



CITY OF CAPE GIRARDEAU, MISSOURI

City Council Agenda

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

City Council Chambers
City Hall
44 N. Lorimier St

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

February 20, 2024
5:00 PM

- Individuals desiring to speak about items NOT on the agenda must register no later than 12:00 pm, on Tuesday, February 20, 2024, by using the form found at cityofcape.org/council, by emailing cityclerk@cityofcape.org, or by calling 573-339-6320.

Invocation

Deacon Mark Kiplinger of in Cape Girardeau

Pledge of Allegiance

Study Session

No action will be taken during the study session

Presentations

- Delivery of annual Audit Report for FYE 6-30-2023

Communications/Reports

Items for Discussion

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

Regular Session

Call to Order/Roll Call

Adoption of the Agenda

Public Hearings

1. A public hearing to consider a request to rezone property located at 555 North Spring Avenue from M-1 (Light Manufacturing/Industrial District) to RMH (Residential Manufactured Home District). (Item No. 9)

Consent Agenda

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

2. Approval of the February 5, 2024, City Council Regular Session Minutes and the February 14, 2024, Closed Session Minutes.
3. Bill No. 24-18, an Ordinance amending Chapter 17 of the Code of Ordinances of the City of Cape Girardeau, Missouri, regarding Urban Deer Hunting and the discharge of firearms. Second and Third Readings.
4. BILL NO. 24-19, an Ordinance amending Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, by changing the zoning of property located at 1507 Independence Street, in the City and County of Cape Girardeau, Missouri, from M-1 to C-2. Second and Third Readings.
5. BILL NO. 24-20, an Ordinance approving the record plat of Juenger Subdivision. Second and Third Readings.
6. BILL NO. 24-21, an Ordinance amending Schedule C of Section 26-132 of the City Code, by establishing a stop sign at the intersection of Dixie Boulevard and Magnolia Street, in the City of Cape Girardeau, Missouri. Second and Third Readings.
7. Acceptance of the Improvements and Authorize Final Payment to RailWorks Track Services, Inc. for the Nash Road Railroad Tie Repair for the City of Cape Girardeau, Missouri.
8. Acceptance of the Improvements and Authorize Final Payment to Fronabarger Concreters, Inc. for the Sherwood Dr./Hood Dr./Brookwood Dr. Drainage Improvements.

Items Removed from Consent Agenda

9. Approve the Planning and Zoning Commission's recommendation to deny a request to rezone property located at 555 North Spring Avenue from M-1 (Light Manufacturing/Industrial District) to RMH (Residential Manufactured Home District). DEV - Ryan Shrimplin

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.

10. BILL NO. 24-22, an Ordinance accepting a Permanent Water Line Drainage Easement for property located at 4150 Thousand Oaks Lane, in the City of Cape Girardeau, Missouri. First Reading. DEV - Trevor Pulley
11. BILL NO. 24-23, an Ordinance approving the record plat of Wren Subdivision. First Reading.

Appointments

Other Business

Appearances regarding items not listed on the agenda.

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

Advisory Board Minutes

- **Advisory Board Minutes**
 - Airport Advisory Board Minutes, January 8, 2024
 - Historic Preservation Commission Minutes, January 17, 2024
 - Parks and Recreation Advisory Board Minutes, January 9, 2024
 - SEMPO TPC Minutes, January 3, 2024

Staff: Lisa Mills, Finance Director
Agenda: 2/20/2024

MEMORANDUM Cape Girardeau City Council	
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SUBJECT

Delivery of Annual Audit Report for 6-30-2023

EXECUTIVE SUMMARY

In the Auditor's opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Cape Girardeau, Missouri as of June 30, 2023, and the respective changes in financial position, and where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

The City's management discussion and analysis section of the audit can be found on pages 4-10. This provides an overall review of the City's financial activities during the year.

BACKGROUND/DISCUSSION

Jeff Stroder of Beussink, Hey, Roe, and Stroder, L.L.C. and City staff will be at the council meeting to discuss any questions you may have regarding the reports.

GENERAL DIRECTION

ATTACHMENTS:

Name:	Description:
 2022-2023_Final_Audit_Report_for_City_of_Cape.pdf	2022-2023 Final Audit Report - City of Cape

CITY OF CAPE GIRARDEAU, MISSOURI
Cape Girardeau, Missouri

For the Year Ended June 30, 2023

ANNUAL FINANCIAL REPORT

BEUSSINK, HEY, ROE & STRODER, L.L.C.

Certified Public Accountants

CITY OF CAPE GIRARDEAU, MISSOURI

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BEUSSINK, HEY, ROE & STRODER, L.L.C.

Certified Public Accountants

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INDEPENDENT AUDITORS' REPORT

Honorable Mayor and Members of the City Council
City of Cape Girardeau, Missouri

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Cape Girardeau, Missouri, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the City of Cape Girardeau, Missouri's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Cape Girardeau, Missouri as of June 30, 2023, and the respective changes in financial position, and where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Cape Girardeau, Missouri and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Cape Girardeau, Missouri's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Cape Girardeau, Missouri's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Cape Girardeau, Missouri's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and pension liability schedules on pages 4 through 10 and 70 through be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who

considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Cape Girardeau, Missouri's basic financial statements. The accompanying budgetary comparison fund financial statements, combining nonmajor fund financial statements and schedule of expenditures of federal awards as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. This information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the budgetary comparison fund financial statements, combining nonmajor fund financial statements, and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 20, 2024 on our consideration of the City of Cape Girardeau, Missouri's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Cape Girardeau, Missouri's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Cape Girardeau, Missouri's internal control over financial reporting and compliance.

BEUSSINK, HEY, ROE & STRODER, L.L.C.

Beussink, Hey, Roe & Stroder, L.L.C.

Cape Girardeau, Missouri
January 20, 2024

REQUIRED SUPPLEMENTARY INFORMATION

Management's Discussion and Analysis

The discussion and analysis of the City of Cape Girardeau's financial performance provides an overall review of the City's financial activities for the fiscal year ended June 30, 2023. The intent of this discussion and analysis is to look at the City's financial performance as a whole. Readers should also review the basic financial statements and related notes to those statements to enhance their understanding of the City's financial performance.

Financial Highlights

- o The assets and deferred outflows of the City of Cape Girardeau exceeded its liabilities and deferred inflows at the close of the most recent fiscal year by \$415,479,020 (net position).
- o As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$70,906,322. Approximately 15.7% of this total amount, \$11,165,740 is available for spending at the government's discretion (unassigned fund balance).
- o At the end of the current fiscal year, the unassigned fund balance for the general fund was \$11,165,740 or 33% of total general fund expenditures and transfers.
- o At the end of the current fiscal year, general fund balance reserved for emergencies was \$4,625,793 or 13.7% of total general fund expenditures and transfers.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the City of Cape Girardeau's basic financial statements. The City of Cape Girardeau's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the City of Cape Girardeau's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the City's assets, deferred outflows, liabilities and deferred inflows, with the difference between the total of assets and deferred outflows and liabilities and deferred inflows reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in the net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in the statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City of Cape Girardeau that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City of Cape Girardeau include administrative services, development services, parks and recreation, public safety, and public works. The business-type activities of the City include sewer, water and solid waste utilities and golf course, indoor sports complex and sports complexes operations. The government-wide financial statements can be found on pages 11 to 12 of this report.

Fund Financial Statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of Cape Girardeau, like other state and

CITY OF CAPE GIRARDEAU, MISSOURI

local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statement, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of the governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City of Cape Girardeau maintained 28 individual governmental funds during the current year. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General and General Capital Improvements Fund which are considered, or have been designated, to be major funds of the City. Data from the other governmental funds are combined into a single, aggregated presentation.

The City of Cape Girardeau adopts annual appropriated budgets for all its governmental funds, except the special revenue funds that are foundations and the capital project funds which have project length budgets. Budgetary comparison statements have been provided for all major governmental funds as part of the financial statements to demonstrate compliance with this budget.

Basic governmental fund financial statements can be found on pages 13 to 16 of this report.

Proprietary Funds. The City of Cape Girardeau maintains two types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City used enterprise funds to account for its sewer, water, and solid waste utilities and its golf course, indoor sports complex, and sports complexes operations. Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for operation of its information technology systems, fleet management, self-insured employee benefits and workmen's compensation programs, and its internal equipment leasing program.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the sewer, water, and solid waste utilities. All of these are considered, or have been designated, to be major funds of the City. Data from the other proprietary funds are combined into a single aggregated presentation.

The internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements.

The basic proprietary fund financial statements can be found on pages 17 to 21 of this report.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found beginning on page 24 of this report.

CITY OF CAPE GIRARDEAU, MISSOURI

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The City of Cape Girardeau's assets and deferred outflows exceeded its liabilities and deferred inflows by \$415,749,020, an increase of \$19,438,456 (4.9%). The City's net investment in capital assets (land, buildings, machinery, and equipment less related outstanding debt used to acquire those assets) of \$324,554,227 makes up 78% of the City's net position.

Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt

must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Governmental Activities. Governmental activities increased the City of Cape Girardeau's net position by \$12,782,140 during the current year (compared to \$19,659,569 in the previous fiscal year).

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Activity in the following revenue and expense items should be noted for the current fiscal year:

Revenues from Governmental Fund activities:

- During the current fiscal year, the Total Governmental Funds Revenue increased \$8,616,494.
- Taxes Revenue, representing 73% of Total General Fund Revenues experienced the following changes in its significant revenue sources:
 - Sales Tax Revenue increased \$853,902 (7.2%) and was 44% of the total General Fund revenue during the current year.
 - Use Tax – this current fiscal year represents the first twelve month period of use tax collections since the recent passage of the tax. The increase over the prior partial year was \$2,250,631.
 - Franchise Tax - \$445,107 increase over prior year.
 - Total Tax Initiative Revenue increased \$1,469,582, representing increases in Transportation Sales Tax, Capital Improvement Sales Tax, Parks/Stormwater Sales Tax, and Fire Sales Tax.
 - Other taxes increased \$280,135 above the previous year. These include property, merchant licenses, liquor licenses, cigarette taxes, and economic activity taxes.
- Operating and Capital grants and contributions increased \$778,884 from the previous year. The increase surrounding grants and contributions is primarily driven by federal funds related to the CARES Act and American Rescue Plan funds provided to the City and the Airport. This will continue as the City continues to spend these funds on designated projects through December 2024.
- The convention and tourism taxes decreased \$259,362 during the current year. The restaurant tax decreased by \$181,176 and hotel/motel tax increased by \$78,186 from the previous year.
- Gaming revenue received by the casino revenue fund decreased \$152,247 from the previous year.
- Interest and investment revenue in the General Fund increased \$534,324, while investment revenue increased \$2,154,292 for all governmental funds during the current year.

Expenses Governmental Fund activities:

- The largest expense of the Governmental Fund Activities is that of personnel pay and benefits. There was an increase of \$1,674,327 for these expenditures during the current fiscal year. In addition, a one-time expenditure of \$3,121,000 was incurred to upgrade the Missouri Local Government Employees' Retirement System, to the L-6 plan. A new pay plan was adopted at the beginning of the current fiscal year and additional compensation to facilitate employee recruitment and retention was paid.
- Operational governmental fund expenses increased \$426,444 (6%) from the previous year.
- The Capital Outlay for the current fiscal year increased \$7,906,632.
- Governmental Fund Activities included Debt Service principal and interest payments, which were \$2,451,772 more than the previous year.

Revenues from Proprietary Fund activities:

- During the current fiscal year, the City saw the following changes in its operating revenue:
 - Sewer – \$315,302 increase over prior year.
 - Water Fund - \$545,869 increase over prior year.
 - Solid Waste - \$561,433 increase over prior year.

CITY OF CAPE GIRARDEAU, MISSOURI

- Non-Major Funds (Golf Course, Indoor Sports Complex and Sports Complexes) - \$146,466 increase over prior year.
- Operating and Capital grants and contributions increased \$1,512,216 from the previous year.
- The City implemented rate increases in Residential Water, Residential Trash and Commercial Water of 5% at the beginning of the current year.

Expenses from Proprietary Fund activities:

The total operating expenditures for the proprietary funds increased \$2,833,866 during the current fiscal year.

