-1 districts; prohibited in all other districts
Accessory Use (Excluding Dwelling) ¹	Permitted by Right in all districts (per property) ²	Special Use Permit required in all districts
Accessory Use to a Construction Project	Permitted in accordance with <u>section 30-109(b)</u>	Permitted in accordance with <u>section 30-109(b)</u>
Dwelling	Prohibited in all districts	Prohibited in all districts

¹ As permitted in the zoning district in which the shipping containers are to be located.

² Once all shipping containers have been removed from a property, no shipping containers shall be placed back on such property for a period of six consecutive months unless a special use permit is first obtained.

(Code 1990, § 30-402; Ord. No. 5012, art. 7, 10-2-2017)

—

Staff: Ryan Shrimplin, AICP - City Planner
Agenda: July 7, 2025

AGENDA REPORT Cape Girardeau City Council	
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SUBJECT

An Ordinance approving the record plat of Steven Roberts 2nd Subdivision.

EXECUTIVE SUMMARY

The attached ordinance approves a record plat for a two-lot subdivision at 204 North Kingshighway.

BACKGROUND/DISCUSSION

A record plat has been submitted for Steven Roberts 2nd Subdivision, located at 204 North Kingshighway. The proposed subdivision is zoned C-2 (Highway Commercial District). The plat divides a lot to create two new lots. The plat shows an exception for the omission of the required 10-foot utility easement along the rear lot line of Lot 1. Staff supports the exception because there are no existing or proposed utilities in the area where the easement is required.

FINANCIAL IMPACT

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

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 May 14, 2025 meeting, recommended approval of the record plat with a vote of 7 in favor, 0 in opposition, and 0 abstaining.

PUBLIC OUTREACH

ATTACHMENTS:

File Name	Description
 25-70-RP_MASH_Steven_Roberts_2nd_Sub.doc	Ordinance
 Staff_Review-Referral-Action_Form.pdf	Steven Roberts 2nd Subdivision - Staff RRA Form
 Map_-_Steven_Roberts_2nd_Subdivision.pdf	Steven Roberts 2nd Subdivision - Map
 Application_-_Steven_Roberts_2nd_Subd..pdf	Steven Roberts 2nd Subdivision - Application
 S25029-Subd.pdf	Steven Roberts 2nd Subdivision - Record Plat

BILL NO. 25-70

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE RECORD PLAT OF
STEVEN ROBERTS 2ND SUBDIVISION

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

ARTICLE 1. The record plat of Steven Roberts 2nd Subdivision, being a Resubdivision of Lot 1 of Steven Roberts Subdivision, as Recorded In Plat Book 23 at Page 63 of the Land Records of the County Recorder's Office and Being a Part of United States Private Survey No. 2199, Township 31 North, Range 13 East of the Fifth Principal Meridian, City and County of Cape Girardeau, State of Missouri, submitted by MASH Investments, L.L.C., bearing the certification of R. Christopher Bowen, a Registered Land Surveyor, dated the 12th day of May, 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:

Gayle L. Conrad, City Clerk




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

FILE: **Steven Roberts 2nd Subdivision**

LOCATION: 204 North Kingshighway

STAFF REVIEW & COMMENTS:

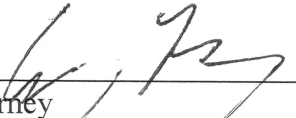
A record plat has been submitted to subdivide one lot into two new lots at 204 North Kingshighway. SEE STAFF REPORT FOR MORE DETAILS.



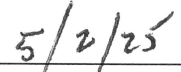
City Planner



Date

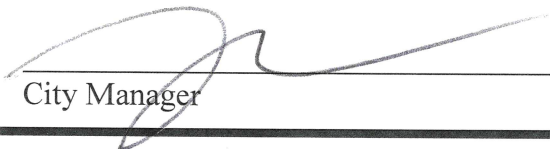


City Attorney



Date

CITY MANAGER REFERRAL TO THE PLANNING AND ZONING COMMISSION:



City Manager



Date

Planning & Zoning Commission


RECOMMENDED ACTION:

	Favor	Oppose	Abstain		Favor	Oppose	Abstain
Trae Bertrand	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chris Martin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Blank	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Gerry Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

VOTE COUNT: 7 Favor 0 Oppose 0 Abstain

COMMENTS:

CITIZENS COMMENTING AT MEETING:



Chris Martin
Planning & Zoning Commission Secretary

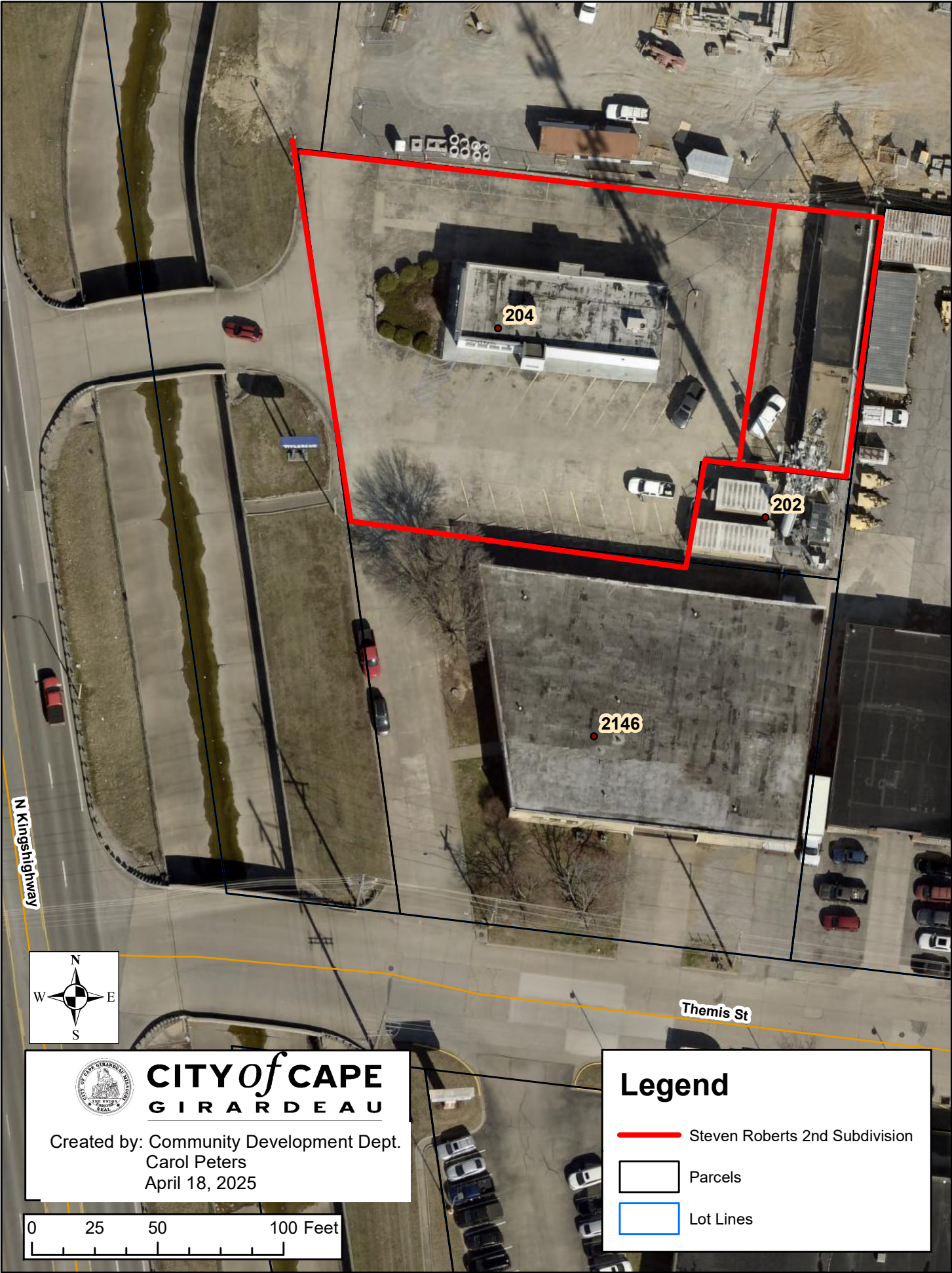
City Council Action

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

ORDINANCE # _____

Effective Date: _____

Steven Roberts 2nd Subdivision



CITY of CAPE
GIRARDEAU

Created by: Community Development Dept.
Carol Peters
April 18, 2025

Legend

- Steven Roberts 2nd 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

Name of Subdivision STEVEN ROBERTS 2ND SUBDIVISION		Type of Plat <input checked="" type="checkbox"/> Record <input type="checkbox"/> Preliminary <input type="checkbox"/> Boundary Adjustment	
Applicant Mash Investments LLC		Property Owner of Record <input checked="" type="checkbox"/> Same as Applicant	
Mailing Address P.O. Box 639	City, State, Zip Dexter, MO 63841	Mailing Address	City, State, Zip
Telephone 573-421-3116	Email lauren@se-holdings.com	Telephone	Email
Contact Person (if Applicant is a Business or Organization) Lauren Mayer		<i>(Attach additional owners information, if necessary)</i>	
Professional Engineer/Surveyor (if other than Applicant) Bowen Engineering & Surveying		Developer (if other than Applicant)	
Mailing Address 2121 Megan Drive	City, State, Zip Cape Girardeau, MO 63701	Mailing Address	City, State, Zip
Telephone 573-339-5900	Email ryanbrase@bowenengsurv.com	Telephone	Email

ADDITIONAL ITEMS REQUIRED

See Instructions for more
information.

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

- ☒ Review Fee (payable to City of Cape Girardeau) \$22.00 per lot (\$220.00 minimum)
- ☒ Recording Fee Deposit (payable to City of Cape Girardeau)

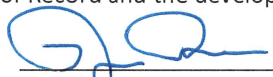
<u>Sheet Size</u>	<u>Record Plat</u>	<u>Boundary Adjustment Plat</u>
18" x 24"	\$46.00	\$26.00
24" x 36"	\$71.00	\$31.00

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

- ☒ One (1) full size print of the plat
- ☒ Digital file of the plat in .pdf format (can be emailed to cityplanning@cityofcape.org)
- ☒ Completed minimum requirements checklist

CERTIFICATION

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


Applicant Signature and Printed Name RYAN BRASE

04/16/2025

Date

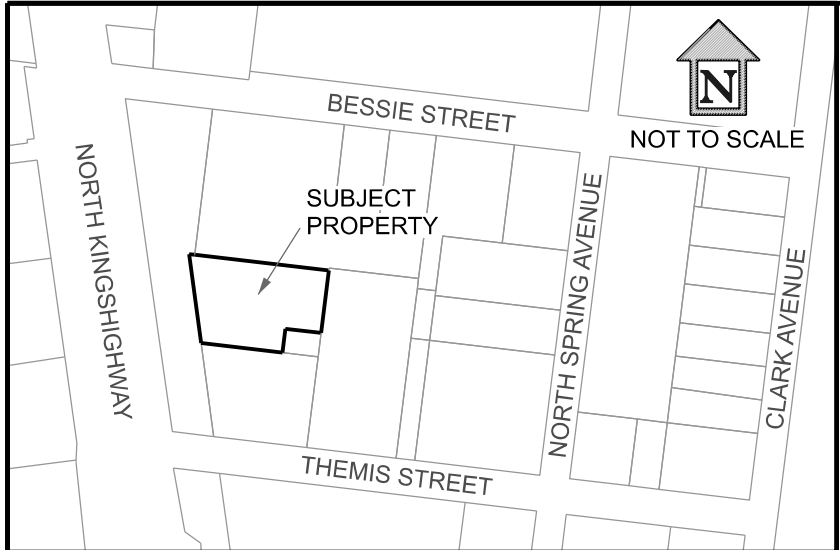
OFFICE USE ONLY

Date Received & By 4-16-25 File # _____ MUNIS Application # 16499 MUNIS Permit # _____

Review Fee Received \$ 220- Recording Fee Received \$ 46- ☒ Check # 32145 ☐ Credit Card ☐ Cash

Preliminary and Record Plats:

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



SURVEY NOTES:

This Survey Creates A New 2 Lot Subdivision From The Parent Tract Recorded In Document No. 2009-03315

Measured Dimensions Shown Without Parentheses
Deed Or Record Dimensions Shown With Parentheses

Basis Of Survey Datum - Nad83, M.S.P.C. Zone 2401 East
CORS Station MOJK Of The MoDOT GPS RTK Network

Latitude	37° 24' 44.45840"	North
Longitude	89° 39' 00.22115"	West
Ellipsoid Height	384.012	U.S. Survey Feet
Northing	575,957.276	U.S. Survey Feet
Easting	1,067,059.319	U.S. Survey Feet
Elevation	476.96	U.S. Survey Feet

As Published On National Geodetic Data Sheets,
Retrieval Date December 28, 2023 And Converted
From Meters To U.S. Survey Feet.

Survey Class - Urban

An Exception Is Shown For The Omission Of The Required 10-Foot Utility
Easement Along The Rear Lot line of Lot 1.

REFERENCES:

Record Plat of Steven Roberts Subdivision, Plat Book 23 - Page 63

General Warranty Deed, Document No. 2009-03315
General Warranty Deed, Document No. 2009-03869
General Warranty Deed, Document No. 2015-03498
Special Warranty Deed, Document No. 2023-05413
General Warranty Deed, Book 583 - Page 138
Quit Claim Deed, Book 570 - Page 522

Online Mapping Records For Cape Girardeau, County
<https://maps.camavision.com/capegirardeaumo>

LEGEND:

SUBDIVISION BOUNDARY LINE	
NEW LOT LINE	
EXTERNAL PROPERTY LINE	
RIGHT OF WAY LINE	
BUILDING SETBACK LINE	
NEW UTILITY EASEMENT LINE	
EXISTING INGRESS-EGRESS ESMT.	
NEW INGRESS-EGRESS ESMT.	

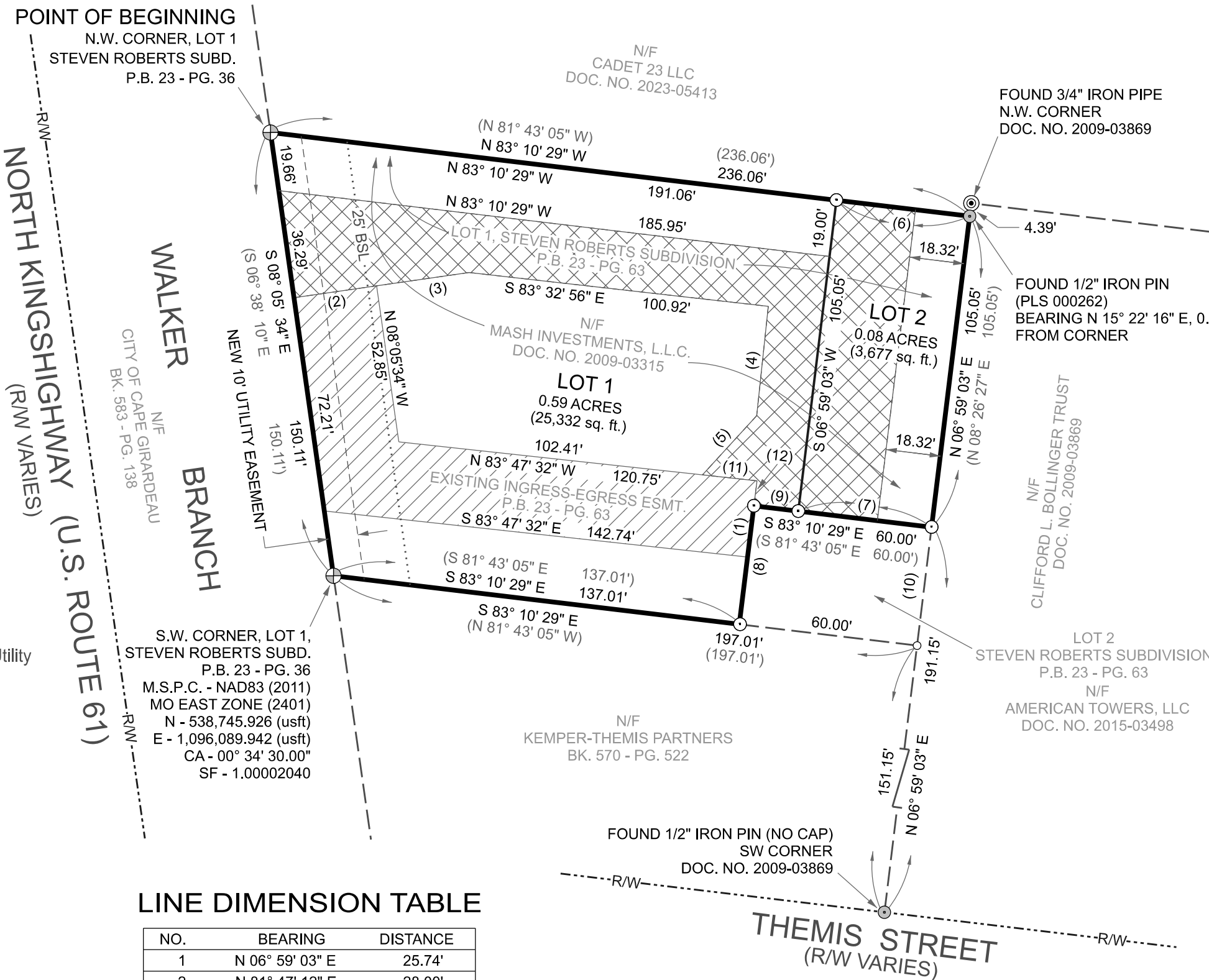


GRAPHIC SCALE

0' 40' 80' 120'

RECORD PLAT STEVEN ROBERTS 2ND SUBDIVISION

A Resubdivision of Lot 1 of Steven Roberts Subdivision, as Recorded In Plat Book 23 at Page 63 of the
Land Records of the County Recorder's Office and Being a Part of United States Private Survey No. 2199,
Township 31 North, Range 13 East of the Fifth Principal Meridian,
City and County of Cape Girardeau, State of Missouri



LINE DIMENSION TABLE

NO.	BEARING	DISTANCE
1	N 06° 59' 03" E	25.74'
2	N 81° 47' 12" E	28.00'
3	N 81° 47' 12" E	31.31'
4	S 06° 02' 39" W	36.91'
5	S 42° 27' 01" W	26.86'
6	N 83° 10' 29" W	45.00'
7	S 83° 10' 29" E	45.00'
8	N 06° 59' 03" E	40.00'
9	S 83° 10' 29" E	15.00'
10	N 06° 59' 03" E	40.00'
11	S 83° 47' 32" E	18.34'
12	S 06° 59' 03" W	8.48'

(N 08° 26' 27" E, 40.00')

(N 08° 26' 27" E, 40.00')

SURVEY MONUMENT NOTES:

- - FOUND 1/2" IRON PIN (AS NOTED)
- - SET 1/2" IRON PIN
- ⊙ - FOUND IRON PIPE
- ⊕ - SET 1-1/2" ALUMINUM MONUMENT
- - ANGLE POINT (NO CORNER SET)

FLOOD ZONE NOTE:

This Property Is in Zone X, An Area Outside The 100 Year Flood Zone
as Delineated On The Flood Insurance Rate Map, Community Panel
Number 29031C0266E, Which Bears an Effective Date of
September 29, 2011.

FILED FOR RECORD

State of Missouri)
County of Cape Girardeau) ss

Filed For Record This _____ Day of _____, 2025 A.D.
and Duly Recorded in Document No. _____

Andrew David Blattner, Cape Girardeau County Recorder of Deeds

SUBDIVISION DEDICATION:

The Undersigned, MASH Investments, L.L.C., a Missouri Limited Liability Company,
the Owner of All of Lot 1, Steven Roberts Subdivision, as Recorded in Plat Book 23,
at Page 63 in the Land Records of the Recorder's Office and Being a Part of United
States Private Survey No. 2199, Township 31 North, Range 13 East of the Fifth
Principal Meridian, City and County of Cape Girardeau, State of Missouri, Being More
Particularly Described as Follows:

Beginning at a 1-1/2" Aluminum Monument (Set) at the Northwest Corner of Lot 1 of
said Steven Roberts Subdivision; Thence S 08° 05' 34" E, 150.11 feet along the West
line thereof to a 1-1/2" Aluminum Monument (set) at the Southwest corner of said Lot 1;
Thence S 83° 10' 29" E, 137.01 feet along the South line to a 1/2" Iron pin (set) at the
Southwest corner of Lot 2 of said Steven Roberts Subdivision; Thence along the West
and North lines of said Lot 2, N 06° 59' 03" E, 40.00 feet to a 1/2" Iron pin (set); Thence
S 83° 10' 29" E, 60.00 feet to a 1/2" Iron pin (set) at the Northeast corner of said Lot 2,
said point also being the Southeasterly corner of Lot 1 of said Steven Roberts
Subdivision; Thence N 06° 59' 03" E, 105.05 feet to the Northeast corner said Lot 1;
Thence N 83° 10' 29" W, 236.06 feet along the North line thereof to the Point of
Beginning, containing 0.67 Acres more or less.

Hereby declare that we have caused said land to be subdivided into lots as shown
hereon, which is a true and correct representation of said subdivision, which is hereby
named "Steven Roberts 2nd Subdivision". The new utility easements shown hereon
are hereby granted to the City of Cape Girardeau, Missouri, in perpetuity for public
purposes, including the installation, maintenance, repair, replacement, and expansion
of City water and sewer systems, and as may be authorized by said City to be used
by a public or private utility provider for purposes related to the installation,
maintenance, repair, replacement, and expansion of such utility systems. A new
private ingress-egress easement is hereby established as shown hereon, which shall
be for the benefit of the current and future owners of Lots 1 and 2, and their respective
tenants and invitees, for the sole purpose of providing ingress and egress between said
lots and North Kingshighway. Said ingress-egress easement is perpetual and
non-exclusive.

Matthew Mills, Manager
MASH Investments, L.L.C.

STATE OF MISSOURI COUNTY OF CAPE GIRARDEAU) ss

Before Me, a Notary Public for said State And County, Personally Appeared
Matthew Mills, Manager of MASH Investments, L.L.C., a Missouri Limited
Liability Company, Known to Me to Be The Person Described Herein, Who
Acknowledged That He Executed The Foregoing Instrument as The Free Act
And Deed of Said Limited Liability Company.

In Witness Whereof, I Hereunto Set My Hand and Affix My Official
Seal This _____ Day Of _____, 2025 A.D.

Notary Public _____ My Term Expires _____

I, _____, City Clerk of The City of Cape Girardeau,
Missouri, Hereby Certify That This Plat Was Approved By The City Council of
The City of Cape Girardeau, Missouri By Ordinance
No. _____ Passed and Approved,
This _____ Day Of _____, 2025 A.D.

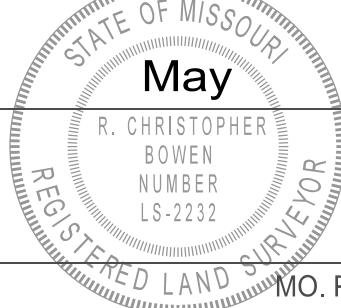
City Clerk of the City of Cape Girardeau, Missouri

SURVEYOR' S CERTIFICATION

This is to certify that at the request of MASH Investments, L.L.C. the tracts
shown hereon were surveyed under my direct supervision, and the results of said
survey are represented correctly on this plat. Said survey was executed in accordance
with the current minimum standards for property boundary surveys of the Missouri
Department of Agriculture, Division of Weights and Measures. There may exist
other documents that could affect this parcel, of which an accurate and current
title search may disclose. In witness whereof, I hereunto set my seal and signature;

This **12th** Day of **May**, 2025 A.D.

R. Christopher Bowen _____ MO. PLS #2232



2121 Mega Drive
Cape Girardeau, MO 63701
Ph 572.339.5900
Fax 572.339.1391
www.bowenengsurvey.com

Bowen
ENGINEERING & SURVEYING
Consulting Engineers • Land Surveyors • Testing Laboratories

Bowen Engineering & Surveying, P.C.
Engineering Corporation - Missouri State Certificate of Authority #000383
Land Surveying Corporation - Missouri State Certificate of Authority #000166

MASH INVESTMENTS, LLC
PO BOX 639
DEXTER, MO

DESCRIPTION	DATE

Copyright © 2025 by
Bowen Engineering & Surveying, P.C.

JOB NO.	S25-029
DATE	MAY 12, 2025
FILE	S25029.DGN
CAICE	S25029.ZIP
DWN BY	RWB
CKD BY	CCK
SCALE	1" = 40'

RECORD
PLAT

SHEET NO.
1 of 1

Staff: Ryan Shrimplin, AICP - City Planner
Agenda: July 7, 2025

AGENDA REPORT Cape Girardeau City Council	
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SUBJECT

An Ordinance authorizing the issuance of a Special Tax Bill for property located at 1226 South Ranney Avenue, in the City and County of Cape Girardeau, Missouri.

EXECUTIVE SUMMARY

The attached ordinance authorizes the issuance of a special tax bill to recover costs incurred by the City in demolishing a condemned building at 1226 South Ranney Avenue.

BACKGROUND/DISCUSSION

A certain building at 1226 South Ranney Avenue was condemned under Chapter 7, Article XIII of the City's Code of Ordinances. The City mailed a notice to the property owner, ordering them to repair or demolish the condemned building within 30 days. In addition, a sign was posted on the building giving notice of the condemnation. After the owner failed to comply by the deadline, the City held a hearing and the Building Supervisor issued an order to repair or demolish the building by a certain deadline. The owner again failed to comply by the deadline. As provided for in Chapter 7, Article XIII, the City hired a contractor to demolish the building. Prior to hiring the contractor, the City procured an asbestos survey/testing report for the building. Pursuant to an order issued by the Building Supervisor, a special tax bill has been prepared to recover these costs. The special tax bill, the order, and the invoices are attached.

FINANCIAL IMPACT

The amount for the special tax bill is \$6,250 (\$250 for the asbestos survey/testing report plus \$6,000 for the demolition). The special tax bill will bear an interest rate of eight percent (8%) annually on the outstanding balance until it is paid.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

STAFF RECOMMENDATION

Staff recommends approval of the ordinance authorizing the issuance of the special tax bill for 1226

South Ranney Avenue.

BOARD OR COMMISSION RECOMMENDATION

PUBLIC OUTREACH

ATTACHMENTS:

File Name	Description
25-71_Ord_Special_Tax_Bill_1226_S_Ranney.doc	Ordinance
Tax_Bill_Demolition_-_1226_S_Ranney.doc	Special Tax Bill
Order_Causing_Tax_Bills_to_be_Issued_with_asbestos_survey-testing_report_charges_-_Signed.pdf	Special Tax Bill Order and Invoices - 1226 South Ranney Avenue

BILL NO. 25-71

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A
SPECIAL TAX BILL FOR PROPERTY LOCATED AT 1226
SOUTH RANNEY AVENUE FOR THE DEMOLITION OF A
DANGEROUS BUILDING

WHEREAS, the Building Supervisor of the City of Cape Girardeau, Missouri, issued an Order causing a certain dangerous building located at 1226 South Ranney Avenue to be demolished; and

WHEREAS, the City of Cape Girardeau did cause said building to be demolished in accordance with the Order, thereby incurring certain expenses; and

WHEREAS, the Building Supervisor authorized the issuance of a Special Tax Bill for said expenses; and

WHEREAS, Chapter 7 of the Code of Ordinances of the City of Cape Girardeau, Missouri, authorizes the issuance of a Special Tax Bill to recover said expenses.

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

ARTICLE 1. There is hereby levied, and the City Clerk is hereby authorized and ordered to place on file, the following Special Tax Bill issued in accordance with the Order of the Building Supervisor, which shall be a lien against the following described property in accordance with law, in the following amount, until paid or collected by the City of Cape Girardeau, Missouri:

1226 South Ranney Avenue - \$6,250.00

Lots 7, 8, & 9 in Block 5 of Giboney-Houck's Fifth Subdivision in the City and County of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 3 at Page 11. Less & except those lands conveyed in Warranty Deed recorded as Document #2019-11435.

ARTICLE 2. Said Special Tax Bill shall bear an interest rate of eight per cent (8%) per annum.

ARTICLE 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent

provision and such holding shall not affect the validity of the remaining portions hereof.

ARTICLE 4. 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:

Gayle L. Conrad, City Clerk



No. 320-0001

Amount \$ 6,250.00

**SPECIAL TAX BILL FOR
DEMOLITION OF A DANGEROUS BUILDING**

To the City of Cape Girardeau, Missouri:

For work done and costs and expenses incurred in abating a nuisance by demolition of a dangerous building under the provisions of Chapter 7 of the Code of Ordinances of the City of Cape Girardeau, Missouri, and chargeable against:

**STINNETT RENTAL PROPERTIES, INC.
721 SOUTH SPRIGG STREET
CAPE GIRARDEAU, MO 63703**

for the following property:

1226 South Ranney Avenue, Cape Girardeau, MO

Lots 7, 8, & 9 in Block 5 of Giboney-Houck's Fifth Subdivision in the City and County of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 3 at Page 11. Less & except those lands conveyed in Warranty Deed recorded as Document #2019-11435.

Parcel No. 211150008007000000

in the City of Cape Girardeau, Missouri; said building has been demolished in accordance with the Order of the Building Supervisor dated June 10, 2024, and the cost incurred for said demolition was Six Thousand, Two Hundred, Fifty dollars (\$6,250.00).

I, Gayle L. Conrad, City Clerk of the City of Cape Girardeau, Missouri, do hereby certify that the demolition work was done as reported to the City Building Supervisor under the provisions of Chapter 7-353(6), said report dated May 7, 2025.

I also certify that the costs and expenses incurred by the City for said demolition were Six Thousand, Two Hundred, Fifty dollars (\$6,250.00), which amount the City Council has ordered assessed as a special tax against the following described property, to-wit:

1226 South Ranney Avenue, Cape Girardeau, MO

Lots 7, 8, & 9 in Block 5 of Giboney-Houck's Fifth Subdivision in the City and County of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 3 at Page

ORDER OF BUILDING SUPERVISOR

CAUSING TAX BILLS TO BE ISSUED AGAINST PROPERTY

COMES now the Building Supervisor of the City of Cape Girardeau, Missouri, this 7th day of May, 2025, and hereby finds the following:

1. That the building on the property described as follows:

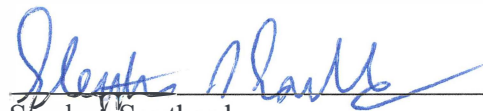
1226 South Ranney Avenue, Cape Girardeau, MO

Lots 7, 8, & 9 in block 5 of Giboney-Houck's Fifth subdivision in the City and County of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 3 at Page 11.

has been demolished in accordance with the Order of the Building Supervisor dated the 10th day of June, 2024.

2. That the costs incurred for an asbestos survey/testing report and demolition of this building were six thousand two-hundred and fifty dollars (\$6,250.00), a true and accurate copy of which are attached hereto and marked "Exhibit A".

WHEREFORE, the Building Supervisor enters an order directing the City Clerk of the City of Cape Girardeau, Missouri, to issue tax bills against the heretofore described property in the amount of six thousand two-hundred and fifty dollars (\$6,250.00), for the costs incurred in said asbestos survey/testing report and demolition.



Stephen Southard
Building Supervisor



INVOICE #
100

JAC3 EXCAVATING | 18 Carlyle Dr | Scott City, MO 63780 | Phone: 573.225.0737 |
jac3contracting@gmail.com

Midwest Environmental Studies
P.O.Box 737
Cape Girardeau, MO 63702

Phone 5732704029

EXHIBIT A
Invoice

Date	Invoice #
12/6/2024	5329

Bill To
City of Cape Girardeau 1 44 N. Lorimier Cape Girardeau, MO 63701

P.O. No.
251380

Item	Description	Qty	Rate	Amount
inspection	Asbestos inspection and lab analysis at 27 S. Benton in Cape Girardeau		250.00	250.00
inspection	32 N. Ellis		275.00	275.00
inspection	107 S. Hanover		250.00	250.00
inspection	301 Mill St.		250.00	250.00
inspection	915 Hickory		275.00	275.00
inspection	1226 Ranney		250.00	250.00
inspection	1231 S. Pacific		225.00	225.00

			Total	\$1,775.00
			Balance Due	\$1,775.00

Staff: Doug Gannon, Parks and
Recreation Director
Agenda: July 7, 2025

AGENDA REPORT Cape Girardeau City Council	
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SUBJECT

An Ordinance amending and adopting Chapter 2, Article VIII of the Code of Ordinances of the City of Cape Girardeau, Missouri, relating to the Convention and Visitors Bureau increasing the board to ten (10) members with the addition of one (1) owner or operator of a restaurant within the city limits.

EXECUTIVE SUMMARY

The approval of the attached Ordinance will increase the Advisory Board of the Convention and Visitors Bureau from nine (9) to ten (10) members and add one (1) additional position on the board for an owner or operator of a restaurant within the city limits. The amendment will provide equal representation on the board for both hotel / motel and restaurant owners or operators.

BACKGROUND/DISCUSSION

The Convention and Visitors Bureau Advisory Board is currently comprised of nine (9) members including two (2) owners or operators of hotels or motels with the city limits; one (1) representative from the Chamber of Commerce; one (1) representative from Old Town Cape; four (4) members that have demonstrated by past activities an interest in the entertainment, hospitality, convention or tourism business; and one (1) owner or operator of a restaurant within the city limits. Approval of this Ordinance will provide equal representation from both the hotel / motel and restaurant industries.

FINANCIAL IMPACT

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS


STAFF RECOMMENDATION

Staff recommends the amended Ordinance providing for the addition of one (1) owner or operator of a restaurant within the city limits to the Convention and Visitors Bureau Advisory Board be approved.

BOARD OR COMMISSION RECOMMENDATION

PUBLIC OUTREACH

ATTACHMENTS:

File Name	Description
 25-72_Amend_Ch.2_CVB_Board.doc	Ordinance

AN ORDINANCE AMENDING SECTIONS OF CHAPTER 2
OF THE CODE OF ORDINANCES OF THE CITY OF
CAPE GIRARDEAU, MISSOURI, RELATING TO THE
CONVENTION AND VISITORS BUREAU

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

ARTICLE 1. Section 2-301, entitled "Advisory Board of the
Convention and Visitors Bureau.", of Article VIII of Chapter 2
of the City Code, reading as follows:

Sec. 2-301. Advisory Board of the Convention and Visitors Bureau.

- (a) There is hereby established an advisory board of the city and shall be known and designated as the Advisory Board of the Cape Girardeau Convention and Visitors Bureau. The Advisory Board shall consist of nine (9) members comprised of the following: two (2) members shall be owners or operators of hotels or motels within the city limits, one (1) member shall be from the Cape Girardeau Area Chamber of Commerce, one (1) member shall be from Old Town Cape, one (1) member shall be an owner or operator of a restaurant within the city limits, and four (4) members shall have demonstrated by past activities an interest in the entertainment, hospitality, convention or tourism business. Advisory Board members shall be appointed by the City Council and serve three year terms; provided, however, the City Council may, by initial appointment, stagger the terms of the board members as it may deem appropriate.
- (b) The City Council shall designate one of its members to serve as an ex officio member of the Advisory Board and shall maintain liaison with the City Council but shall not have a vote in the decisions of the Advisory Board.
- (c) The Park and Recreation Advisory Board shall designate one of its members to serve as an ex officio member of the Advisory Board and shall maintain liaison with the Park and Recreation Advisory Board but shall not have a vote in the decisions of the Advisory Board.

is hereby repealed in its entirety and a new Section 2-301, entitled "Advisory Board of the Convention and Visitors Bureau.", of Article VIII of Chapter 2 of the City Code, is hereby enacted in lieu thereof, in words and figures, to read as follows, to-wit:

Sec. 2-301. Advisory Board of the Convention and Visitors Bureau.

- (a) There is hereby established an advisory board of the city and shall be known and designated as the Advisory Board of the Cape Girardeau Convention and Visitors Bureau. The Advisory Board shall consist of ten (10) members comprised of the following: two (2) members shall be owners or operators of hotels or motels within the city limits, one (1) member shall be from the Cape Girardeau Area Chamber of Commerce, one (1) member shall be from Old Town Cape, two (2) members shall be owners or operators of restaurants within the city limits, and four (4) members shall have demonstrated by past activities an interest in the entertainment, hospitality, convention or tourism business. Advisory Board members shall be appointed by the City Council and serve three year terms; provided, however, the City Council may, by initial appointment, stagger the terms of the board members as it may deem appropriate.
- (b) The City Council shall designate one of its members to serve as an ex officio member of the Advisory Board and shall maintain liaison with the City Council but shall not have a vote in the decisions of the Advisory Board.
- (c) The Park and Recreation Advisory Board shall designate one of its members to serve as an ex officio member of the Advisory Board and shall maintain liaison with the Park and Recreation Advisory Board but shall not have a vote in the decisions of the Advisory Board.

ARTICLE 2. Section 2-302, entitled "Powers and duties of the advisory board of the convention and visitors bureau.", of Article VIII of Chapter 2 of the City Code, reading as follows:

Sec. 2-302. Powers and duties of the advisory board of the convention and visitors bureau.

The advisory board of the Cape Girardeau Convention and Visitors Bureau shall have the following duties:

- (a) Act in an advisory capacity to the convention and visitors bureau, including providing recommendations on the methods of promoting tourism, conventions, meetings and other activities and events.
- (b) Recommend a long-term strategic plan for operations of the convention and visitors bureau, including use of the marketing investment fund.

- (c) Provide recommendations to the convention and visitors bureau on goals, plans, policies and proposed projects for the convention and visitors bureau.
- (d) Require a quorum of six members and the affirmative vote of five of its members to make any recommendations.
- (e) Conduct regular meetings at least once every month and hold special meetings when called by the chairperson or five members.
- (f) Shall have the power to appoint subcommittees of citizens who are not members of the advisory board for set periods of time to work on specific projects. Such subcommittees will report their findings and recommendations to the advisory board. Each subcommittee will disband when work on its assigned project is completed.

is hereby repealed in its entirety and a new Section 2-302, entitled "Powers and duties of the advisory board of the convention and visitors bureau.", is hereby enacted in lieu thereof, in words and figures, to read as follows, to-wit:

Sec. 2-302. Powers and duties of the advisory board of the convention and visitors bureau.

The advisory board of the Cape Girardeau Convention and Visitors Bureau shall have the following duties:

- (a) Act in an advisory capacity to the convention and visitors bureau, including providing recommendations on the methods of promoting tourism, conventions, meetings and other activities and events.
- (b) Recommend a long-term strategic plan for operations of the convention and visitors bureau, including use of the marketing investment fund.
- (c) Provide recommendations to the convention and visitors bureau on goals, plans, policies and proposed projects for the convention and visitors bureau.
- (d) Require a quorum of six members and the affirmative vote of six of its members to make any recommendations.
- (e) Conduct regular meetings and hold special meetings when called by the chairperson or six members.
- (f) Shall have the power to appoint subcommittees of citizens who are not members of the advisory board for set periods of time to work on specific projects. Such subcommittees will report their findings and recommendations to the advisory board. Each subcommittee will disband when work on its assigned project is completed.

ARTICLE 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent

jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

ARTICLE 4. It is the intention of the governing body and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of Cape Girardeau, Missouri, and the sections of this Code may be renumbered to accomplish such intention.

ARTICLE 5. 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:

Gayle L. Conrad, City Clerk



Staff: Ryan Shrimplin, AICP - City Planner
Agenda: July 7, 2025

AGENDA REPORT Cape Girardeau City Council	
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SUBJECT

A Resolution authorizing the City Manager to execute a Performance Guarantee Agreement with Meyr Properties, L.P., for public sidewalk improvements for Baldwin Creek Subdivision, in the City of Cape Girardeau, Missouri.

EXECUTIVE SUMMARY

The attached resolution authorizes the City Manager to execute a performance guarantee agreement for public sidewalk improvements for Baldwin Creek Subdivision.

BACKGROUND/DISCUSSION

The City previously entered into a performance guarantee agreement with Meyr Properties, L.P. for public sidewalk improvements for Baldwin Creek Subdivision. The agreement is now expired, and some of the sidewalks have not been constructed. A new agreement has been prepared. As part of the agreement, Meyr Properties, L.P. has obtained a letter of credit in the amount of \$31,760.00 based on a cost estimate prepared by the City's engineering staff. The agreement, with the letter of credit, is attached.

FINANCIAL IMPACT

Per the agreement, if Meyr Properties, L.P. does not complete the improvements in two years, then the City may complete them and request payment from the letter of credit to recover its costs.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

STAFF RECOMMENDATION

Staff recommends approval of the resolution authorizing the City Manager to execute the performance guarantee agreement for Baldwin Creek Subdivision.

BOARD OR COMMISSION RECOMMENDATION

PUBLIC OUTREACH

ATTACHMENTS:

File Name	Description
25-73_Agreement_Meyr_Properties_Baldwin_Creek.doc	Resolution
PGA_Baldwin_Creek_Subdivision_Sidewalks_2025_Partially_Executed.pdf	Performance Guarantee Agreement – Baldwin Creek Subdivision

BILL NO. 25-73

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PERFORMANCE GUARANTEE AGREEMENT WITH MEYR PROPERTIES, L.P., FOR PUBLIC SIDEWALK IMPROVEMENTS FOR BALDWIN CREEK SUBDIVISION, IN THE CITY OF CAPE GIRARDEAU, MISSOURI

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

ARTICLE 1. The City Manager, for and on behalf of the City of Cape Girardeau, Missouri, is hereby authorized to execute a Performance Guarantee Agreement with Meyr Properties, L.P., for public sidewalk improvements for Baldwin Creek Subdivision, 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, and incorporated herein by reference, 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:

Gayle L. Conrad, City Clerk



PERFORMANCE GUARANTEE AGREEMENT
BALDWIN CREEK SUBDIVISION
SIDEWALKS

This Performance Guarantee Agreement, hereinafter referred to as this “Agreement”, is made and entered into this ____ day of _____, 2025, by and between MEYR PROPERTIES, L.P., a Missouri Limited Partnership, having its principal office and place of business at 966 County Road 616, Jackson, Missouri, 63755, hereinafter referred to as the “Developer”, and the CITY OF CAPE GIRARDEAU, MISSOURI, a municipal corporation organized and existing under the laws of the State of Missouri, hereinafter referred to as the “City”. The Developer and the City collectively are hereinafter referred to as the “Parties”.

WITNESSETH:

WHEREAS, the Developer has submitted to the City, and the City has approved, the record plat of Baldwin Creek Subdivision, a subdivision located within the City of Cape Girardeau, Missouri; and

WHEREAS, the Developer and the City previously entered into an agreement for establishing a performance guarantee in lieu of the Developer constructing certain public improvements in said subdivision prior to the approval of said record plat by the City; and

WHEREAS, said agreement has expired; and

WHEREAS, the Parties wish to execute this Agreement to replace the expired agreement and to establish a new performance guarantee for constructing the public sidewalks in said subdivision.

NOW, THEREFORE, in consideration of the foregoing and of the mutual promises and agreements contained herein, the Parties stipulate and agree as follows:

1. The Developer has submitted to the City, and the City has approved, improvement plans for the public sidewalks in said Baldwin Creek Subdivision, hereinafter referred to as the “Subdivision”.
2. Montgomery Bank, hereinafter referred to as the “Financial Institution”, has issued an Irrevocable Letter of Credit, hereinafter referred to as the “Letter of Credit”, for the cost of the public sidewalk improvements in the Subdivision. The Letter of Credit is attached to this Agreement as “Exhibit A” and made a part hereof as though fully set out herein. The Letter of Credit is a commitment to the Developer from the Financial Institution that it will serve as the primary lender for the construction of the public sidewalks in the Subdivision and commits itself for enough funds to complete said sidewalks. Further, the Letter of Credit lists the City as the Beneficiary and provides for payment of funds to the City in the event the Developer is found to be in default under this Agreement.

3. A copy of the most recent financial statement of the Financial Institution is made available for the purpose of guaranteeing to the City that the Financial Institution, as the issuer of the Letter of Credit to the Developer, has sufficient resources with which to uphold its guarantee.
4. The City may, from time to time, authorize a reduction in the balance of the Letter of Credit and shall do so by written notification from the City's Administrative Officer.
5. Upon approval by the City through its Administrative Officer for the release of the remaining balance of the Letter of Credit, this Agreement shall be terminated and the Developer and the Financial Institution shall be released from any further obligation to the City insofar as the provisions of this Agreement are concerned.
6. If, after two (2) years from the date of this Agreement, all of the public sidewalks shown on the approved improvement plans have not been constructed, the City may request payment from the balance of the Letter of Credit as required in order to construct the missing sidewalks. Said request for payment shall be per the terms of the Letter of Credit.
7. This Agreement shall not in any fashion be construed to limit the powers, rights, or duties of the City, but shall be construed in the light of the applicable City ordinances.
8. No part of this Agreement may be assigned by the Developer or the Financial Institution without first obtaining the express written consent of such assignment by the City, but the City agrees not to unreasonably withhold such consent.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the above date.

DEVELOPER

Meyr Properties, L.P.

By: Meyr Management Company, Inc.
General Partner of Meyr Properties, L.P.



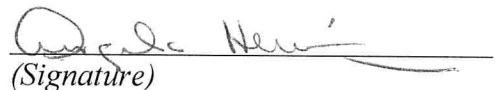
Ryland R. Meyr, President
Meyr Management Company, Inc.

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

ON THIS 5th day of June, 2025, before me, a Notary Public in and for said state, personally appeared Ryland R. Meyr, President of Meyr Management Company, Inc., a Missouri corporation, known to me to be the person who executed the foregoing instrument on behalf of said corporation and acknowledged to me that he executed the same as the free act and deed of said corporation 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.

ANGELA HEURING
Notary Public - Notary Seal
State of Missouri - Scott County
Commission # 12463382
Commission Expires June 26, 2028


(Signature)

Angela Heuring
(Printed Name)

My Commission Expires:

EXHIBIT A
LETTER OF CREDIT
on following page(s)



DATE: May 12, 2025

FROM: Montgomery Bank, a Missouri Non – Fiduciary Trust Company
2027 Broadway
Cape Girardeau, Missouri 63701

TO: Meyr Properties, L.P.
966 County Road 616
Cape Girardeau, MO, 63701

AND

City of Cape Girardeau, Missouri – Beneficiary
City Hall, 401 Independence Street
Cape Girardeau, Missouri, 63701

AMENDED IRREVOCABLE LETTER OF CREDIT #639

We hereby issue this Irrevocable Letter of Credit in your favor up to the aggregate amount of THIRTY ONE THOUSAND, SEVEN HUNDRED SIXTY AND 00/100 dollars (\$31,760.00) available upon your demand and upon the approval of Beneficiary – City of Cape Girardeau for the cost of constructing the public sidewalks & street lights in the Baldwin Creek subdivision, according to the record plat and improvement plans and specifications on file at the City of Cape Girardeau. If you do not complete the improvements as specified within two (2) years, Beneficiary – City of Cape Girardeau may, pursuant to the procedures in the City ordinances, draw the balance of your account required to complete said improvements.

FINANCIAL INSTITUTION

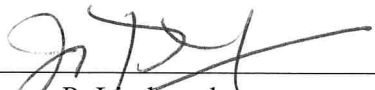
Montgomery Bank, a Missouri
Non-Fiduciary Trust Company

(Seal)



Telephone: 1-800-455-2275 • E-mail: customerservice@montgomerybank.com





James P. Limbaugh
Executive Vice President
Cape Girardeau Regional President

Accepted this 5th day of June, 2025

CUSTOMER-DEVELOPER

Meyr Properties, L.P.

By: Meyr Management Company, Inc.,
General Partner of Meyr Properties, L.P.

By: 
Ryland R. Meyr, President of Meyr
Management Company, Inc.

Approved pursuant to Council action this _____ day of _____, 2025

CITY
City of Cape Girardeau, Missouri

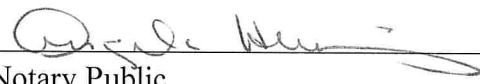
(Seal)

Dr. Kenneth Haskin, City Manager

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

On this 5th day of June, 2025, before me personally appeared James P. Limbaugh, Regional President of Montgomery Bank, a Missouri Non-Fiduciary Trust Company to me known to be the person described in and who executed the foregoing instrument, who acknowledged that he executed the same as his free act and deed of said Bank.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by official seal at my office in said County and State the day and year first above written.


Notary Public

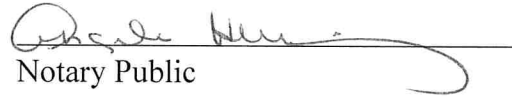
Name/My Commission Expires:

ANGELA HEURING
Notary Public - Notary Seal
State of Missouri - Scott County
Commission # 12463382
Commission Expires June 26, 2028

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

On this 5th day of June, 2025, before me personally appeared Ryland R. Meyr, President of Meyr Management Company, Inc., General Partner of Meyr Properties, L.P., a limited partnership to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed

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


Notary Public

Name/My Commission Expires:

ANGELA HEURING
Notary Public - Notary Seal
State of Missouri - Scott County
Commission # 12463382
Commission Expires June 26, 2028

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

On this ____ day of _____, 2025, before me personally appeared Dr. Kenneth Haskin, to me personally known, who, being by me duly sworn, did say that he is the City Manager of the City of Cape Girardeau, Missouri, a Municipal Corporate, and that the seal affixed to the foregoing instrument is the seal of said City, and that said instrument was signed and sealed on behalf of said City by authority of its City Council, and acknowledged said instrument to be the free act and deed of said City.

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

Notary Public

Name/My Commission Expires:

Staff: Ryan Shrimplin, AICP - City Planner
Agenda: July 7, 2025

AGENDA REPORT Cape Girardeau City Council	
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SUBJECT

A Resolution authorizing the City Manager to execute a Performance Guarantee Agreement with Meyr Properties, L.P., for public sidewalk improvements for Rock Gardens Subdivision, in the City of Cape Girardeau, Missouri.

EXECUTIVE SUMMARY

The attached resolution authorizes the City Manager to execute a performance guarantee agreement for public sidewalk improvements for Rock Gardens Subdivision.

BACKGROUND/DISCUSSION

The City previously entered into a performance guarantee agreement with Meyr Properties, L.P. for public sidewalk improvements for Rock Gardens Subdivision. The agreement is now expired, and some of the sidewalks have not been constructed. A new agreement has been prepared. As part of the agreement, Meyr Properties, L.P. has obtained a letter of credit in the amount of \$2,907.00 based on a cost estimate prepared by the City's engineering staff. The agreement, with the letter of credit, is attached.

FINANCIAL IMPACT

Per the agreement, if Meyr Properties, L.P. does not complete the improvements in two years, then the City may complete them and request payment from the letter of credit to recover its costs.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

STAFF RECOMMENDATION

Staff recommends approval of the resolution authorizing the City Manager to execute the performance guarantee agreement for Rock Gardens Subdivision.

BOARD OR COMMISSION RECOMMENDATION

PUBLIC OUTREACH

ATTACHMENTS:

File Name	Description
25-74_Agreement_Meyr_Properties_Rock_Gardens.doc	Resolution
PGA_Rock_Gardens_Subdivision_Sidewalks_2025_Partially_Executed.pdf	Performance Guarantee Agreement – Rock Gardens Subdivision

BILL NO. 25-74

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PERFORMANCE GUARANTEE AGREEMENT WITH MEYR PROPERTIES, L.P., FOR PUBLIC SIDEWALK IMPROVEMENTS FOR ROCK GARDENS SUBDIVISION, IN THE CITY OF CAPE GIRARDEAU, MISSOURI

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

ARTICLE 1. The City Manager, for and on behalf of the City of Cape Girardeau, Missouri, is hereby authorized to execute a Performance Guarantee Agreement with Meyr Properties, L.P., for public sidewalk improvements for Rock Gardens Subdivision, 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, and incorporated herein by reference, 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:

Gayle L. Conrad, City Clerk



PERFORMANCE GUARANTEE AGREEMENT
ROCK GARDENS SUBDIVISION
SIDEWALKS

This Performance Guarantee Agreement, hereinafter referred to as this "Agreement", is made and entered into this ____ day of _____, 2025, by and between MEYR PROPERTIES, L.P., a Missouri Limited Partnership, having its principal office and place of business at 966 County Road 616, Jackson, Missouri, 63755, hereinafter referred to as the "Developer", and the CITY OF CAPE GIRARDEAU, MISSOURI, a municipal corporation organized and existing under the laws of the State of Missouri, hereinafter referred to as the "City". The Developer and the City collectively are hereinafter referred to as the "Parties".

WITNESSETH:

WHEREAS, the Developer has submitted to the City, and the City has approved, the record plat of Rock Gardens Subdivision, a subdivision located within the City of Cape Girardeau, Missouri; and

WHEREAS, the Developer and the City previously entered into an agreement for establishing a performance guarantee in lieu of the Developer constructing certain public improvements in said subdivision prior to the approval of said record plat by the City; and

WHEREAS, said agreement has expired; and

WHEREAS, the Parties wish to execute this Agreement to replace the expired agreement and to establish a new performance guarantee for constructing the public sidewalks in said subdivision.

NOW, THEREFORE, in consideration of the foregoing and of the mutual promises and agreements contained herein, the Parties stipulate and agree as follows:

1. The Developer has submitted to the City, and the City has approved, improvement plans for the public sidewalks in said Rock Gardens Subdivision, hereinafter referred to as the "Subdivision".
2. Montgomery Bank, hereinafter referred to as the "Financial Institution", has issued an Irrevocable Letter of Credit, hereinafter referred to as the "Letter of Credit", for the cost of the public sidewalk improvements in the Subdivision. The Letter of Credit is attached to this Agreement as "Exhibit A" and made a part hereof as though fully set out herein. The Letter of Credit is a commitment to the Developer from the Financial Institution that it will serve as the primary lender for the construction of the public sidewalks in the Subdivision and commits itself for enough funds to complete said sidewalks. Further, the Letter of Credit lists the City as the Beneficiary and provides for payment of funds to the City in the event the Developer is found to be in default under this Agreement.

3. A copy of the most recent financial statement of the Financial Institution is made available for the purpose of guaranteeing to the City that the Financial Institution, as the issuer of the Letter of Credit to the Developer, has sufficient resources with which to uphold its guarantee.
4. The City may, from time to time, authorize a reduction in the balance of the Letter of Credit and shall do so by written notification from the City's Administrative Officer.
5. Upon approval by the City through its Administrative Officer for the release of the remaining balance of the Letter of Credit, this Agreement shall be terminated and the Developer and the Financial Institution shall be released from any further obligation to the City insofar as the provisions of this Agreement are concerned.
6. If, after two (2) years from the date of this Agreement, all of the public sidewalks shown on the approved improvement plans have not been constructed, the City may request payment from the balance of the Letter of Credit as required in order to construct the missing sidewalks. Said request for payment shall be per the terms of the Letter of Credit.
7. This Agreement shall not in any fashion be construed to limit the powers, rights, or duties of the City, but shall be construed in the light of the applicable City ordinances.
8. No part of this Agreement may be assigned by the Developer or the Financial Institution without first obtaining the express written consent of such assignment by the City, but the City agrees not to unreasonably withhold such consent.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the above date.

CITY

City of Cape Girardeau, Missouri

Dr. Kenneth Haskin, City Manager

ATTEST:

City Clerk

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 Dr. Kenneth Haskin, City Manager of the City of Cape Girardeau, Missouri, a municipal corporation organized and existing under the laws of the State of Missouri, known to me to be the person who executed the foregoing instrument on behalf of said City by authority of its City Council and acknowledged to me that he executed the same as the free act and deed of said City 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)

(Printed Name)

My Commission Expires:

EXHIBIT A
LETTER OF CREDIT
on following page(s)



DATE: June 7, 2025

FROM: Montgomery Bank, a Missouri Non – Fiduciary Trust Company
2027 Broadway
Cape Girardeau, Missouri 63701

TO: Meyr Properties, L.P.
966 County Road 616
Cape Girardeau, MO, 63701

AND

City of Cape Girardeau, Missouri – Beneficiary
City Hall, 401 Independence Street
Cape Girardeau, Missouri, 63701

AMENDED IRREVOCABLE LETTER OF CREDIT #617

We hereby issue this Amended Irrevocable Letter of Credit in your favor up to the aggregate amount of TWO THOUSAND NINE HUNDRED AND SEVEN AND 00/100 dollars (\$2,907.00) available upon your demand and upon the approval of Beneficiary – City of Cape Girardeau for the cost of constructing the public sidewalks in the Rock Gardens subdivision, according to the record plat and improvement plans and specifications on file at the City of Cape Girardeau. If you do not complete the improvements as specified by June 7, 2027, Beneficiary – City of Cape Girardeau may, pursuant to the procedures in the City ordinances, draw the balance of your account required to complete said improvements.

FINANCIAL INSTITUTION

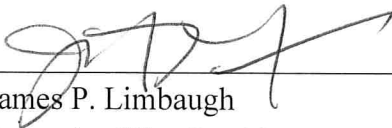
Montgomery Bank, a Missouri
Non-Fiduciary Trust Company

(Seal)



Telephone: 1-800-455-2275 • E-mail: customerservice@montgomerybank.com



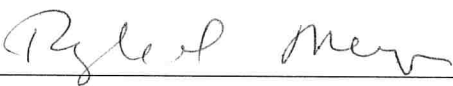

James P. Limbaugh
Executive Vice President
Cape Girardeau Regional President

Accepted this 8th day of June, 2025

CUSTOMER-DEVELOPER

Meyr Properties, L.P.

By: Meyr Management Company, Inc.,
General Partner of Meyr Properties, L.P.

By: 
Ryland R. Meyr, President of Meyr
Management Company, Inc.

Approved pursuant to Council action this _____ day of _____, 2025

CITY
City of Cape Girardeau, Missouri

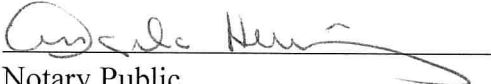
(Seal)

Dr. Kenneth Haskin, City Manager

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

On this 3th day of June, 2025, before me personally appeared James P. Limbaugh, Regional President of Montgomery Bank, a Missouri Non-Fiduciary Trust Company to me known to be the person described in and who executed the foregoing instrument, who acknowledged that he executed the same as his free act and deed of said Bank.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by official seal at my office in said County and State the day and year first above written.


Notary Public

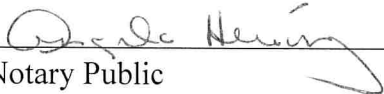
Name/My Commission Expires:

ANGELA HEURING
Notary Public - Notary Seal
State of Missouri - Scott County
Commission # 12463382
Commission Expires June 26, 2028

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

On this 3th day of June, 2025, before me personally appeared Ryland R. Meyr, President of Meyr Management Company, Inc., General Partner of Meyr Properties, L.P., a limited partnership to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed

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


Notary Public

Name/My Commission Expires:

ANGELA HEURING
Notary Public - Notary Seal
State of Missouri - Scott County
Commission # 12463382
Commission Expires June 26, 2028

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

On this _____ day of _____, 2025, before me personally appeared Dr. Kenneth Haskin, to me personally known, who, being by me duly sworn, did say that he is the City Manager of the City of Cape Girardeau, Missouri, a Municipal Corporate, and that the seal affixed to the foregoing instrument is the seal of said City, and that said instrument was signed and sealed on behalf of said City by authority of its City Council, and acknowledged said instrument to be the free act and deed of said City.

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

Notary Public

Name/My Commission Expires:

Staff: Ryan Shrimplin, AICP - City Planner
Agenda: July 7, 2025

AGENDA REPORT Cape Girardeau City Council	
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SUBJECT

A Resolution authorizing the City Manager to execute a Performance Guarantee Agreement with Meyr Properties, L.P., for public sidewalk improvements for Touchdown Ridge Subdivision, in the City of Cape Girardeau, Missouri.

EXECUTIVE SUMMARY

The attached resolution authorizes the City Manager to execute a performance guarantee agreement for public sidewalk improvements for Touchdown Ridge Subdivision.

BACKGROUND/DISCUSSION

The City previously entered into a performance guarantee agreement with Meyr Properties, L.P. for public sidewalk improvements for Touchdown Ridge Subdivision. The agreement is now expired, and some of the sidewalks have not been constructed. A new agreement has been prepared. As part of the agreement, Meyr Properties, L.P. has obtained a letter of credit in the amount of \$9,548.00 based on a cost estimate prepared by the City's engineering staff. The agreement, with the letter of credit, is attached.

FINANCIAL IMPACT

Per the agreement, if Meyr Properties, L.P. does not complete the improvements in two years, then the City may complete them and request payment from the letter of credit to recover its costs.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

STAFF RECOMMENDATION

Staff recommends approval of the resolution authorizing the City Manager to execute the performance guarantee agreement for Touchdown Ridge Subdivision.

BOARD OR COMMISSION RECOMMENDATION

PUBLIC OUTREACH

ATTACHMENTS:

File Name	Description
25-75_Agreement_Myer_Properties_Touchdown_Ridge.doc	Resolution
PGA_Touchdown_Ridge_Subdivision_Sidewalks_2025_Partially_Executed.pdf	Performance Guarantee Agreement – Touchdown Ridge Subdivision

BILL NO. 25-75

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PERFORMANCE GUARANTEE AGREEMENT WITH MEYR PROPERTIES, L.P., FOR PUBLIC SIDEWALK IMPROVEMENTS FOR TOUCHDOWN RIDGE SUBDIVISION, IN THE CITY OF CAPE GIRARDEAU, MISSOURI

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

ARTICLE 1. The City Manager, for and on behalf of the City of Cape Girardeau, Missouri, is hereby authorized to execute a Performance Guarantee Agreement with Meyr Properties, L.P., for public sidewalk improvements for Touchdown Ridge Subdivision, 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, and incorporated herein by reference, 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:

Gayle L. Conrad, City Clerk



PERFORMANCE GUARANTEE AGREEMENT
TOUCHDOWN RIDGE SUBDIVISION
SIDEWALKS

This Performance Guarantee Agreement, hereinafter referred to as this "Agreement", is made and entered into this ____ day of _____, 2025, by and between MEYR PROPERTIES, L.P., a Missouri Limited Partnership, having its principal office and place of business at 966 County Road 616, Jackson, Missouri, 63755, hereinafter referred to as the "Developer", and the CITY OF CAPE GIRARDEAU, MISSOURI, a municipal corporation organized and existing under the laws of the State of Missouri, hereinafter referred to as the "City". The Developer and the City collectively are hereinafter referred to as the "Parties".

WITNESSETH:

WHEREAS, the Developer has submitted to the City, and the City has approved, the record plat of Touchdown Ridge Subdivision, a subdivision located within the City of Cape Girardeau, Missouri; and

WHEREAS, the Developer and the City previously entered into an agreement for establishing a performance guarantee in lieu of the Developer constructing certain public improvements in said subdivision prior to the approval of said record plat by the City; and

WHEREAS, said agreement has expired; and

WHEREAS, the Parties wish to execute this Agreement to replace the expired agreement and to establish a new performance guarantee for constructing the public sidewalks in said subdivision.

NOW, THEREFORE, in consideration of the foregoing and of the mutual promises and agreements contained herein, the Parties stipulate and agree as follows:

1. The Developer has submitted to the City, and the City has approved, improvement plans for the public sidewalks in said Touchdown Ridge Subdivision, hereinafter referred to as the "Subdivision".
2. Montgomery Bank, hereinafter referred to as the "Financial Institution", has issued an Irrevocable Letter of Credit, hereinafter referred to as the "Letter of Credit", for the cost of the public sidewalk improvements in the Subdivision. The Letter of Credit is attached to this Agreement as "Exhibit A" and made a part hereof as though fully set out herein. The Letter of Credit is a commitment to the Developer from the Financial Institution that it will serve as the primary lender for the construction of the public sidewalks in the Subdivision and commits itself for enough funds to complete said sidewalks. Further, the Letter of Credit lists the City as the Beneficiary and provides for payment of funds to the City in the event the Developer is found to be in default under this Agreement.