- Proprietary operating expense increase of \$1,876,987. There was an 11% increase in the cost of materials, supplies and contractual services which comprised 65% of the operating expense increase.
 - Sewer Fund - \$564,259 increase over prior year
 - Water Fund - \$590,126 increase over prior year
 - Solid Waste Fund - \$655,660 increase over prior year
 - Non-Major Funds - \$66,942 increase over prior year
- Personnel expenses, salaries and benefits, increase of \$956,879.
 - Sewer increased \$294,546
 - Water decreased \$39,922
 - Solid Waste increased \$251,158
 - Non-Major Funds increased \$371,253

CITY OF CAPE GIRARDEAU, MISSOURI

Financial Analysis of the City's Funds

As noted earlier, the City of Cape Girardeau uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of a fiscal year.

As of June 30, 2023, the City's governmental funds reported combined ending fund balances of \$70,906,322, an increase of \$3,733,369 (5.5%) from the prior year. Unassigned fund balances, which are available for spending at the City's discretion, account for \$11,165,740 (15.7%) of the total fund balances.

The remainder of the fund balances are classified as non-spendable, restricted, committed, or assigned to indicate that they are not available for new spending. The following are the amounts and classification of the remaining fund balances at June 30, 2023: (1) \$2,408,150 is classified as non-spendable because it is either (a) not in spendable form or (b) legally or contractually required to be maintained intact (2) \$48,469,227 is classified as restricted because it can be spent only for specific purposes because of restrictions by external parties, constitutional provisions or enabling legislation 3) \$2,923,926 is classified as committed because it can only be used for specific purposes pursuant to constraints imposed by formal action of the City Council 4) \$5,939,279 is classified as assigned because its expenditure is constrained by the City's intent to use it for specific purposes.

The general fund is the chief operating fund of the City. At the end of fiscal year ending June, unassigned fund balance of the general fund was \$11,165,740 while total fund balance was \$15,467,982. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 33% of total general fund expenditures including transfers.

Included in the restricted fund balance is \$3,929,903 which is General Fund reserved to meet the required City Charter emergency reserve. This amount represents 11.6% of total general fund expenditures including transfers and could be used if an emergency was declared by the City Council.

The Governmental Funds Statement of Revenue, Expenditures, and Changes in Fund Balance shows that the total fund balance of the City of Cape Girardeau's general fund increased by \$680,592 as a result of the current year's operations.

Proprietary funds. The City of Cape Girardeau's enterprise funds, Sewer, Water and Solid Waste, are presented as major funds for purposes of this report while Golf Course, Indoor Sports Complex and Sporting Complexes funds are reported as non-major funds.

General Fund Budgetary Highlights

Excess general fund revenues and unrestricted fund balances were used to fund all appropriations that did not have an identified funding source.

Capital Assets and Debt Administration

Capital Assets. The City of Cape Girardeau's investment in capital assets for its governmental and business-type activities as of June 30, 2023 amounts to \$399,832,558 (net of accumulated depreciation). This investment in capital assets includes all land, buildings and system improvements, machinery and equipment, and infrastructure owned by the City.

Long-term debt.

At the end of the fiscal year, the City of Cape Girardeau had total debt outstanding of \$95,913,196. Bonded debt outstanding totaling \$52,317,308 is secured by revenues of the sewer and water funds and capital improvement sales taxes. The repayment of the remaining debt is subject to annual appropriations.

The City's total long-term debt decreased by \$8,230,380 (8.5%) during the current fiscal year as a result of \$2,034,591 loan payoff, and \$6,195,789 in amortization and regularly scheduled principal payments.

More information about the City's outstanding debt can be found in note F to the financial statements.

CITY OF CAPE GIRARDEAU, MISSOURI

Economic Factors and the Next Year's Budget

Local Retail Economy

Sales tax is a significant revenue source of the City and is a barometer of the local economy. In the current year sales tax revenue from the general sales tax increased 7%. The current year's average rate of inflation was a significant contributor to the increase in sales tax revenue.

Use Tax

In November 2021, the citizens of Cape Girardeau voted to approve a use tax on the purchase of goods via the internet. This approval lowered the City's dependence on the sales tax. Recent years with the growth of internet shopping and Missouri's lack of a standardized use tax to capture the sales left the City of Cape Girardeau at a disadvantage. This allowed the City to capture the revenue leakage that was growing annually due to the continuous increase in internet sales. The City began receiving this revenue in March of 2022. The revenue stream has allowed the City to uphold the promise of strengthening its employee pay and benefits to get them competitive in the market we compete in. This has led to the implementation of a revised pay plan that increased the pay and benefits by 11.7%. The increase in pay and benefits reported in the fiscal year 2023 were funded by the Use Tax Revenue.

Regional Retail Center

Cape Girardeau continues to be a regional retail center for much of Southeast Missouri and Southern Illinois. Since 2017 the City's share of the local retail market has improved modestly.

Local Economic Development

In previous years the City has entered into long-term development agreements to reimburse companies for public improvements associated with retail development projects and a hotel / convention center development project from additional sales tax generated from those projects. The agreements have resulted in the addition of major new retailers, the relocation and expansion of another major retailer, the addition of a 168 room hotel and related 20,000 square foot convention center. Details of these

agreements can be found in Note U in the Notes to the Financial Statements section.

Revenue Limitations

The state Hancock Amendment requires the City obtain simple majority voter approval to increase any permit or license fee that is not based on actual costs to the user and strictly limits the City's ability to increase its real estate and personal property tax levies to support its general services such as police and fire protection. The City Charter requires voter approval to increase sewer, water, and solid waste fees by more than 5% in any year. All other user fees can be adjusted to cover actual costs.

Budget for fiscal year ending June 30, 2024 and financial condition

The City's current financial position continued to improve during the fiscal year ended June 30, 2023. The City maintains a more than adequate fund balance to cover existing claims and potential emergencies. The increased revenue from the recent Use Tax is expected to continue to support our continued efforts to improve pay and benefits for City employees, while becoming more competitive in the market for those employees.

The City's general fund ended the current year with an increase in unassigned fund balance.

The Budget for the Fiscal Year Ending June 30, 2024 was prepared expecting some challenges resulting from an expectation that the economy would slow down; thus this budget reflects the increased cost of operating resulting from inflationary pressures, while the revenues are conservatively projected. The budget is balanced by utilizing a minimal amount of reserves that have accumulated through June 2023.

Requests for Information

This financial report is designed to provide a general overview of the City of Cape Girardeau's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director, City of Cape Girardeau, PO Box 617, Cape Girardeau, MO 63702-0617.

BASIC FINANCIAL STATEMENTS

CITY OF CAPE GIRARDEAU, MISSOURI

STATEMENT OF NET POSITION

June 30, 2023

<u>ASSETS</u>	Governmental Activities	Business-Type Activities	Total
<u>Current Assets:</u>			
Pooled Cash and Investments	\$ 71,375,167	\$ 28,700,361	\$ 100,075,528
Investments	397,777	-	397,777
Taxes Receivable	4,462,056	-	4,462,056
Utility Charges Receivable	-	2,526,250	2,526,250
Special Assessments Receivable	265,574	998	266,572
Other Receivables	739,949	15,207	755,156
Motor Fuel Receivable	171,980	-	171,980
Grants Receivable	3,282,418	27,312	3,309,730
Lease Receivable	118,016	46,645	164,661
Inventory	326,068	852,852	1,178,920
Prepaid Items	456,773	21,086	477,859
Internal Balances	164,039	(164,039)	-
Total Current Assets	<u>\$ 81,759,817</u>	<u>\$ 32,026,672</u>	<u>\$ 113,786,489</u>
<u>Noncurrent Assets:</u>			
Restricted Cash and Cash Equivalents	\$ -	\$ 5,245,143	\$ 5,245,143
Lease Receivable	329,091	873,297	1,202,388
Net Pension Assets	8,747,698	2,047,665	10,795,363
Note Receivable	430,094	-	430,094
Land	7,151,514	1,985,018	9,136,532
Buildings, Net	45,008,895	14,064,818	59,073,713
Improvements, Net	17,844,207	146,421,275	164,265,482
Furniture, Machinery and Equipment, Net	13,207,121	6,768,648	19,975,769
Infrastructure and Improvements, Net	130,966,482	-	130,966,482
Construction in Progress	14,051,804	2,362,776	16,414,580
Total Capital Assets, Net	<u>\$ 237,736,906</u>	<u>\$ 179,768,640</u>	<u>\$ 417,505,546</u>
TOTAL ASSETS	<u>\$ 319,496,723</u>	<u>\$ 211,795,312</u>	<u>\$ 531,292,035</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>			
Deferred Outflow from Pension Plan	\$ 5,430,717	\$ 390,337	\$ 5,821,054
Deferred Outflow from Retiree Health Plan	753,415	146,878	900,293
Total Deferred Outflows of Resources	<u>6,184,132</u>	<u>537,215</u>	<u>6,721,347</u>

See Accompanying Notes to the Basic Financial Statements.

CITY OF CAPE GIRARDEAU, MISSOURI

STATEMENT OF NET POSITION

June 30, 2023

	<u>LIABILITIES</u>	Governmental Activities	Business-Type Activities	Total
<u>Current Liabilities:</u>				
Accounts Payable		\$ 3,501,777	\$ 637,251	\$ 4,139,028
Salaries and Benefits Payable		748,629	209,102	957,731
Interest Payable		90,844	320,758	411,602
Other Liabilities		505,142	1,185,499	1,690,641
Estimated Claims		662,000	-	662,000
Unearned Revenues		395,438	2,333,290	2,728,728
Revenue Bonds Payable, Current Portion		-	4,116,000	4,116,000
Special Obligation Bonds Payable Current Portion		2,919,250	284,200	3,203,450
Total Current Liabilities		<u>\$ 8,823,080</u>	<u>\$ 9,086,100</u>	<u>\$ 17,909,180</u>
<u>Long-Term Liabilities:</u>				
Estimated Landfill Post Closure Costs		\$ -	\$ 3,300	\$ 3,300
Revenue Bonds Payable		-	48,201,308	48,201,308
Special Obligation Bonds Payable		38,633,774	1,758,664	40,392,438
Compensated Absences Payable		1,387,923	159,949	1,547,872
Net OPEB Obligation		8,216,853	774,083	8,990,936
Total Long-Term Liabilities		<u>\$ 48,238,550</u>	<u>\$ 50,897,304</u>	<u>\$ 99,135,854</u>
TOTAL LIABILITIES		<u>\$ 57,061,630</u>	<u>\$ 59,983,404</u>	<u>\$ 117,045,034</u>
	<u>DEFERRED INFLOWS OF RESOURCES</u>			
Deferred Inflow From Leases		\$ 420,127	\$ 890,054	\$ 1,310,181
Deferred Inflow From Pension Plan		1,775,764	361,276	2,137,040
Deferred Inflow from Retiree Health Plan		1,603,760	168,347	1,772,107
Total Deferred Inflows of Resources		<u>\$ 3,799,651</u>	<u>\$ 1,419,677</u>	<u>\$ 5,219,328</u>
	<u>NET POSITION</u>			
Net Investment in Capital Assets		\$ 199,103,132	\$ 125,451,095	\$ 324,554,227
Restricted		48,469,227	3,015,234	51,484,461
Unrestricted		17,247,215	22,463,117	39,710,332
TOTAL NET POSITION		<u>\$ 264,819,574</u>	<u>\$ 150,929,446</u>	<u>\$ 415,749,020</u>

See Accompanying Notes to the Basic Financial Statements.