3. A copy of the most recent financial statement of the Financial Institution is made available for the purpose of guaranteeing to the City that the Financial Institution, as the issuer of the Letter of Credit to the Developer, has sufficient resources with which to uphold its guarantee.
4. The City may, from time to time, authorize a reduction in the balance of the Letter of Credit and shall do so by written notification from the City's Administrative Officer.
5. Upon approval by the City through its Administrative Officer for the release of the remaining balance of the Letter of Credit, this Agreement shall be terminated and the Developer and the Financial Institution shall be released from any further obligation to the City insofar as the provisions of this Agreement are concerned.
6. If, after two (2) years from the date of this Agreement, all of the public sidewalks shown on the approved improvement plans have not been constructed, the City may request payment from the balance of the Letter of Credit as required in order to construct the missing sidewalks. Said request for payment shall be per the terms of the Letter of Credit.
7. This Agreement shall not in any fashion be construed to limit the powers, rights, or duties of the City, but shall be construed in the light of the applicable City ordinances.
8. No part of this Agreement may be assigned by the Developer or the Financial Institution without first obtaining the express written consent of such assignment by the City, but the City agrees not to unreasonably withhold such consent.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the above date.

EXHIBIT A
LETTER OF CREDIT
on following page(s)



DATE: June 6, 2025

FROM: Montgomery Bank, a Missouri Non-Fiduciary Trust Company
2027 Broadway
Cape Girardeau, Missouri 63701

TO: Meyr Properties, L.P.
966 County Road 616
Cape Girardeau, MO, 63701

AND

City of Cape Girardeau, Missouri – Beneficiary
City Hall, 401 Independence Street
Cape Girardeau, Missouri, 63701

IRREVOCABLE LETTER OF CREDIT #665

We hereby issue this Irrevocable Letter of Credit in your favor up to the aggregate amount of NINE THOUSAND, FIVE HUNDRED FORTY-EIGHT AND 00/100 dollars (\$9,548.00) available upon your demand and upon the approval of Beneficiary – City of Cape Girardeau for the cost of developing Touchdown Ridge subdivision, according to the record plat and improvement plans and specifications on file at the City of Cape Girardeau. If you do not complete the improvements as specified by June 6, 2027, Beneficiary – City of Cape Girardeau may, pursuant to the procedures in the Ordinances of the City of Cape Girardeau, draw the balance of your account required to complete said improvements.

FINANCIAL INSTITUTION

Montgomery Bank, a Missouri Non-Fiduciary Trust
Company

James P Limbaugh
Executive Vice President

Cape Girardeau Regional President

(Seal)



Telephone: 1-800-455-2275 • E-mail: customerservice@montgomerybank.com



Accepted this 16th day of June, 2025

CUSTOMER-DEVELOPER

Meyr Properties, L.P.

By: Meyr Management Company, Inc.,
General Partner of Meyr Properties, L.P.

By: Ryland R. Meyr
Ryland R. Meyr, President of Meyr
Management Company, Inc.

Approved pursuant to Council action this _____ day of _____, 2025.

CITY
City of Cape Girardeau, Missouri

(Seal)

Dr. Kenneth Haskin, City Manager

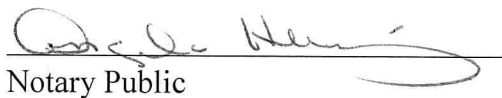
ATTEST:

City Clerk

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

On this 6th day of June, 2025, before me personally appeared James P Limbaugh, Regional President of Montgomery Bank, a Missouri Non-Fiduciary Trust Company to me known to be the person described in and who executed the foregoing instrument, who acknowledged that he executed the same as his free act and deed of said Bank.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by official seal at my office in said County and State the day and year first above written.


Notary Public

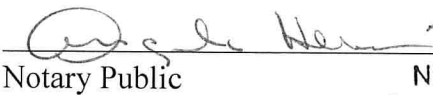
ANGELA HEURING
Notary Public - Notary Seal
State of Missouri - Scott County
Commission # 12463382
Commission Expires June 26, 2028

Name/My Commission Expires:

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

On this 6th day of June, 2025, before me personally appeared Ryland R. Meyr, President of Meyr Management Company, Inc., General Partner of Meyr Properties, L.P., a limited partnership to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed

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

 **ANGELA HEURING**
Notary Public

Notary Public - Notary Seal
State of Missouri - Scott County
Commission # 12463382
Commission Expires June 26, 2028

Name/My Commission Expires:

_____) SS.
COUNTY OF CAPE GIRARDEAU)

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

Name/My Commission Expires:

Staff: Ryan Shrimplin, AICP - City Planner
Agenda: July 7, 2025

AGENDA REPORT Cape Girardeau City Council	
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SUBJECT

A Resolution authorizing the City Manager to execute a Performance Guarantee Agreement with Meyr Properties, L.P., for public sidewalk and turnaround improvements for Touchdown Ridge 2, in the City of Cape Girardeau, Missouri.

EXECUTIVE SUMMARY

The attached resolution authorizes the City Manager to execute a performance guarantee agreement for public sidewalk and turnaround improvements for Touchdown Ridge 2.

BACKGROUND/DISCUSSION

The City previously entered into a performance guarantee agreement with Meyr Properties, L.P. for public improvements for Touchdown Ridge 2. The agreement is now expired, and some of the sidewalks have not been constructed and the turnarounds have not been paved. A new agreement has been prepared. As part of the agreement, Meyr Properties, L.P. has obtained a letter of credit in the amount of \$180,698.00 based on a cost estimate prepared by the City's engineering staff. The agreement, with the letter of credit, is attached.

FINANCIAL IMPACT

Per the agreement, if Meyr Properties, L.P. does not complete the improvements in two years, then the City may complete them and request payment from the letter of credit to recover its costs.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

STAFF RECOMMENDATION

Staff recommends approval of the resolution authorizing the City Manager to execute the performance guarantee agreement for Touchdown Ridge 2.

BOARD OR COMMISSION RECOMMENDATION

PUBLIC OUTREACH

ATTACHMENTS:

File Name	Description
25-76_Agreement_Myer_Properties_Touchdown_Ridge_2.doc	Resolution
PGA_Touchdown_Ridge_2_Sidewalks____Turnarounds_2025_Partially_Executed.pdf	Performance Guarantee Agreement – Touchdown Ridge 2

BILL NO. 25-76

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PERFORMANCE GUARANTEE AGREEMENT WITH MEYR PROPERTIES, L.P., FOR PUBLIC SIDEWALK AND TURNAROUND IMPROVEMENTS FOR TOUCHDOWN RIDGE 2, IN THE CITY OF CAPE GIRARDEAU, MISSOURI

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

ARTICLE 1. The City Manager, for and on behalf of the City of Cape Girardeau, Missouri, is hereby authorized to execute a Performance Guarantee Agreement with Meyr Properties, L.P., for public sidewalk and turnaround improvements for Touchdown Ridge 2, 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, and incorporated herein by reference, 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:

Gayle L. Conrad, City Clerk



PERFORMANCE GUARANTEE AGREEMENT
TOUCHDOWN RIDGE 2
SIDEWALKS & TURNAROUNDS

This Performance Guarantee Agreement, hereinafter referred to as this "Agreement", is made and entered into this ____ day of _____, 2025, by and between MEYR PROPERTIES, L.P., a Missouri Limited Partnership, having its principal office and place of business at 966 County Road 616, Jackson, Missouri, 63755, hereinafter referred to as the "Developer", and the CITY OF CAPE GIRARDEAU, MISSOURI, a municipal corporation organized and existing under the laws of the State of Missouri, hereinafter referred to as the "City". The Developer and the City collectively are hereinafter referred to as the "Parties".

WITNESSETH:

WHEREAS, the Developer has submitted to the City, and the City has approved, the record plat of Touchdown Ridge 2, a subdivision located within the City of Cape Girardeau, Missouri; and

WHEREAS, the Developer and the City previously entered into an agreement for establishing a performance guarantee in lieu of the Developer constructing certain public improvements in said subdivision prior to the approval of said record plat by the City; and

WHEREAS, said agreement has expired; and

WHEREAS, the Parties wish to execute this Agreement to replace the expired agreement and to establish a new performance guarantee for constructing the public sidewalks and paving the turnarounds for said subdivision.

NOW, THEREFORE, in consideration of the foregoing and of the mutual promises and agreements contained herein, the Parties stipulate and agree as follows:

1. The Developer has submitted to the City, and the City has approved, improvement plans for the public sidewalks in said Touchdown Ridge 2, hereinafter referred to as the "Subdivision".
2. Montgomery Bank, hereinafter referred to as the "Financial Institution", has issued an Irrevocable Letter of Credit, hereinafter referred to as the "Letter of Credit", for the cost of the public sidewalk and paved turnaround improvements for the Subdivision. The Letter of Credit is attached to this Agreement as "Exhibit A" and made a part hereof as though fully set out herein. The Letter of Credit is a commitment to the Developer from the Financial Institution that it will serve as the primary lender for the construction of the public sidewalks and the paving of the turnarounds for the Subdivision and commits itself for enough funds to complete said sidewalks and turnarounds. Further, the Letter of Credit lists the City as the Beneficiary and provides for payment of funds to the City in the event the Developer is found to be in default under this Agreement.

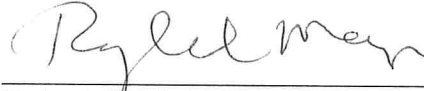
3. A copy of the most recent financial statement of the Financial Institution is made available for the purpose of guaranteeing to the City that the Financial Institution, as the issuer of the Letter of Credit to the Developer, has sufficient resources with which to uphold its guarantee.
4. The City may, from time to time, authorize a reduction in the balance of the Letter of Credit and shall do so by written notification from the City's Administrative Officer.
5. Upon approval by the City through its Administrative Officer for the release of the remaining balance of the Letter of Credit, this Agreement shall be terminated and the Developer and the Financial Institution shall be released from any further obligation to the City insofar as the provisions of this Agreement are concerned.
6. If, after two (2) years from the date of this Agreement, all of the public sidewalks shown on the approved improvement plans have not been constructed and/or all of the turnarounds have not been paved, then the City may request payment from the balance of the Letter of Credit as required in order to construct the missing sidewalks and/or pave the turnarounds. Said request for payment shall be per the terms of the Letter of Credit.
7. This Agreement shall not in any fashion be construed to limit the powers, rights, or duties of the City, but shall be construed in the light of the applicable City ordinances.
8. No part of this Agreement may be assigned by the Developer or the Financial Institution without first obtaining the express written consent of such assignment by the City, but the City agrees not to unreasonably withhold such consent.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the above date.

DEVELOPER

Meyr Properties, L.P.

By: Meyr Management Company, Inc.
General Partner of Meyr Properties, L.P.

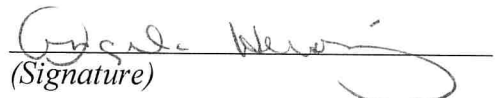


Ryland R. Meyr, President
Meyr Management Company, Inc.

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

ON THIS 5th day of June, 2025, before me, a Notary Public in and for said state, personally appeared Ryland R. Meyr, President of Meyr Management Company, Inc., a Missouri corporation, known to me to be the person who executed the foregoing instrument on behalf of said corporation and acknowledged to me that he executed the same as the free act and deed of said corporation 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)

Angela Heuring
(Printed Name)

My Commission Expires:

ANGELA HEURING
Notary Public - Notary Seal
State of Missouri - Scott County
Commission # 12463382
Commission Expires June 26, 2028

EXHIBIT A
LETTER OF CREDIT
on following page(s)



DATE: May 28, 2025

FROM: Montgomery Bank, a Missouri Non-Fiduciary Trust Company
2027 Broadway
Cape Girardeau, Missouri 63701

TO: Meyr Properties, L.P.
966 County Road 616
Cape Girardeau, MO, 63701

AND

City of Cape Girardeau, Missouri – Beneficiary
City Hall, 401 Independence Street
Cape Girardeau, Missouri, 63701

IRREVOCABLE LETTER OF CREDIT #664

We hereby issue this Irrevocable Letter of Credit in your favor up to the aggregate amount of ONE HUNDRED EIGHTY THOUSAND SIX HUNDRED NINETY EIGHT AND 00/100 dollars (\$180,698.00) available upon your demand and upon the approval of Beneficiary – City of Cape Girardeau for the cost of developing Touchdown Ridge 2 according to the record plat and improvement plans and specifications on file at the City of Cape Girardeau. If you do not complete the improvements as specified within two (2) years, Beneficiary – City of Cape Girardeau may, pursuant to the procedures in the Ordinances of the City of Cape Girardeau, draw the balance of your account required to complete said improvements.

FINANCIAL INSTITUTION

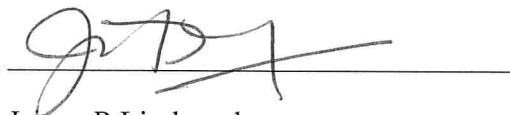
Montgomery Bank, a Missouri Non-Fiduciary Trust
Company



Telephone: 1-800-455-2275 • E-mail: customerservice@montgomerybank.com



(Seal)



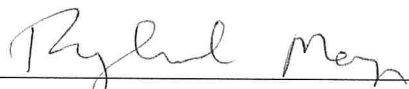
James P Limbaugh
Executive Vice President
Cape Girardeau Regional President

Accepted this 5th day of June, 2025

CUSTOMER-DEVELOPER

Meyr Properties, L.P.

By: Meyr Management Company, Inc.,
General Partner of Meyr Properties, L.P.

By: 
Ryland R. Meyr, President of Meyr
Management Company, Inc.

Approved pursuant to Council action this _____ day of _____, 2025.

CITY
City of Cape Girardeau, Missouri

(Seal)

Dr. Kenneth Haskin, City Manager

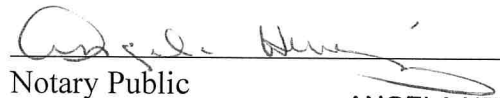
ATTEST:

City Clerk

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

On this 5th day of June, 2025, before me personally appeared James P Limbaugh, Regional President of Montgomery Bank, a Missouri Non-Fiduciary Trust Company to me known to be the person described in and who executed the foregoing instrument, who acknowledged that he executed the same as his free act and deed of said Bank.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by official seal at my office in said County and State the day and year first above written.


Notary Public


ANGELA HEURING
Notary Public - Notary Seal
State of Missouri - Scott County
Commission # 12463382
Commission Expires June 26, 2028

Name/My Commission Expires:

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

On this 5th day of June, 2025, before me personally appeared Ryland R. Meyr, President of Meyr Management Company, Inc., General Partner of Meyr Properties, L.P., a limited partnership to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed

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


Notary Public

Name/My Commission Expires:

ANGELA HEURING
Notary Public - Notary Seal
State of Missouri - Scott County
Commission # 12463382
Commission Expires June 26, 2028

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

On this _____ day of _____, 2025, before me personally appeared Dr. Kenneth Haskin, to me personally known, who, being by me duly sworn, did say that he is the City Manager of the City of Cape Girardeau, Missouri, a Municipal Corporate, and that the seal affixed to the foregoing instrument is the seal of said City, and that said instrument was signed and sealed on behalf of said City by authority of its City Council, and acknowledged said instrument to be the free act and deed of said City.

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

Notary Public

Name/My Commission Expires:

Staff: Ryan Shrimplin, AICP - City Planner
Agenda: July 7, 2025

AGENDA REPORT Cape Girardeau City Council	
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SUBJECT

An Ordinance approving the record plat of Park West Hospitality Center No. 4 Subdivision.

EXECUTIVE SUMMARY

The attached ordinance approves a record plat for a three-lot subdivision at 3265 William Street.

BACKGROUND/DISCUSSION

A record plat has been submitted for Park West Hospitality Center No. 4 Subdivision, located at 3265 William Street. The proposed subdivision is zoned C-2 (Highway Commercial). The plat divides a lot to create three new lots.

FINANCIAL IMPACT

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

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 June 11, 2025 meeting, recommended approval of the record plat with a vote of 5 in favor, 0 in opposition, and 0 abstaining.

PUBLIC OUTREACH

ATTACHMENTS:

File Name	Description
▣ 25-77_RP_Park_West_Hospitality_Center_No._4.doc	Ordinance
▣ Staff_Review-Referral-Action_Form.pdf	Park West Hospitality Center No. 4 Subdivision - Staff RRA Form
▣ Map_-_Park_West_Hospitality_Center_No._4.pdf	Park West Hospitality Center No. 4 Subdivision - Map
▣ Application_-_Park_West_Hosp_No_4_Plat.pdf	Park West Hospitality Center No. 4 Subdivision - Application
▣ 39439_Park_West_Hosp_No.4_Subdivision.pdf	Park West Hospitality Center No. 4 Subdivision - Record Plat

BILL NO. 25-77

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE RECORD PLAT OF
PARK WEST HOSPITALITY CENTER NO. 4 SUBDIVISION

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

ARTICLE 1. The record plat of Park West Hospitality Center No. 4 Subdivision, being all of Lot Two (2) of Park West Hospitality Center No. 2, as recorded in Plat Book 17 at Page 28 in the County Land Records, located in Section 2, Township 30 North, Range 13 East of the Fifth Principal Meridian, in the City and County of Cape Girardeau, State of Missouri, submitted by Midamerica Hotels Corporation, a Missouri Corporation, bearing the certification of Christopher L. Koehler, a Registered Land Surveyor, dated the 23rd day of June, 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:

Gayle L. Conrad, City Clerk



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

FILE: **Park West Hospitality Center No. 4 Subdivision**

LOCATION: 3265 William Street

STAFF REVIEW & COMMENTS:

A record plat has been submitted to subdivide one parcel into three new lots at 3265 William Street. SEE STAFF REPORT FOR MORE DETAILS.



City Planner

6/2/25

Date

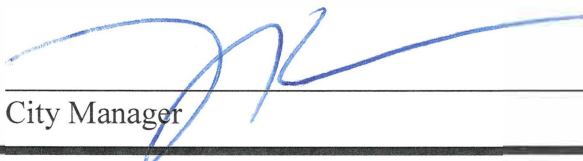


City Attorney

6/3/25

Date

CITY MANAGER REFERRAL TO THE PLANNING AND ZONING COMMISSION:



City Manager

6/3/2025

Date

Planning & Zoning Commission

RECOMMENDED ACTION:

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

VOTE COUNT: 5 Favor 0 Oppose 0 Abstain

COMMENTS:

Subject to staff's comments being successfully addressed.

CITIZENS COMMENTING AT MEETING:



Scott Blank
Planning & Zoning Commission Chairman

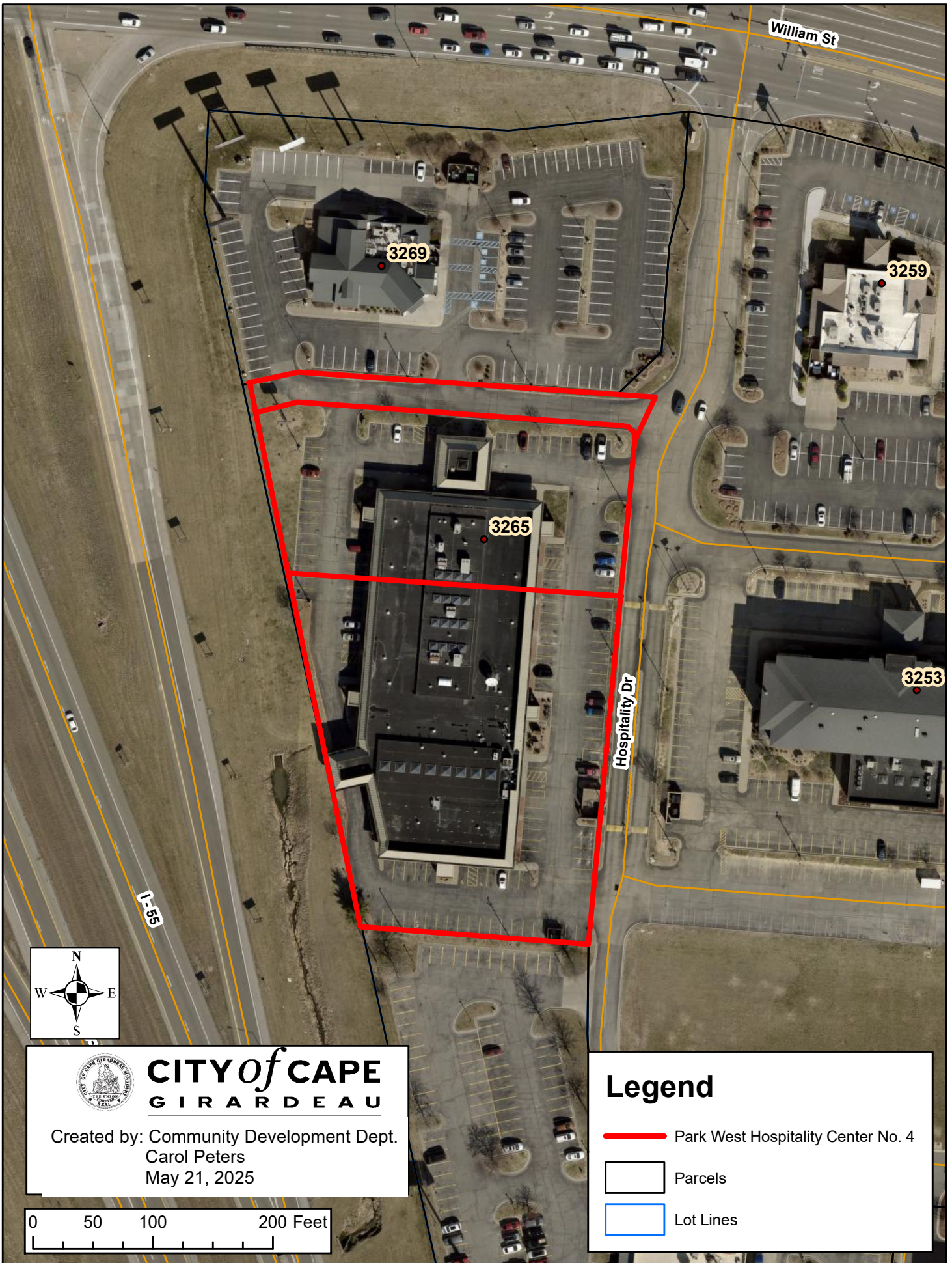
City Council Action

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

ORDINANCE # _____

Effective Date: _____

Park West Hospitality Center No. 4 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 Park West Hospitality Center No. 4		Type of Plat <input checked="" type="checkbox"/> Record <input type="checkbox"/> Preliminary <input type="checkbox"/> Boundary Adjustment	
Applicant MidAmerica Hotels Corp		Property Owner of Record <input checked="" type="checkbox"/> Same as Applicant	
Mailing Address 4072 State Highway K	City, State, Zip Cape Gir., MO 63701	Mailing Address	City, State, Zip
Telephone 573.334.0546	Email mcantrell@midamcorp.com	Telephone	Email
Contact Person (if Applicant is a Business or Organization) Melanie Cantrell		<i>(Attach additional owners information, if necessary)</i>	
Professional Engineer/Surveyor (if other than Applicant) Koehler Engineering and Land Surveying		Developer (if other than Applicant)	
Mailing Address 194 Coker Lane	City, State, Zip Cape Gir., MO 63701	Mailing Address	City, State, Zip
Telephone 573.335.3026	Email sdodds@koehlerengineering.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) \$22.00 per lot (\$220.00 minimum)
- ☒ Recording Fee Deposit (payable to City of Cape Girardeau)

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

\$220.00
\$ 71.00
\$ 291.00

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

- ☒ One (1) full size print of the plat
- ☒ Digital file of the plat in .pdf format (can be emailed to cityplanning@cityofcape.org)
- ☒ Completed minimum requirements checklist

CERTIFICATION

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

Susan Dodds Susan Dodds

Applicant Signature and Printed Name

5/14/2025

Date

OFFICE USE ONLY

Date Received & By 5-14-25 File # _____ MUNIS Application # 16658 MUNIS Permit # _____

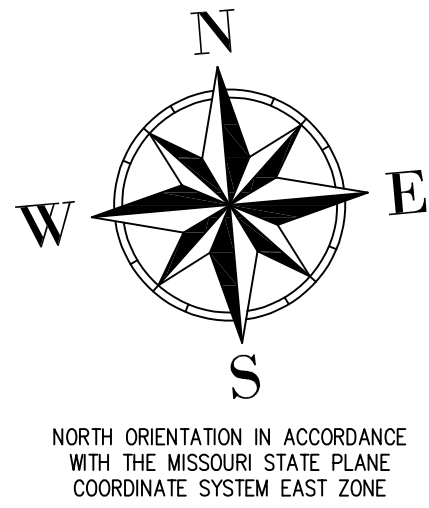
Review Fee Received \$ 220.- Recording Fee Received \$ 71.- ☒ Check # 73474 ☐ Credit Card ☐ Cash

Preliminary and Record Plats:

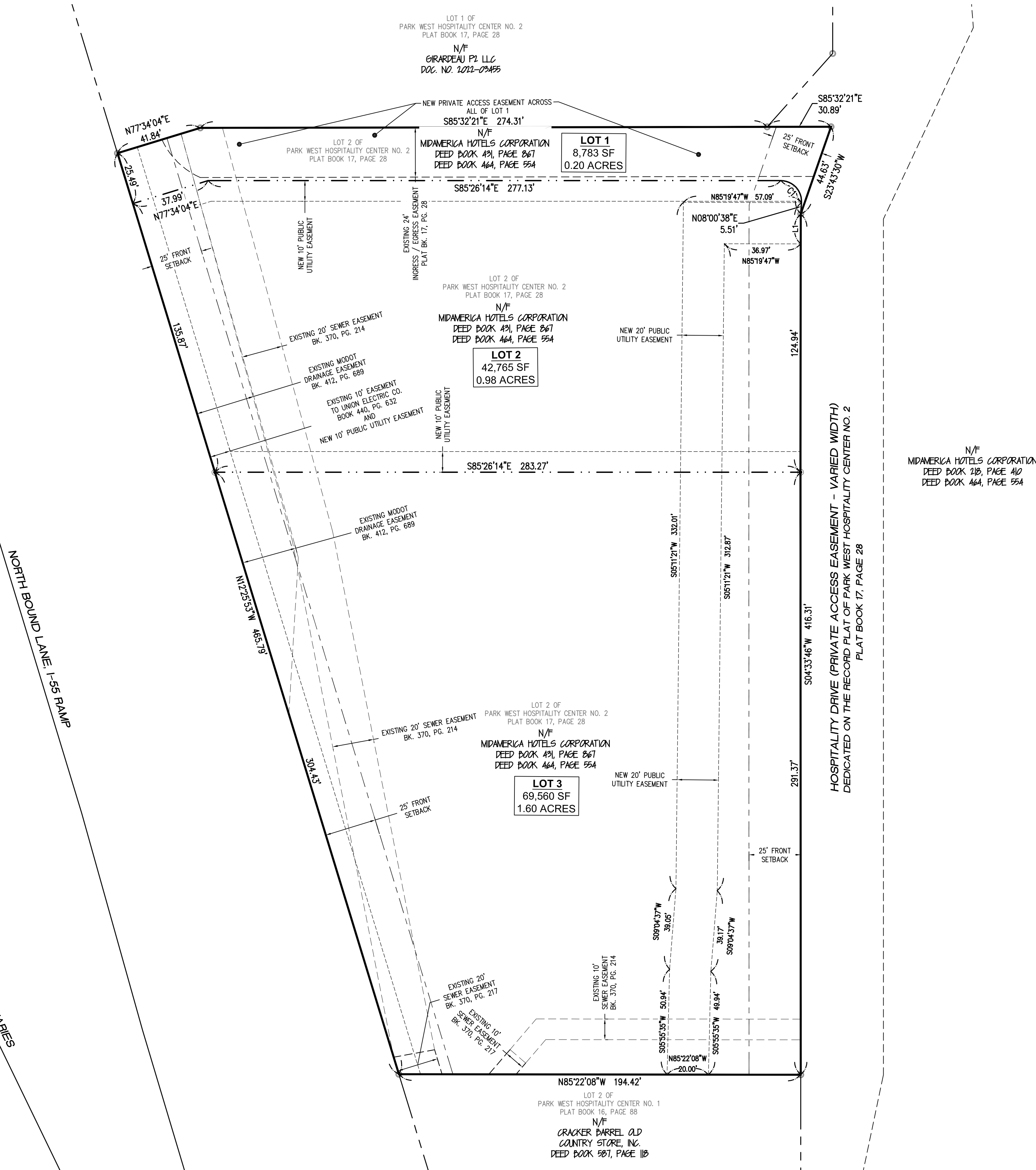
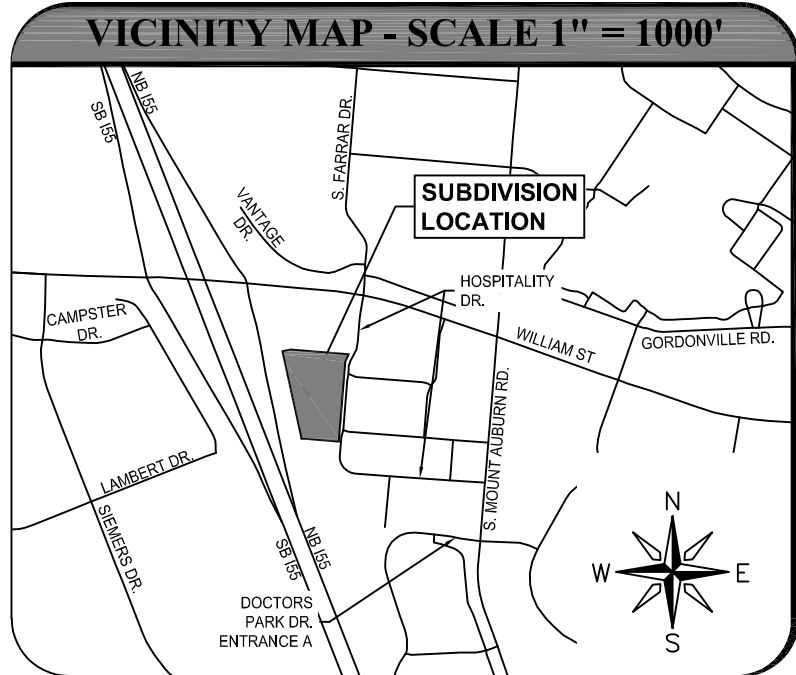
Planning & Zoning Commission Recommendation _____ Date _____ City Council Final Action _____ Date _____

RECORD PLAT
FOR
PARK WEST HOSPITALITY CENTER NO. 4 SUBDIVISION

ALL OF LOT TWO (2) OF PARK WEST HOSPITALITY CENTER NO. 2, AS RECORDED IN PLAT BOOK 17 AT PAGE 28 IN THE COUNTY LAND RECORDS, LOCATED IN SECTION 2, TOWNSHIP 30 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI.



LEGEND	
	= FOUND 1/2" IRON ROD
	= SET 1/2" IRON ROD
	= SUBDIVISION BOUNDARY LINE
	= NEW LOT LINE
	= NEW EASEMENT LINE
	= EXISTING EASEMENT LINE
	= BUILDING SETBACK LINE
	= RIGHT-OF-WAY LINE



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	16.31'	10.00'	93°26'52"	N38°42'48"W	14.56'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S4°33'46"W	14.50'

SUBDIVISION DEDICATION

THE UNDERSIGNED, MIDAMERICA HOTELS CORPORATION, A MISSOURI CORPORATION, OWNER OF ALL OF LOT TWO (2) OF PARK WEST HOSPITALITY CENTER NO. 2, AS RECORDED IN PLAT BOOK 17 AT PAGE 28 IN THE COUNTY LAND RECORDS, LOCATED IN SECTION 2, TOWNSHIP 30 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 121,108 SQUARE FEET (2.78 ACRES), MORE OR LESS, DOES HEREBY CAUSE SAID LAND TO BE SUBDIVIDED INTO THREE LOTS AS SHOWN HEREON, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED "PARK WEST HOSPITALITY CENTER NO. 4 SUBDIVISION". A PRIVATE ACCESS EASEMENT IS HEREBY ESTABLISHED ACROSS ALL OF LOT 1 FOR THE USE AND BENEFIT OF THE CURRENT AND FUTURE OWNERS OF THE ADJOINING LOTS, AND THEIR RESPECTIVE TENANTS AND INVITEES, FOR THE SOLE PURPOSE OF PROVIDING INGRESS AND EGRESS BETWEEN THE ADJOINING LOTS AND ALSO BETWEEN SAID LOTS AND HOSPITALITY DRIVE. SAID PRIVATE ACCESS EASEMENT IS PERPETUAL AND NON-EXCLUSIVE. THE PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE CITY OF CAPE GIRARDEAU, MISSOURI, IN PERPETUITY FOR PUBLIC PURPOSES, INCLUDING THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND EXPANSION OF CITY WATER AND SEWER SYSTEMS, AND AS MAY BE AUTHORIZED BY THE CITY OF CAPE GIRARDEAU, MISSOURI TO BE USED BY A PUBLIC OR PRIVATE UTILITY PROVIDER FOR PURPOSES RELATED TO THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND EXPANSION OF SUCH UTILITY SYSTEMS. SAID SUBDIVISION IS SUBJECT TO PRIVATE RESTRICTIONS AND COVENANTS AS SET OUT IN A SEPARATE INSTRUMENT ON FILE IN THE LAND RECORDS OF SAID COUNTY.

DANIEL M. DRURY, PRESIDENT OF
MIDAMERICA HOTELS CORPORATION

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DANIEL M. DRURY, PRESIDENT OF MIDAMERICA HOTELS CORPORATION, A MISSOURI CORPORATION, WHO, BEING BY ME DULY SWORN, DID STATE THAT HE IS THE PERSON DESCRIBED HEREIN, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF SAID CORPORATION.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

I, _____, CITY CLERK OF THE CITY OF CAPE GIRARDEAU, MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF CAPE GIRARDEAU, MISSOURI.

BY ORDINANCE NO. _____, PASSED AND
APPROVED THIS _____ DAY OF _____, A.D., 20____.

CITY CLERK, CITY OF CAPE GIRARDEAU, MISSOURI

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU)

FILED FOR RECORD THIS _____ DAY OF _____, A.D., 20____.

IN DOCUMENT NUMBER _____.

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

SUBDIVISION NOTES

RECORD OWNER

MIDAMERICA HOTELS CORPORATION
DEED BOOK 431, PAGE 867
DEED BOOK 464, PAGE 554
DEED BOOK 358, PAGE 344

ZONING REGULATIONS

ZONING: C2 - HIGHWAY COMMERCIAL DISTRICT
SETBACKS: FRONT: TWENTY-FIVE (25) FEET.
REAR: NONE, EXCEPT TWENTY (20) FEET WHEN ADJACENT TO A RESIDENTIAL USE OR DISTRICT, OR TEN (10) FEET WHEN ADJACENT TO AN AGRICULTURAL USE OR DISTRICT.
SIDE: NONE, EXCEPT TWENTY (20) FEET WHEN ADJACENT TO A RESIDENTIAL USE OR DISTRICT, OR TEN (10) FEET WHEN ADJACENT TO AN AGRICULTURAL USE OR DISTRICT.

MAXIMUM HEIGHT: SIXTY (60) FEET, NOT TO EXCEED FIVE STORIES.

MINIMUM LOT AREA: NONE.

MINIMUM LOT WIDTH: NONE.

MINIMUM OPEN SPACE: FIFTEEN (15) PERCENT OF THE LOT AREA.

PLAT REFERENCES

MIDAMERICA HOTELS CORPORATION
DEED BOOK 218, PAGE 410
DEED BOOK 431, PAGE 867
DEED BOOK 464, PAGE 554

GIRARDEAU P2, LLC
DOC. NO. 2022-03455

CRACKER BARREL OLD COUNTRY STORE, INC.
DEED BOOK 587, PAGE 118

PARK WEST HOSPITALITY CENTER NO. 1
PLAT BOOK 16, PAGE 88

PARK WEST HOSPITALITY CENTER NO. 2
PLAT BOOK 17, PAGE 28

LOT INFORMATION

TOTAL NUMBER OF LOTS: 3 LOTS
LARGEST LOT AREA: 69,560 SF (1.60 ACRES)
SMALLEST LOT AREA: 8,783 SF (0.20 ACRES)
TOTAL SUBDIVISION AREA: 121,108 SF (2.78 ACRES)

STORMWATER MANAGEMENT NOTE

THE OWNER OF EACH LOT WITHIN THE SUBDIVISION IS JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER MANAGEMENT SYSTEM NOT LOCATED IN A PUBLIC RIGHT-OF-WAY OR PUBLIC DRAINAGE EASEMENT AS REQUIRED BY CHAPTER 23 OF THE CODE OF ORDINANCES OF THE CITY OF CAPE GIRARDEAU, MISSOURI. THIS PROVISION HEREBY CONSTITUTES A DEED RESTRICTION IN SATISFACTION OF CHAPTER 25 OF SAID CODE OF ORDINANCES. SAID DEED RESTRICTION IS PERPETUAL AND SHALL RUN WITH THE LAND.

FLOODPLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP NUMBER 29031C0262E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

PLAT PREPARED BY & SURVEYING SERVICES PROVIDED BY:

KOEHLER ENGINEERING AND LAND SURVEYING, INC.
194 COKER LANE, CAPE GIRARDEAU, MO 63701
(573) 335-3026

THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS MADE EFFECTIVE JULY 31, 2022

KOEHLER

Professional Engineers & Land Surveyors

194 Coker Lane
Cape Girardeau, Missouri 63701
Ph: (573) 335 - 3026 Fax: (573) 335 - 3049
MO PLS Corp. Certificate #000262

DRAWN BY:	SUSAN DODDS	REV DATE	DESCRIPTION	INITIALS
CHECKED BY:	CHRISTOPHER KOEHLER	06/05/25	ADDRESS CITY REVIEW COMMENTS	SD
SURVEY DATE:	MAY 2025	06/18/25	ADDRESS CITY REVIEW COMMENTS	SD
DRAWING DATE:	5/14/2025			
DRAWING NO:	39439			

Staff: Ryan Shrimplin, AICP - City Planner
Agenda: July 7, 2025

AGENDA REPORT Cape Girardeau City Council	
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SUBJECT

An Ordinance approving the record plat of Park West Hospitality Center No. 5 Subdivision.

EXECUTIVE SUMMARY

The attached ordinance approves a record plat for a four-lot subdivision at the southwest corner of William Street and South Mount Auburn Road.

BACKGROUND/DISCUSSION

A record plat has been submitted for Park West Hospitality Center No. 5 Subdivision, located at the southwest corner of William Street and South Mount Auburn Road. The proposed subdivision is zoned C-2 (Highway Commercial). The plat divides a tract to create four new lots. The plat shows an exception for the omission of the required 10-foot utility easement along the rear lot lines of all lots. Staff supports the exception because the plat shows a new private access and public utility easement that will serve in place of the required easement.

FINANCIAL IMPACT

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

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 June 11, 2025 meeting, recommended approval of the record plat with a vote of 5 in favor, 0 in opposition, and 0 abstaining.

PUBLIC OUTREACH

ATTACHMENTS:

File Name	Description
▢ 25-78_RP_Park_West_Hospitality_Center_No._5.doc	Ordinance
▢ Staff_Review-Referral-Action_Form.pdf	Park West Hospitality Center No. 5 Subdivision - Staff RRA Form
▢ Map_-_Park_West_Hospitality_Center_No_5.pdf	Park West Hospitality Center No. 5 Subdivision - Map
▢ Application.pdf	Park West Hospitality Center No. 5 Subdivision - Application
▢ 39439_Park_West_Hosp_No.5_Subdivision.pdf	Park West Hospitality Center No. 5 Subdivision - Record Plat

BILL NO. 25-78

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE RECORD PLAT OF
PARK WEST HOSPITALITY CENTER NO. 5 SUBDIVISION

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

ARTICLE 1. The record plat of Park West Hospitality Center No. 5 Subdivision, being that part of U.S.P. Survey 3090 and that part of Outlot 84 in U.S.P. Survey 2199, all in Section 2, Township 30 North, Range 13 East of the Fifth Principal Meridian, in the City and County of Cape Girardeau, State of Missouri, submitted by Midamerica Hotels Corporation, a Missouri Corporation, bearing the certification of Christopher L. Koehler, a Registered Land Surveyor, dated the 23rd day of June, 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:

Gayle L. Conrad, City Clerk



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

FILE: **Park West Hospitality Center No. 5 Subdivision** LOCATION: SW Corner of William Street &
South Mt. Auburn Road

STAFF REVIEW & COMMENTS:

A record plat has been submitted to subdivide one parcel into four new lots at the Southwest corner of William Street and South Mt. Auburn Road. SEE STAFF REPORT FOR MORE DETAILS.

City Planner 

6/4/25
Date

City Attorney 

6/4/25
Date

CITY MANAGER REFERRAL TO THE PLANNING AND ZONING COMMISSION:

City Manager 

6/4/2025
Date

Planning & Zoning Commission

RECOMMENDED ACTION:

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

VOTE COUNT: 5 Favor 0 Oppose 0 Abstain

COMMENTS:

CITIZENS COMMENTING AT MEETING:


Scott Blank
Planning & Zoning Commission Chairman

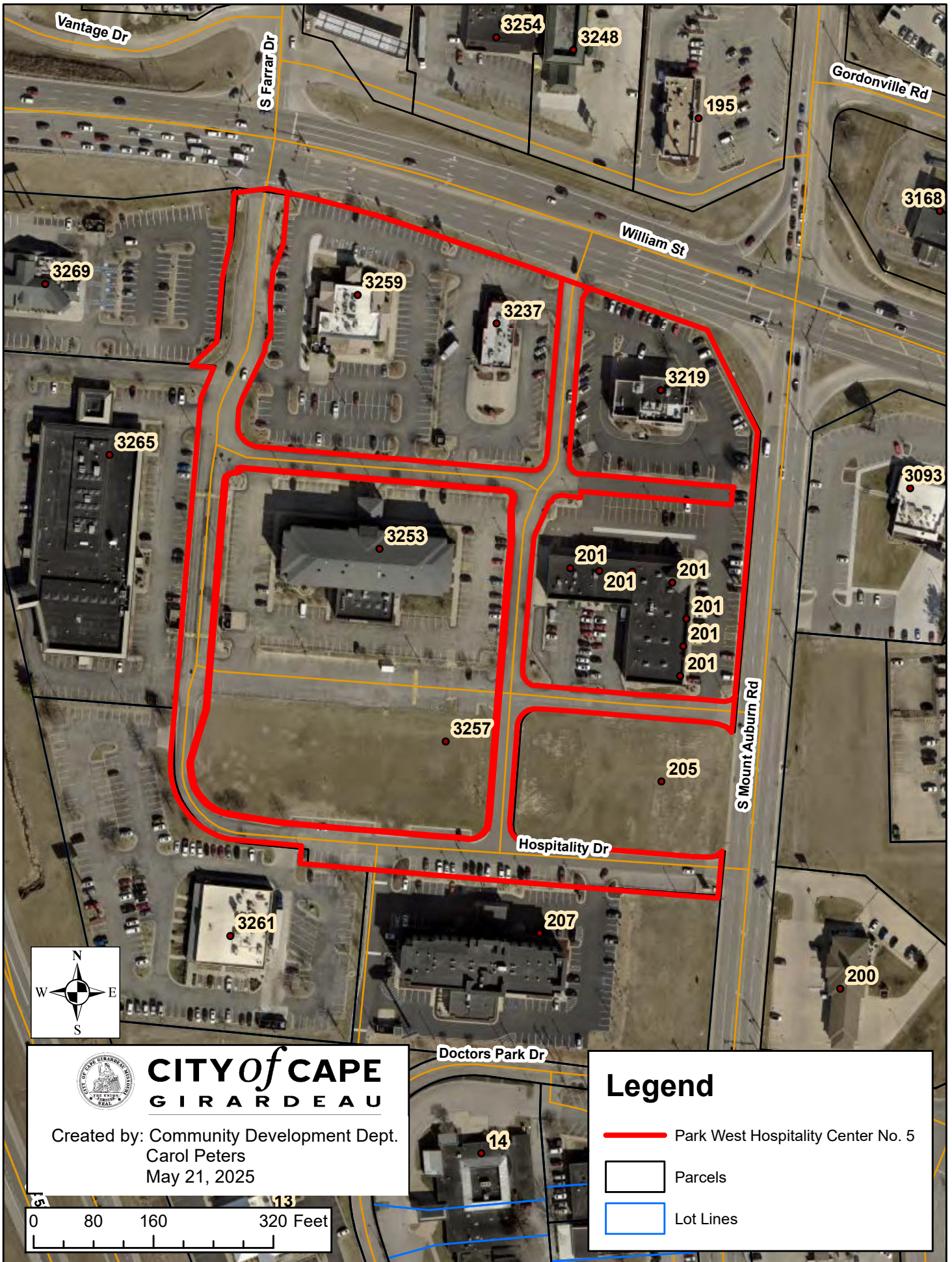
City Council Action

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

ORDINANCE # _____

Effective Date: _____

Park West Hospitality Center No. 5 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 Park West Hospitality Center No. 5 Subdivision		Type of Plat <input checked="" type="checkbox"/> Record <input type="checkbox"/> Preliminary <input type="checkbox"/> Boundary Adjustment	
Applicant MidAmerica Hotels Corp		Property Owner of Record <input checked="" type="checkbox"/> Same as Applicant	
Mailing Address 4072 State Highway K		City, State, Zip Cape Gir., MO 63701	
Telephone 573.334.0546		Email mcantrell@midamcorp.com	
Contact Person (if Applicant is a Business or Organization) Melanie Cantrell		(Attach additional owners information, if necessary)	
Professional Engineer/Surveyor (if other than Applicant) Koehler Engineering and Land Surveying		Developer (if other than Applicant)	
Mailing Address 194 Coker Lane		City, State, Zip Cape Gir., MO 63701	
Telephone 573.335.3026		Email sdodds@koehlerengineering.com	

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) \$22.00 per lot (\$220.00 minimum)
- ☒ Recording Fee Deposit (payable to City of Cape Girardeau)

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

\$220.00
\$ 69.00
289.00

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

- ☒ One (1) full size print of the plat
- ☒ Digital file of the plat in .pdf format (can be emailed to cityplanning@cityofcape.org)
- ☒ Completed minimum requirements checklist

CERTIFICATION

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

Susan K. Dodds Susan
Dodds
Applicant Signature and Printed Name

5/14/2025
Date

OFFICE USE ONLY

Date Received & By 5-14-25 File # _____ MUNIS Application # 16664 MUNIS Permit # _____

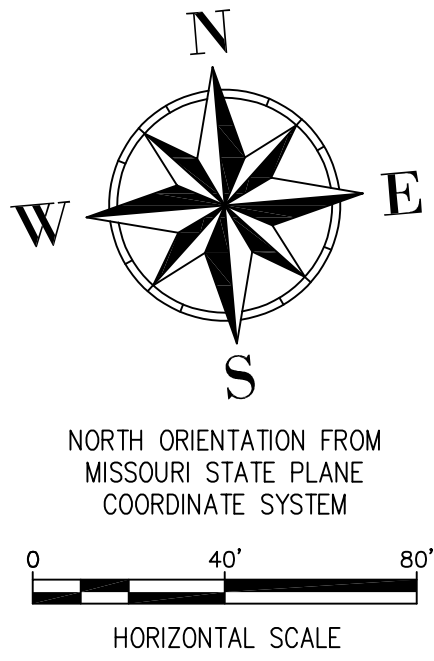
Review Fee Received \$ 220.- Recording Fee Received \$ 69- ☒ Check # 73475 ☐ Credit Card ☐ Cash

Preliminary and Record Plats:

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

RECORD PLAT FOR PARK WEST HOSPITALITY CENTER NO. 5 SUBDIVISION

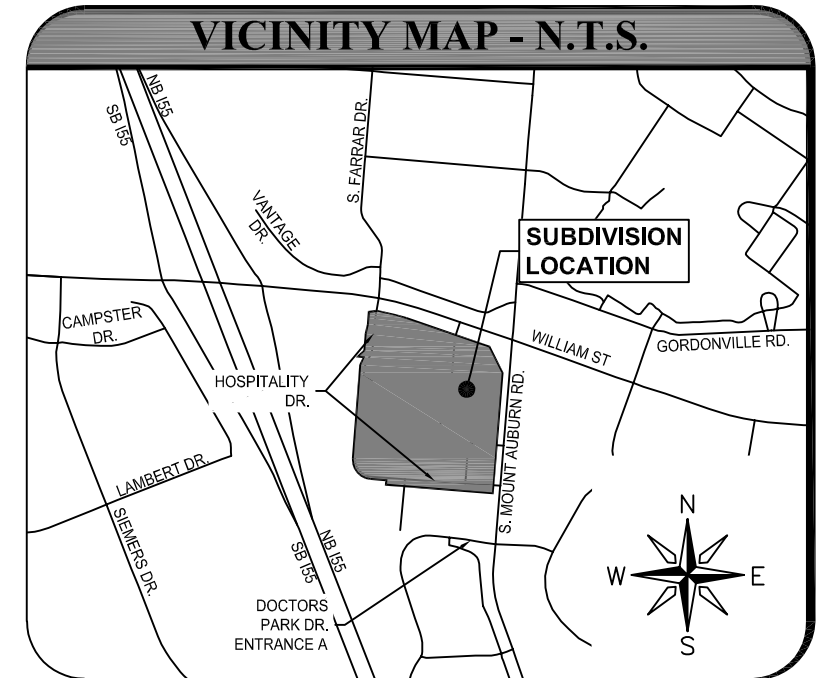
THAT PART OF U.S.P. SURVEY 3090 AND THAT PART OF OUTLOT 84 IN U.S.P. SURVEY 2199, ALL IN SECTION 2, TOWNSHIP 30 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF
CAPE GIRARDEAU, STATE OF MISSOURI.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	(S)N85°04'57"W(E)	46.75'
L2	(N)S88°31'04"E(W)	23.50'
L3	(S)N52°25'7"E(W)	24.00'
L4	(S)N23°43'30"E(W)	44.63'
L5	(S)N85°32'21"W(E)	30.89'
L6	(S)N4°30'15"E(W)	15.32'
L7	(S)N29°43'33"E(W)	13.22'
L8	(S)N4°06'04"E(W)	7.96'
L9	(S)N4°33'46"E(W)	17.65'
L10	(S)N4°39'39"E(W)	6.55'
L11	(N)S17°53'10"W(E)	8.94'
L12	(N)S85°24'09"E(W)	20.00'
L13	(N)S21°3'40"E(W)	20.00'
L14	(N)S4°09'50"W(E)	20.00'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	41.37'	1567.28'	(N)S78°14'09"E(W)	41.37'
C2	22.70'	25.00'	(S)N59°04'21"W(E)	21.93'
C3	39.34'	25.00'	(N)S49°25'38"W(E)	35.41'
C4	39.24'	25.00'	(N)S40°37'03"E(W)	35.33'
C5	18.71'	17.07'	(S)N60°05'27"E(W)	17.79'
C6	10.56'	30.00'	(S)N14°38'39"E(W)	10.50'
C7	47.07'	30.00'	(S)N40°23'17"W(E)	42.39'
C8	31.43'	20.00'	(N)S49°38'38"W(E)	28.29'
C9	6.05'	25.92'	(N)S16°39'37"E(W)	6.04'
C10	17.64'	25.46'	(S)N42°21'00"E(W)	17.29'
C11	19.76'	16.00'	(S)N59°19'55"E(W)	18.53'
C12	3.36'	10.00'	(S)N14°19'56"E(W)	3.34'
C13	29.91'	19.00'	(S)N40°23'26"W(E)	26.92'
C14	18.59'	22.00'	(N)S70°18'00"W(E)	18.04'
C15	19.57'	20.01'	(S)N66°38'48"E(W)	18.80'
C16	18.02'	10.00'	(N)S33°43'35"E(W)	15.68'
C17	38.57'	24.50'	(N)S49°28'33"W(E)	34.71'
C18	62.79'	65.00'	(S)N53°26'53"W(E)	60.37'
C19	36.40'	75.00'	(S)N9°20'30"W(E)	36.05'
C20	23.82'	1567.28'	(S)N78°33'24"W(E)	23.82'
C21	17.54'	1567.28'	(S)N77°48'02"W(E)	17.54'

THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS MADE EFFECTIVE JULY 31, 2022.



LEGEND	
	= FOUND 12" IRON ROD
	= SET 12" IRON ROD
N.T.S.	= NOT TO SCALE
	= SUBDIVISION BOUNDARY LINE
	= NEW LOT LINE
	= EXISTING EASEMENT LINE
	= NEW EASEMENT LINE
	= BUILDING SETBACK LINE
	= EXTERNAL PROPERTY LINE
	= RIGHT-OF-WAY LINE
	= CENTERLINE
	= NEW PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT

SUBDIVISION NOTES

RECORD OWNER

MIDAMERICA HOTELS CORPORATION
DEED BOOK 218, PAGE 419
DEED BOOK 282, PAGE 174
DEED BOOK 316, PAGE 319
DEED BOOK 359, PAGE 273
DEED BOOK 340, PAGE 410
DEED BOOK 359, PAGE 344
DEED BOOK 431, PAGE 867
DEED BOOK 454, PAGE 554
DOC. NO. 2003-20299

ZONING REGULATIONS

ZONING: C2 - HIGHWAY COMMERCIAL DISTRICT
SETBACKS: FRONT: TWENTY-FIVE (25) FEET;
REAR: NONE, EXCEPT TWENTY (20) FEET WHEN ADJACENT TO A RESIDENTIAL USE OR DISTRICT, OR TEN (10) FEET WHEN ADJACENT TO AN AGRICULTURAL USE OR DISTRICT.
SIDE: NONE, EXCEPT TWENTY (20) FEET WHEN ADJACENT TO A RESIDENTIAL USE OR DISTRICT, OR TEN (10) FEET WHEN ADJACENT TO AN AGRICULTURAL USE OR DISTRICT.
MAXIMUM HEIGHT: SIXTY (60) FEET, NOT TO EXCEED FIVE STORIES.
MINIMUM LOT AREA: NONE.
MINIMUM LOT WIDTH: NONE.
MINIMUM OPEN SPACE: FIFTEEN (15) PERCENT OF THE LOT AREA.

PLAT REFERENCES

MIDAMERICA HOTELS CORPORATION - SEE RECORD OWNER ABOVE
GIRARDEAU P2, LLC - DOC. NO. 2022-03455
CRACKER BARREL OLD COUNTRY STORE, INC. - DEED BOOK 587, PAGE 118
PARK WEST HOSPITALITY CENTER NO. 1 - PLAT BOOK 16, PAGE 88
PARK WEST HOSPITALITY CENTER NO. 2 - PLAT BOOK 17, PAGE 28
PARK WEST HOSPITALITY CENTER NO. 3 SUBDIVISION - DOC. NO. 2024-08627

LOT INFORMATION

TOTAL NUMBER OF LOTS: 4 LOTS
LARGEST LOT AREA: 119,490 SF (2.74 ACRES)
SMALLEST LOT AREA: 119,490 SF (2.74 ACRES)
TOTAL SUBDIVISION AREA: 551,315 SF (12.66 ACRES)

FLOODPLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP NUMBER 280100262E WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2011.

EXCEPTION NOTE

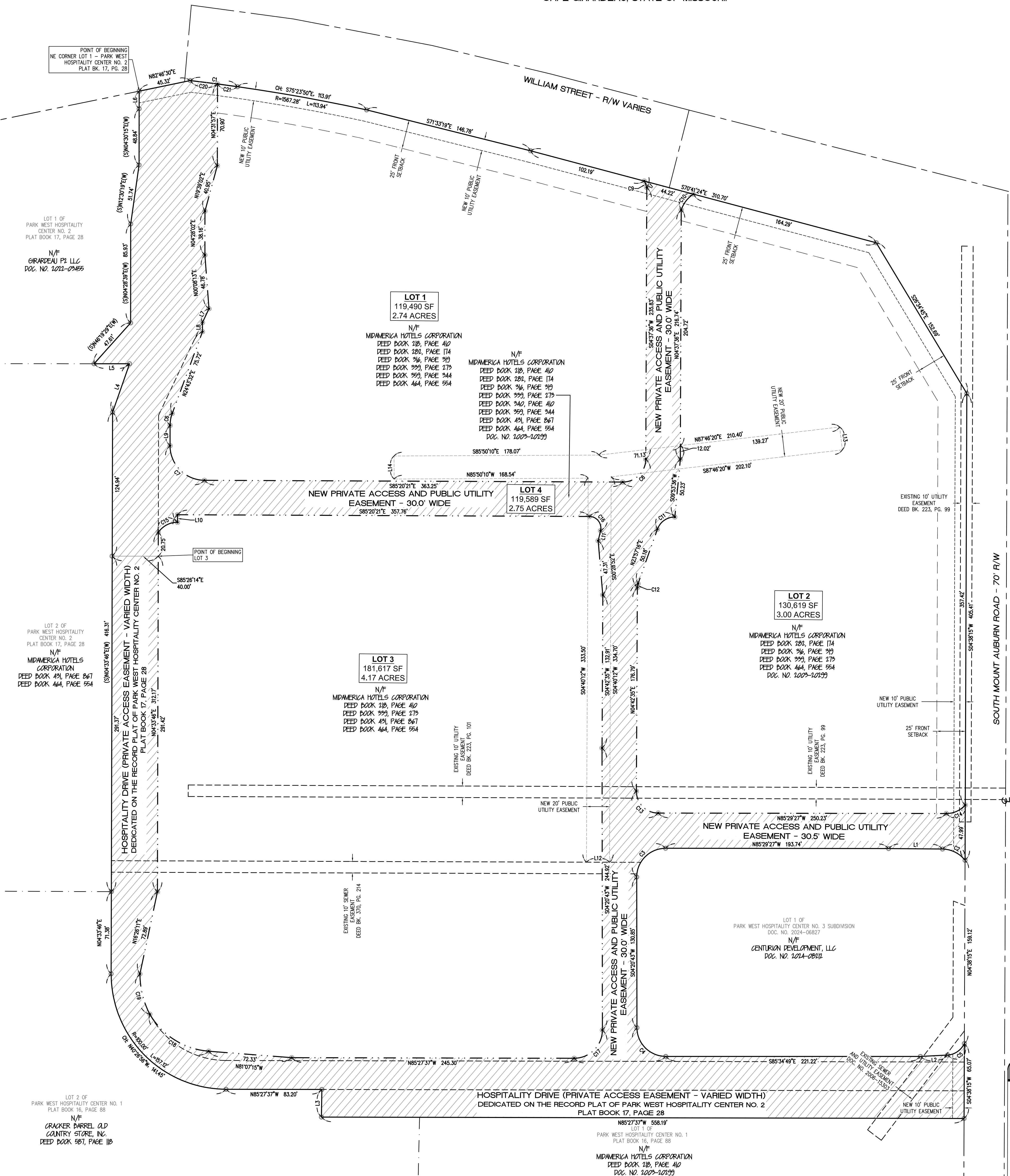
AN EXCEPTION IS SHOWN FOR THE OMISSION OF THE REQUIRED 10-FOOT UTILITY EASEMENT ALONG THE REAR LOT LINES OF ALL LOTS.

STORMWATER MANAGEMENT NOTE

THE OWNER OF EACH LOT WITHIN THE SUBDIVISION IS JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER MANAGEMENT SYSTEM NOT LOCATED IN A PUBLIC RIGHT-OF-WAY OR PUBLIC DRAINAGE EASEMENT AS REQUIRED BY CHAPTER 25 OF THE CODE OF ORDINANCES OF THE CITY OF CAPE GIRARDEAU, MISSOURI. THIS PROVISION HEREBY CONSTITUTES A DEED RESTRICTION IN SATISFACTION OF CHAPTER 25 OF SAID CODE OF ORDINANCES, SAID DEED RESTRICTION IS PERPETUAL AND SHALL RUN WITH THE LAND.

PLAT PREPARED BY & SURVEYING SERVICES PROVIDED BY:

KOEHLER ENGINEERING AND LAND SURVEYING, INC.
194 COKER LANE, CAPE GIRARDEAU, MO 63701
(573) 335-3026



SUBDIVISION DEDICATION

THE UNDERSIGNED, MIDAMERICA HOTELS CORPORATION, A MISSOURI CORPORATION, OWNER OF THAT PART OF U.S.P. SURVEY 3090 AND THAT PART OF OUTLOT 84 IN U.S.P. SURVEY 2199, ALL IN SECTION 2, TOWNSHIP 30 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 551,315 SQUARE FEET (12.66 ACRES), MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF PARK WEST HOSPITALITY CENTER NO. 2, AS RECORDED IN PLAT BOOK 17 AT PAGE 28 IN THE COUNTY LAND RECORDS, AND THE POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF WILLIAM STREET, THENCE NORTH 82°46'30" EAST, 45.32 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 1567.28 FEET, AN ARC LENGTH OF 41.37 FEET, AND A CHORD COURSE OF SOUTH 78°14'09" EAST, 41.37 FEET; THENCE ALONG A CURVE DEFLECTING TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 22.70 FEET, AND A CHORD COURSE OF NORTH 59°04'21" WEST, 21.93 FEET; THENCE NORTH 85°04'57" WEST, 46.75 FEET; THENCE NORTH 85°22'27" WEST, 24.00 FEET; THENCE ALONG A CURVE DEFLECTING TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.34 FEET, AND A CHORD COURSE OF SOUTH 49°25'38" WEST, 35.41 FEET; THENCE SOUTH 04°20'43" WEST, 130.85 FEET; THENCE ALONG A CURVE DEFLECTING TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.24 FEET, AND A CHORD COURSE OF SOUTH 40°37'03" WEST, 35.33 FEET; THENCE SOUTH 04°39'39" WEST, 6.55 FEET; THENCE ALONG A CURVE DEFLECTING TO THE LEFT HAVING A RADIUS OF 17.07 FEET, AN ARC LENGTH OF 18.71 FEET, AND A CHORD COURSE OF SOUTH 60°05'27" WEST, 17.79 FEET; THENCE SOUTH 04°38'39" WEST, 10.50 FEET; THENCE ALONG A CURVE DEFLECTING TO THE LEFT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 10.56 FEET, AND A CHORD COURSE OF SOUTH 14°38'39" WEST, 10.50 FEET; THENCE SOUTH 05°22'27" WEST, 24.00 FEET; THENCE ALONG A CURVE DEFLECTING TO THE LEFT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.07 FEET, AND A CHORD COURSE OF SOUTH 40°23'17" WEST, 42.39 FEET; THENCE NORTH 04°30'15" EAST, 15.32 FEET; THENCE NORTH 04°30'15" EAST, 15.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.66 ACRES MORE OR LESS.

HEREBY SUBDIVIDES SAID TRACT INTO 4 LOTS AS SHOWN HEREON, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED "PARK WEST HOSPITALITY CENTER NO. 5 SUBDIVISION". A PRIVATE ACCESS EASEMENT IS HEREBY ESTABLISHED ACROSS ALL OF LOT 4 FOR THE USE AND BENEFIT OF THE CURRENT AND FUTURE OWNERS OF THE ADJOINING LOTS, AND THEIR RESPECTIVE TENANTS AND INVITEES, FOR THE SOLE PURPOSE OF PROVIDING INGRESS AND EGRESS BETWEEN SAID LOTS AND ALSO BETWEEN SAID LOTS AND WILLIAM STREET AND SOUTH MOUNT AUBURN ROAD. SAID PRIVATE ACCESS EASEMENT IS PERPETUAL AND NON-EXCLUSIVE. THE PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE CITY OF CAPE GIRARDEAU, MISSOURI, IN PERPETUITY FOR PUBLIC PURPOSES, INCLUDING THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND EXPANSION OF CITY WATER AND SEWER SYSTEMS, AND AS MAY BE AUTHORIZED BY THE CITY OF CAPE GIRARDEAU, MISSOURI TO BE USED BY A PUBLIC OR PRIVATE UTILITY PROVIDER FOR PURPOSES RELATED TO THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND EXPANSION OF SUCH UTILITY SYSTEMS. SAID SUBDIVISION IS SUBJECT TO PRIVATE RESTRICTIONS AND COVENANTS AS SET OUT IN A SEPARATE INSTRUMENT ON FILE IN THE LAND RECORDS OF SAID COUNTY.