CITY OF CAPE GIRARDEAU, MISSOURI

STATEMENT OF ACTIVITIES

Year Ended June 30, 2023

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Change in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Governmental Activities:							
Interest and Other Charges	\$ 1,481,443	\$ -	\$ -	\$ -	\$ (1,481,443)	\$ -	\$ (1,481,443)
Development Services	7,724,334	1,680,364	415,010	6,134,837	505,877	-	505,877
Public Safety	19,275,298	405,206	616,219	188,772	(18,065,101)	-	(18,065,101)
Public Works	12,231,141	16,117	-	121,358	(12,093,666)	-	(12,093,666)
Parks and Recreation	6,480,973	1,620,489	89,995	65,550	(4,704,939)	-	(4,704,939)
Administrative	6,961,457	1,310,787	15,000	-	(5,635,670)	-	(5,635,670)
Total Governmental Activities	\$ 54,154,646	\$ 5,032,963	\$ 1,136,224	\$ 6,510,517	\$(41,474,942)	\$ -	\$ (41,474,942)
Business-Type Activities:							
Golf Course Fund	\$ 821,928	\$ 849,554	\$ -	\$ 40,613	\$ -	\$ 68,239	\$ 68,239
Indoor Sports Complex	1,267,688	901,983	-	-	-	(365,705)	(365,705)
Sewer Fund	10,407,452	7,921,256	569,082	2,759,455	-	842,341	842,341
Solid Waste Fund	5,765,556	6,072,501	25,312	-	-	332,257	332,257
Sporting Complexes Fund	1,352,462	405,512	-	106,548	-	(840,402)	(840,402)
Water Fund	8,795,292	8,407,956	30,309	593,146	-	236,119	236,119
Total Business-Type Activities	\$ 28,410,378	\$ 24,558,762	\$ 624,703	\$ 3,499,762	\$ -	\$ 272,849	\$ 272,849
Total Primary Government	\$ 82,565,024	\$ 29,591,725	\$ 1,760,927	\$ 10,010,279	\$(41,474,942)	\$ 272,849	\$ (41,202,093)
General Revenues:							
Taxes:							
Property Taxes					\$ 2,853,858	\$ -	\$ 2,853,858
Sales Tax					35,794,289	-	35,794,289
Franchise Tax					5,369,730	-	5,369,730
Motor Fuel Taxes					1,950,706	-	1,950,706
Convention and Tourism Tax					3,108,058	-	3,108,058
Use Tax					3,072,035	-	3,072,035
Gaming Taxes					2,676,126	-	2,676,126
Other Taxes					290,449	-	290,449
Merchant Licenses					1,731,258	-	1,731,258
Liquor Licenses					84,688	-	84,688
Investment Income					3,454,808	1,323,943	4,778,751
Gain (Loss) on Disposal of Capital Assets					(1,077,759)	32,864	(1,044,895)
Compensation for Damages					8,236	-	8,236
Settlements					49,946	6,476	
Internal Balances					(5,109,346)	5,109,346	-
Total General Revenues and Transfers					54,257,082	\$ 6,472,629	\$ 60,729,711
Change in Net Position					\$ 12,782,140	\$ 6,745,478	\$ 19,527,618
Net Position - July 1, 2022					251,775,619	144,534,952	396,310,571
Prior Period Adjustment					261,815	(350,984)	(89,169)
Net Position - June 30, 202					\$264,819,574	\$150,929,446	\$ 415,749,020

See Accompanying Notes to the Basic Financial Statements.

FUND FINANCIAL STATEMENTS

CITY OF CAPE GIRARDEAU, MISSOURI

BALANCE SHEET -
GOVERNMENTAL FUNDS

June 30, 2023

	<u>General Fund</u>	<u>Airport Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Total Governmental Funds</u>
<u>ASSETS</u>				
<u>CURRENT ASSETS:</u>				
Pooled Cash and Investments	\$ 10,145,193	\$ 6,970,556	\$ 49,580,846	\$ 66,696,595
Receivables:				
Real Estate Taxes, Net	280,074	-	52,449	332,523
Property Taxes, Net	37,622	-	7,052	44,674
Sales Tax	1,112,779	-	1,918,892	3,031,671
Franchise Tax	443,827	-	-	443,827
Use Tax	332,585	-	-	332,585
Hotel and Motel Tax	-	-	102,394	102,394
Restaurant Tax	-	-	174,382	174,382
Special Assessments	247,387	-	18,187	265,574
Other	26,066	245,253	343,641	614,960
Motor Fuel Tax	-	-	120,235	120,235
Vehicle License Fees	-	-	38,103	38,103
Motor Vehicle Sales Tax	-	-	13,642	13,642
Grants	184,250	3,010,125	88,043	3,282,418
Other Funds	4,500,432	-	-	4,500,432
Inventory	249	83,075	38,099	121,423
Prepaid Items	114,940	19,439	137,647	272,026
TOTAL CURRENT ASSETS	<u>17,425,404</u>	<u>10,328,448</u>	<u>52,633,612</u>	<u>80,387,464</u>
<u>NONCURRENT ASSETS:</u>				
Advances to Other Funds	\$ -	\$ -	\$ 2,031,759	\$ 2,031,759
TOTAL NONCURRENT ASSETS	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,031,759</u>	<u>\$ 2,031,759</u>
TOTAL ASSETS	<u>\$ 17,425,404</u>	<u>\$ 10,328,448</u>	<u>\$ 54,665,371</u>	<u>\$ 82,419,223</u>
<u>LIABILITIES AND FUND BALANCE</u>				
<u>LIABILITIES:</u>				
Accounts Payable	\$ 312,999	\$ 1,158,917	\$ 1,985,518	\$ 3,457,434
Salaries and Benefits Payable	581,798	17,929	77,595	677,322
Other Liabilities	443,287	60,966	889	505,142
Payable to Other Funds	-	4,500,432	-	4,500,432
Unearned Revenues	40,257	212,155	142,045	394,457
Deferred Revenues	579,081	-	76,973	656,054
CURRENT LIABILITIES	<u>\$ 1,957,422</u>	<u>\$ 5,950,399</u>	<u>\$ 2,283,020</u>	<u>\$ 10,190,841</u>
<u>NONCURRENT LIABILITIES:</u>				
Advances from Other Funds	\$ -	\$ 1,322,060	\$ -	\$ 1,322,060
TOTAL NONCURRENT LIABILITIES	<u>\$ -</u>	<u>\$ 1,322,060</u>	<u>\$ -</u>	<u>\$ 1,322,060</u>
TOTAL LIABILITIES	<u>\$ 1,957,422</u>	<u>\$ 7,272,459</u>	<u>\$ 2,283,020</u>	<u>\$ 11,512,901</u>
<u>FUND BALANCE:</u>				
Nonspendable	\$ 219,305	\$ 19,439	\$ 2,169,406	\$ 2,408,150
Restricted	3,929,903	-	44,539,324	48,469,227
Committed	-	-	2,923,926	2,923,926
Assigned	153,034	3,036,550	2,749,695	5,939,279
Unassigned	11,165,740	-	-	11,165,740
TOTAL FUND BALANCE	<u>15,467,982</u>	<u>3,055,989</u>	<u>52,382,351</u>	<u>70,906,322</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 17,425,404</u>	<u>\$ 10,328,448</u>	<u>\$ 54,665,371</u>	<u>\$ 82,419,223</u>

See Accompanying Notes to the Basic Financial Statements.

CITY OF CAPE GIRARDEAU, MISSOURI

RECONCILIATION OF THE GOVERNMENTAL FUNDS
BALANCE SHEET TO THE STATEMENT OF NET POSITION

June 30, 2023

Total fund balance - total governmental funds (Balance Sheet - Governmental Funds)	\$ 70,906,322
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not current financial resources and therefore are not reported in the governmental funds balance sheet, net of accumulated depreciation of \$166,867,029.	226,490,258
Internal service funds are used by management to charge the costs of management information systems, fleet management, employee fringe benefits, workmen's compensation, and equipment replacement to the individual funds. Their assets and liabilities are included in governmental activities in the statement of net position.	6,169,269
Assets, liabilities, and deferred inflows and outflows related to the City's employee retirement plan are reported on a net basis in government activities of the statement of net position but are not included in the governmental funds because they do not require the use of or provide current financial resources.	11,941,321
Accrued expenses which are included in governmental activities in the statement of net position but not in governmental funds because they are not payable from current financial resources.	(140,749)
Non-current net OPEB obligation included in governmental activities of the statement of net position for employee post-retirement healthcare benefits is not included in governmental funds because it does not require the use of current financial resources.	(8,780,015)
Note receivables are not financial resources and therefore are not reported in the governmental funds balance sheet.	430,094
Lease receivables are not financial resources and therefore are not reported in the governmental funds balance sheet.	447,107
Deferred inflows relating to leases are reported in the government activities of the statement of net position but are not included in the governmental funds because they do not provide current financial resources.	(420,127)
Non-current compensated absences are not due and payable in the current period and, therefore, they are not reported in the governmental funds balance sheet.	(1,325,955)
Long-term liabilities are not due and payable in the current period and, therefore, they are not reported in the governmental funds balance sheet. Special Obligation Bonds Payable	(41,553,024)
Assets included in governmental activities of the statement of net position that are not available to pay for current-period expenditures are offset by deferred revenues in governmental funds.	<u>655,073</u>
Net position of governmental activities (Statement of Net Position)	<u>\$ 264,819,574</u>

See Accompanying Notes to the Basic Financial Statements.

CITY OF CAPE GIRARDEAU, MISSOURI

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS

Year Ended June 30, 2023

	General Fund	Airport Fund	Nonmajor Governmental Funds	Total Governmental Funds
<u>REVENUES:</u>				
Taxes	\$ 24,225,887	\$ -	\$ 28,934,740	\$ 53,160,627
Licenses and Permits	2,080,455	-	-	2,080,455
Intergovernmental	940,696	6,543,847	2,090,579	9,575,122
Charges for Services	312,539	489,857	1,590,638	2,393,034
Internal Charges	1,021,682	-	-	1,021,682
Fines and Forfeits	244,003	-	-	244,003
Miscellaneous	406,986	326,141	139,861	872,988
Investment Revenue	617,556	241,868	2,361,599	3,221,023
Special Assessments	60,599	-	21,137	81,736
TOTAL REVENUES	<u>\$ 29,910,403</u>	<u>\$ 7,601,713</u>	<u>\$ 35,138,554</u>	<u>\$ 72,650,670</u>
<u>EXPENDITURES:</u>				
Current:				
Administrative Services	\$ 6,602,171	\$ -	\$ 110,789	\$ 6,712,960
Development Services	2,813,574	2,191,124	2,096,561	7,101,259
Parks and Recreation	1,609,120	-	3,086,035	4,695,155
Public Safety	17,147,970	-	596,688	17,744,658
Public Works	2,722,581	-	10,349	2,732,930
Debt Service:				
Interest	-	-	1,469,633	1,469,633
Principal	-	-	4,879,456	4,879,456
Capital Outlay:				
Administrative Services	76,151	-	-	76,151
Development Services	9,042	6,331,954	-	6,340,996
Capital Improvements	-	-	291,942	291,942
Parks and Recreation	49,683	-	3,622,385	3,672,068
Public Works	-	-	9,524,160	9,524,160
Public Safety	497,760	-	414,949	912,709
TOTAL EXPENDITURES	<u>\$ 31,528,052</u>	<u>\$ 8,523,078</u>	<u>\$ 26,102,947</u>	<u>\$ 66,154,077</u>
REVENUES OVER (UNDER)				
EXPENDITURES	<u>\$ (1,617,649)</u>	<u>\$ (921,365)</u>	<u>\$ 9,035,607</u>	<u>\$ 6,496,593</u>
<u>OTHER FINANCING SOURCES (USES):</u>				
Transfers In	\$ 6,186,138	\$ 5,103,592	\$ 11,202,765	\$ 22,492,495
Transfers Out	(4,003,297)	-	(23,637,236)	(27,640,533)
Compensation for Damages	7,210	-	1,026	8,236
Settlements	49,946	-	-	49,946
Gain (Loss) from Sale of Asset	57,744	-	2,252,218	2,309,962
Capital Contributions	500	-	-	500
TOTAL OTHER FINANCING SOURCES				
(USES)	<u>\$ 2,298,241</u>	<u>\$ 5,103,592</u>	<u>\$ (10,181,227)</u>	<u>\$ (2,779,394)</u>
NET CHANGE IN FUND BALANCES	<u>\$ 680,592</u>	<u>\$ 4,182,227</u>	<u>\$ (1,145,620)</u>	<u>\$ 3,717,199</u>
FUND BALANCE, July 1, 2022	14,745,981	(1,100,999)	53,527,971	67,172,953
PRIOR PERIOD ADJUSTMENT	<u>41,409</u>	<u>(25,239)</u>	<u>-</u>	<u>16,170</u>
FUND BALANCE, June 30, 2023	<u>\$ 15,467,982</u>	<u>\$ 3,055,989</u>	<u>\$ 52,382,351</u>	<u>\$ 70,906,322</u>

See Accompanying Notes to the Basic Financial Statements.

CITY OF CAPE GIRARDEAU, MISSOURI

RECONCILIATION OF THE STATEMENT
OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

Year Ended June 30, 2023

Net Change in fund balances - total governmental funds (Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds)	\$ 3,717,199
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlay as expenditures. However, in the government-wide statement of activities and changes in net position, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount of capital assets expended in the current period.	18,456,657
Depreciation expense on capital assets is reported in the government-wide statement of activities and changes in net position, but it does not require the use of current financial resources. Therefore, depreciation expense is not reported as an expenditure in governmental funds.	(10,792,327)
In the statement of activities, only the loss from the sale of capital assets is reported, whereas in the governmental funds, the proceeds from the sale increase financial resources. Thus, the change in net position differs from the change in fund balance by the net book value of the capital assets sold.	(3,391,568)
Changes in the net OPEB obligation related to the cost of providing future post-retirement healthcare costs to the City's employees that do not require current financial resources are reported on the statement of activities but not in the governmental funds.	595,520
Changes in compensated absences does not require the use of current financial resources and is therefore not reported as expenditures in governmental funds.	(27,489)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in governmental funds.	(95,673)
Changes in the assets, liabilities, and deferred inflows and outflows related to the city's employee retirement plan that occurred during the current year that do not require current financial resources are reported on the statement of activities but not in the governmental funds.	(228,365)
The receipt of lease revenue is recorded in the governmental funds, while the collection of lease payments reduces the lease receivable in the governmental statement of net position.	4,774
The issuance of long-term debt (e.g. bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance cost, premium, discounts, and similar items when debt is first issued, whereas the amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	4,867,646
Internal service funds are used by management to charge the costs of management information systems, fleet management, employee fringe benefits, workmen's compensation, and equipment replacement to the individual funds. Their assets and liabilities are included in governmental activities in the statement of net position.	(324,234)
Change in net position of governmental activities (Statement of Activities)	<u>\$ 12,782,140</u>

See Accompanying Notes to the Basic Financial Statements.

CITY OF CAPE GIRARDEAU, MISSOURI

STATEMENT OF NET POSITION

PROPRIETARY FUNDS

June 30, 2023

	Business-Type Activities					
	Sewer Fund	Water Fund	Solid Waste Fund	Non-Major Enterprise Funds	Total Enterprise Funds	Internal Service Funds
<u>ASSETS</u>						
<u>CURRENT ASSETS:</u>						
Pooled Cash and Investments	\$ 14,741,769	\$ 8,160,514	\$ 3,923,730	\$ 1,874,348	\$ 28,700,361	\$ 4,678,572
Investments	-	-	-	-	-	397,777
Receivables:						
Utility Charges, Net	949,824	1,126,318	450,108	-	2,526,250	-
Special Assessments	998	-	-	-	998	-
Leases	-	344,859	575,083	-	919,942	-
Other	2,728	10,600	1,879	-	15,207	124,989
Grants	2,000	-	25,312	-	27,312	-
Inventory	-	809,120	-	43,732	852,852	204,645
Prepaid Items	14,332	4,684	1,294	776	21,086	184,747
Total Current Assets	<u>\$ 15,711,651</u>	<u>\$ 10,456,095</u>	<u>\$ 4,977,406</u>	<u>\$ 1,918,856</u>	<u>\$ 33,064,008</u>	<u>\$ 5,590,730</u>
<u>NONCURRENT ASSETS:</u>						
Restricted Cash and Cash Equivalents	\$ 4,333,309	\$ 911,834	\$ -	\$ -	\$ 5,245,143	\$ -
Net Pension Asset	868,726	185,668	567,985	425,286	2,047,665	359,851
Land	537,678	-	112,240	1,335,100	1,985,018	37,500
Buildings	8,093,164	356,244	4,928,942	13,449,347	26,827,697	53,906
Equipment	8,333,053	3,026,299	4,557,825	1,637,772	17,554,949	7,214,525
Other Improvements	165,783,655	72,944,836	344,023	5,409,647	244,482,161	155,653
Construction in Progress	2,223,992	126,830	-	11,954	2,362,776	-
Accumulated Depreciation	(75,289,639)	(34,210,144)	(5,111,782)	(6,998,501)	(121,610,066)	(5,721,819)
Total Current Assets	<u>114,883,938</u>	<u>43,341,567</u>	<u>5,399,233</u>	<u>15,270,605</u>	<u>178,895,343</u>	<u>2,099,616</u>
TOTAL ASSETS	\$ 130,595,589	\$ 53,797,662	\$ 10,376,639	\$ 17,189,461	\$ 211,959,351	\$ 7,690,346
<u>DEFERRED OUTFLOWS OF RESOURCES:</u>						
Deferred Outflow from Pension Plan	\$ 173,582	\$ 20,842	\$ 131,035	\$ 64,878	\$ 390,337	\$ 106,322
Deferred Outflow from Retiree Health Plan	50,441	5,497	55,619	35,321	146,878	45,876
Total Deferred Outflows of Resources	<u>\$ 224,023</u>	<u>\$ 26,339</u>	<u>\$ 186,654</u>	<u>\$ 100,199</u>	<u>\$ 537,215</u>	<u>\$ 152,198</u>

See Accompanying Notes to the Basic Financial Statements.

CITY OF CAPE GIRARDEAU, MISSOURI

STATEMENT OF NET POSITION

PROPRIETARY FUNDS

June 30, 2023

	Business-Type Activities					
<u>LIABILITIES</u>	Sewer Fund	Water Fund	Solid Waste Fund	Non-Major Enterprise Funds	Total Enterprise Funds	Internal Service Funds
<u>CURRENT LIABILITIES:</u>						
Accounts Payable	\$ 140,523	\$ 195,716	\$ 248,484	\$ 52,528	\$ 637,251	\$ 44,343
Salaries and Benefits Payable	29,671	108,547	27,960	42,924	209,102	21,402
Interest Payable	317,417	-	3,341	-	320,758	-
Other Liabilities	512,627	430,503	242,369	-	1,185,499	-
Estimated Claims Payable	-	-	-	-	-	662,000
Unearned Revenues	2,208,476	-	-	124,814	2,333,290	-
Revenue Bonds Payable, Current Portion	3,456,000	660,000	-	-	4,116,000	-
Special Obligation Bonds Payable, Current Portion	-	-	284,200	-	284,200	-
Total Current Liabilities	<u>\$ 6,664,714</u>	<u>\$ 1,394,766</u>	<u>\$ 806,354</u>	<u>\$ 220,266</u>	<u>\$ 9,086,100</u>	<u>\$ 727,745</u>
<u>NONCURRENT LIABILITIES:</u>						
Net OPEB Obligation	\$ 256,536	\$ 41,047	\$ 273,248	\$ 203,252	\$ 774,083	\$ 264,380
Compensated Absences Payable	61,478	-	48,758	49,713	159,949	61,968
Advances from Other Funds	-	-	709,699	-	709,699	-
Revenue Bonds Payable	41,639,000	6,562,308	-	-	48,201,308	-
Special Obligation Bonds Payable	-	-	1,758,664	-	1,758,664	-
Estimated Landfill Post Closure Cost	-	-	3,300	-	3,300	-
Total Noncurrent Liabilities	<u>\$ 41,957,014</u>	<u>\$ 6,603,355</u>	<u>\$ 2,793,669</u>	<u>\$ 252,965</u>	<u>\$ 51,607,003</u>	<u>\$ 326,348</u>
TOTAL LIABILITIES	<u>\$ 48,621,728</u>	<u>\$ 7,998,121</u>	<u>\$ 3,600,023</u>	<u>\$ 473,231</u>	<u>\$ 60,693,103</u>	<u>\$ 1,054,093</u>
<u>DEFERRED INFLOWS OF RESOURCES:</u>						
Deferred Inflow from Pension Plan	\$ 109,008	\$ 66,364	\$ 21,674	\$ 164,230	\$ 361,276	\$ 4,843
Deferred Inflow from Leases	-	330,954	559,100	-	890,054	-
Deferred Inflow from Retiree Health Plan	56,870	13,302	69,941	28,234	168,347	68,679
Total Deferred Inflows of Resources	<u>\$ 165,878</u>	<u>\$ 410,620</u>	<u>\$ 650,715</u>	<u>\$ 192,464</u>	<u>\$ 1,419,677</u>	<u>\$ 73,522</u>
<u>NET POSITION</u>						
Net Investment in Capital Assets	\$ 64,586,903	\$ 41,584,065	\$ 4,434,808	\$ 14,845,319	\$ 125,451,095	\$ 1,739,765
Restricted:						
Depreciation and Replacement	-	150,000	-	-	150,000	-
Emergencies	740,132	932,859	787,619	404,624	2,865,234	-
Unrestricted	<u>16,704,971</u>	<u>2,748,336</u>	<u>1,090,128</u>	<u>1,374,022</u>	<u>21,917,457</u>	<u>4,975,164</u>
TOTAL NET POSITION	<u>\$ 82,032,006</u>	<u>\$ 45,415,260</u>	<u>\$ 6,312,555</u>	<u>\$ 16,623,965</u>	<u>150,383,786</u>	<u>\$ 6,714,929</u>
 Difference between business-type adjustments to assets and liabilities					<u>545,660</u>	
Net position of business-type activities					<u>\$ 150,929,446</u>	

See Accompanying Notes to the Basic Financial Statements.

CITY OF CAPE GIRARDEAU, MISSOURI

STATEMENT OF REVENUES, EXPENSES, AND CHANGES
IN NET POSITION - PROPRIETARY FUNDS

Year Ended June 30, 2023

	Business-Type Activities					
	Sewer Fund	Water Fund	Solid Waste Fund	Non-Major Enterprise Funds	Total Enterprise Funds	Internal Service Funds
<u>OPERATING REVENUES:</u>						
Residential Charges	\$ 5,014,600	\$ 5,108,108	\$ 3,385,241	\$ -	\$ 13,507,949	\$ -
Commercial Charges	2,657,138	3,137,877	50,384	-	5,845,399	-
Transfer Station Charges	-	-	2,375,099	-	2,375,099	-
Other Fees and Charges	105,205	124,216	106,652	-	336,073	7,430
Concession Revenues	-	-	-	340,090	340,090	-
Internal Charges	33	-	-	-	33	8,007,724
Usage Fees	-	-	-	1,799,684	1,799,684	21,674
Miscellaneous	2,259	31,279	155,125	17,275	205,938	16,607
TOTAL OPERATING REVENUES	<u>\$ 7,779,235</u>	<u>\$ 8,401,480</u>	<u>\$ 6,072,501</u>	<u>\$ 2,157,049</u>	<u>\$ 24,410,265</u>	<u>\$ 8,053,435</u>
<u>OPERATING EXPENDITURES:</u>						
Personnel Services	\$ 1,651,416	\$ 180,656	\$ 1,370,100	\$ 1,575,588	\$ 4,777,760	\$ 1,032,283
Materials and Supplies	887,568	1,897,336	307,899	449,146	3,541,949	639,256
Contractual Services	1,586,613	3,631,157	2,908,644	320,656	8,447,070	6,777,222
General Operating Expenses	535,110	557,385	70,337	3,160	1,165,992	33,771
Special Programs	27,872	-	102,793	199,791	330,456	1,825
Internal Services Expenses	366,212	237,721	496,920	111,802	1,212,655	29,382
Depreciation	4,336,514	2,113,780	399,111	749,637	7,599,042	335,617
TOTAL OPERATING EXPENDITURES	<u>\$ 9,391,305</u>	<u>\$ 8,618,035</u>	<u>\$ 5,655,804</u>	<u>\$ 3,409,780</u>	<u>\$ 27,074,924</u>	<u>\$ 8,849,356</u>
TOTAL OPERATING INCOME (LOSS)	<u>\$ (1,612,070)</u>	<u>\$ (216,555)</u>	<u>\$ 416,697</u>	<u>\$ (1,252,731)</u>	<u>\$ (2,664,659)</u>	<u>\$ (795,921)</u>
<u>NONOPERATING REVENUES (EXPENSES)</u>						
Intergovernmental	\$ 569,082	\$ 30,309	\$ 25,312	\$ -	\$ 624,703	\$ -
Investment Revenue	680,605	406,020	165,375	71,943	1,323,943	247,420
Gain from Sale of Assets	25,138	3,100	-	4,626	32,864	51,826
Compensation for Damages	-	6,476	-	-	6,476	-
Interest and Other Charges	(955,728)	(177,257)	(70,226)	-	(1,203,211)	-
Transfers In	4,272,268	8,758	-	828,320	5,109,346	38,692
Contributed Capital - Government	2,664,494	-	-	147,161	2,811,655	-
Contributed Capital - Connect Fee	150,010	-	-	-	150,010	-
Contributed Capital - Developers	94,961	593,146	-	-	688,107	-
TOTAL NONOPERATING REVENUES (EXPENSES)	<u>\$ 7,500,830</u>	<u>\$ 870,552</u>	<u>\$ 120,461</u>	<u>\$ 1,052,050</u>	<u>\$ 9,543,893</u>	<u>\$ 337,938</u>
NET CHANGE IN NET POSITION	\$ 5,888,760	\$ 653,997	\$ 537,158	\$ (200,681)	\$ 6,879,234	\$ (457,983)
NET POSITION, July 1, 2022	76,327,307	44,862,309	5,841,274	16,824,646	143,855,536	7,172,912
PRIOR PERIOD ADJUSTMENT	(184,061)	(101,046)	(65,877)	-	(350,984)	-
NET POSITION, June 30, 2023	<u>\$ 82,032,006</u>	<u>\$ 45,415,260</u>	<u>\$ 6,312,555</u>	<u>\$ 16,623,965</u>	<u>\$ 150,383,786</u>	<u>\$ 6,714,929</u>
Adjustments to reflect the consolidation of internal service fund activities related to the enterprise funds					(133,749)	
Change in Net Position of Business-Type Activities					<u>\$ 150,250,037</u>	

See Accompanying Notes to the Basic Financial Statements.