DANIEL M. DRURY, PRESIDENT OF
MIDAMERICA HOTELS CORPORATION

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DANIEL M. DRURY, PRESIDENT OF MIDAMERICA HOTELS CORPORATION, A MISSOURI CORPORATION, WHO, BEING BY ME DULY SWORN, DID STATE THAT HE IS THE PERSON DESCRIBED HEREIN, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF SAID CORPORATION.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

I, _____, CITY CLERK OF THE CITY OF CAPE GIRARDEAU, MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF CAPE GIRARDEAU, MISSOURI.

BY ORDINANCE NO. _____, PASSED AND APPROVED THIS _____ DAY OF _____, A.D., 20____.

CITY CLERK, CITY OF CAPE GIRARDEAU, MISSOURI

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU) SS

FILED FOR RECORD THIS _____ DAY OF _____, A.D., 20____.

IN DOCUMENT NUMBER _____

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

SEAL

RECORD PLAT FOR PARK WEST HOSPITALITY CENTER NO. 5 SUBDIVISION

MIDAMERICA HOTELS CORPORATION
4072 STATE HIGHWAY K, CAPE GIRARDEAU, MISSOURI, 63701
PH: 573.334.0546

CHRISTOPHER L. KOEHLER, P.E.
NUMBER LS-670
THIS DRAWING IS NOT TO BE REPRODUCED WITHOUT THE
PERMISSION OF KOEHLER ENGINEERING, NOT VALID FOR
UNPROFESSIONAL PURPOSES UNLESS SIGNED AND SEALED

REV	DATE	DESCRIPTION
1	06.09.22	ADDRESS CITY REVIEW COMMENTS
2	06.10.22	ADDRESS CITY REVIEW COMMENTS
3	06.22.22	ADDRESS CITY REVIEW COMMENTS

KELS PLOT NO.	OWNR PLOT NO.
39439	
DESIGNED BY	
DRAWN BY	
CHECKED BY	SD
DATE	CK
	05-14-2025



MO LS COA: LS 000262 - MO ENGINEERING COA: 2003019634
Civil Engineering and Surveying Services - 194 Coker Lane - Cape Girardeau, MO 63701
Phone: 573.335.3026 - www.koehlerengineering.com

Staff: Ryan Shrimplin, AICP - City Planner
Agenda: July 7, 2025

AGENDA REPORT Cape Girardeau City Council	
---	--

SUBJECT

An Ordinance authorizing the issuance of Special Tax Bills for various properties for the demolition of dangerous buildings, located in the City and County of Cape Girardeau, Missouri.

EXECUTIVE SUMMARY

The attached ordinance authorizes the issuance of special tax bills to recover costs incurred by the City in demolishing condemned buildings at 1024 Jefferson Avenue, 107 South Hanover Street, 915 Hickory Street, 301 Mill Street, and 1424 William Street.

BACKGROUND/DISCUSSION

Certain buildings at 1024 Jefferson Avenue, 107 South Hanover Street, 915 Hickory Street, 301 Mill Street, and 1424 William Street were condemned under Chapter 7 of the City's Code of Ordinances. The City mailed a notice to each owner, ordering them to repair or demolish their respective buildings within 30 days. In addition, a sign was posted on each building giving notice of the condemnation. After the owners of the buildings failed to respond by their respective deadlines, the City held hearings and the Building Supervisor issued orders to repair or demolish each of the buildings by a certain deadline. The owners again failed to respond by their respective deadlines. As provided for in Chapter 7, the City hired contractors to demolish the buildings. Prior to hiring the contractors, the City procured asbestos survey/testing reports for each of the buildings. Pursuant to orders issued by the Building Supervisor, special tax bills have been prepared to recover these costs. In addition, the City incurred costs in abating nuisances on the properties located at 915 Hickory Street and 301 Mill Street. Pursuant to orders issued by the Building Supervisor, special tax bills have been prepared to recover these costs and related administrative costs. The special tax bills, along with the orders and the invoices, are attached.

FINANCIAL IMPACT

The amounts for the special tax bills are as follows:

1024 Jefferson Avenue = \$6,300.00
107 South Hanover Street = \$6,150.00
915 Hickory Street = \$10,643.63
301 Mill Street = \$8,767.98
1424 William Street = \$16,350.00

Each special tax bill will bear an interest rate of eight percent (8%) annually on the outstanding balance until it is paid.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

STAFF RECOMMENDATION

Staff recommends approval of the ordinance authorizing the issuance of the special tax bills.

BOARD OR COMMISSION RECOMMENDATION

PUBLIC OUTREACH

ATTACHMENTS:

File Name	Description
25- 79_Ord_Special_Tax_Bills_1024_Jefferson_107__S_Hanover_915_Hickory_301__1424_William_.doc	Ordinance
Tax_Bill_Demolition_-_1024_Jefferson.doc	Special Tax Bill - 1024 Jefferson
Tax_Bill_Demolition_-_107_S_Hanover.doc	Special Tax Bill - 107 S. Hanover
Tax_Bill_Demolition_-_915_Hickory.doc	Special Tax Bill - 915 Hickory
Tax_Bill_Demolition_-_301_Mill.doc	Special Tax Bill - 301 Mill
Tax_Bill_Demolition_-_1424_William.doc	Special Tax Bill - 1424 William
Order_Causing_Tax_Bill_-_1052_-_1024_Jefferson_Avenue.pdf	Order for Tax Bill - 1024 Jefferson Avenue
Order_Causing_Tax_Bill_-_1057_-_107_South_Hanover_Street.pdf	Order for Tax Bill - 107 South Hanover Street
Order_Causing_Tax_Bill_-_1067_-_915_Hickory_Street.pdf	Order for Tax Bill - 915 Hickory Street
Order_Causing_Tax_Bill_-_1074_-_301_Mill_Street.pdf	Order for Tax Bill - 301 Mill Street
Order_Causing_Tax_Bill_-_1089_-_1424_William_Street.pdf	Order for Tax Bill - 1424 William Street

BILL NO. 25-79

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF
SPECIAL TAX BILLS FOR VARIOUS PROPERTIES
LOCATED IN THE CITY AND COUNTY OF CAPE
GIRARDEAU, MISSOURI

WHEREAS, the Building Supervisor of the City of Cape Girardeau, Missouri, issued Orders causing certain dangerous buildings to be demolished; and

WHEREAS, the City of Cape Girardeau, Missouri did cause said buildings to be demolished in accordance with the Orders, thereby incurring certain expenses; and

WHEREAS, the City of Cape Girardeau, Missouri also incurred certain expenses in abating nuisances on properties containing said dangerous buildings; and

WHEREAS, the Building Supervisor authorized the issuance of Special Tax Bills for said expenses; and

WHEREAS, Chapters 7 and 13 of the Code of Ordinances of the City of Cape Girardeau, Missouri, authorizes the issuance of Special Tax Bills to recover said expenses.

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

ARTICLE 1. There is hereby levied, and the City Clerk is hereby authorized and ordered to place on file, the following Special Tax Bills issued in accordance with the Orders of the Building Supervisor which shall be liens against the following described properties in accordance with law, in the following amounts, until paid or collected by the City of Cape Girardeau, Missouri:

1024 Jefferson Avenue - \$6,300.00

All of the West One Third of Lot Eighty-seven (87) and part of Lot Eighty-six (86) in Range "I" in the City and County of Cape Girardeau, Missouri, described as follows: Beginning at the Southwest corner of said Lot Eighty-seven; thence North One Hundred Twenty (120)

feet; thence East Forty-five (45) feet; thence South One Hundred Twenty (120) feet; thence West Forty-five (45) feet to the place of beginning.

107 South Hanover Street - \$6,150.00

Part of Lot One (1) in Block Fourteen (14) of West End Place Addition, a subdivision in the City and County of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 2 at Page 8 described as follows: Begin at the Northeast corner of Lot One (1) in Block Fourteen (14), which is the point of intersection of the South line of Merriwether Street with the West line of Hanover Street; thence proceed South along the East line of said Lot One (1), 32 feet for a point of beginning; thence proceed South along the East line of said Lot One (1), 36.2 feet to the Southeast corner of Said Lot One (1); thence proceed West along the South line of said Lot One (1), a distance of 59 feet for a corner; thence North parallel with the East line of Lot One (1), a distance of 21.2 feet for a corner; thence East parallel with the South line of said Lot One (1), a distance of 11 feet for a corner; thence North parallel with the East line of Lot One (1), 15 feet for a corner; thence East parallel with the South line of Lot One (1), 48 feet to the point of beginning.

915 Hickory Street- \$10,643.63

All of the West One Hundred and Six (106) feet of Lots Fifteen (15) and Sixteen (16) in Block Twelve (12) of Giboney Houck's Fourth Subdivision in the City of Cape Girardeau, Missouri.

301 Mill Street - \$8,767.98

Lots Thirteen (13) and Fourteen (14) in Range "M" of Ingrams Addition in the City and County of Cape Girardeau, Missouri, as shown by plat filed in Plat Book 1 at Page 6.

1424 William Street - \$16,350.00

Lot Eighteen (18) in Block Eleven (11) of West End Place Second Addition, a subdivision in the City and County of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 2 at Page 13, in the land records of Cape Girardeau, County, Missouri. LESS AND EXCEPT conveyance to the State Highway Commission recorded in Book 306 at Page 722 in the land records of Cape Girardeau County, Missouri.

ARTICLE 2. Said Special Tax Bills shall bear an interest rate of eight per cent (8%) per annum.

ARTICLE 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

ARTICLE 4. 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:

Gayle L. Conrad, City Clerk



No. 320-0002

Amount \$ 6,300.00

**SPECIAL TAX BILL FOR
DEMOLITION OF A DANGEROUS BUILDING**

To the City of Cape Girardeau, Missouri:

For work done and costs and expenses incurred in abating a nuisance by demolition of a dangerous building under the provisions of Chapter 7 of the Code of Ordinances of the City of Cape Girardeau, Missouri, and chargeable against:

**Justin M. Warren
926 CO HWY 506
Benton, MO 63736**

for the following property:

1024 Jefferson Avenue, Cape Girardeau, MO

All of the West One Third of Lot Eighty-seven (87) and part of Lot Eighty-six (86) in Range "I" in the City and County of Cape Girardeau, Missouri, described as follows: Beginning at the Southwest corner of said Lot Eighty-seven; thence North One Hundred Twenty (120) feet; thence East Forty-five (45) feet; thence South One Hundred Twenty (120) feet; thence West Forty-five (45) feet to the place of beginning.

Parcel No. 211100015021000000

in the City of Cape Girardeau, Missouri; said building has been demolished in accordance with the Order of the Building Supervisor dated June 29, 2023, and the cost incurred for said demolition was Six Thousand, Three Hundred dollars (\$6,300.00).

I, Gayle L. Conrad, City Clerk of the City of Cape Girardeau, Missouri, do hereby certify that the demolition work was done as reported to the City Building Supervisor under the provisions of Chapter 7-353(6), said report dated June 18, 2025.

I also certify that the costs and expenses incurred by the City for said demolition were Six Thousand, Three Hundred dollars (\$6,300.00), which amount the City Council has ordered assessed as a special tax against the following described property, to-wit:

1024 Jefferson Avenue, Cape Girardeau, MO

All of the West One Third of Lot Eighty-seven (87) and part of Lot Eighty-six (86) in Range "I" in the City and County of Cape Girardeau, Missouri, described as follows: Beginning at the Southwest corner of said Lot Eighty-seven; thence North One Hundred Twenty (120) feet; thence East Forty-five (45) feet; thence South One Hundred Twenty (120) feet; thence West Forty-five (45) feet to the place of beginning.

Parcel No. 211100015021000000

the same being the sum fixed as costs by the report of the Building Supervisor.

This Special Tax Bill bears interest at the rate of eight per cent (8%) per annum from sixty (60) days after its date and is a special lien against the land herein described. The lien hereof shall continue ten (10) years after the date of issue, unless sooner paid, and in the event suit is brought to enforce such lien, then until the expiration of such litigation.

Issued by authority of Ordinance No. _____ passed and approved July 21, 2025.

IN WITNESS WHEREOF, as City Clerk of the City of Cape Girardeau, Missouri, I have hereunto set my hand under the corporate seal of said City this ____ day of _____, 2025.

Gayle L. Conrad, City Clerk



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

On this _____ day of _____, 2025, before me appeared Gayle L. Conrad, to me personally known, who, being by me duly sworn, did say that she is the City Clerk of the City of Cape Girardeau, Missouri, and that the seal affixed to the foregoing instrument is the seal of said City, and that said instrument was signed and sealed on behalf of said City by authority of its City Council, and acknowledged said instrument to be the free act and deed of said City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal,
at my office in Cape Girardeau, Missouri, the day and year first
above written.

Notary Public

My commission expires:

No. 320-0003

Amount \$ 6,150.00

**SPECIAL TAX BILL FOR
DEMOLITION OF A DANGEROUS BUILDING**

To the City of Cape Girardeau, Missouri:

For work done and costs and expenses incurred in abating a nuisance by demolition of a dangerous building under the provisions of Chapter 7 of the Code of Ordinances of the City of Cape Girardeau, Missouri, and chargeable against:

**Compass Homes, LLC
108 Chad Wayne Drive
Murray, KY 42071**

for the following property:

107 South Hanover Street, Cape Girardeau, MO

Part of Lot One (1) in Block Fourteen (14) of West End Place Addition, a subdivision in the City and County of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 2 at Page 8 described as follows: Begin at the Northeast corner of Lot One (1) in Block Fourteen (14), which is the point of intersection of the South line of Merriwether Street with the West line of Hanover Street; thence proceed South along the East line of said Lot One (1), 32 feet for a point of beginning; thence proceed South along the East line of said Lot One (1), 36.2 feet to the Southeast corner of Said Lot One (1); thence proceed West along the South line of said Lot One (1), a distance of 59 feet for a corner; thence North parallel with the East line of Lot One (1), a distance of 21.2 feet for a corner; thence East parallel with the South line of said Lot One (1), a distance of 11 feet for a corner; thence North parallel with the East line of Lot One (1), 15 feet for a corner; thence East parallel with the South line of Lot One (1), 48 feet to the point of beginning.

Parcel No. 211060036002000000

in the City of Cape Girardeau, Missouri; said building has been demolished in accordance with the Order of the Building Supervisor dated December 11, 2023, and the cost incurred for

said demolition was Six Thousand, One Hundred, Fifty dollars (\$6,150.00).

I, Gayle L. Conrad, City Clerk of the City of Cape Girardeau, Missouri, do hereby certify that the demolition work was done as reported to the City Building Supervisor under the provisions of Chapter 7-353(6), said report dated June 18, 2025.

I also certify that the costs and expenses incurred by the City for said demolition were Six Thousand, One Hundred, Fifty dollars (\$6,150.00), which amount the City Council has ordered assessed as a special tax against the following described property, to-wit:

107 South Hanover Street, Cape Girardeau, MO

Part of Lot One (1) in Block Fourteen (14) of West End Place Addition, a subdivision in the City and County of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 2 at Page 8 described as follows: Begin at the Northeast corner of Lot One (1) in Block Fourteen (14), which is the point of intersection of the South line of Merriwether Street with the West line of Hanover Street; thence proceed South along the East line of said Lot One (1), 32 feet for a point of beginning; thence proceed South along the East line of said Lot One (1), 36.2 feet to the Southeast corner of Said Lot One (1); thence proceed West along the South line of said Lot One (1), a distance of 59 feet for a corner; thence North parallel with the East line of Lot One (1), a distance of 21.2 feet for a corner; thence East parallel with the South line of said Lot One (1), a distance of 11 feet for a corner; thence North parallel with the East line of Lot One (1), 15 feet for a corner; thence East parallel with the South line of Lot One (1), 48 feet to the point of beginning.

Parcel No. 211060036002000000

the same being the sum fixed as costs by the report of the Building Supervisor.

This Special Tax Bill bears interest at the rate of eight per cent (8%) per annum from sixty (60) days after its date and is a special lien against the land herein described. The lien hereof shall continue ten (10) years after the date of issue, unless sooner paid, and in the event suit is brought to enforce such lien, then until the expiration of such litigation.

No. 320-0004

Amount \$10,643.63

**SPECIAL TAX BILL FOR
DEMOLITION OF A DANGEROUS BUILDING
AND ABATEMENT OF A NUISANCE**

To the City of Cape Girardeau, Missouri:

For work done and costs and expenses incurred in abating a nuisance by demolition of a dangerous building under the provisions of Chapter 7 of the Code of Ordinances of the City of Cape Girardeau, Missouri, and chargeable against:

**Eugene S. & Mary L. Criddle
915 Hickory Street
Cape Girardeau, MO 63703**

for the following property:

915 Hickory Street, Cape Girardeau, MO

All of the West One Hundred and Six (106) feet of Lots Fifteen (15) and Sixteen (16) in Block Twelve (12) of Giboney Houck's Fourth Subdivision in the City of Cape Girardeau, Missouri.

Parcel No. 211140024013000000

in the City of Cape Girardeau, Missouri; said building has been demolished in accordance with the Order of the Building Supervisor dated May 1, 2024, and the cost incurred for said demolition was Seven Thousand, Nine Hundred, Seventy-five dollars (\$7,975.00).

For work done and costs and expenses incurred in abating a nuisance under the provisions of Chapter 13 of the Code of Ordinances of the City of Cape Girardeau, Missouri, said property has been cleared in accordance with the Order of the Nuisance Abatement Officer, and the cost incurred for said abatement was Two Thousand, Five Hundred, Eighteen Dollars and Sixty-three Cents (\$2,518.63), plus administrative costs totaling One Hundred Fifty Dollars (\$150.00).

I, Gayle L. Conrad, City Clerk of the City of Cape Girardeau, Missouri, do hereby certify that the demolition work was done as reported to the City Building Supervisor under the

provisions of Chapter 7-353(6), said report dated June 18, 2025, and that the nuisance under said Chapter 13 was abated in accordance with the Order of the Nuisance Abatement Officer.

I also certify that the costs and expenses incurred by the City for said demolition work and nuisance abatement were Ten Thousand, Six Hundred, Forty-three Dollars and Sixty-three Cents (\$10,643.63) which amount the City Council has ordered assessed as a special tax against the following-described property, to wit:

915 Hickory Street, Cape Girardeau, MO

All of the West One Hundred and Six (106) feet of Lots Fifteen (15) and Sixteen (16) in Block Twelve (12) of Giboney Houck's Fourth Subdivision in the City of Cape Girardeau, Missouri.

Parcel No. 211140024013000000

the same being the sum fixed as costs by the report of the Building Supervisor.

This Special Tax Bill bears interest at the rate of eight per cent (8%) per annum from sixty (60) days after its date and is a special lien against the land herein described. The lien hereof shall continue ten (10) years after the date of issue, unless sooner paid, and in the event suit is brought to enforce such lien, then until the expiration of such litigation.

Issued by authority of Ordinance No. _____ passed and approved July 21, 2025.

IN WITNESS WHEREOF, as City Clerk of the City of Cape Girardeau, Missouri, I have hereunto set my hand under the corporate seal of said City this ____ day of _____, 2025.

Gayle L. Conrad, City Clerk



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

On this _____ day of _____, 2025, before me appeared Gayle L. Conrad, to me personally known, who, being by me duly sworn, did say that she is the City Clerk of the City of Cape Girardeau, Missouri, and that the seal affixed to the foregoing instrument is the seal of said City, and that said instrument was signed and sealed on behalf of said City by authority of its City Council, and acknowledged said instrument to be the free act and deed of said City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal,
at my office in Cape Girardeau, Missouri, the day and year first
above written.

Notary Public

My commission expires:

No. 320-0005

Amount \$ 8,767.98

**SPECIAL TAX BILL FOR
DEMOLITION OF A DANGEROUS BUILDING
AND ABATEMENT OF A NUISANCE**

To the City of Cape Girardeau, Missouri:

For work done and costs and expenses incurred in abating a nuisance by demolition of a dangerous building under the provisions of Chapter 7 of the Code of Ordinances of the City of Cape Girardeau, Missouri, and chargeable against:

**Jack Myrand Young
6370 Stoneridge Mall Road Apt. 1104
Pleasanton, CA 94588-8061**

for the following property:

301 Mill Street, Cape Girardeau, MO

**Lots Thirteen (13) and Fourteen (14) in Range "M" of
Ingrams Addition in the City and County of Cape Girardeau,
Missouri, as shown by plat filed in Plat Book 1 at Page 6.**

Parcel No. 167190026001000000

in the City of Cape Girardeau, Missouri; said building has been demolished in accordance with the Order of the Building Supervisor dated June 10, 2024, and the cost incurred for said demolition was Seven Thousand Nine Hundred Fifty Dollars (\$7,950.00).

For work done and costs and expenses incurred in abating a nuisance under the provisions of Chapter 13 of the Code of Ordinances of the City of Cape Girardeau, Missouri, said property has been cleared in accordance with the Order of the Nuisance Abatement Officer, and the cost incurred for said abatement was Six Hundred Sixty-seven Dollars and Ninety-eight Cents (\$667.98), plus administrative costs totaling One Hundred Fifty Dollars (\$150.00).

I, Gayle L. Conrad, City Clerk of the City of Cape Girardeau, Missouri, do hereby certify that the demolition work was done as reported to the City Building Supervisor under the provisions of Chapter 7-353(6), said report dated June 18, 2025,

and that the nuisance under said Chapter 13 was abated in accordance with the Order of the Nuisance Abatement Officer.

I also certify that the costs and expenses incurred by the City for said demolition work and nuisance abatement were Eight Thousand Seven Hundred Sixty-seven Dollars and Ninety-eight Cents (\$8,767.98) which amount the City Council has ordered assessed as a special tax against the following-described property, to wit:

301 Mill Street, Cape Girardeau, MO

Lots Thirteen (13) and Fourteen (14) in Range "M" of Ingrams Addition in the City and County of Cape Girardeau, Missouri, as shown by plat filed in Plat Book 1 at Page 6.

Parcel No. 167190026001000000

the same being the sum fixed as costs by the report of the Building Supervisor.

This Special Tax Bill bears interest at the rate of eight per cent (8%) per annum from sixty (60) days after its date and is a special lien against the land herein described. The lien hereof shall continue ten (10) years after the date of issue, unless sooner paid, and in the event suit is brought to enforce such lien, then until the expiration of such litigation.

Issued by authority of Ordinance No. _____ passed and approved July 21, 2025.

IN WITNESS WHEREOF, as City Clerk of the City of Cape Girardeau, Missouri, I have hereunto set my hand under the corporate seal of said City this ____ day of _____, 2025.

Gayle L. Conrad, City Clerk



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

On this _____ day of _____, 2025, before me appeared Gayle L. Conrad, to me personally known, who, being by me duly sworn, did say that she is the City Clerk of the City of Cape Girardeau, Missouri, and that the seal affixed to the foregoing instrument is the seal of said City, and that said instrument was signed and sealed on behalf of said City by authority of its City Council, and acknowledged said instrument to be the free act and deed of said City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal,
at my office in Cape Girardeau, Missouri, the day and year first
above written.

Notary Public

My commission expires:

No. 320-0006

Amount \$16,350.00

**SPECIAL TAX BILL FOR
DEMOLITION OF A DANGEROUS BUILDING**

To the City of Cape Girardeau, Missouri:

For work done and costs and expenses incurred in abating a nuisance by demolition of a dangerous building under the provisions of Chapter 7 of the Code of Ordinances of the City of Cape Girardeau, Missouri, and chargeable against:

**Compass Homes, LLC
108 Chad Wayne Drive
Murray, KY 42071**

for the following property:

1424 William Street, Cape Girardeau, MO

Lot Eighteen (18) in Block Eleven (11) of West End Place Second Addition, a subdivision in the City and County of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 2 at Page 13, in the land records of Cape Girardeau, County, Missouri. LESS AND EXCEPT conveyance to the State Highway Commission recorded in Book 306 at Page 722 in the land records of Cape Girardeau County, Missouri.

Parcel No. 211050017013000000

in the City of Cape Girardeau, Missouri; said building has been demolished in accordance with the Order of the Building Supervisor dated March 19, 2025, and the cost incurred for said demolition was Sixteen Thousand, Three Hundred, Fifty dollars (\$16,350.00).

I, Gayle L. Conrad, City Clerk of the City of Cape Girardeau, Missouri, do hereby certify that the demolition work was done as reported to the City Building Supervisor under the provisions of Chapter 7-353(6), said report dated June 18, 2025.

I also certify that the costs and expenses incurred by the City for said demolition were Sixteen Thousand, Three Hundred, Fifty dollars (\$16,350.00), which amount the City Council has ordered assessed as a special tax against the following described property, to-wit:

1424 William Street, Cape Girardeau, MO

Lot Eighteen (18) in Block Eleven (11) of West End Place Second Addition, a subdivision in the City and County of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 2 at Page 13, in the land records of Cape Girardeau, County, Missouri. LESS AND EXCEPT conveyance to the State Highway Commission recorded in Book 306 at Page 722 in the land records of Cape Girardeau County, Missouri.

Parcel No. 211050017013000000

the same being the sum fixed as costs by the report of the Building Supervisor.

This Special Tax Bill bears interest at the rate of eight per cent (8%) per annum from sixty (60) days after its date and is a special lien against the land herein described. The lien hereof shall continue ten (10) years after the date of issue, unless sooner paid, and in the event suit is brought to enforce such lien, then until the expiration of such litigation.

Issued by authority of Ordinance No. _____ passed and approved July 21, 2025.

IN WITNESS WHEREOF, as City Clerk of the City of Cape Girardeau, Missouri, I have hereunto set my hand under the corporate seal of said City this ____ day of _____, 2025.

Gayle L. Conrad, City Clerk



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

On this _____ day of _____, 2025, before me appeared Gayle L. Conrad, to me personally known, who, being by me duly sworn, did say that she is the City Clerk of the City of Cape Girardeau, Missouri, and that the seal affixed to the foregoing instrument is the seal of said City, and that said instrument was signed and sealed on behalf of said City by authority of its City Council, and acknowledged said instrument to be the free act and deed of said City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal,
at my office in Cape Girardeau, Missouri, the day and year first
above written.

Notary Public

My commission expires:

ORDER OF BUILDING SUPERVISOR

CAUSING TAX BILLS TO BE ISSUED AGAINST PROPERTY

COMES now the Building Supervisor of the City of Cape Girardeau, Missouri, this 18th day of June, 2025, and hereby finds the following:

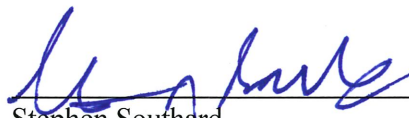
1. That the building on the property described as follows:

1024 Jefferson Avenue, Cape Girardeau, MO
All the West 1/3 of Lot Eighty-seven (87) and part of Lot Eighty-six (86) in Range "I"
in the City and County of Cape Girardeau, Missouri.

has been demolished in accordance with the Order of the Building Supervisor dated the 29th day of June, 2023.

2. That the costs incurred for the asbestos inspection and demolition of this building were six thousand three hundred dollars (\$6,300.00), true and accurate copies of which are attached hereto and marked "Exhibit A".

WHEREFORE, the Building Supervisor enters an order directing the City Clerk of the City of Cape Girardeau, Missouri, to issue tax bills against the heretofore described property in the amount of six thousand three hundred dollars (\$6,300.00), for the costs incurred in said asbestos inspection and demolition.



Stephen Southard
Building Supervisor



Midwest Environmental Studies

P.O.Box 737
Cape Girardeau, MO 63702

Phone 5732704029

Invoice

Date	Invoice #
5/10/2024	5226

Bill To
City of Cape Girardeau 1 44 N. Lorimier Cape Girardeau, MO 63701

P.O. No.
242190

Item	Description	Qty	Rate	Amount
inspection	Asbestos inspection at 416 N. Frederick		375.00	375.00
inspection	Asbestos inspection at 1108 William		325.00	325.00
inspection	Asbestos inspection at 36/38 N. Henderson		400.00	400.00
inspection	Asbestos inspection at 1024 Jefferson		300.00	300.00
inspection	Asbestos inspection at 139 S. Pacific		375.00	375.00
			Total	\$1,775.00
			Balance Due	\$1,775.00

Steve`s Hauling and Excavating LLC
789 County Road 416
Oak Ridge , MO 63769
573-579-6612

DATE
6/11/25

	DESCRIPTION		Cost
	Completion of demolition of houses		
	301 Mill Street		\$7,700.00
	915 Hickory Street		\$7,700.00
	107 South Hanover Street		\$5,900.00
	1024 Jefferson Avenue		\$6,000.00
	Total Due -		<u>\$27,300.00</u>

ORDER OF BUILDING SUPERVISOR

CAUSING TAX BILLS TO BE ISSUED AGAINST PROPERTY

COMES now the Building Supervisor of the City of Cape Girardeau, Missouri, this 18th day of June, 2025, and hereby finds the following:

1. That the building on the property described as follows:


107 South Hanover Street, Cape Girardeau, MO

Part of Lot One (1) in Block Fourteen (14) of West End Place Addition, a subdivision in the City and County of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 2 at Page 8 described as follows: Begin at the northeast corner of Lot One (1) in Block Fourteen (14), which is the point of intersection of the south line of Merriwether Street with the west line of Hanover Street, thence proceed South along the east line of said Lot One (1), 32 feet for a point of beginning, thence proceed South along the east line of said Lot One (1), 36.2 feet to the southeast corner of said Lot One (1), thence proceed West along the south line of said Lot One (1), a distance of 59 feet for a corner, thence North parallel with the east line of Lot One (1), a distance of 21.2 feet for a corner, thence East parallel with the south line of said Lot One (1), a distance of 11 feet for a corner, thence North parallel with the east line of Lot One (1), 15 feet for a corner, thence East parallel with the south line of Lot One (1), 48 feet to the point of beginning.

has been demolished in accordance with the Order of the Building Supervisor dated the 11th day of December, 2023.

2. That the costs incurred for the asbestos inspection and demolition of this building were six thousand one hundred fifty dollars (\$6,150.00), true and accurate copies of which are attached hereto and marked "Exhibit A".

WHEREFORE, the Building Supervisor enters an order directing the City Clerk of the City of Cape Girardeau, Missouri, to issue tax bills against the heretofore described property in the amount of six thousand one hundred fifty dollars (\$6,150.00), for the costs incurred in said asbestos inspection and demolition.


Stephen Southard
Building Supervisor



Midwest Environmental Studies

P.O.Box 737
Cape Girardeau, MO 63702

Phone 5732704029

Invoice

Date	Invoice #
5/10/2024	5226

Bill To
City of Cape Girardeau 1 44 N. Lorimier Cape Girardeau, MO 63701

P.O. No.
242190

Item	Description	Qty	Rate	Amount
inspection	Asbestos inspection at 416 N. Frederick		375.00	375.00
inspection	Asbestos inspection at 1108 William		325.00	325.00
inspection	Asbestos inspection at 36/38 N. Henderson		400.00	400.00
inspection	Asbestos inspection at 1024 Jefferson		300.00	300.00
inspection	Asbestos inspection at 139 S. Pacific		375.00	375.00
			Total	\$1,775.00
			Balance Due	\$1,775.00

Steve`s Hauling and Excavating LLC
789 County Road 416
Oak Ridge , MO 63769
573-579-6612

DATE
6/11/25

	DESCRIPTION	Cost
	Completion of demolition of houses	
	301 Mill Street	\$7,700.00
	915 Hickory Street	\$7,700.00
	107 South Hanover Street	\$5,900.00
	1024 Jefferson Avenue	\$6,000.00
	Total Due -	<u>\$27,300.00</u>

**ORDER OF BUILDING SUPERVISOR
CAUSING TAX BILLS TO BE ISSUED AGAINST PROPERTY**

COMES now the Building Supervisor of the City of Cape Girardeau, Missouri, this 18th day of June, 2025, and hereby finds the following:

1. That the building on the property described as follows:

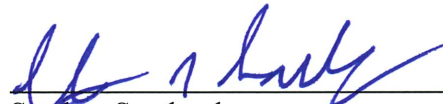
915 Hickory Street, Cape Girardeau, MO

All of the West 106 feet of Lots 15 and 16 in Block 12 of Giboney Houck's Fourth Subdivision in the City of Cape Girardeau, Missouri, as shown by Plat recorded in Plat Book 3 at Page 12, land records of Cape Girardeau County, Missouri.

has been demolished in accordance with the Order of the Building Supervisor dated the 1st day of May, 2024.