CITY OF CAPE GIRARDEAU, MISSOURI

STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS

Year Ended June 30, 2023

	Business-Type Activities					
	Sewer Fund	Water Fund	Solid Waste Fund	Non-Major Enterprise Funds	Total Enterprise Funds	Internal Service Funds
<u>CASH FLOWS FROM OPERATING ACTIVITIES:</u>						
Receipts from Customers	\$ 7,623,313	\$ 8,240,216	\$ 6,131,122	\$ 2,181,278	\$ 24,175,929	\$ 45,711
Receipts from Interfund Services	33	-	-	-	33	7,987,543
Payments to Suppliers	(2,531,257)	(5,827,216)	(3,519,240)	(1,028,809)	(12,906,522)	(7,441,321)
Payments for Salaries and Benefits	(1,758,171)	(86,025)	(1,459,824)	(1,665,055)	(4,969,075)	(1,149,009)
Payments for Interfund Services Used	(366,212)	(237,721)	(496,920)	(111,802)	(1,212,655)	(29,382)
Payments Made in Lieu of Franchise Taxes	(418,633)	(461,128)	-	-	(879,761)	-
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>\$ 2,549,073</u>	<u>\$ 1,628,126</u>	<u>\$ 655,138</u>	<u>\$ (624,388)</u>	<u>\$ 4,207,949</u>	<u>\$ (586,458)</u>
<u>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</u>						
Transfers from Other Funds	\$ -	\$ 8,758	\$ -	\$ 828,320	\$ 837,078	\$ 38,692
Interest Paid to Other Funds	-	-	(11,996)	-	(11,996)	-
Subsidy From Grant	9,600	-	-	-	9,600	-
Insurance Claims	-	6,476	-	-	6,476	(439,500)
Repayment of Long-Term Advance from Other Funds	-	-	(250,000)	-	(250,000)	-
NET CASH PROVIDED (USED) BY NONCAPITAL FINANCING ACTIVITIES	<u>\$ 9,600</u>	<u>15,234</u>	<u>(261,996)</u>	<u>828,320</u>	<u>591,158</u>	<u>(400,808)</u>
<u>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</u>						
Purchase and Construction of Capital Assets	\$ (1,471,729)	\$ (323,712)	\$ (90,200)	\$ (100,739)	\$ (1,986,380)	\$ (407,612)
Principal Paid on Capital Debt	(3,376,000)	(705,112)	(327,136)	-	(4,408,248)	-
Interest Paid on Capital Debt	(924,045)	(177,257)	(58,846)	-	(1,160,148)	-
Proceeds from Sales of Capital Assets	30,500	3,100	-	10,700	44,300	247,420
Transfers In for Payment of Capital Related Debt	4,272,268	-	-	-	4,272,268	-
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(1,469,006)</u>	<u>(1,202,981)</u>	<u>(476,182)</u>	<u>(90,039)</u>	<u>(3,238,208)</u>	<u>(160,192)</u>

See Accompanying Notes to the Basic Financial Statements.

CITY OF CAPE GIRARDEAU, MISSOURI

STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS

Year Ended June 30, 2023

	Business-Type Activities					
	Sewer Fund	Water Fund	Solid Waste Fund	Non-Major Enterprise Funds	Total Enterprise Funds	Internal Service Funds
<u>CASH FLOWS FROM INVESTING ACTIVITIES:</u>						
Interest Received	\$ 63,855	\$ 49,375	\$ 165,375	\$ 71,943	\$ 350,548	\$ 247,462
Net Change in Pooled Investments	(1,089,667)	(440,379)	(82,335)	(185,836)	(1,798,217)	899,996
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	<u>\$ (1,025,812)</u>	<u>\$ (391,004)</u>	<u>\$ 83,040</u>	<u>\$ (113,893)</u>	<u>\$ (1,447,669)</u>	<u>\$ 1,147,458</u>
 NET CHANGE IN CASH	63,855	49,375	-	-	113,230	-
CASH, July 1, 2022	<u>\$ 4,269,454</u>	<u>\$ 862,459</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,131,913</u>	<u>\$ -</u>
CASH, June 30, 2023	<u>\$ 4,333,309</u>	<u>\$ 911,834</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,245,143</u>	<u>\$ -</u>
 <u>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET</u>						
<u>CASH PROVIDED (USED) BY OPERATING ACTIVITIES:</u>						
Operating Income (Loss)	\$ (1,612,070)	\$ (216,555)	\$ 416,697	\$ (1,252,731)	\$ (2,664,659)	\$ (795,921)
Adjustments to Reconcile Operating Income to Net Cash Provided (Used)						
by Operating Activities:						
Depreciation Expense	4,336,514	2,113,780	399,111	749,637	7,599,042	335,617
Bad Debt Expense	83,083	88,799	55,705	-	227,587	-
Changes in Assets and Liabilities:						
Accounts Payable - Supplier	(9,160)	(111,804)	(218,098)	(28,618)	(367,680)	(62,116)
Accounts Payable - Other	2,741	(67,705)	29,465	(24,188)	(59,687)	-
Salaries and Benefits Payable	(27,903)	101,812	(23,028)	(52,430)	(1,549)	(25,254)
Customer Receivables	(155,889)	(147,359)	74,604	-	(228,644)	-
Interfund Receivables	-	-	-	-	-	(20,181)
Lease Receivables	-	(13,905)	(15,983)	-	(29,888)	-
Prepaid Expenses	10,609	2,591	3,361	147	16,708	40,266
OPEB Liability	(12,375)	-	(11,819)	2,780	(21,414)	(39,901)
Pension Asset/Liability	(66,477)	(7,181)	(54,877)	(39,817)	(168,352)	(51,571)
Inventory	-	(114,347)	-	(3,397)	(117,744)	32,603
Unearned Revenue	-	-	-	24,229	24,229	-
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>\$ 2,549,073</u>	<u>\$ 1,628,126</u>	<u>\$ 655,138</u>	<u>\$ (624,388)</u>	<u>\$ 4,207,949</u>	<u>\$ (586,458)</u>

See Accompanying Notes to the Basic Financial Statements.

CITY OF CAPE GIRARDEAU, MISSOURI
STATEMENT OF FIDUCIARY NET POSITION
June 30, 2023

ASSETS

ASSETS:

Pooled Cash and Investments	\$ 2,561,978
Restricted Cash and Cash Equivalents	362,149
Receivables:	
Real Estate Taxes, Net	323,468
Grants	29,386
Other	18,578
Prepaid Items	<u>28,688</u>
TOTAL ASSETS	<u>\$ 3,324,247</u>

LIABILITIES

LIABILITIES:

Accounts Payable	\$ 38,089
Salaries and Benefits Payable	16,011
Deferred Revenues	314,887
Funds Held for Agency Funds	<u>2,955,260</u>
TOTAL LIABILITIES	<u>\$ 3,324,247</u>

See Accompanying Notes to the Basic Financial Statements.

CITY OF CAPE GIRARDEAU, MISSOURI

STATEMENT OF CHANGES IN
FIDUCIARY NET POSITION

Year Ended June 30, 2023

ADDITIONS

Taxes	\$ 2,020,382
Intergovernmental	334,030
Other Fees and Charges	83,647
Miscellaneous	39,859
Investment Revenue	<u>130,336</u>
TOTAL REVENUES	<u>\$ 2,608,254</u>

DEDUCTIONS

Personnel Services	\$ 942,950
Contractual Services	201,593
Materials and Supplies	213,472
General Operating Expenses	218,549
Debt Service:	
Interest	56,530
Principal	<u>620,000</u>
TOTAL EXPENDITURES	<u>\$ 2,253,094</u>

CHANGE IN NET POSITION	\$ 355,160
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ASSETS/LIABILITIES, July 1, 2022	<u>2,969,087</u>
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ASSETS/LIABILITIES, June 30, 2023	<u><u>\$ 3,324,247</u></u>
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See Accompanying Notes to the Basic Financial Statements.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Cape Girardeau, Missouri (the City) operates under a charter, which went into effect April 12, 1982. The City operates under a Council-Manager form of government and provides the following services as authorized by its charter: public safety (police and fire), highways and streets, water, sanitation, health and social services, culture-recreation, public improvement, planning and zoning, and general administrative services.

The financial statements of the City have been prepared in conformity with generally accepted accounting principles (GAAP), as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant accounting policies of the City are described below.

1. Reporting Entity

In evaluating how to define the City, for financial reporting purposes, management has considered all potential component units. Generally, component units are legally separate organizations for which the elected officials of the City are financially accountable. The Cape Girardeau (Missouri) Public Facilities Authority (CGPFA) is a blended component unit of the City. The financial statements of the CGPFA are included in the accompanying financial statements of the City. The Cape Girardeau Parks Development Foundation (CGPDF) is also a component unit of the City. The financial statement of this foundation is included as a special revenue fund in the accompanying financial statements.

The CGPFA is a not-for-profit corporation organized and existing under Chapter 355 of the Revised Statutes of Missouri. The CGPFA board of directors consists of City officials and City Council members. Due to the significant City influence and financial accountability, the activities of the CGPFA are blended with the financial presentation of the City. The CGPFA executed a bond indenture for the purpose of issuing and securing the Series 2009 Bonds. These bonds were used for the construction of various storm water control improvements, Cape Splash Family Aquatic Center, Shawnee Park Community Center, and various other park related improvements. The CGPFA entered into a Lease Purchase Agreement with the City from which the lease payments were used solely to retire the debt. All debt was retired and remaining assets, \$162.10 in cash, were returned to the City prior to the current year. No activity occurred during the current year.

The CGPDF is a not-for-profit corporation organized and existing under Chapter 355 of the Revised Statutes of Missouri. The CGPDF board of directors consists of Park and Recreation Board members and one City Council member. Due to the significant City influence and financial accountability, the activities of this foundation are included in the financial presentation of the City. This foundation was established to receive donations to be used for the benefit of the City.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Although not component units of the City, the City handles the funds of and provides accounting and other services for the Cape Girardeau Public Library and the SEMO Metropolitan Planning Organization. Since these funds are held by the City, these entities are shown as Custodial Funds in the financial statements.

2. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government and its component units. The effect of inter-fund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

3. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. With the economic resources measurement focus, all assets and liabilities associated with operations are reflected in the statement of net position.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

3. Measurement Focus, Basis of Accounting, and Financial Statement Presentation - Continued

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Under the modified accrual basis, revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City generally considers revenues to be available if they are collected within 30 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. Those revenues susceptible to accrual are property taxes, franchise taxes, special assessments, licenses, interest revenue, and charges for services. Sales taxes collected and held by the state at year-end on behalf of the City also are recognized as revenue. Fines and permit revenues are not susceptible to accrual because, generally, they are not measurable until received in cash. With the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet.

The City reports the following major governmental funds:

The *general fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *airport fund* accounts for the receipts and expenditures of the municipal airport.

The City reports the following major proprietary funds:

The *sewer fund* accounts for the operation of the City's sewage treatment plant, sewage pumping stations, and collection systems.

The *water fund* accounts for the operation of the City's water treatment plants and distribution systems.

The *solid waste fund* accounts for the operation of the City's residential solid waste and recycling programs.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

3. Measurement Focus, Basis of Accounting, and Financial Statement Presentation - Continued

Additionally, the City reports the following fund types:

Internal service funds account for the management of information systems, fleet management, employee benefits, workers' compensation, and equipment leasing provided to other departments or agencies of the City on a cost reimbursement basis.

Custodial funds account for the operations of the Cape Girardeau Public Library and the SEMO Metropolitan Planning Organization.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the City's enterprise function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

It is the City's policy to first use restricted net resources prior to the use of unrestricted net resources when an expense is incurred for purposes for which both restricted and unrestricted net resources are available.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds and of the City's internal service funds are charges to customers for sales and services. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

4. Cash and Investments

The City maintains an internal investment pool for the majority of its non-restricted cash and investments and a small portion of its restricted cash and investments. Investment revenue is allocated to each fund based on its average equity balance in the pool.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Cash includes amounts in repurchase agreements and other short-term investments with a maturity date within three months of the date of purchase.

Investments with a maturity date of one year or more at the time of purchase are recorded at fair value. All other cash and investments are recorded at cost or amortized cost.

5. Capital Assets

All capital assets with an original cost exceeding \$5,000 are recorded at historical cost or estimated historical cost if actual historical cost is not available. Additions are recorded at cost or, if contributed property, at their estimated fair value at time of contribution. Repairs and maintenance are recorded as expenses; renewals and betterments are capitalized. The sale or disposal of capital assets is recorded by removing cost and accumulated depreciation and charging the resulting gain or loss to income.

Depreciation of all exhaustible capital assets is charged as an expense against operations in proprietary funds and a program cost of governmental activities in the statement of activities. Assets are reported net of depreciation on proprietary fund and government-wide statement of net position. Depreciation has been provided over the estimated useful lives using the straight-line method. The estimated useful lives are as follows:

Buildings	25-50 years
Improvements	10-40 years
Equipment	3-10 years

When applicable, interest costs are capitalized on self-constructed capital assets.

6. Encumbrances

Encumbrances represent commitments related to unperformed contracts for goods or services. Encumbrance accounting is utilized in all funds. Encumbrances outstanding at the end of the year in the governmental funds are reported as assigned fund balances and do not constitute expenditures or liabilities because the commitments will be carried forward and honored during the subsequent year. Encumbrances outstanding in the proprietary funds do not constitute expenses but will be honored in the subsequent year. No reservations of net assets are made for encumbrances outstanding at the end of the year on the proprietary fund and government-wide statement of net position.

7. Inventories

Inventories consist primarily of supplies, valued at cost. The cost of inventories is recorded as expenditures or expenses when consumed rather than when purchased.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

8. Inter-fund Transactions

Quasi-external transactions are accounted for as revenues, expenditures, or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed.

All other inter-fund transactions, except quasi-external transactions and reimbursements, are reported as transfers. Only net transfers between governmental and business-type activities are reflected on the government-wide statement of activities.

9. Bond Premiums, Discounts, and Issuance Costs

In governmental fund types, bond premiums, discounts, and issuance costs are recognized in the current period. Bond premiums and discounts for proprietary fund types are deferred and amortized over the term of the bonds. Bond issuance costs are recognized in the current period for proprietary fund types. Bond premiums and discounts are presented as either increases or reductions of the face amount of bonds payable. The accounting treatment of bond premiums, discounts, and issuance costs used for governmental activities in the government-wide statements is the same as that used for proprietary funds.

10. Prepaid Items

Payments made to vendors for services that will benefit periods beyond June 30, 2023 are recorded as prepaid items.

11. Restricted Assets

Certain proceeds of enterprise fund revenue bonds, as well as certain resources set aside for the repayment of such bonds, are classified as restricted assets on the balance sheet because their use is limited by applicable bond covenants. The “revenue bond construction” account is used to report those proceeds of revenue bond issuances that are restricted for use in construction. The “revenue bond current debt service” account is used to report resources set aside to make up potential future deficiencies in the revenue bond current debt service account.

12. Long-Term Obligations

Only that portion of long-term obligations expected to be financed from expendable available financial resources is reported as a fund liability of a governmental fund. Long-term liabilities expected to be financed from proprietary fund operations are accounted for in the appropriate proprietary fund. Long-term liabilities expected to be financed from governmental activities are accounted for in the government-wide statement of net position.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

13. Receivables

Receivables are stated at the amount the City expects to collect. Receivables are reduced by allowances for uncollectible accounts that reflect management's best estimate of probable losses. These allowances are determined principally on the basis of historical experience for smaller accounts. Larger receivables are reduced by allowances that reflect management's best estimate of probable losses based on specific information known about the troubled accounts. Small-balance accounts are normally written off when over 12 months delinquent. Accounts not expected to be collected within the next 12 months are reported as Non-current on the Statement of Net Position only if management estimates the customer has the ability and intent to pay the balance due.

14. Compensated Absences

Vested or accumulated vacation leave and termination pay for proprietary funds are recorded as expenses and liabilities of those funds as the benefits accrue to employees. Amounts of vested or accumulated vacation leave and termination pay of governmental funds are reported in the Statement of Net Position. Employees may accumulate up to 30 days of vacation, for which they are compensated upon termination or retirement. Employees are not compensated for accumulated sick leave upon termination but are compensated one hour for each eight hours of unused sick leave upon retirement.

15. Short-Term Inter-fund Receivables/Payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "inter-fund receivables/payables" on the governmental balance sheet and proprietary statement of net position. Only net receivables between governmental and business-type activities are reflected as internal balances on the government-wide statement of net position.

16. Advances to Other Funds

Noncurrent portions of long-term inter-fund loan receivables and payables are reported as advances in the governmental balance sheet and proprietary statement of net position. Fund balances equal to inter-fund loan receivables are reported as non-spendable on the governmental balance sheet to indicate that they do not constitute expendable available financial resources and therefore are not available for appropriation. Only net long-term inter-fund loans between governmental and business-type activities are reflected as internal balances on the government-wide statement of net position. Net assets are not reserved for inter-fund loan receivables on proprietary and government-wide statements of net position.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

17. Pensions

For purposes of measuring the net pension asset / liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Missouri Local Government Employees Retirement System (LAGERS) and additions to/deductions from LAGERS fiduciary net position have been determined on the same basis as they are reported by LAGERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

18. Post-Employment Health Care Benefits

In addition to the pension benefits described in Note G, it is the City's policy to provide postretirement health care benefits to employees hired prior to July 1, 2010 who retired from the City prior to April 1, 2012 with five or more years of service and who were eligible for LAGERS retirement (Note G) or after April 1, 2012 after reaching their normal retirement ages through LAGERS with five or more years of service. Currently, forty-seven retirees meet those eligibility requirements. The City provides health care coverage for them until age 65. The costs of retirees' health care benefits are recognized as expenditures as premiums are paid. For the year ending June 30, 2023, those costs totaled \$793,207.

COBRA Benefits - Under the Consolidated Omnibus Budget Reconciliation Act (COBRA), the City provides health care benefits to eligible former employees and eligible dependents. Certain requirements are outlined by the federal government for this coverage. The premium is paid in full by the insured on or before the tenth (10th) day of the month for the actual month covered. This program is offered for the duration of 18 months after the termination date for employees and their families and 36 months for surviving spouses and children. There is no associated cost to the City under this program. There were one hundred fifteen participants in the health insurance program and one hundred forty-three participants in the dental insurance program as of June 30, 2023.

19. Infrastructure

The City defines infrastructure as the basic physical assets that allow the City to function. The assets include the street system, water system, sewer system, parks and recreation lands and improvement system, storm water system, and buildings combined with the site amenities such as parking and landscaped areas used by the City in the conduct of its business. Infrastructure of the water and sewer systems were routinely capitalized in the water and sewer funds of the City and are reflected as other improvements in the business-type activities section on the statement of activities.

During the year ended June 30, 2023 all infrastructures completed during the fiscal year, including projects started in a previous year, were recorded at their historical costs.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

20. Subsequent Events

In preparing these financial statements, the City has evaluated events and transactions for potential recognition or disclosure through January 20, 2024, the date the financial statements were available to be issued.

NOTE B - DEPOSITS AND INVESTMENTS

The City maintains a cash and investment pool that is available for use by all funds. Each fund's portion of this pool is displayed as "Pooled cash and investments" on the various financial statements. The pooled deposits and investments held at June 30, 2023, and reported at fair value, are as follows:

Deposits:

Demand Deposits	\$ 426,793
Interest Bearing Deposit Accounts	91,629,110
Total Deposits	<u>\$ 92,055,903</u>

Investments:

Negotiable Instruments	\$ 10,521,895
Total Investments	<u>\$ 10,521,895</u>

Accrued Interest Revenue	<u>\$ 59,708</u>
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Total Pooled Deposits and Investments	<u>\$ 102,637,506</u>
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As of June 30, 2023, the City had the following pooled investments:

<u>Investments</u>	<u>Maturities</u>	<u>Fair Value</u>
Negotiable Instruments	08/03/23 – 09/23/27	<u>\$10,521,895</u>
Total		<u>\$10,521,895</u>

Reconciliation of Pooled Cash and Investments to Statements:

Governmental Pooled Cash and Investments	\$ 71,375,167
Business-type Pooled Cash and Investments	28,700,361
Fiduciary Pooled Cash and Investments	<u>2,561,978</u>
Total Pooled Cash and Investments	<u>\$102,637,506</u>

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE B - DEPOSITS AND INVESTMENTS - continued

The City also has deposits and investments that are not part of the City's cash and investment pool. These deposits and investments held at June 30, 2023, and reported at fair value, are as follows:

Deposits:

Interest Bearing Deposit Accounts	<u>\$5,609,150</u>
Total Deposits	<u>\$5,609,150</u>

Investments:

U. S. Treasury Note	<u>\$ 395,919</u>
Total Investments	<u>\$ 395,919</u>

Total Non-pooled Deposits and Investments	<u>\$6,005,069</u>
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As of June 30, 2023, the City had the following non-pooled investments

U. S. Treasury Note	12/12/22 – 12/31/23	<u>\$ 395,919</u>
Total		<u>\$ 395,919</u>

Reconciliation of Non-pooled Deposits and Investments to Statements:

Governmental Investments	\$ 397,777
Business-type Restricted Cash and Cash Equivalents	5,245,143
Fiduciary Cash and Cash Equivalents	<u>362,149</u>
Total Non-pooled Deposits and Investments	<u>\$6,005,069</u>

Custodial Credit Risk:

Deposits in financial institutions, reported as components of cash, cash equivalents, and investments, had a bank balance of \$98,322,681 at June 30, 2023, that was fully insured by depository insurance or secured with collateral held by the City's agents in its name. All investments, evidenced by individual securities, are registered in the name of the City.

Investment Interest Rate Risk

The City's investment policy states that "Market price volatility shall be controlled by matching the City's investments with anticipated cash flow requirements. The City will not directly invest in securities maturing more than seven years." The maturities of investments held at June 30, 2023 are provided above.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE B - DEPOSITS AND INVESTMENTS - continued

Investment Credit Risk

The City has an investment policy that limits its investment choices as follows:

- a. Direct obligations of the U.S. Government, its agencies, and instrumentalities to which the full faith and credit of the U.S. Government is pledged, or obligations to the payment of which the full faith and credit of the State is pledged;
- b. Certificates of deposit or savings accounts that are either insured or secured with acceptable collateral with in-state financial institutions, and fully insured certificates of deposit or savings accounts in out-of-state financial institutions;
- c. Repurchase agreements collateralized by securities listed in (a.) above, documented by a written agreement, fully collateralized by delivery to an independent third-party custodian, and are marked-to-market;
- d. Money market mutual funds whose portfolio consists of the foregoing instruments; and,
- e. Other prudent investment instruments approved prior to purchase by a two-thirds majority of the City Council. Bond proceeds may be invested as allowed in the bond indenture.

Concentration of Investment Credit Risk

The City places no limit on the amount it may invest in any one issuer. At June 30, 2023, the City had no concentration of credit risk.

NOTE C – LEASE RECEIVABLE

LEASES:

Lease (Lessor) agreements are summarized as follows:

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE C – LEASE RECEIVABLE - continued

Description	Date	Terms	Amount	Interest Rate	Total Deferred	Balance
					Inflows	June 30, 2023
Larry Eftink Farms	1/1/2022	5 years	\$ 57,781	3.25%	\$ 213,122	\$ 217,662
Crown Castle	12/7/1998	45 years	4,564	3.25%	330,954	344,859
Now-Verticale Bridge	1/1/2006	25 years	8,362	3.25%	52,819	66,658
Nemesis Flight Ops	2/1/2015	25 years	3,281	3.25%	63,200	69,646
DSW Signs, LLC	1/31/2021	20 yrs	2,137	3.25%	48,484	49,039
Republic Services	12/15/2014	20 years	40,592	3.25%	559,100	575,083
Jones Lang Lasalle Americas	9/24/2013	10 years	41,409	3.25%	42,503	44,102
Total Lease Revenue						<u>\$ 1,367,049</u>

The City's leasing operations consist of leasing land and other miscellaneous assets with various customers. All leases contain an original lease agreement ranging from five to forty-five years. Payments are made to the City in either monthly or yearly amounts. Each customer's rental payments are adjusted on an annual basis according to contractually specified types of Consumer Price Indexes or the Producer Price Index (All Commodities).