2. That the costs incurred for the asbestos inspection and demolition of this building were seven thousand nine hundred seventy-five dollars (\$7,975.00), true and accurate copies of which are attached hereto and marked "Exhibit A".

WHEREFORE, the Building Supervisor enters an order directing the City Clerk of the City of Cape Girardeau, Missouri, to issue tax bills against the heretofore described property in the amount of seven thousand nine hundred seventy-five dollars (\$7,975.00), for the costs incurred in said asbestos inspection and demolition plus outstanding nuisance charges for trash cleanup in the amount of two thousand five hundred eighteen dollars and sixty-three cents (\$2,518.63), and administrative costs in the amount of one hundred fifty dollars (\$150.00) for a total tax bill in the amount of ten thousand six hundred forty-three dollars and sixty-three cents (\$10,643.63).



Stephen Southard
Building Supervisor



Midwest Environmental Studies

P.O.Box 737
Cape Girardeau, MO 63702

Phone 5732704029

Invoice

Date	Invoice #
12/6/2024	5329

Bill To
City of Cape Girardeau 1 44 N. Lorimier Cape Girardeau, MO 63701

P.O. No.
251380

Item	Description	Qty	Rate	Amount
inspection	Asbestos inspection and lab analysis at 27 S. Benton in Cape Girardeau		250.00	250.00
inspection	32 N. Ellis		275.00	275.00
inspection	107 S. Hanover		250.00	250.00
inspection	301 Mill St.		250.00	250.00
inspection	915 Hickory		275.00	275.00
inspection	1226 Ranney		250.00	250.00
inspection	1231 S. Pacific		225.00	225.00
			Total	\$1,775.00
			Balance Due	\$1,775.00

Steve`s Hauling and Excavating LLC
789 County Road 416
Oak Ridge , MO 63769
573-579-6612

DATE
6/11/25

	DESCRIPTION	Cost
	Completion of demolition of houses	
	301 Mill Street	\$7,700.00
	915 Hickory Street	\$7,700.00
	107 South Hanover Street	\$5,900.00
	1024 Jefferson Avenue	\$6,000.00
	Total Due -	<u>\$27,300.00</u>

**ORDER OF BUILDING SUPERVISOR
CAUSING TAX BILLS TO BE ISSUED AGAINST PROPERTY**

COMES now the Building Supervisor of the City of Cape Girardeau, Missouri, this 18th day of June, 2025, and hereby finds the following:

1. That the building on the property described as follows:

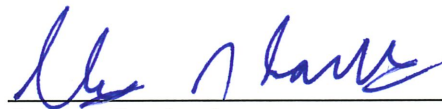
301 Mill Street, Cape Girardeau, MO

Lots Thirteen (13) and Fourteen (14) in Range "M" of Ingrams Addition in the City and County of Cape Girardeau, Missouri, as shown by plat filed in Plat Book 1 at Page 6.

has been demolished in accordance with the Order of the Building Supervisor dated the 10th day of June, 2024.

2. That the costs incurred for the asbestos inspection and demolition of this building were seven thousand nine hundred fifty dollars (\$7,950.00), true and accurate copies of which are attached hereto and marked "Exhibit A".

WHEREFORE, the Building Supervisor enters an order directing the City Clerk of the City of Cape Girardeau, Missouri, to issue tax bills against the heretofore described property in the amount of seven thousand nine hundred fifty dollars (\$7,950.00), for the costs incurred in said asbestos inspection and demolition plus outstanding nuisance changes for trash and weed cleanup in the amount of six hundred sixty-seven dollars and ninety-eight cents (\$667.98), and administrative costs in the amount of one hundred fifty dollars (\$150.00) for a total tax bill in the amount of eight thousand seven hundred sixty-seven dollars and ninety-eight cents (\$8,767.98).



Stephen Southard
Building Supervisor



Midwest Environmental Studies

P.O.Box 737
Cape Girardeau, MO 63702

Phone 5732704029

Invoice

Date	Invoice #
12/6/2024	5329

Bill To
City of Cape Girardeau 1 44 N. Lorimier Cape Girardeau, MO 63701

P.O. No.
251380

Item	Description	Qty	Rate	Amount
inspection	Asbestos inspection and lab analysis at 27 S. Benton in Cape Girardeau		250.00	250.00
inspection	32 N. Ellis		275.00	275.00
inspection	107 S. Hanover		250.00	250.00
inspection	301 Mill St.		250.00	250.00
inspection	915 Hickory		275.00	275.00
inspection	1226 Ranney		250.00	250.00
inspection	1231 S. Pacific		225.00	225.00
			Total	\$1,775.00
			Balance Due	\$1,775.00

Steve`s Hauling and Excavating LLC
789 County Road 416
Oak Ridge , MO 63769
573-579-6612

DATE
6/11/25

	DESCRIPTION	Cost
	Completion of demolition of houses	
	301 Mill Street	\$7,700.00
	915 Hickory Street	\$7,700.00
	107 South Hanover Street	\$5,900.00
	1024 Jefferson Avenue	\$6,000.00
	Total Due -	<u>\$27,300.00</u>

ORDER OF BUILDING SUPERVISOR

CAUSING TAX BILLS TO BE ISSUED AGAINST PROPERTY

COMES now the Building Supervisor of the City of Cape Girardeau, Missouri, this 18th day of June, 2025, and hereby finds the following:

1. That the building on the property described as follows:

1424 William Street, Cape Girardeau, MO

Lot Eighteen (18) in Block Eleven (11) of West End Place Second Addition, a subdivision in the City and County of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 2 at Page 13, in the land records of Cape Girardeau, County, Missouri. LESS AND EXCEPT conveyance to the State Highway Commission recorded in Book 306 at Page 722 in the land records of Cape Girardeau County, Missouri.

has been demolished in accordance with the Order of the Building Supervisor dated the 19th day of March, 2025.

2. That the costs incurred for the asbestos inspection and demolition of this building were sixteen thousand three hundred fifty dollars (\$16,350.00), true and accurate copies of which are attached hereto and marked "Exhibit A".

WHEREFORE, the Building Supervisor enters an order directing the City Clerk of the City of Cape Girardeau, Missouri, to issue tax bills against the heretofore described property in the amount of sixteen thousand three hundred fifty dollars (\$16,350.00), for the costs incurred in said asbestos inspection and demolition.



Stephen Southard
Building Supervisor



Exhibit A Invoice

Strack Excavating LLC
2907 Boutin Dr.
Cape Girardeau, MO 63701
573-579-7724

Date	Invoice #
6/12/2025	4730

Bill To
City of Cape Girardeau 44 N. Lorimier St Cape Girardeau, MO 63703

P.O. No.	Terms	Due Date
252612	Due on receipt	

Date	Ticket	Item	Description	Quantity	Rate	Amount
		Demolition	demolition of house at 1424 William St, Cape Girardeau, MO		16,000.00	16,000.00
			Sales Tax		5.725%	0.00
				Total		
				\$16,000.00		

E-mail
bonniestrack@gmail.com

EXHIBIT A

Invoice

Midwest Environmental Studies
P.O.Box 737
Cape Girardeau, MO 63702

Phone 5732704029

Date	Invoice #
3/20/2025	5379

Bill To
City of Cape Girardeau 1 44 N. Lorimier Cape Girardeau, MO 63701

P.O. No.

Item	Description	Qty	Rate	Amount
inspection	Asbestos inspection at 1424 William St. in Cape Girardeau		350.00	350.00
			Total	\$350.00
			Balance Due	\$350.00

Staff: Trevor Pulley Assistant City
Manager/Community Development
Director
Agenda: July 7, 2025

AGENDA REPORT
Cape Girardeau City Council

SUBJECT

An Ordinance vacating the City's interest in Right of Way from Henze's Addition survey plat in Out Lot 36 in the City of Cape Girardeau, Missouri.

EXECUTIVE SUMMARY

The City received a request from Geiser Trust and SEMO University to vacate the City's interest in all remaining Right of Way previously not vacated from an unrecorded Survey Plat named Henze's or Hendze's Addition drawn in 1866.

BACKGROUND/DISCUSSION

Henze's Addition (A.K.A Hendze's Addition) is an unrecorded survey plat of Out Lot 36 in the City of Cape Girardeau. All of the street and alley right of way's shown on this survey plat are unimproved with no prospects of ever being improved. Additionally, multiple City Ordinances in the past have vacated different parts of both street and alley rights of way shown on Henze's Addition. The named street rights of way shown on this survey plat are Pearl Street, Ellis Street and Pacific Street, as well as six alley rights of way shown to exist by Henze's Addition between these main thoroughfares.

To clean up deed title clouds for abutting landowners of Henze's Addition, the City has been petitioned by both The Geiser Trust and Southeast Missouri State University. Both entities have petitioned the City of Cape to vacate any and all remaining unimproved and as-to-yet unvacated Rights of Way shown on Henze's Addition.

Previous City Vacation Ordinances include:

1. Commission Form Ordinance No. 363 from 08-28-1925. This ordinance vacated multiple areas of rights of way that R.B. Oliver wished to replat into Oliver Heights Subdivision.
2. Commission Form Ordinance No. 611 from 04-06-1931. This vacation was for 180 feet of Pearl Street from N. Sprigg Street west to the Oliver Heights Subdivision.
3. Commission Form Ordinance No. 693 from 04-30-1935. This ordinance reiterates the street and alley vacation areas of Henze's Addition that had been replatted and were included in the recorded Oliver Heights Subdivision plat.
4. Ordinance No. 4545 from 02-17-2014. Vacated an unimproved alley right of way off Henze's Addition that was north of vacated Pearl Street and between N. Sprigg and N. Ellis Streets for the abutting property owners of the alley named Carlos and Emmagene Ratliff and Jody and William Geiser. After these vacation ordinances, the remaining rights of way that still exist that need to be vacated are as follows:

1. N. Ellis Street - 60 foot wide by 270 feet in length of N. Ellis St. north of the vacated Pearl Street.

2. Alley between N. Ellis St. and N. Pacific St - approx. 16.50 foot wide by 270 feet in length of an alley right of way north of the vacated Pearl Street and being between the platted Ellis and Pacific Streets
3. N. Pacific Street - 60 foot wide by 270 feet in length of N. Pacific St. north of the vacated Pearl Street.
4. Alley between N. Pacific St. and the western edge of Out Lot 36 - approx. 16.50 foot wide by 270 feet in length of an alley right of way north of the platted Pearl Street (yet un-vacated) and west of Pacific Street/east of the western side of Out Lot 36.
5. Pearl Street - 60 foot wide by approximately 417.50 feet in length of Pearl Street (yet un-vacated) that is west of the west line of Pacific Street stretching to the western side of Out Lot 36.
6. Alley between N. Pacific St. and the western edge of Out Lot 36 - approx. 16.50 foot wide by 132 feet in length of an alley right of way south of the platted Pearl Street (yet un-vacated) and west of Pacific Street/east of the western side of Out Lot 36.

FINANCIAL IMPACT

The property owners will pay for the cost of recording the vacation ordinance.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

STAFF RECOMMENDATION

Staff recommends approval of the attached Ordinance vacating all remaining unimproved street and alley rights of way from the 1866 survey plat of Henze's Addition not previously vacated.

BOARD OR COMMISSION RECOMMENDATION

PUBLIC OUTREACH

An advertisement for a Public Hearing appeared in the Southeast Missourian on June 24, 2025. A Public Hearing was held on July 7, 2025.

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 25-80_Vacation_Henze_s_Add_ROWs.docx	Ordinance
<input type="checkbox"/> Exhibit_HenzeAdd_Vacation_w_plat_in_background.pdf	EXHIBIT Henze Vacation w/ Plat in Background
<input type="checkbox"/> Exhibit_HenzeAdd_Vacation_w_only_aerial.pdf	EXHIBIT Henze Vacation Aerial
<input type="checkbox"/> unrecorded_map_of_Henze_s_Addition_aka_Henze_s__drawn_in_1866.pdf	EXHIBIT Unrecorded Map of Henze's Addition
<input type="checkbox"/> Vacation_Petition_-_FULLY_EXECUTED_Geiser_SEMO__Request_to_Vacate_2025_02_11.pdf	EXECUTED Vacation Petition Geiser & SEMO Henze Add
<input type="checkbox"/> Publisher_s_Affidavit_Henze_Add_Vacation.pdf	Publisher's Affidavit

BILL NO. 25-80

ORDINANCE NO. _____

AN ORDINANCE VACATING THE CITY'S INTEREST IN
RIGHTS OF WAY IN THE HENZE'S ADDITION OF OUT
LOT 36, IN THE CITY OF CAPE GIRARDEAU,
MISSOURI

WHEREAS, the City Council may hold a hearing to consider vacating the City's interest in any real estate; and

WHEREAS, a public hearing was held on July 7, 2025, at which time all interested parties were afforded the opportunity to speak in favor of or in opposition to the proposed vacation; and

WHEREAS, at least ten days' notice of the time and place of said hearing was published in a newspaper of general circulation in the City; and

WHEREAS, the City Council has determined that said parts of various street and alley rights of way are not necessary or needed for any of the purposes for which they were dedicated and established; and

WHEREAS, the City Council has determined that it is in the public interest that said parts of various street and alley rights of way be vacated.

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

ARTICLE 1. The City Council hereby finds that it is in the public interest that said remaining parts of various street and alley rights of way, not previously vacated, in the Henze's Addition be vacated.

ARTICLE 2. The City hereby vacates its interest in the following described parts of various street and alley rights of way:

All that part of Henze's Addition of Out Lot 36 (A.K.A Hendze's Addition), an unrecorded survey plat created by the Deputy County Surveyor August Von Cloedt in 1866, and being a platted division of Out Lot 36 of U.S.P.S. 2199, in Township 31 North, Range 14 East in the City and County of Cape Girardeau, Missouri.

Vacation of all that part of Street and Alley Rights of Way of Henze's Addition being more particularly described as follows:

1. N Ellis Street - 60 foot wide by 270 feet in length of N Ellis St north of the vacated Pearl Street.
2. Alley between N Ellis St & N Pacific St - approx. 16.50 foot wide by 270 feet in length of an Alley Right of way north of the vacated Pearl Street and being between the platted Ellis and Pacific Streets
3. N Pacific Street - 60 foot wide by 270 feet in length of N Pacific St north of the vacated Pearl Street.
4. Alley between N Pacific St & the western edge of Out Lot 36 - approx. 16.50 foot wide by 270 feet in length of an Alley Right of way north of the platted Pearl Street (yet un-vacated) and west of Pacific Street/east of the western side of Out Lot 36.
5. Pearl Street - 60 foot wide by approximately 417.50 feet in length of Pearl Street (yet un-vacated) that is west of the west line of Pacific Street stretching to the western side of Out Lot 36.
6. Alley between N Pacific St & the western edge of Out Lot 36 - approx. 16.50 foot wide by 132 feet in length of an Alley Right of way south of the platted Pearl Street (yet un-vacated) and west of Pacific Street/east of the western side of Out Lot 36.

is hereby vacated.

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:

Gayle L. Conrad, City Clerk



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

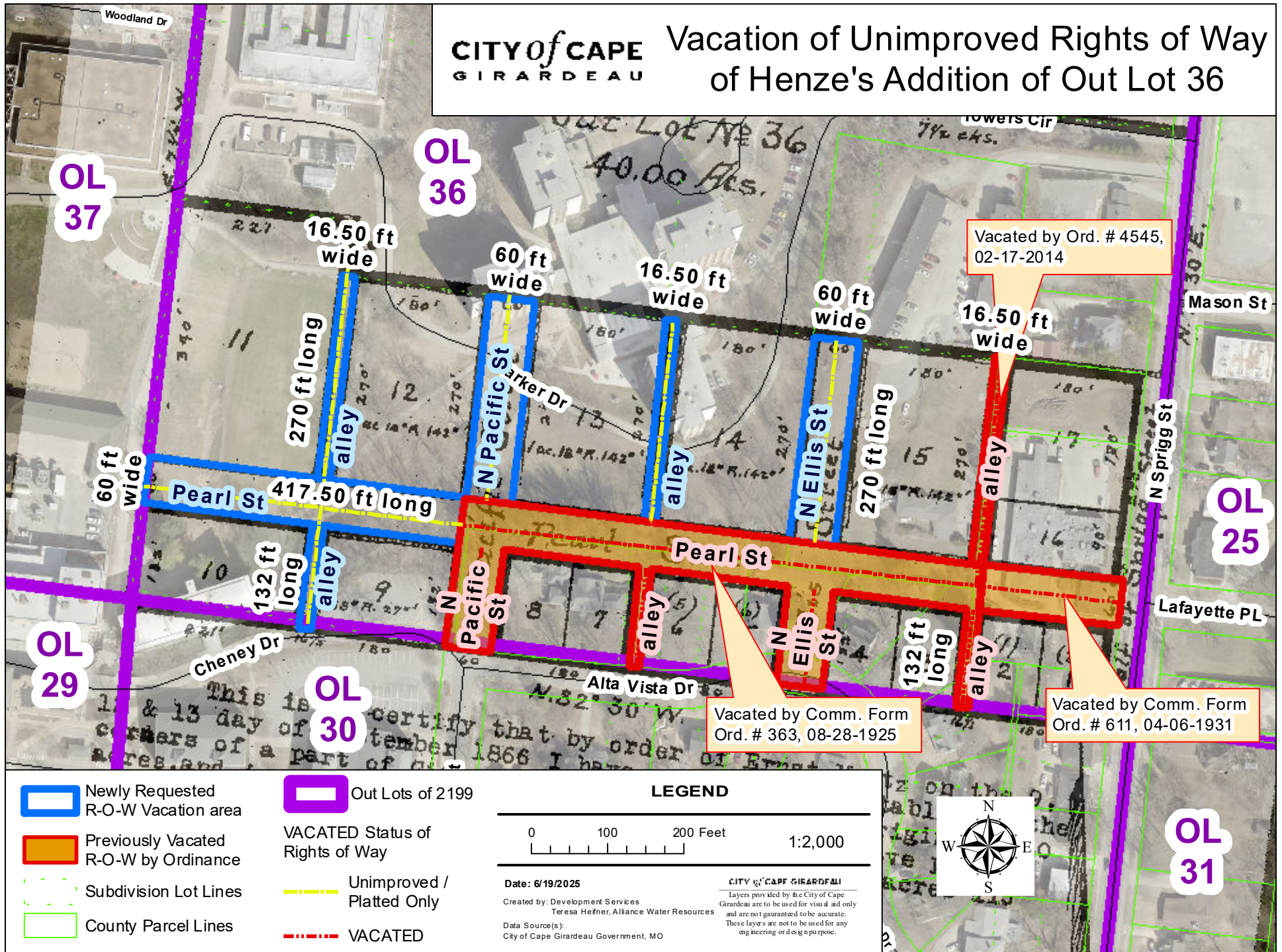
On this____day of_____,2025, before me appeared Stacy Kinder, to me personally known, who, being by me duly sworn, did say that she is the Mayor of the City of Cape Girardeau, Missouri, a Municipal Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the seal of said City and that the said instrument was signed and sealed in behalf of said City by authority of its City Council and acknowledged said instrument to be the free act and deed of said City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Cape Girardeau, Missouri, the day and year first above written.

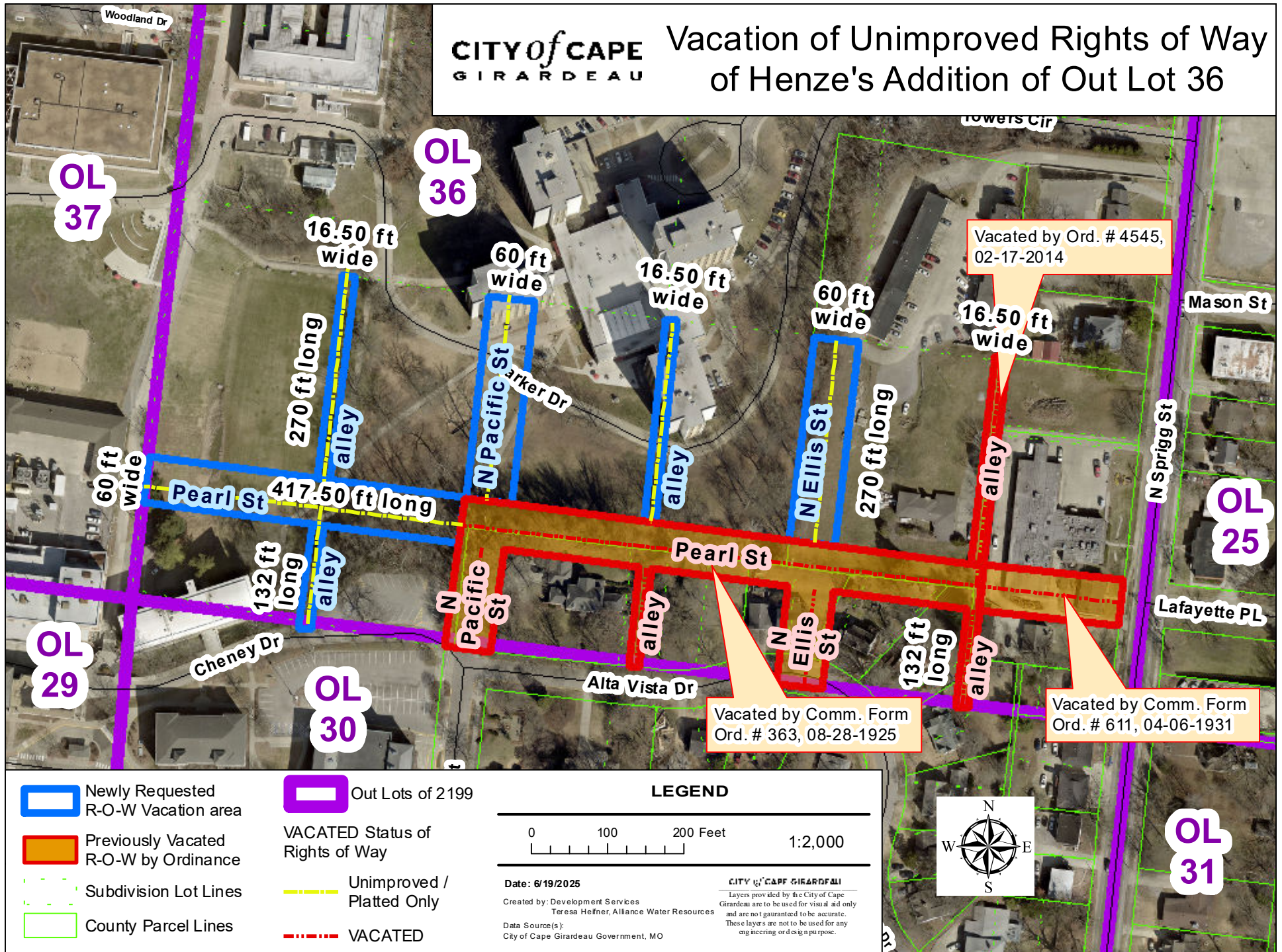
Notary Public

My Commission Expires:

Vacation of Unimproved Rights of Way of Henze's Addition of Out Lot 36



Vacation of Unimproved Rights of Way of Henze's Addition of Out Lot 36





REQUEST TO VACATE ALLEY, STREET RIGHT-OF-WAY, OR EASEMENT PETITION

CITY of CAPE GIRARDEAU

COMMUNITY DEVELOPMENT, 44 N LORIMIER ST. CAPE GIRARDEAU, MO 63701 (573) 339-6327

Address of Property Requesting the Vacation

807 N. Sprigg St., a/k/a Collegewood Apartments, Cape Girardeau, MO 63701

Contact Person's Name* Mr. Jeffrey J. Koch, Attorney		Property Owner or Business Name Jody R. Geiser Revocable Trust U/A/D July 28, 2021	
Mailing Address PO Box 1150	City, State, Zip Cape Girardeau MO 63701	Mailing Address C/o G. Magnus, 510 Phoenix Trl	City, State, Zip Jackson, MO 63755
Telephone 573-335-3316	Email jkoch@limbaughlaw.com	Telephone 573-382-1711	Email gene@capemoenterprises.com

***Contact Person is responsible for all correspondence and payment of application fee.**

Provide a complete description of the proposed area to be vacated, including cross streets and limits of the area. Include the reasons for the vacation request. Attach maps, photos, sketches, etc., if necessary.

The plat of Henze's (a/k/a Hendze's) Addition (hereafter the "Addition") has been referenced in deeds, the City of Cape Girardeau Plat Book and the Cape Girardeau County Tax Maps; however, there is no recorded copy of this plat. Historically, the Addition has shown a dedication of a 60 ft right-of-way running generally north-to-south along the western boundary of Lot 15 of the Addition and continuing to the property owned by Board of Regents for the Southeast Missouri State College (now known as the Board of Governors of Southeast Missouri State University), with said right-of-way being for a portion of Ellis Street north of Pearl Street. That relevant portion of Pearl Street was vacated by the City of Cape Girardeau in Ordinances 363/693. Likewise, the Addition has shown a dedication of a 16 ft alleyway running generally east-to-west along the northern border of Lot 15. Neither this Ellis Street north of Pearl Street nor the alleyway have been used by adjoining property owners for ingress or egress. The reason for the request is to clear title to the property as it has historically been used (without such right-of-way or alleyway). A copy of best known copy of the Addition is attached as Exhibit A. A copy of the previously vacated property is also attached as Exhibit B. Attached as Exhibit C is a sketch showing the proposed areas to be vacated in red circles.

CERTIFICATION

I certify that I am the property owner or authorized by the above property owner or business to file this request form on their behalf.



Contact Person's Signature

2-11-25

Date

OFFICE USE ONLY

Date Received _____	By _____	File Number _____
City Staff Action _____	Date _____	
City Council Final Action _____	Date _____	

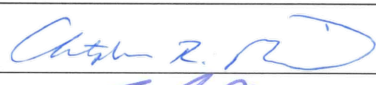
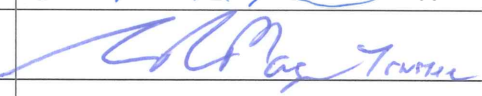


REQUEST TO VACATE ALLEY, STREET RIGHT-OF-WAY, OR EASEMENT PETITION
CITY of CAPE GIRARDEAU

COMMUNITY DEVELOPMENT, 44 N LORIMIER ST, CAPE GIRARDEAU, MO 63701 (573) 339-6327

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CAPE GIRARDEAU, MISSOURI:

We, the undersigned property owners, or the befitted property (contact person) request the necessary steps be taken, and agree to pay the application and recording fees associated with the following vacation:

Printed Name	Printed Address	Signature
The Board of Governors for Southeast Missouri State University	One University Plaza, Cape Girardeau, Mo 63701	 BOG Secretary
Jody R. Geiser Revocable Trust U/A/D July 28, 2021	C/o Gene Magnus, Successor Trustee, 510 Phoenix Trl., Jackson, MO 63755	

CHECK HERE ☒ if additional sheets are attached.

Petition is to be signed by all property owners abutting the property in which the City's interest is sought to be vacated.

Primary Contact Name*: Mr. Jeffrey J. Koch, Attorney Phone #: 573-335-3316

*Primary Contact is the party responsible for all correspondence and payment of application fee.

OFFICE USE ONLY

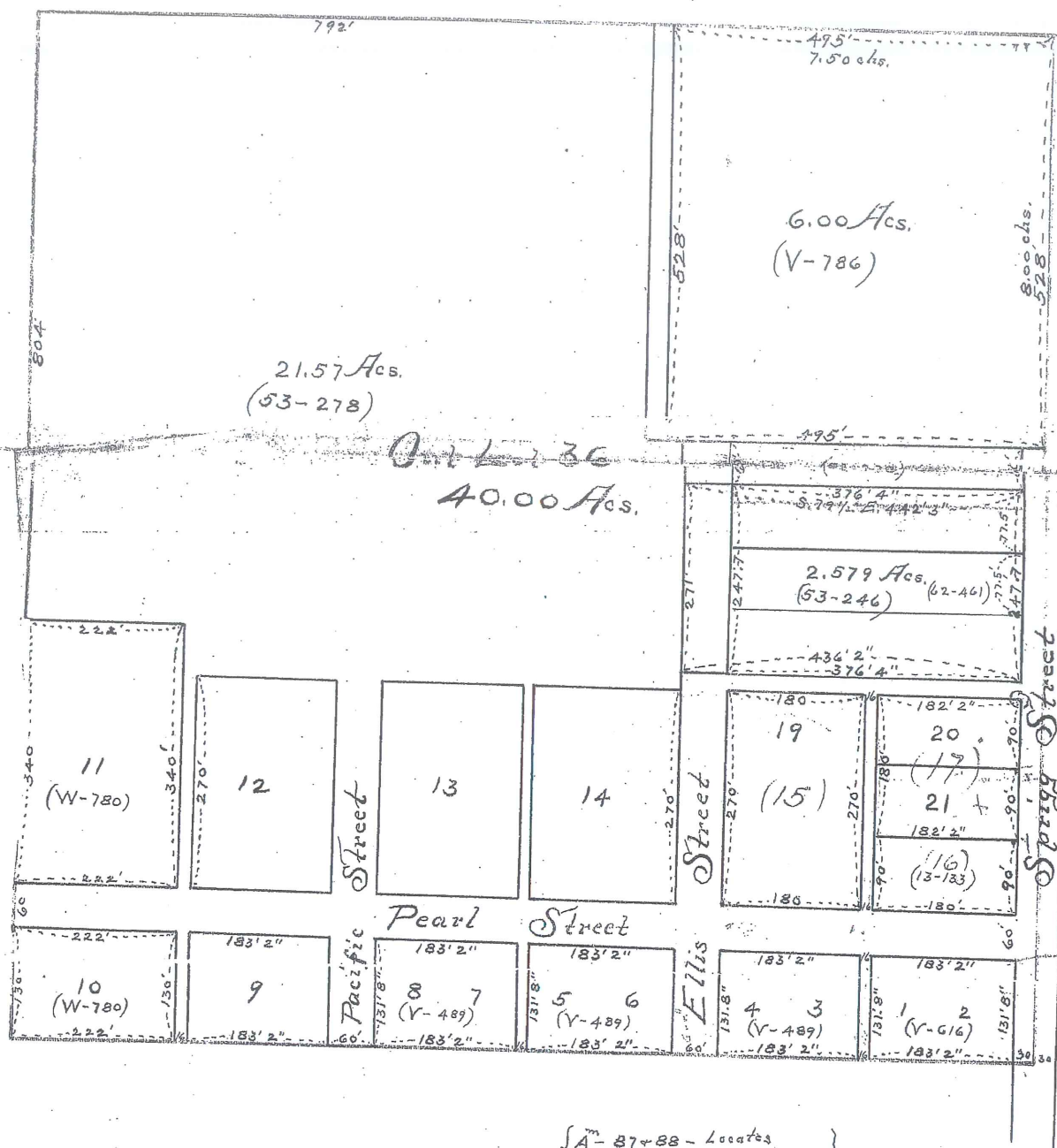
Date Received _____	By _____	File Number _____
City Staff Action _____	Date _____	
City Council Final Action _____	Date _____	

CITY OF CAPE GIRARDEAU
REQUEST TO VACATE ALLEY, STREET RIGHT-OF-
WAY, OR EASEMENT PETITION

1. Submit the completed Vacate Alley, Street Right-of-way or Easement Request Application and Petition along with the application fee and associated transaction fee to Community Development located at City Hall, 44 N Lorimier St, Cape Girardeau, MO 63701. **Application Fee: \$ 165.00 Recording Fee: Varies***
2. The request application and petition will be reviewed by City staff to determine if the proposed vacation is in the public's interest and all the adjoining property owners are represented on the petition.
3. Utilities will be contacted to determine if they have a utility interest in the area of the request. If there are utilities located within the requested vacation area, the adjacent property owners will be required to grant an easement for the utility in order to move forward with the vacation request.
4. If all adjoining property owners are not represented on the petition or if the petition is not valid, the City will not be able to proceed with the vacation request.
5. Once the petition has been verified and utilities checked and if necessary, easements retained, the City will hold a public hearing to consider vacating the requested area. At least ten (10) days notice of the time and place of such hearing (the public hearing will take place at the regularly scheduled City Council meeting) will be published in a local newspaper.
6. Second and third readings will be given to the ordinance at the subsequent City Council meeting.
7. The City Council, by resolution, will either approve or deny the ordinance. If approved, the ordinance goes into effect ten (10) days after its approval.
8. The document is then sent to the County Recorder's Office to be recorded.
 *Recording fees are based on total pages recorded. Applicable fees to be paid by applicant prior to document being recorded by City Staff.
9. After the Vacation is recorded, the City will release the recorded Vacation to the contact person.