The City will recognize annual rental and interest revenue as follows:

Year Ending June 30,	Rental Revenue	Interest Revenue
2024	\$ 164,662	\$ 41,312
2025	124,530	35,827
2026	128,631	31,815
2027	99,704	29,266
2028	71,694	27,061
2029-2033	364,730	99,424
2034-2038	197,825	49,023
2039-2043	111,405	27,877
2044-2047	<u>103,868</u>	<u>8,705</u>
	<u>\$1,367,049</u>	<u>\$ 350,310</u>

NOTE D – PROPERTY TAXES

Property taxes attach as an enforceable lien on property as of January 1. Taxes were levied on August 15, 2022, for collection during this fiscal year and were due on or before December 31. Most of the taxes are collected for the City by Cape Girardeau County in November and December and remitted to the City in December and January. The tax rates assessed at the time were as follows:

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE D – PROPERTY TAXES – continued

General Revenue	\$.3057/100.00 assessed valuation
Public Health	.0573/100.00 assessed valuation
Special Business District #2 (Ad Valorem)	.6789/100.00 assessed valuation

Property tax receivable balances as of June 30, 2023 are as follows:

	General Revenue	Public Health	Total
Current property tax	\$ 76,583	\$ 14,356	\$ 90,939
Delinquent property tax	258,274	48,360	306,634
Reserve for doubtful property taxes	<u>(17,162)</u>	<u>(3,214)</u>	<u>(20,376)</u>
Net property tax receivable	<u><u>\$ 317,695</u></u>	<u><u>\$ 59,502</u></u>	<u><u>\$ 377,197</u></u>

NOTE E - CHANGES IN CAPITAL ASSETS

A summary of the capital assets for governmental activities included on the government-wide statement of net position for the year ended June 30, 2023 is as follows:

	Balance July 1, 2022	Additions	Deductions	Current Year Depreciation*	Balance 6/30/2023**
Land	\$ 10,947,369	\$ -	\$ (3,795,855)	\$ -	\$ 7,151,514
Buildings	46,397,322	613,384	-	(2,001,811)	45,008,895
Land improvements	17,912,410	882,675	-	(950,878)	17,844,207
Equipment	13,744,074	1,689,859	(25,807)	(2,201,005)	13,207,121
Infrastructure	131,037,632	5,725,282	-	(5,796,432)	130,966,482
Construction in progress	<u>4,283,009</u>	<u>15,313,573</u>	<u>(5,544,778)</u>	<u>-</u>	<u>14,051,804</u>
Total capital assets	<u><u>\$224,321,816</u></u>	<u><u>\$ 24,224,773</u></u>	<u><u>\$ (9,366,440)</u></u>	<u><u>\$ (10,950,126)</u></u>	<u><u>\$ 228,230,023</u></u>

* Includes depreciation expenses from the internal service funds' assets which are included in the expenses of the governmental activities and business activities on the government-wide Statement of Activities as internal charges.

**Includes the internal service funds' assets which are included as part of the governmental activities assets included on the government-wide Statement of Net Position.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE E – CHANGES IN CAPITAL ASSETS – continued

A summary of the capital assets for business-type activities included on the government-wide statement of net position for the year ended June 30, 2023 is as follows:

	Balance July 1, 2022	Additions	Deductions	Current Year Depreciation*	Balance 6/30/2023**
Land	\$ 1,985,018	\$ -	\$ -	\$ -	\$ 1,985,018
Buildings	14,503,232	46,626.00	-	(485,040)	14,064,818
Improvements other than buildings	147,786,906	4,823,984	-	(6,189,615)	146,421,275
Equipment	7,169,935	542,617	(19,517.00)	(924,387)	6,768,648
Construction in progress	2,333,714	4,165,107	(4,136,045)	-	2,362,776
Total capital assets	<u>\$173,778,805</u>	<u>\$ 9,578,334</u>	<u>\$ (4,155,562)</u>	<u>\$ (7,599,042)</u>	<u>\$ 171,602,535</u>

Depreciation expense was charged to functions as follows in the statement of activities:

Governmental Activities:

Administrative	\$ 12,880
Development Services	688,396
Parks and Recreation	1,844,302
Public Safety	995,177
Public Works	7,409,371
Total	<u>\$ 10,950,126</u>

Business-Type Activities:

Golf Course	\$ 143,419
Sewer	4,336,514
Sporting Complexes	282,764
Sportsplex	323,454
Solid Waste	399,111
Water	2,113,780
Total	<u>\$ 7,599,042</u>

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE F - LONG-TERM OBLIGATIONS

The following is a summary of changes in the long-term debt from governmental activities included on the government-wide statement of net position for the year ended June 30, 2023:

<u>Government Activities</u>	<u>Other Debt*</u>	<u>Total</u>
Debt payable June 30, 2022	\$ 46,450,640	\$ 46,450,640
Discount/Premium		
Amortization	(18,160)	(18,160)
Issued	-	-
Retired	(4,879,456)	(4,879,456)
Debt payable June 30, 2023	<u>\$ 41,553,024</u>	<u>\$ 41,553,024</u>

*Other Debt includes Notes Payable and Special Obligation Bonds.

The following is a summary of changes in the long-term debt from business-type activities included on the government-wide statement of net position for the year ended June 30, 2023:

<u>Business-Type Activities</u>	<u>Other Debt*</u>	<u>Revenue Bonds</u>	<u>Total</u>
Debt payable June 30, 2022	\$ 2,370,000	\$ 56,398,420	\$ 58,768,420
Discount/Premium			
Amortization	-	(70,112)	(70,112)
Issued	-	-	-
Retired	(327,136)	(4,011,000)	(4,338,136)
Debt payable June 30, 2023	<u>\$ 2,042,864</u>	<u>\$ 52,317,308</u>	<u>\$ 54,360,172</u>

*Other Debt includes Special Obligation Bonds

Bonds payable for governmental and business-type activities at June 30, 2023 are comprised of the following individual issues:

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE F - LONG-TERM OBLIGATIONS – Continued

\$21,526,000 Sewerage System Revenue Bonds (State of Missouri – Direct Loan Program) Series 2012 due as follows:

Year Ending <u>June 30,</u>	Interest <u>Rate</u>	Principal <u>Due</u>	Interest <u>Due</u>	Admin <u>Fee</u>	<u>Total</u>
2024	1.430%	\$ 1,527,000	\$ 281,074	\$ 98,278	\$ 1,906,352
2025	1.430%	1,565,000	259,102	90,595	1,914,697
2026	1.430%	1,604,000	236,586	82,722	1,923,308
2027	1.430%	1,644,000	213,506	74,653	1,932,159
2028	1.430%	1,684,000	189,854	66,382	1,940,236
2029	1.430%	1,726,000	165,622	57,910	1,949,532
2030	1.430%	1,769,000	140,791	49,228	1,959,019
2031	1.430%	1,813,000	115,337	40,327	1,968,664
2032	1.430%	1,857,000	89,253	31,208	1,977,461
2033	1.430%	1,904,000	62,534	21,865	1,988,399
2034	1.430%	1,950,000	35,142	12,287	1,997,429
2035	1.430%	992,000	7,093	2,480	1,001,573
Total		<u>\$20,035,000</u>	<u>\$1,795,894</u>	<u>\$ 627,935</u>	<u>\$22,458,829</u>

Sewerage System Revenue Bonds through the State of Missouri – Direct Loan Programs were issued by the City on June 19, 2012. A 1% administrative fee and a 1.43% interest rate were originally charged on this loan. Effective January 1, 2018 the administrative fee was reduced to .5%. Principal was disbursed on this loan as needed.

The proceeds of the bond issue were used to acquire, construct, extend, and improve the existing sewerage system.

Principal payments are made annually on July 1, while interest payments are made semi-annually on January 1 and July 1.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE F - LONG-TERM OBLIGATIONS - Continued

\$2,246,000 Sewerage System Revenue Bonds (State of Missouri – Direct Loan Program) Series 2013A due as follows:

Year Ending June 30,	Interest Rate	Principal Due	Interest Due	Admin Fee	Total
2024	1.390%	\$ 161,000	\$ 28,481	\$ 10,245	\$ 199,726
2025	1.390%	165,000	26,229	9,435	200,664
2026	1.390%	169,000	23,922	8,605	201,527
2027	1.390%	173,000	21,559	7,755	202,314
2028	1.390%	177,000	19,140	6,885	203,025
2029	1.390%	181,000	16,666	5,995	203,661
2030	1.390%	185,000	14,136	5,085	204,221
2031	1.390%	189,000	11,551	4,155	204,706
2032	1.390%	193,000	8,910	3,205	205,115
2033	1.390%	197,000	6,213	2,235	205,448
2034	1.390%	202,000	3,461	1,245	206,706
2035	1.390%	97,000	675	242	97,917
Total		<u>\$ 2,089,000</u>	<u>\$ 180,943</u>	<u>\$ 65,087</u>	<u>\$ 2,335,030</u>

Sewerage System Revenue Bonds through the State of Missouri – Direct Loan Programs were issued by the City on June 18, 2013. A 1% administrative fee and a 1.39% interest rate were originally charged on this loan. Effective January 1, 2018 the administrative fee was reduced to .5%. Principal was disbursed on this loan as needed.

The proceeds of the bond issue were used to acquire, construct, extend, and improve the existing sewerage system.

Principal payments are made annually on July 1, while interest payments are made semi-annually on January 1 and July 1.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE F - LONG-TERM OBLIGATIONS - Continued

\$24,699,000 Sewerage System Revenue Bonds (State of Missouri – Direct Loan Program) Series 2013B due as follows:

Year Ending June 30,	Interest Rate	Principal Due	Interest Due	Admin Fee	Total
2024	1.390%	\$ 1,768,000	\$ 313,188	\$ 112,657	\$ 2,193,845
2025	1.390%	1,808,000	288,474	103,768	2,200,242
2026	1.390%	1,850,000	263,196	94,675	2,207,871
2027	1.390%	1,893,000	237,336	85,372	2,215,708
2028	1.390%	1,935,000	210,877	75,855	2,221,732
2029	1.390%	1,981,000	183,821	66,123	2,230,944
2030	1.390%	2,026,000	156,132	56,162	2,238,294
2031	1.390%	2,072,000	127,810	45,975	2,245,785
2032	1.390%	2,120,000	98,843	35,555	2,254,398
2033	1.390%	2,169,000	69,208	24,895	2,263,103
2034	1.390%	2,219,000	38,885	13,987	2,271,872
2035	1.390%	<u>1,130,000</u>	<u>7,853</u>	<u>2,825</u>	<u>1,140,678</u>
Total		<u>\$22,971,000</u>	<u>\$1,995,623</u>	<u>\$ 717,849</u>	<u>\$25,684,472</u>

Sewerage System Revenue Bonds through the State of Missouri – Direct Loan Programs were issued by the City on June 18, 2013. A 1% administrative fee and a 1.39% interest rate were originally charged on this loan. Effective January 1, 2018 the administrative fee was reduced to .5%. Principal was disbursed on this loan as needed.

The proceeds of the bond issue were and will be used to acquire, construct, extend, and improve the existing sewerage system.

Principal payments are made annually on July 1, while interest payments are made semi-annually on January 1 and July 1.

On February 4, 2013, the City entered into an agreement with the Southeast Missouri State University Foundation for the purchase of approximately 247.43 acres located on the east side of Interstate 55 along LaSalle Street for the purpose of creating a business park. During the fiscal year ending June 30, 2017, the City entered into an agreement with Southeast Missouri State University for the university to make \$1.84 million in improvements to the City's Capaha Park Baseball Field in exchange for the City amending the original note dated February 4, 2013 to include two additional payments of \$460,000 due on February 4, 2026 and 2027.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE F - LONG-TERM OBLIGATIONS - Continued

The total purchase price of the land was \$6,000,000, with \$480,000 paid at the time of closing and twelve (12) annual payments of \$460,000 commencing 12 months from the closing date of the sale. The note payable was recorded at the net present value of the payments discounted at 3.26%. The note payable was later adjusted for the two additional payments at the net present value of the payments discounted at 2.77%. This note was paid in full during the year ended June 30, 2023.