HENZE'S ADDITION TO THE CITY OF CAPE GIRARDEAU,
MISSOURI - OUT LOT 36.

CAPTION PLAT



Scale: 200 feet to one inch.

C.C. Hawley
City Engin. in 1907
per Sewer Map

Note: The C. C. Hawley Map of the City of Cape Girardeau, Mo., made in 1910, shows the property abstracted to be lots 15 + 17 of Henze's addition. The assessments made by the City & Co. assessors have assessed the property according to the Hawley Map.



**CITY OF CAPE
GIRARDEAU**

Collegewood Area



City Vacated ROW



Cape City Addresses



Parcel

LEGEND



0 60 120 Feet 1:1,000

Created by: Development Services
Teresa Hefner, Alliance Water Resources

Date: 1/24/2025
Data Source(s):
City of Cape Girardeau Government, M.O.
Cape Girardeau County Imagery, Feb. 2021

Coordinate System: NAD 1983 StatePlane Missouri East FIPS 2401 Feet

CITY OF CAPE GIRARDEAU

Layers provided by the City of Cape Girardeau can be used for informational purposes only and are not guaranteed to be accurate. These layers are not to be used for any engineering or legal purposes.



Publisher's Affidavit

STATE OF MISSOURI} SS

COUNTY OF CAPE GIRARDEAU}

Before me, the undersigned, a Notary Public, this day personally came **Sherry Cole**

who, being first duly sworn, according to law upon his/her oath, says that he/she is **Bookkeeper** of the Southeast Missourian, a newspaper published in the city of Cape Girardeau, in Cape Girardeau County and State of Missouri, and that the publication, of which the annexed is a true copy, was published in said paper on the following dates:

6/24/2025

(appearing once a day on the same day of each week) and further says that said Newspaper is a daily newspaper printed and published in the City of Cape Girardeau and State of Missouri and has a general circulation in the City of Cape Girardeau and State of Missouri and has a general circulation in the City and County of Cape Girardeau and State of Missouri, and has held such general circulation in said county continuously, regularly and consecutively for a period of more than ten years next before the date of the first publication mentioned above, and has been likewise continuously, regularly and consecutively published up to the time of the making of this affidavit for a period of more than ten years next before the date of the jurat to this publisher's affidavit or proof of publication, and that the rate charged therefore is not in excess of the rate allowed by laws of the State of Missouri. and that said Southeast Missourian has been admitted to the United States Post Office as second class matter in the City of Cape Girardeau, Missouri; and that said newspapers has a list of bona fide subscribers voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that said newspaper and its publishers have complied with each and every provision of the laws of Missouri and particularly with the provisions of Section 13775 of the Revised Statutes of Missouri, 1929, as amended, and approved on May 14, 1931, as appears in the Laws of Missouri, 1931 at page 303.

Sherry Cole

Subscribed and sworn to me this 24 Jun 2025

Tonja Hemphill
Notary Public, State of Missouri

Qualified and commissioned for a term expiring

October 12, 2025

Publication Fee: \$54.43

Cape Girardeau, MO
Southeast Missourian

**NOTICE OF PUBLIC HEARING
CITY OF CAPE GIRARDEAU, MISSOURI**

Notice is hereby given that Cape Girardeau, Missouri, City Council will hold a public hearing on Monday July 7, 2025 at 5:00 p.m., in the City Hall Council Chambers, at City Hall, 44 N. Lorimier St., Cape Girardeau, Missouri, to consider vacating remaining rights of way (being parts of Pearl St, N Ellis St & N Pacific St) from Henze's Addition subdivision not previously vacated.

All interested parties shall be afforded the opportunity to speak at the hearing in favor of or in opposition to the proposed vacation.

Gayle L. Conrad
City Clerk
City of Cape Girardeau

(June 24, 2025)

TONJA HEMPHILL
Notary Public - Notary Seal
State of Missouri
Commissioned for Cape Girardeau County
My Commission Expires: October 12, 2025
Commission Number: 13881343

Concord PUBLISHING HOUSE, INC.

SOUTHEAST MISSOURIAN • BANNER PRESS

Invoice No. CP26451
Campaign No. 12163
Campaign Desc. Public Hearing - July 7
Invoice Date 6/24/2025
Sales Rep(s) Layton Lipke - Classified

bill-to

City Of Cape Girardeau
ATTN: Accounts Payable
44 North Lorimier Street
P.O. Box 617
Cape Girardeau, MO 63701
Account No: 102961

advertiser

City Of Cape Girardeau
Account No: 102961

please remit payment to

Concord Publishing House, Inc.
PO Box 699
Cape Girardeau, MO 63702

For questions or payments, call us at 573.388.2728
Or email us at: billing@semissourian.com

payment due

Campaign Net Amount	54.43
Billing Installment	1 of 1
Invoice Net Amount	54.43
Payment Amount Due	\$ 54.43
Payment Due Date	6/30/2025

print lines

Product	Start	End	Description	Ad Size(s)	P.O. Number	Page #	Rate	Amount
Southeast Missourian	6/24/2025	6/24/2025	Legal Liner	2 Columns x 2.177 Inches			54.43	54.43

invoice no.

CP26451

invoice date

6/24/2025

sales rep(s)

Layton Lipke - Classified

bill-to

City Of Cape Girardeau
ATTN: Accounts Payable
44 North Lorimier Street
P.O. Box 617
Cape Girardeau, MO 63701
Account No: 102961

advertiser

City Of Cape Girardeau
Account No: 102961

PAYMENT REMITTANCE

SEND PAYMENT TO

Concord Publishing House, Inc.
PO Box 699
Cape Girardeau, MO 63702

PLEASE PAY THIS AMOUNT

\$ 54.43

**REMEMBER: DETACH AND RETURN THIS PORTION
WITH REMITTANCE FOR PROPER CREDIT**

Staff: Randy Morris Jr., Fire Chief
Agenda: July 7, 2025

AGENDA REPORT
Cape Girardeau City Council

SUBJECT

An Ordinance authorizing sale of certain real property along South Sprigg Street and authorizing the Mayor to execute a Special Warranty Deed.

EXECUTIVE SUMMARY

The attached ordinance conveys interest in the land located within the Smelterville Subdivision along South Sprigg Street between La Cruz St and the Cape LaCroix Creek in the City of Cape Girardeau, Missouri to Cape Girardeau School District No. 63.

BACKGROUND/DISCUSSION

Fire Chief Randy Morris was approached by Cape Girardeau Career and Technology Center (CTC) with a request to purchase the fire training site grounds within the Smelterville Subdivision along South Sprigg Street between La Cruz St and the Cape LaCroix Creek. CTC would be using said ground to expand their Commercial Driver's License course and for miscellaneous needs. There is a signed Memorandum of Understanding for the price and terms of the usage of the site between CTC and the Fire Department allowing the Department the freedom to use the grounds as needed after the conveyance of interest in the property is completed. There are several Lots within the City owned lands of this area that are exempt from viable transfer of interest due to how they were acquired by the City via FEMA Flood Buyout Grant Funds. There are a number of lots that are viable to be sold that are not deed restricted by flood buyout monies. The City has vacated interest in several parts of Rights Of Way within the Smelterville Subdivision area prior to the sale of real property so as to be included in the available land to be sold. Approximately 5 acres, including these lots and vacated rights-of-way, would be available for transfer from the City (Grantor) to CTC (Grantee). Portions of the rights-of-way will be retained by the City to maintain access to flood buyout properties and existing underground infrastructure.

FINANCIAL IMPACT

All costs associated with the recordings of the documents associated with the conveyance of interest in this property will be the responsibility of the Grantee.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS



STAFF RECOMMENDATION

Staff recommends approval of the ordinance authorizing the Mayor to execute a Special Warranty Deed to the Cape Girardeau School District No. 63 in the City of Cape Girardeau, Missouri.

BOARD OR COMMISSION RECOMMENDATION

PUBLIC OUTREACH

ATTACHMENTS:

File Name	Description
 25-81_SWD_School_Dist.63_Fire_Training_Site.doc	Ordinance
 Agreement_and_Exhibits.pdf	Agreement
 2025.06.29.Deed.Cape.Schools.Fire.Training.Site_v2.pdf	DRAFT Special Warranty Deed

AN ORDINANCE AUTHORIZING SALE OF CERTAIN
REAL PROPERTY ALONG SOUTH SPRIGG STREET, IN
THE CITY OF CAPE GIRARDEAU, MISSOURI AND
AUTHORIZING THE MAYOR TO EXECUTE A SPECIAL
WARRANTY DEED TO CAPE GIRARDEAU SCHOOL
DISTRICT NO. 63

WHEREAS, the City of Cape Girardeau has received and reviewed an offer to purchase real property owned by the City along South Sprigg Street, in the City of Cape Girardeau, Missouri("Property") in an Agreement for the Sale of Real Property between the City of Cape Girardeau as Seller and Cape Girardeau School District No. 63, as Buyer ("Buyer"); and,

WHEREAS, the Buyer, through its Career and Technology Center, has pledged to develop the site into a training center for emergency response as part of the consideration of the conveyance; and

WHEREAS, after negotiation, the City and Buyer have come to an agreement on terms for the sale and purchase of the Property which agreement is attached hereto and incorporated herein by reference (the "Agreement"), which specifically provides for a conditional right of reversion to the City; and

WHEREAS, the City Council desires to ratify and approve the Agreement and further desires to authorize performance of the Agreement by the City, subject to the terms and conditions thereof.

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

ARTICLE 1. The City Council hereby approves and ratifies the Agreement for the Sale of Real Property (attached hereto as **Exhibit 1** which document is hereby approved by the City Council and incorporated herein by reference) on the terms and conditions contained in the attached Agreement and further approves and ratifies the City Manager's execution of such Agreement on behalf of the City, with such changes or amendments as shall be approved by the officers of the City executing the same.

ARTICLE 2. Upon acceptance and execution of the Agreement by the Buyer, the City Council hereby further authorizes the

officers, agents, and employees of the City to take such other and further actions as any of such officials may deem necessary or appropriate to effectuate the terms of this Ordinance and the Agreement.

ARTICLE 3. The Mayor, for and on behalf of the City of Cape Girardeau, Missouri, upon satisfaction of the conditions specified in Article 2 of this Ordinance, is hereby authorized to execute a Special Warranty Deed to the District substantially in the form of the deed attached as **Exhibit 2** hereto, which document includes a right of reverter for the benefit of the City and is hereby approved by the City Council and incorporated herein by reference.

ARTICLE 4. 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:

Gayle L. Conrad, City Clerk



EXHIBIT 1

AGREEMENT FOR THE SALE OF REAL PROPERTY

S. Sprigg and La Cruz St. Property
Cape Girardeau, Missouri

THIS AGREEMENT is entered into this ____ day of _____, 2025 by and between **THE CITY OF CAPE GIRARDEAU, MISSOURI**, a Municipal Corporation organized and existing under the laws of the State of Missouri, of the County of Cape Girardeau in the State of Missouri (hereinafter, “Seller” or “City”), and **CAPE GIRARDEAU SCHOOL DISTRICT NO 63, a public school district organized and existing under the laws of the State of Missouri**, of the County of Cape Girardeau in the State of Missouri (hereinafter, “Purchaser”).

IN CONSIDERATION of the mutual covenants and agreements of the parties, and intending to be legally bound, the parties hereby covenant and agree as follows:

1. **Covenants to Buy and Sell.** Seller agrees to sell and convey to Purchaser, and Purchaser agrees to purchase from Seller, FEE SIMPLE INTEREST subject to the Seller’s reversionary interest, in and to that certain parcel of unimproved land located in the City and County of Cape Girardeau, State of Missouri, bounded and described as set forth in **Exhibit A** attached hereto and made a part hereof, and shown on the plat drawing attached as **Exhibit B**, together with all rights, hereditaments, easements and appurtenances thereunto belonging (the “Property”).
2. **Purchase Price.** The purchase price for the Property shall be **\$25,000.00** to be paid by Purchaser to Seller at Closing (defined herein).
3. **Title.** Purchaser may, at Purchaser’s option and at Purchaser’s expense, obtain a commitment for an Owner’s Policy of Title Insurance from a title company of Purchaser’s choice (the “Title Company”).
4. **Closing.** The “Closing” shall mean the exchange of the deed for the Purchase Price. The Closing shall take place at City Hall no less than 10 days after the 2nd & 3rd reading of the Ordinance to accept the deed from the Seller. Purchaser shall bear the cost for recording the deed.
5. **Utility Easements.** At Closing, Purchaser shall convey to Seller utility easements at locations determined by the City. The descriptions for such easements are shown on the plat drawing attached as **Exhibit C**. Purchaser shall bear the cost for recording the easement document.
6. **License and Indemnity Agreement.** At Closing, Purchaser and Seller shall execute a license and indemnity agreement (the “L&I”) along the southern Right of Way line of La Cruz Street and no further East than the westernmost Right of Way line of Giboney Lane. A copy of the L&I is attached as **Exhibit D** and hereby incorporated into this Agreement and is made a part hereof. Purchaser shall bear the cost for recording the license and indemnity document.

7. **Memorandum of Understanding.** The Memorandum of Understanding (the “MOU”) between the Seller and Purchaser attached as **Exhibit E** is hereby incorporated into this Agreement and is made a part hereof, and both Seller and Purchaser hereby agree to be bound by the terms and conditions of the MOU.
8. **Representation.** Seller represents that no elected City official or City employee shall be admitted to or share any part of this Agreement, or to any benefits that may arise therefrom.
9. **Binding Effect.** The terms and conditions of this Agreement shall apply to and bind the parties hereto and their respective officers, managers, administrators, successors and assigns.
10. **Entire Agreement.** All terms and conditions with respect to this Agreement are expressly contained herein and Purchaser agrees that no representative or agent of the City has made any representation or promise with respect to this Agreement not expressly contained within.

This area intentionally left blank.

Signature Pages to follow

IN WITNESS WHEREOF, the undersigned has executed this agreement this _____ day
of _____, 2025.

CAPE GIRARDEAU SCHOOL DISTRICT NO 63

Signature

STATE OF _____)
) ss.
COUNTY OF _____)

BE IT REMEMBERED, that on this ____ day of _____, 2025 before
me, the undersigned notary public, personally appeared _____, who being by
me duly sworn, did state that they are the _____ for CAPE GIRARDEAU
SCHOOL DISTRICT NO 63, a public school district organized and existing under the laws of
the State of Missouri and that instrument were executed on behalf of said CAPE GIRARDEAU
SCHOOL DISTRICT NO 63, a public school district organized and existing under the laws of
the State of Missouri and acknowledged that he has executed the same for the purposes therein
contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the
date last above written.

Notary Public

My Commission Expires:

EXHIBIT A

Legal Description of the Property

All those parts of Smelterville, a subdivision recorded in Plat Book 2, at Page 42, in the Cape Girardeau County Land Records, being part of Out Lot 63 of U.S.P.S. 2199, Section 7, Township 30 North, Range 14 East of the Fifth Principal Meridian, in the City and County of Cape Girardeau, Missouri, and being more particularly described as follows:

Tract 1: Vacated Alley, Block 1

All that part of a Vacated Alley Right of Way, as recorded in Document #2025-04176 in Block 1 of Smelterville, a subdivision recorded in Plat Book 2, at Page 42, both in the Cape Girardeau County Land Records, in the City and County of Cape Girardeau, Missouri and further described as follows:

All that part of the platted 12 foot wide, East-West Alley of Block 1 of Smelterville beginning at the original Eastern Right of Way Line of Sprigg Street as shown on said plat and being the same location as a line stretching between the Southwest corner of Lot 3, Block 1 and the Northwest Corner of Lot 4, Block 1, as shown on said subdivision; thence stretching along the platted alley of Block 1 and terminating at a line that runs from the Southeast corner of Lot 16, Block 1 to the Northeast corner of Lot 15, Block 1 of said subdivision and being approximately 275 linear feet in length of said alley; 3,230.57 square feet in area, more or less.

Tract 2: Vacated Beech Street

All that part of Vacated Beech Street Right of Way, as recorded in Document # 2025-04176, falling between Blocks 1 and 2 of Smelterville, a subdivision recorded in Plat Book 2, at Page 42, both in the Cape Girardeau County Land Records, in the City and County of Cape Girardeau, Missouri and further described as follows:

All that part of the platted 50 foot wide Beech Street Right of Way of Smelterville beginning at the original Eastern Right of Way Line of Sprigg Street as shown on said plat and being the same location as a line stretching between the Southwest corner of Lot 6, Block 1 and the Northwest Corner of Lot 1, Block 2, as shown on said subdivision; thence stretching along the platted

Beech Street and terminating at a line that runs from the Southeast corner of Lot 11, Block 1 to the Northeast corner of Lot 12, Block 2 of said subdivision and being approximately 205 linear feet in length of said right of way; 9,756.07 square feet in area, more or less.

Tract 3: Vacated Alley, Block 2

All that part of a Vacated Alley Right of Way, as recorded in Document # 2025-04176, in Block 2 of Smelterville, a subdivision recorded in Plat Book 2, at Page 42, both in the Cape Girardeau County Land Records, in the City and County of Cape Girardeau, Missouri and further described as follows:

All that part of the platted 12 foot wide, East-West Alley of Block 2 of Smelterville beginning at the original Eastern Right of Way Line of Sprigg Street as shown on said plat and being the same location as a line stretching between the Southwest corner of Lot 3, Block 2 and the Northwest Corner of Lot 4, Block 2, as shown on said subdivision; thence stretching along the platted alley of Block 2 and terminating at a line that runs from the Southeast corner of Lot 13, Block 2 to the Northeast corner of Lot 14, Block 2 of said subdivision and being approximately 240 linear feet in length of said alley; 2,667 square feet in area, more or less.

Tract 4: Vacated Pine Street

All that part of Vacated Pine Street Right of Way, as recorded in Document # 2025-04176, falling between Blocks 2 and 3 of Smelterville, a subdivision recorded in Plat Book 2, at Page 42, both in the Cape Girardeau County Land Records, in the City and County of Cape Girardeau, Missouri and further described as follows:

All that part of the platted 50 foot wide Pine Street Right of Way of Smelterville beginning at the original Eastern Right of Way Line of Sprigg Street as shown on said plat and being the same location as a line stretching between the Southwest corner of Lot 6, Block 2 and the Northwest Corner of Lot 1, Block 3, as shown on said subdivision; thence stretching along the platted Pine Street and terminating at a line that runs from the Southeast corner of Lot 14, Block 2 to the Northeast corner of Lot 13, Block 3 of said subdivision and being approximately 240 linear feet in length of said right of way; 11,540.15 square feet in area, more or less.

Tract 5: Vacated Alley, Block 3

All of a Vacated Alley Right of Way, as recorded in Document # 2025-04176, in Block 3 of Smelterville, a subdivision recorded in Plat Book 2, at Page 42, both in the Cape Girardeau County Land Records, in the City and County of Cape Girardeau, Missouri and further described as follows:

All of the platted 12 foot wide, East-West Alley of Block 3 of Smelterville beginning at the original Eastern Right of Way Line of Sprigg Street as shown on said plat and being the same location as a line stretching between the Southwest corner of Lot 3, Block 3 and the Northwest Corner of Lot 4, Block 3, as shown on said subdivision; thence stretching along the entire length of the platted alley of Block 3 and terminating at the Western Right of Way Line of Giboney Lane as shown on said plat and being the same as a line that runs from the Southeast corner of Lot 20, Block 3 to the Northeast corner of Lot 19, Block 3 of said subdivision and being approximately 327 linear feet in length of said alley; 4,113.79 square feet in area, more or less.

Tract 6: Vacated Alley, Block 4

All of a Vacated Alley Right of Way, as recorded in Document # 2025-04176, in Block 4 of Smelterville, a subdivision recorded in Plat Book 2, at Page 42, both in the Cape Girardeau County Land Records, in the City and County of Cape Girardeau, Missouri and further described as follows:

All of the platted 12 foot wide, East-West Alley of Block 4 of Smelterville beginning at the original Eastern Right of Way Line of Sprigg Street as shown on said plat and being the same location as a line stretching between the Southwest corner of Lot 3, Block 4 and the Northwest Corner of Lot 4, Block 4, as shown on said subdivision; thence stretching along the entire length of the platted alley of Block 4 and terminating at the Western Right of Way Line of Giboney Lane as shown on said plat and being the same as a line that runs from the Southeast corner of Lot 17, Block 4 to the Northeast corner of Lot 18, Block 4 of said subdivision and being approximately 317 linear feet in length of said alley; 3,926.62 square feet in area, more or less.

Tract 7: Lots in Block 1

All of Lots 1 through 13 (being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13) and Lot 16 in Block 1 of Smelterville, a subdivision recorded in Plat Book 2, at Page 42 in the City and County of Cape Girardeau, State of Missouri.

Tract 8: Lots in Block 2

All of Lots 1 through 12 (being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12) and Lot 14 in Block 2 of Smelterville, a subdivision recorded in Plat Book 2, at Page 42 in the City and County of Cape Girardeau, State of Missouri.

Tract 9: Lots in Block 3

All of Lots 1 through 15 (being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15) and Lots 18 & 19 in Block 3 of Smelterville, a subdivision recorded in Plat Book 2, at Page 42 in the City and County of Cape Girardeau, State of Missouri.

Tract 10: Lots in Block 4

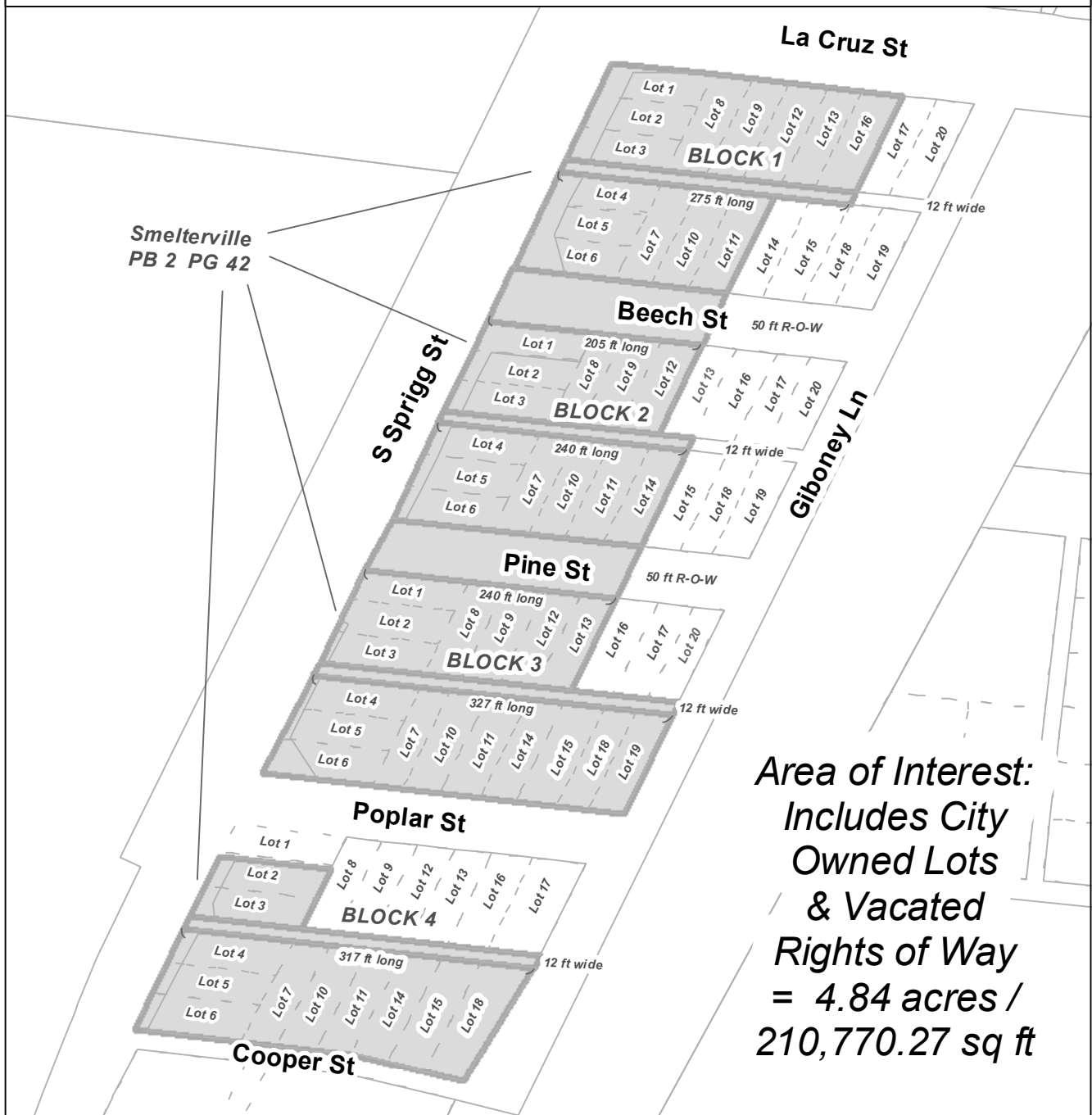
All of Lots 2 through 7 (being Lots 2, 3, 4, 5, 6 & 7) and Lots 10, 11, 14, 15 & 18 in Block 4 of Smelterville, a subdivision recorded in Plat Book 2 at Page 42 in the City and County of Cape Girardeau, State of Missouri.

EXHIBIT B



**CITY of CAPE
GIRARDEAU**

Lots & Vacated Rights of Way in Smelterville (PB 2 PG 42)



Area of Interest:
City Lots & Vacated ROW



Parcel



Lot Lines

LEGEND

0 100 200 Feet 1:1,750

Date: 1/9/2025

Created by: Development Services
Teresa Hefner, 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.

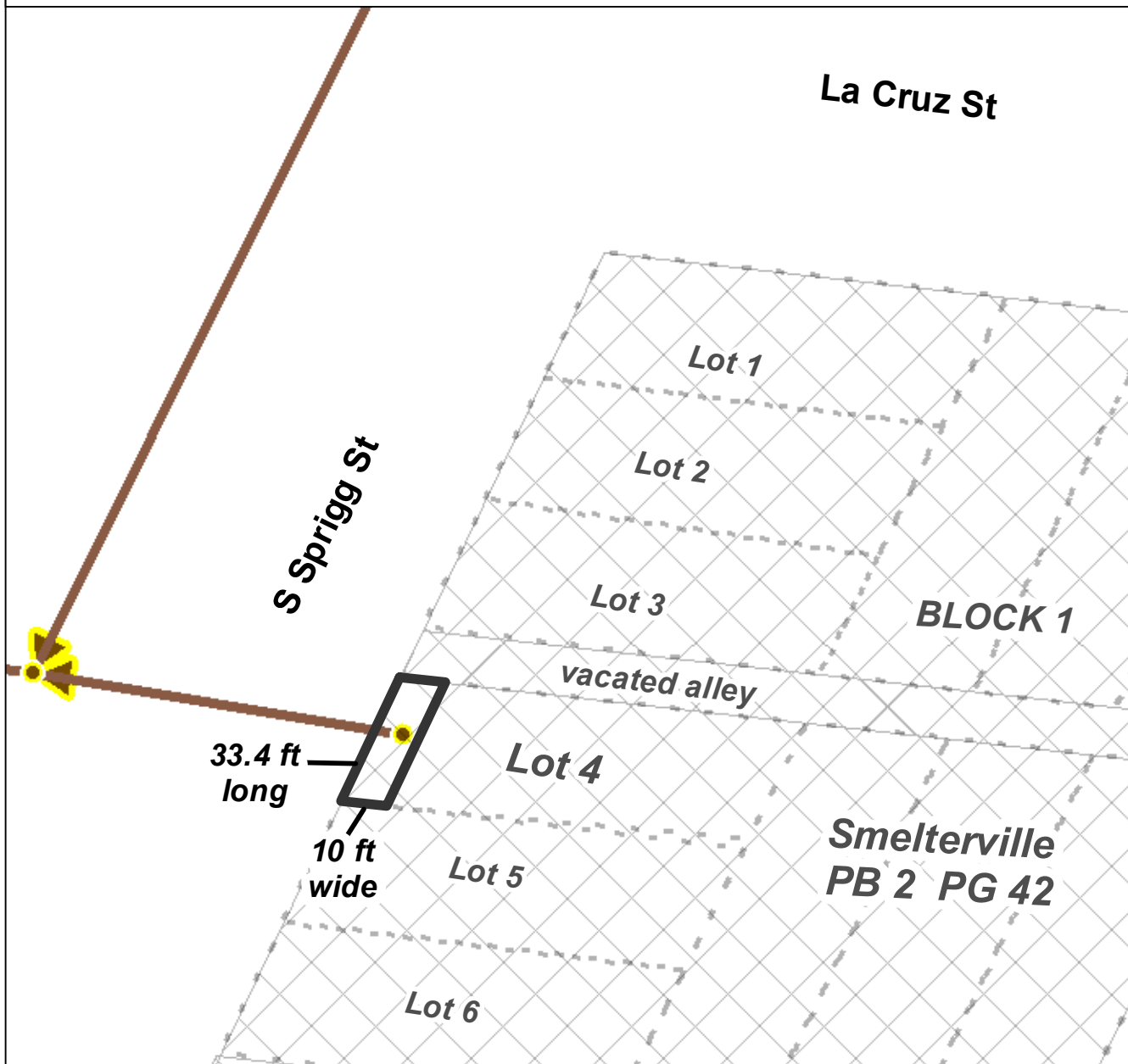


EXHIBIT C



CITY of CAPE
GIRARDEAU

Utility Easement in Lot 4, BLK 1, Smelterville



Easement



Property being Sold by City
(Lots & Vacated ROW)



Lot Lines



Sanitary Structures



Sanitary Sewer Lines



LEGEND



Date: 1/10/2025

Created by: Development Services
Teresa Hefner, 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.

Legal Description - Utility Easement in Smelterville

All that part of Lot 4, Block 1 of Smelterville, a subdivision recorded in Plat Book 2, at Page 42 in the County Land Records, in the City and County of Cape Girardeau, Missouri and further described as follows:

The west 10 foot of Lot 4, Block 1, being 33.4 ft long along the Sprigg Street Right of Way by 10 feet deep and containing 334 square feet more or less.

EXHIBIT D

LICENSE AND INDEMNITY AGREEMENT

This License and Indemnity Agreement, hereinafter referred to as this "Agreement", is entered into by and between **CAPE GIRARDEAU SCHOOL DISTRICT NO 63, a public school district organized and existing under the laws of the State of Missouri**, of the County of Cape Girardeau in the State of Missouri, 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 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: to install, operate, maintain or replace a Fence in the southern part of the La Cruz Street Right of Way as shown on Smelterville, a subdivision recorded in Plat Book 2 at Page 42 in the Cape Girardeau County land records. The permitted area where the fence can exist is more particularly described as: running parallel to the South line of La Cruz St. Right of Way and being not farther away from said southern line as 20 foot wide. The south line of La Cruz St right of way being the same line as the north line of Block 1 of Smelterville subdivision. The western side of the permitted Fence is to be no farther West than the Eastern line of the platted Sprigg St right of way of said subdivision; said line being the same line as a prolonged line to the north of the west line of Lot 1, Block 1 of said subdivision. The Eastern line of said permitted Fence is to be no farther East than a prolonged line if extended northward of the Eastern line of Lot 16, Block 1 of Smelterville into the La Cruz St right of way.
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 20 day of March, 2025.

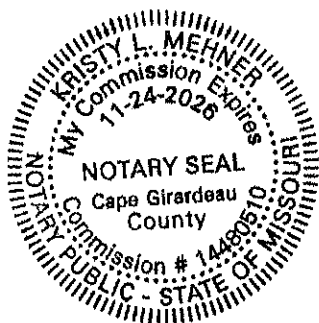
CAPE GIRARDEAU SCHOOL DISTRICT NO 63

Howard Benyon
Signature

STATE OF Missouri)
COUNTY OF Cape Girardeau) SS.

On this 20 day of March, 2025, before me personally appeared Howard Benyon who did state that he/she is the Superintendent of **CAPE GIRARDEAU SCHOOL DISTRICT NO 63, a public school district organized and existing under the laws of the State of Missouri**, of the County of Cape Girardeau in the State of Missouri, and that they have executed the foregoing instrument as a free act and deed for the said 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.



Kristy L. Mehner
Notary Public Signature

Kristy L. Mehner
Notary Public Printed Name

My Commission Expires: 11-24-2026



Legal Description - L & I for La Cruz St ROW in Smelterville Area

A part of La Cruz Street Right of Way of Smelterville, a subdivision recorded in Plat Book 2, at Page 42 in the County Land Records, in the City and County of Cape Girardeau, Missouri and further described as follows:

All that part, adjacent to and along the southern line and being 20 foot wide, of LaCruz Street Right of Way of the aforementioned Smelterville stretching from the Northwest corner of Lot 1, Block 1 of said subdivision for a length of 275 feet, more or less, to the Northeast corner of Lot 16, Block 1 of said subdivision and there terminating.



CITY of CAPE
GIRARDEAU

License & Indemnity Agreement for La Cruz St Right of Way



L & I Agreement
Area of Interest



Parcel



Lot Lines



LEGEND

0 50 100 Feet 1:822

Date: 6/28/2025

Created by: Development Services
Teresa Hefner, Alliance Water Resources

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

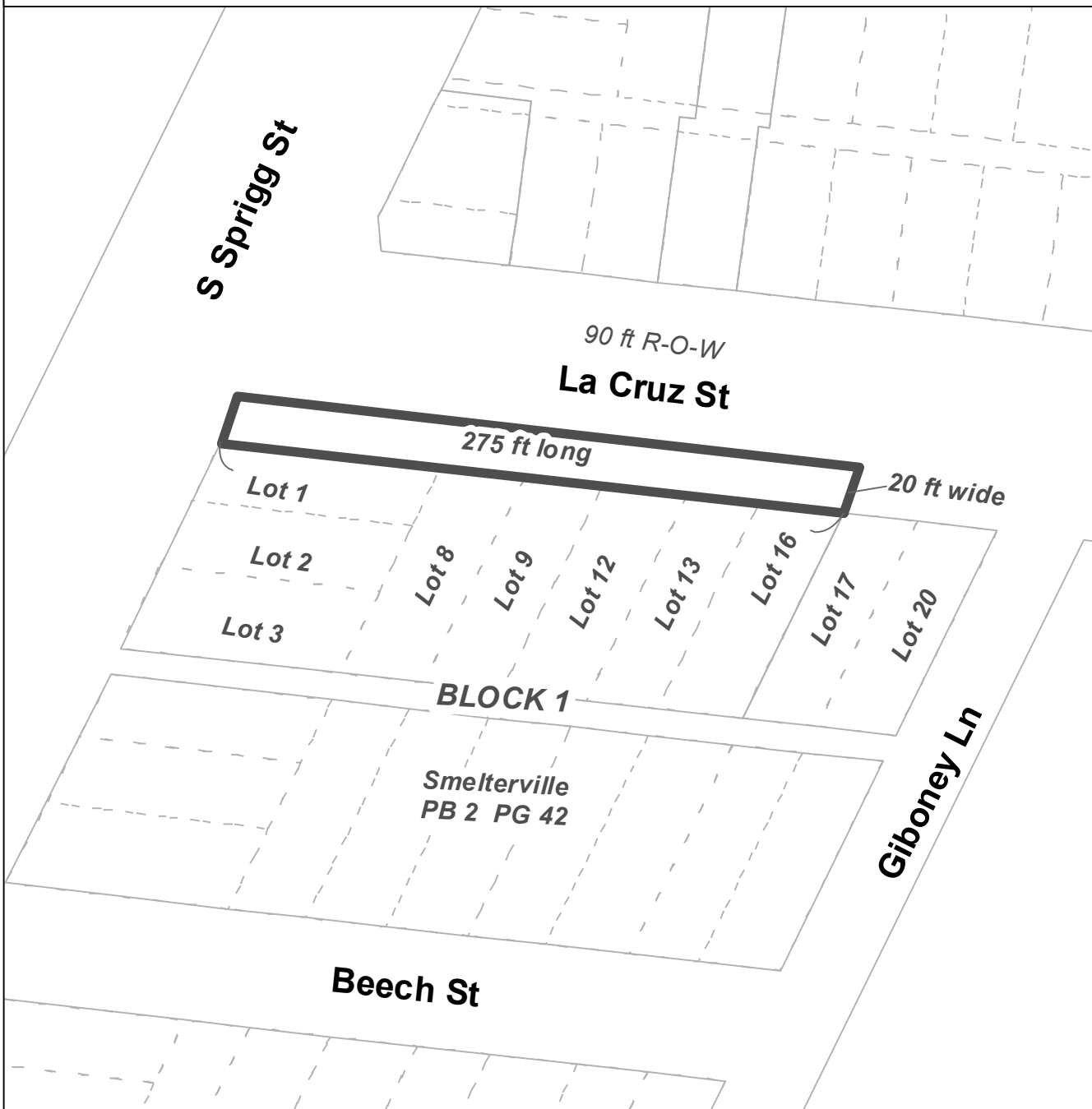
CITY of CAPE GIRARDEAU

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.



CITY of CAPE
GIRARDEAU

License & Indemnity Agreement for La Cruz St Right of Way



L & I Agreement
Area of Interest



Parcel



Lot Lines



LEGEND

0 50 100 Feet 1:822

Date: 6/28/2025

Created by: Development Services
Teresa Hefner, 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.

EXHIBIT E

MEMORANDUM OF UNDERSTANDING

CAPE CAREER AND TECHNOLOGY CENTER, A DIVISION OF CAPE GIRARDEAU PUBLIC SCHOOL DISTRICT #63 AND THE CITY OF CAPE GIRARDEAU MISSOURI

RECITALS

WHEREAS, the Cape Career and Technology Center, a division of Cape Girardeau Public School District #63 ("CTC") and the City of Cape Girardeau, Missouri ("City of Cape") (referred to collectively as "The Parties") wish to enter a collaborative agreement for the development of a state of the art training center for emergency response and readiness programs.

WHEREAS, the City Council has determined that the implementation of this MOU and the fulfillment generally of the purposes stated herein are in the best interests of the residents of City of Cape, and the health, safety, and welfare of its residents, and in accord with the public purposes specified in this MOU.

WHEREAS, The Parties execute this Memorandum of Understanding ("MOU"), effective upon the signature of the respective designees herein.

NOW, THEREFORE, in consideration of the foregoing premises and the mutual promises set forth in this MOU, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

ARTICLE I

REAL PROPERTY SUBJECT TO THIS MOU

The City of Cape represents and acknowledges that it is the current holder in fee simple title to approximately 9.33 acres of land located at South Sprigg Street and Lacruz Street in the City of Cape Girardeau, County of Cape Girardeau, State of Missouri ("Sprigg Street Property").

The City of Cape acknowledges that the Sprigg Street Property was professionally appraised by the Dockins Valuation Company, an independent appraisal firm, in December of 2023. Pursuant to that appraisal, it was determined that the property has a fair market value of One Hundred Fifty Thousand Dollars and 00/100 (\$150,000.00).

ARTICLE II

OBLIGATIONS AND RESPONSIBILITIES

A. RESPONSIBILITIES OF THE CITY OF CAPE GIRARDEAU, MISSOURI

1. City of Cape agrees to sell and convey the Sprigg Street Property to the CTC for a purchase price of Twenty-Five Thousand Dollars and 00/100 (\$25,000.00). The remaining value of the property is given by City of Cape as consideration for the efforts of CTC in developing the Sprigg Street Property.

2. City of Cape agrees to execute a Special Warranty Deed in favor of the Cape Girardeau Public School District #63 for the Sprigg Street Property.

B. RESPONSIBILITIES OF CTC

1. Remit Twenty-Five Thousand Dollars and 00/100 (\$25,000.00) to City of Cape as part of the purchase price of the Sprigg Street Property within thirty (30) days of the execution of this MOU.

2. Build and develop (in conjunction and cooperation with the Cape Girardeau Fire Department and the City of Cape) all necessary fixtures and appurtenances to create a state of the art training center for emergency response and readiness programs. CTC shall be responsible for all costs associated with constructing, maintaining, and insuring the training center and the Sprigg Street Property other than those installation costs specified in Section C of this Article. CTC shall bear all liability for the Sprigg Street Property.

3. Provide priority access to the training center for the Cape Girardeau Fire Department at no cost to the City of Cape, behind only that of the CTC and its programs.

C. SHARED RESPONSIBILITIES OF THE CTC AND THE CITY OF CAPE

1. At the discretion and option of the City of Cape, the City of Cape may install electric lines and outdoor lights at the Sprigg Street Property. The installation costs shall be paid equally by the City of Cape and the CTC. Nothing in this section shall prohibit the CTC from installing further electric lines or any other improvements.

2. The City of Cape shall install water and sewer service line(s) necessary for the development of the Training Center or intended utilization of the Sprigg Street Property. The installation costs for which shall be paid equally by the City of Cape and the CTC.

ARTICLE III

PROPERTY RIGHTS

REAL PROPERTY. The Parties acknowledge that CTC shall be the fee simple title holder of the Sprigg Street Property, with all rights attendant thereto, for so long as the property is being utilized in conjunction with this MOU. Should the Sprigg Street Property ever cease to be used for the intended purposes as stated in this MOU by the CTC or should the CTC fail to provide reasonable access to the Cape Girardeau Fire Department to the training center and the Sprigg Street Property, the District shall make the Sprigg Street Property available to the City of Cape and the City of Cape shall have the option for fee simple title to said real property to revert back to the City of Cape for \$25,000 plus the costs incurred by the CTC for all improvements and fixtures at the Sprigg Street Property, and a equal division of the increase in assessed value over and above the combined contributions of The Parties. Any delay by the City of Cape in asserting its rights under this paragraph shall not operate to act as a waiver of such rights or to deprive it of or limit such rights in any way.

The Parties acknowledge that all infrastructure developments and improvements as well as any fixtures shall run with the land.

PERSONAL PROPERTY. The Parties acknowledge that any equipment or items of personal property utilized in the development of training center shall remain the property of the group or individual who provided said equipment or item for use.

ARTICLE IV

MISCELLANEOUS

INTERPRETATION. This MOU contains the entire agreement of the Parties. The Parties acknowledge they are entering into the MOU for the purposes and for the reasons set forth herein, they intend for this

MOU to be interpreted and construed as a binding agreement, and they will cooperate with each other in the spirit of those paragraphs to resolve any issues that may arise because of lack of more formal documentation with respect of the matters agreed to in this MOU.

AMENDMENT OR MODIFICATION. The Parties may amend or modify this MOU only by written instrument duly executed by the Parties hereto.

This MOU shall be binding on and shall inure to the benefit of the Parties and their respective successors and assigns.

IN WITNESS WHEREOF, the City of Cape and the CTC have caused this Agreement to be executed in their respective names on this 11th day of February, 2021⁵

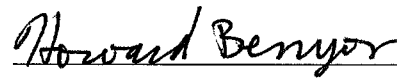
CITY OF CAPE GIRARDEAU, MISSOURI

**CAPE CAREER AND TECHNOLOGY
CENTER, A DIVISION OF CAPE
GIRARDEAU PUBLIC SCHOOL
DISTRICT #63**


By:


Kenneth Haskin, City Manager

By:


Dr. Howard Benyon

ATTEST:


Gayle Conrad, City Clerk

ATTEST:



STATE OF MISSOURI)

) SS

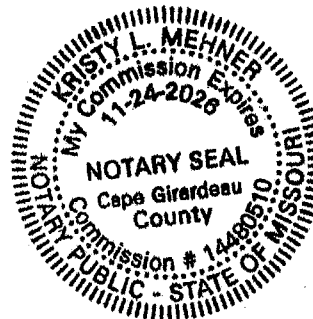
COUNTY OF CAPE GIRARDEAU)

On this 11 day of February, 2024⁵, before me appeared Howard Benyon, to me personally known, who, being by me duly sworn, did say that he is the Superintendent of **CAPE GIRARDEAU SCHOOL DISTRICT #63**, a public school district of the State of Missouri, and that the seal affixed to the foregoing instrument is the seal of said School District, and that said instrument was signed and sealed on behalf of said School District by authority of its School Board, and said officer acknowledged said instrument to be executed for the purposes therein stated and as the free act and deed of said School District.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year last above written.

Kristy L. Mehner
Name: Kristy L. Mehner
Notary Public in and for said State Missouri

My Commission Expires:



PLEASE AFFIX SEAL FIRMLY AND CLEARLY IN THIS BOX

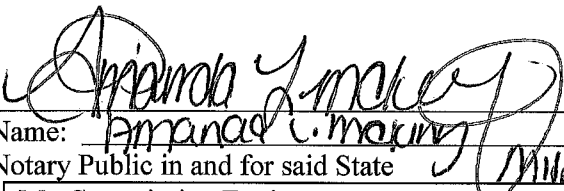
STATE OF MISSOURI)

) SS

COUNTY OF CAPE GIRARDEAU)

On this 11th day of February, 2024, before me appeared **KENNETH HASKIN**, to me personally known, who, being by me duly sworn, did say that he is the City Manager of the **CITY OF CAPE GIRARDEAU, MISSOURI**, an incorporated political subdivision of the State of Missouri, and that the seal affixed to the foregoing instrument is the seal of said City, and that said instrument was signed and sealed on behalf of said City by authority of its City Council, and said officer acknowledged said instrument to be executed for the purposes therein stated and as the free act and deed of said City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year last above written.


Name: Amanda L. McKinney
Notary Public in and for said State Missouri
My Commission Expires:

Amanda L. McKinney
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Cape Girardeau
My Commission Expires: 3/3/2026
ID # 14588193

PLEASE AFFIX SEAL FIRMLY AND CLEARLY IN THIS BOX

EXHIBIT 2

[Space Above this Line for Recording Data]

Title of Document: **SPECIAL WARRANTY DEED**

Date of Document:

Grantor: City of Cape Girardeau, Missouri
Grantor's Address: 44 N. Lorimier St.
Cape Girardeau, Missouri 63701

Grantee: Cape Girardeau School District No. 63
Grantee's Address: 301 N. Clark Street
Cape Girardeau, Missouri 63701

Full Legal Description
is Located on Page(s): 4-7

Reference Book(s) and
Page(s), if required: n/a

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the ____ day of _____, 2025, by and between the **CITY OF CAPE GIRARDEAU, MISSOURI**, a Missouri municipal corporation operating under a charter form of government with an address at 44 N. Lorimier Street, Cape Girardeau, Missouri 63701 (“**Grantor**”), and **CAPE GIRARDEAU SCHOOL DISTRICT NO 63**, with an address of 301 N. Clark Street, Cape Girardeau, Missouri 63701 (“**Grantee**”).

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee, the real property, and any improvements thereon, situated in the County of Cape Girardeau, State of Missouri described in **Exhibit A** attached hereto and incorporated herein for all purposes (the “Property”);

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances to the same belonging, unto Grantee and to the heirs, successors and assigns of Grantee, for so long as the Property is being utilized for the purposes of developing and utilizing a training center for emergency response and readiness programs, including that the Grantor shall be permitted reasonable access to the Property for the benefit of its public safety personnel. In the event the Property ceases to be used for the specified purposes, or if the Grantor is denied such reasonable access to the Property, then the Grantor may, in its sole discretion, exercise a right of reverter, subject to the condition that the Grantor reimburses Grantee for the sum of \$25,000, plus the costs incurred by the Grantee for all improvements and fixtures to the Property, plus one half of any increase in assessed land value of the Property. Grantor may exercise its right of reverter at any time upon the happening of the conditions described above by delivering written notice to Grantee with an offer to pay the sum required, together with Grantor’s calculation of said sum.

Grantor hereby covenants that it and its successors and assigns shall and will WARRANT AND DEFEND the title to the Property unto Grantee and Grantee’s heirs, successors and assigns forever, subject to the Grantor’s rights specified above, against the lawful claims of all persons claiming an interest in the Property by, through or under Grantor, but none other, excepting, however, all claims, liens, easements, restrictions, and any other encumbrances of record, all existing public rights-of-way, and the general taxes for the calendar year 2025 and thereafter.

EXHIBIT A

Legal Description of the Property

All those parts of Smelterville, a subdivision recorded in Plat Book 2, at Page 42, in the Cape Girardeau County Land Records, being part of Out Lot 63 of U.S.P.S. 2199, Section 7, Township 30 North, Range 14 East of the Fifth Principal Meridian, in the City and County of Cape Girardeau, Missouri, and being more particularly described as follows:

Tract 1: Vacated Alley, Block 1

All that part of a Vacated Alley Right of Way, as recorded in Document #2025-04176 in Block 1 of Smelterville, a subdivision recorded in Plat Book 2, at Page 42, both in the Cape Girardeau County Land Records, in the City and County of Cape Girardeau, Missouri and further described as follows:

All that part of the platted 12 foot wide, East-West Alley of Block 1 of Smelterville beginning at the original Eastern Right of Way Line of Sprigg Street as shown on said plat and being the same location as a line stretching between the Southwest corner of Lot 3, Block 1 and the Northwest Corner of Lot 4, Block 1, as shown on said subdivision; thence stretching along the platted alley of Block 1 and terminating at a line that runs from the Southeast corner of Lot 16, Block 1 to the Northeast corner of Lot 15, Block 1 of said subdivision and being approximately 275 linear feet in length of said alley; 3,230.57 square feet in area, more or less.

Tract 2: Vacated Beech Street

All that part of Vacated Beech Street Right of Way, as recorded in Document # 2025-04176, falling between Blocks 1 and 2 of Smelterville, a subdivision recorded in Plat Book 2, at Page 42, both in the Cape Girardeau County Land Records, in the City and County of Cape Girardeau, Missouri and further described as follows:

All that part of the platted 50 foot wide Beech Street Right of Way of Smelterville beginning at the original Eastern Right of Way Line of Sprigg Street as shown on said plat and being the same location as a line stretching between the Southwest corner of Lot 6, Block 1 and the Northwest Corner of Lot 1, Block 2, as shown on said subdivision; thence stretching along the platted

Beech Street and terminating at a line that runs from the Southeast corner of Lot 11, Block 1 to the Northeast corner of Lot 12, Block 2 of said subdivision and being approximately 205 linear feet in length of said right of way; 9,756.07 square feet in area, more or less.

Tract 3: Vacated Alley, Block 2

All that part of a Vacated Alley Right of Way, as recorded in Document # 2025-04176, in Block 2 of Smelterville, a subdivision recorded in Plat Book 2, at Page 42, both in the Cape Girardeau County Land Records, in the City and County of Cape Girardeau, Missouri and further described as follows:

All that part of the platted 12 foot wide, East-West Alley of Block 2 of Smelterville beginning at the original Eastern Right of Way Line of Sprigg Street as shown on said plat and being the same location as a line stretching between the Southwest corner of Lot 3, Block 2 and the Northwest Corner of Lot 4, Block 2, as shown on said subdivision; thence stretching along the platted alley of Block 2 and terminating at a line that runs from the Southeast corner of Lot 13, Block 2 to the Northeast corner of Lot 14, Block 2 of said subdivision and being approximately 240 linear feet in length of said alley; 2,667 square feet in area, more or less.

Tract 4: Vacated Pine Street

All that part of Vacated Pine Street Right of Way, as recorded in Document # 2025-04176, falling between Blocks 2 and 3 of Smelterville, a subdivision recorded in Plat Book 2, at Page 42, both in the Cape Girardeau County Land Records, in the City and County of Cape Girardeau, Missouri and further described as follows:

All that part of the platted 50 foot wide Pine Street Right of Way of Smelterville beginning at the original Eastern Right of Way Line of Sprigg Street as shown on said plat and being the same location as a line stretching between the Southwest corner of Lot 6, Block 2 and the Northwest Corner of Lot 1, Block 3, as shown on said subdivision; thence stretching along the platted Pine Street and terminating at a line that runs from the Southeast corner of Lot 14, Block 2 to the Northeast corner of Lot 13, Block 3 of said subdivision and being approximately 240 linear feet in length of said right of way; 11,540.15 square feet in area, more or less.

Tract 5: Vacated Alley, Block 3

All of a Vacated Alley Right of Way, as recorded in Document # 2025-04176, in Block 3 of Smelterville, a subdivision recorded in Plat Book 2, at Page 42, both in the Cape Girardeau County Land Records, in the City and County of Cape Girardeau, Missouri and further described as follows:

All of the platted 12 foot wide, East-West Alley of Block 3 of Smelterville beginning at the original Eastern Right of Way Line of Sprigg Street as shown on said plat and being the same location as a line stretching between the Southwest corner of Lot 3, Block 3 and the Northwest Corner of Lot 4, Block 3, as shown on said subdivision; thence stretching along the entire length of the platted alley of Block 3 and terminating at the Western Right of Way Line of Giboney Lane as shown on said plat and being the same as a line that runs from the Southeast corner of Lot 20, Block 3 to the Northeast corner of Lot 19, Block 3 of said subdivision and being approximately 327 linear feet in length of said alley; 4,113.79 square feet in area, more or less.

Tract 6: Vacated Alley, Block 4

All of a Vacated Alley Right of Way, as recorded in Document # 2025-04176, in Block 4 of Smelterville, a subdivision recorded in Plat Book 2, at Page 42, both in the Cape Girardeau County Land Records, in the City and County of Cape Girardeau, Missouri and further described as follows:

All of the platted 12 foot wide, East-West Alley of Block 4 of Smelterville beginning at the original Eastern Right of Way Line of Sprigg Street as shown on said plat and being the same location as a line stretching between the Southwest corner of Lot 3, Block 4 and the Northwest Corner of Lot 4, Block 4, as shown on said subdivision; thence stretching along the entire length of the platted alley of Block 4 and terminating at the Western Right of Way Line of Giboney Lane as shown on said plat and being the same as a line that runs from the Southeast corner of Lot 17, Block 4 to the Northeast corner of Lot 18, Block 4 of said subdivision and being approximately 317 linear feet in length of said alley; 3,926.62 square feet in area, more or less.

Tract 7: Lots in Block 1

All of Lots 1 through 13 (being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13) and Lot 16 in Block 1 of Smelterville, a subdivision recorded in Plat Book 2, at Page 42 in the City and County of Cape Girardeau, State of Missouri.

Tract 8: Lots in Block 2

All of Lots 1 through 12 (being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12) and Lot 14 in Block 2 of Smelterville, a subdivision recorded in Plat Book 2, at Page 42 in the City and County of Cape Girardeau, State of Missouri.

Tract 9: Lots in Block 3

All of Lots 1 through 15 (being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15) and Lots 18 & 19 in Block 3 of Smelterville, a subdivision recorded in Plat Book 2, at Page 42 in the City and County of Cape Girardeau, State of Missouri.

Tract 10: Lots in Block 4

All of Lots 2 through 7 (being Lots 2, 3, 4, 5, 6 & 7) and Lots 10, 11, 14, 15 & 18 in Block 4 of Smelterville, a subdivision recorded in Plat Book 2 at Page 42 in the City and County of Cape Girardeau, State of Missouri.

Staff: Gayle L. Conrad, CMC/MPCC,
Director of Citizen Services/City
Clerk
Agenda: July 7, 2025

AGENDA REPORT
Cape Girardeau City Council

SUBJECT

Appointment of one member to the Airport Advisory Board for a term expiring April 30, 2028.

EXECUTIVE SUMMARY

Justin Davidson has served on the Airport Advisory Board since 2019. This term expired April 30, 2025. Mr. Davidson is not able to serve again due to term limits.

Currently, two Airport Advisory Board members reside outside city limits so the appointed member must reside in the city limits.

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
C. Matthew Gadberry	5	NO
Holly Godwin	5	NO
Mitchell Kester	6	NO
Richard Kies	OUTSIDE CITY LIMITS	NO
Octavius Moore	2	NO
Taylor Raines	5	NO
Harry Schilling	3	NO
Jody Underwood	4	NO

BACKGROUND/DISCUSSION

The Airport Advisory Board reviews Airfield Activity Report and discusses different ways to improve usage of the airport (i.e., passenger boarding aircraft activity) and provides recommendations to airport manager on policy and operations for the airport (i.e., airport leases; airport events and activities; city, state, and federal legislation; general and corporate aviation). Two members of the airport board may be residents of Cape Girardeau County, Scott County, Bollinger County, or Perry County. The remaining members must be residents of the city.

FINANCIAL IMPACT

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

STAFF RECOMMENDATION

It is recommended that one appointment be made to the Airport Advisory Board for a term expiring April 30, 2028. The appointed member must reside in Cape Girardeau city limits.

BOARD OR COMMISSION RECOMMENDATION

The Airport Advisory Board recommends Matthew Gadberry be appointed for a term expiring April 30, 2028.

PUBLIC OUTREACH

ATTACHMENTS:

File Name	Description
 ADVISORY_BOARD_ROSTERS.pdf	Airport Advisory Board Roster

AIRPORT ADVISORY BOARD

5/19/2025 ROSTER

NAME	TERM #	APPOINTED	TERM EXPIRES
Boeller, Keith	1	4/17/2023	4/30/2026
*Clear, Beverly	2	4/17/2023	4/30/2026
	1	6/15/2020	4/30/2023
Davidson, Justin	2	5/2/2022	4/30/2025
	1	4/15/2019	4/30/2022
	P	3/4/2019	4/30/2019
Kopp, Nancy	1	4/15/2024	4/30/2027
*Loy, Bruce	1	4/15/2024	4/30/2027
Mehner, Mark	1	4/15/2024	4/30/2027
	P	5/2/2022	4/30/2024
Russell, John	1	4/21/2024	4/30/2028
Ward, Kent	P	4/21/2025	4/30/2028
	P	10/7/2024	4/30/2025
Wasson, Shawn	1	4/17/2023	4/30/2026
	P	9/20/2021	4/30/2023

P = Partial Term

*** Board member resides outside Cape Girardeau city limits. See residency information below.**

DESCRIPTION: The airport board may recommend rules and regulations governing the use and operation of the airport. The board may make recommendations to the city council with respect to any contract, agreement, or lease for the construction, purchase of land and/or equipment, or other capital improvement, or for the maintenance or operation of the airport.

NUMBER OF MEMBERS: 9

MEETING TIME: Monthly, Second Tuesday at 11:30 a.m. at the Cape Girardeau Regional Airport Restaurant

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

RESIDENCY: Two members of the airport board may be residents of Cape Girardeau County, Scott County, Bollinger County, or Perry County. The remaining members must be residents of the city.

STAFF LIAISON: JoJo Stuart, Airport Manager (Coordinator: Audrey Lorch)

COUNCIL LIAISON: Mark Bliss

Staff: Gayle L. Conrad, MPCC/CMC,
Director of Citizen Services/City
Clerk

Agenda: July 7, 2025

AGENDA REPORT
Cape Girardeau City Council

SUBJECT

Appointment to the Advisory Board of the Convention and Visitors Bureau

EXECUTIVE SUMMARY

On July 1, 2024, the City of Cape Girardeau, under the direction of the Parks and Recreation Department, began administration of the Convention and Visitors Bureau. The City Council established by ordinance an Advisory Board to act in an advisory capacity to the Convention and Visitors Bureau, to support and guide the Bureau's operations, and to make recommendations on the methods of promoting tourism, conventions, meetings and other activities and events.

BACKGROUND/DISCUSSION

The original ordinance established the makeup of the Advisory Board of the Convention and Visitors Bureau as nine members comprised of the following: two members to be owners or operators of hotels or motels within the city limits, one member to be from the Cape Girardeau Area Chamber of Commerce, one member to be from Old Town Cape, one member to be an owner or operator of a restaurant within the city limits, and four members to have demonstrated by past activities an interest in the entertainment, hospitality, convention or tourism business.

The second and third readings of an ordinance will occur on July 7th amending the advisory board to include two members who own or operate a restaurant within the city limits in order to provide equal representation with hoteliers and restaurateurs . If approved, the Council must appoint one additional individual representing the restaurant industry.

The following individuals have expressed an interest in serving on the board and are owners or operators of a restaurant in the city limits, and their advisory board applications are attached.

Applicant	Organization
DeWayne Schaaf	Celebrations, Ebb & Flow
Michelle Latham	Bourbon & Bitters, insurance agent

FINANCIAL IMPACT

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

STAFF RECOMMENDATION

It is recommended that the City Council make the following initial term appointments to the board:

- Carl Ritter Jr., Nate Saverino, and Lyle Randolph for terms expiring on June 30, 2025.
- Randy Kluge, Quantella Noto, and Anissa Patel for terms expiring on June 30, 2026.
- Liz Haynes, Rob Gilligan, and John Echimovich for terms expiring on June 30, 2027.

BOARD OR COMMISSION RECOMMENDATION

PUBLIC OUTREACH

ATTACHMENTS:

File Name	Description
 CVB_Roster.pdf	CVB Roster

CONVENTION & VISITORS BUREAU ADVISORY BOARD

5/5/2025 ROSTER

NAME	FIELD	TERM #	APPOINTED	TERM EXPIRES
Echimovich, John	Mid-America Hotels	1	6/17/2024	6/30/2027
Gilligan, Rob	Chamber of Commerce	1	6/17/2024	6/30/2027
Haynes, Liz	Old Town Cape	1	6/17/2024	6/30/2027
Kluge, Randy	Drury Southwest	P	6/17/2024	6/30/2026
Noto, Dr. Quantella	SEMO	P	6/17/2024	6/30/2026
Patel, Anissa	Local Restaurants	P	6/17/2024	6/30/2026
Randolph, Lyle	Century Casino	P	6/17/2024	6/30/2025
Ritter Jr., Carl	NSSC Volleyball	P	6/17/2024	6/30/2025
Saverino, Nate	SEMO	P	6/17/2024	6/30/2025

P = Partial Term

DESCRIPTION: Act in an advisory capacity to the Convention and Visitors Bureau, including providing recommendations on the methods of promoting tourism, conventions, meetings and other activities and events. Recommend a long-term strategic plan for operations of the Convention and Visitors Bureau, including use of the Marketing Investment Fund. Provide recommendations to the Convention and Visitors Bureau on goals, plans, policies and proposed projects for the convention and visitors bureau. Shall consist of nine (9) members comprised of the following: two (2) members shall be owners or operators of hotels or motels within the city limits, one (1) member shall be from the Cape Girardeau Area Chamber of Commerce, one (1) member shall be from Old Town Cape, one (1) member shall be an owner or operator of a restaurant within the city limits, and four (4) members shall have demonstrated by past activities an interest in the entertainment, hospitality, convention or tourism business.

NUMBER OF MEMBERS: 9

MEETING TIME: Bi-Monthly (odd months), First Monday at noon at the Osage Centre

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

RESIDENCY: The City Council may, by initial appointment, waive the residency requirement in Article V, Section 2-124, for members appointed on June 17, 2024, until completion of two consecutive full terms on the board.

STAFF LIAISON: Doug Gannon, Parks Director (Coordinator: Dana (Emily) Beck)

COUNCIL LIAISON:

Staff:

Agenda: July 7, 2025

AGENDA REPORT Cape Girardeau City Council	
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SUBJECT

Advisory Board Minutes

- Planning and Zoning Commission - June 11, 2025

EXECUTIVE SUMMARY

BACKGROUND/DISCUSSION

FINANCIAL IMPACT

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

PUBLIC OUTREACH

ATTACHMENTS:

File Name	Description
No Attachments Available	