\$5,122,000 Refunding Special Obligation Bonds, Series 2022 due as follows:

Year Ending <u>June 30,</u>	Interest <u>Rate</u>	Principal <u>Due</u>	Interest <u>Due</u>	<u>Total</u>
2024	1.990%	\$ 725,000	\$ 87,858	\$ 812,858
2025	1.990%	750,000	73,432	823,432
2026	1.990%	440,000	58,506	498,506
2027	1.990%	450,000	49,750	499,750
2028	1.990%	455,000	40,796	495,796
2029	1.990%	465,000	31,740	496,740
2030	1.990%	470,000	22,488	492,488
2031	1.990%	475,000	13,134	488,134
2032	1.990%	<u>185,000</u>	<u>3,682</u>	<u>188,682</u>
Total		<u>\$ 4,415,000</u>	<u>\$ 381,386</u>	<u>\$4,796,386</u>

Principal payments are made annually on June 1, and interest payments are made semi-annually on June 1 and December 1.

In August 2015, the City of Cape Girardeau issued \$9,625,000.00 of Special Obligation Bonds, Series 2015 with the interest rates varying from 2.500% to 3.625%. The bonds are special obligations of the City payable solely from the revenues derived from annual appropriations by the City Council. These bonds were refinanced during the year

The Refunding Special Obligation Bond Series 2022 totaling \$5,122,000 dated February 22, 2022 has an interest rate of 1.990 percent. The proceeds of the agreement were to advance refund of the City's outstanding Special Obligation Bonds, Series 2015A. Principal payments are due June 1, and interest payments are due on June 1 and December 1. The agreement matures on June 1, 2032. The refinancing provided the City saving of \$367,693.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE F - LONG-TERM OBLIGATIONS - Continued

The bonds were issued by the City for the purpose of providing funds to (a) construct, furnish, and equip a new fire station; construct a new transfer station; renovate and improve existing fire and police stations; renovate and expand a new police station; acquire vehicles for the fire department; and construct an indoor sports complex, (b) fund capitalized interest on the Bonds and, (c) pay the costs of issuing the Bonds, under the authority of and in full compliance with the City's Charter and the Constitution and laws of the State of Missouri, and pursuant to an ordinance duly passed and proceedings duly and legally had by the governing body of the City.

\$15,355,000 Special Obligation Bonds, Series 2016 due as follows:

Year Ending June 30,	Interest Rate	Principal Due	Interest Due	Total
2024	2.000%	\$ 1,370,000	\$ 398,919	\$ 1,768,919
2025	2.000%	1,420,000	371,518	1,791,518
2026	2.000%	1,460,000	343,119	1,803,119
2027	2.125%	1,505,000	313,919	1,818,919
2028	3.000%	1,550,000	281,937	1,831,937
2029	4.000%	1,625,000	235,438	1,860,438
2030	4.000%	1,715,000	170,437	1,885,437
2031	3.000%	1,190,000	101,838	1,291,838
2032	3.000%	430,000	66,137	496,137
2033	3.000%	450,000	53,238	503,238
2034	3.000%	470,000	39,737	509,737
2035	3.000%	490,000	25,638	515,638
2036	3.125%	350,000	10,937	360,937
Total		<u>\$14,025,000</u>	<u>\$2,412,812</u>	<u>\$16,437,812</u>

Principal payments are made annually on June 1, and interest payments are made semi-annually on June 1 and December 1.

In May 2016, the City of Cape Girardeau issued \$27,350,000 of Special Obligation Bonds, Series 2016 with interest rates varying from 2.000% to 4.000%. The bonds are special obligations of the City payable solely from the revenues derived from annual appropriations by the City Council.

The bonds were issued by the City for the purpose of providing funds to (a) refund all of the Leasehold Revenue Bonds, Series 2009, (b) expanding, renovating, and equipping a building to serve as a new police headquarters; constructing an indoor sports complex; constructing, furnishing, and equipping a new fire station; and other capital improvement projects and, (c) pay the costs of issuing the Bonds, under the authority of and in full compliance with the City's Charter and the constitution and laws of the State of Missouri, and pursuant to an ordinance duly passed and proceedings duly and legally had by the governing body of the City.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE F - LONG-TERM OBLIGATIONS - Continued

\$8,710,000 Special Obligation Bonds, Series 2018 due as follows:

Year Ending June 30,	Interest Rate	Principal Due	Interest Due	Total
2024	N/A	\$ -0-	\$ 297,610	\$ 297,610
2025	N/A	-0-	297,610	297,610
2026	N/A	-0-	297,610	297,610
2027	N/A	-0-	297,610	297,610
2028	N/A	-0-	297,610	297,610
2029	N/A	-0-	297,610	297,610
2030	N/A	-0-	297,610	297,610
2031	3.300%	1,755,000	297,610	2,052,610
2032	3.400%	2,460,000	239,695	2,699,695
2033	3.450%	2,540,000	156,055	2,696,055
2034	3.500%	1,955,000	68,425	2,023,425
Total		<u>\$ 8,710,000</u>	<u>\$2,845,055</u>	<u>\$11,555,055</u>

Principal payments are made annually on June 1, and interest payments are made semi-annually on June 1 and December 1.

In October 2018, the City of Cape Girardeau issued \$8,710,000 of Special Obligation Bonds, Series 2018 with interest rates varying from 3.300% to 3.500%. The bonds are special obligations of the City payable solely from the revenues derived from annual appropriations by the City Council.

The bonds were issued by the City for the purpose of providing funds to (a) pay the costs of stormwater and parks projects, and (b) pay the costs of issuing the Bonds, under the authority of and in full compliance with the City's Charter and the constitution and laws of the State of Missouri, and pursuant to an ordinance duly passed and proceedings duly and legally had by the governing body of the City.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE F - LONG-TERM OBLIGATIONS - Continued

\$7,515,000 Waterworks Refunding Revenue Bonds, Series 2019 due as follows:

Year Ending <u>June 30,</u>	Interest <u>Rate</u>	Principal <u>Due</u>	Interest <u>Due</u>	<u>Total</u>
2024	4.000%	\$ 660,000	\$ 234,350	\$ 894,350
2025	4.000%	685,000	207,950	892,950
2026	4.000%	710,000	180,550	890,550
2027	4.000%	740,000	152,150	892,150
2028	3.000%	770,000	122,550	892,550
2029	3.000%	795,000	99,450	894,450
2030	3.000%	815,000	75,600	890,600
2031	3.000%	840,000	51,150	891,150
2032	3.000%	865,000	25,950	890,950
Total		<u>\$ 6,880,000</u>	<u>\$1,149,700</u>	<u>\$ 8,029,700</u>

On October 15, 2019, the City issued \$8,650,000 of Refunding Revenue Bonds with total proceeds of \$9,394,508 at a true interest cost of 2.13%. The proceeds were used to refund the outstanding Series 2012A Bonds.

The Bonds were issued with interest varying from 3.0% to 4.0%. Principal and interest will be paid by the City from the revenues derived from the operation of the waterworks system.

Principal payments are made annually on January 1, and interest payments are made semi-annually on January 1 and July 1.

\$17,135,000 Special Obligation Bonds, Series 2020 due as follows:

Year Ending <u>June 30,</u>	Interest <u>Rate</u>	Principal <u>Due</u>	Interest <u>Due</u>	<u>Total</u>
2024	2.460%	\$ 1,165,000	\$ 385,592	\$ 1,550,592
2025	2.460%	1,190,000	355,210	1,545,210
2026	2.460%	1,225,000	325,094	1,550,094
2027	2.460%	1,255,000	294,168	1,549,168
2028	2.460%	1,280,000	263,230	1,543,230
2029	2.460%	1,310,000	230,256	1,540,256
2030	2.460%	1,345,000	197,148	1,542,148
2031	2.460%	1,380,000	163,166	1,543,166
2032	2.460%	1,410,000	128,676	1,538,676
2033	2.460%	1,445,000	92,770	1,537,770
2034	2.460%	1,480,000	56,294	1,536,294
2035	2.460%	1,515,000	18,945	1,533,945
Total		<u>\$16,000,000</u>	<u>\$2,510,549</u>	<u>\$18,510,549</u>

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE F - LONG-TERM OBLIGATIONS - Continued

On January 3, 2020, the City of Cape Girardeau issued \$17,135,000 of Special Obligation Bonds, Series 2020 with a 2.46% interest rate. The bonds are special obligations of the City payable solely from the revenues derived from annual appropriations by the City Council. Proceeds of the bonds were received as follows:

January 3, 2020	\$1,835,000
September 15, 2020	2,300,000
December 1, 2020	4,000,000
June 1, 2021	4,000,000
December 1, 2021	5,000,000

Interest is only charged on principal that has been received.

The bonds were issued by the City for the purpose of providing funds to (a) pay the cost the relocation and renovation of City Hall, and (b) may be used to finance, in any priority, the construction of a new airport terminal and air traffic control tower at Cape Girardeau Regional Airport, improvements to the Waterworks System, and street improvements.

Principal payments are made annually on December 1, and interest payments are made semi-annually on June 1 and December 1.

The cash and investments available to service revenue bonds are \$-0- and \$4,663,310 for the governmental and business-type activities, respectively.

The cash and investments available to service the special obligation bonds are \$-0- and \$11,260 in governmental activities and business-type activities, respectively.

The annual requirements to amortize all debt outstanding as of June 30, 2023 including total interest payments of \$13,271,962 and total administrative fees of \$1,410,871 are as follows:

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE F - LONG-TERM OBLIGATIONS - Continued

Year Ending June 30,	Special Obligation Bonds	Revenue Bonds	Total
2024	\$4,429,979	\$5,194,273	\$ 9,624,252
2025	4,457,770	5,208,553	9,666,323
2026	4,149,329	5,223,256	9,372,585
2027	4,165,447	5,242,331	9,407,778
2028	4,168,573	5,257,543	9,426,116
2029	4,195,044	5,278,587	9,473,631
2030	4,217,683	5,292,134	9,509,817
2031	5,375,748	5,310,306	10,686,054
2032	4,923,190	5,327,924	10,251,114
2033	4,737,063	4,456,949	9,194,012
2034	4,069,456	4,476,007	8,545,463
2035	2,049,583	2,240,168	4,289,751
2036	360,937	-	360,937
Total	<u>51,299,802</u>	<u>58,508,031</u>	<u>109,807,833</u>

Interest expense was charged to functions as follows in the statement of activities:

Governmental Activities:

Interest and Other Costs	<u>\$1,469,315</u>
Total	<u>\$1,269,315</u>

Business-Type Activities:

Sewer	\$ 955,728
Solid Waste	70,226
Water	<u>177,257</u>
Total	<u>\$1,203,211</u>

Missouri statutes limit the amount of general obligation debt that a city can issue to 5.00% of the total assessed value of taxable property located within that city's boundaries. The legal debt margin for the City of Cape Girardeau is \$37,223,573.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE G – CONDUIT DEBT OBLIGATIONS

To further economic development in the City, the City of Cape Girardeau, Missouri has issued bonds that provide capital financing to a private-sector entity for the acquisition and construction of industrial and commercial facilities. The property financed is pledged as collateral, and the bonds are payable solely from payments received from private-sector entity on the underlying mortgage or promissory note. In addition, no commitments, beyond the collateral, the payments from the private-sector entity, and maintenance of the tax-exempt status of the conduit debt obligation were extended by the City of Cape Girardeau, Missouri for the bonds. At June 30, 2023, the bonds have an aggregate outstanding principal amount payable of \$968,671.

NOTE H – NOTE RECEIVABLE

On November 10, 2022, the city entered into an agreement for the sale of land. The City received \$1,846,153 in cash and \$850,000 in a note in full payment of the land purchase. The note is a non-interest bearing and is recorded at the present value of the futures cash flows, utilizing an imputed interest rate of 4.10%, which equals \$801,030. The note is due in annual installments. The note receivable is due as follows:

Year Ending			
June 30,	Principal Due	Interest Due	Total
2024	\$ -	\$ -	\$ -
2025	141,298	33,987	175,285
2026	288,796	11,204	300,000
Total	<u>\$ 430,094</u>	<u>\$ 45,191</u>	<u>\$ 475,285</u>

NOTE I - PENSION PLAN

1. Plan Description

The City of Cape Girardeau's defined benefit pension plan provides certain retirement, disability, and death benefits to plan members and beneficiaries. The City participates in the Missouri Local Government Employees Retirement System (LAGERS). LAGERS is an agent multiple-employer, statewide public employee pension plan established in 1967 and administered in accordance with RSMo. 70.600-70.755. As such, it is LAGERS' responsibility to administer the law in accordance with the expressed intent of the General Assembly. The plan is qualified under the Internal Revenue Code Section 401(a) and is tax exempt. The responsibility for the operations and administration of LAGERS is vested in the LAGERS Board of Trustees consisting of seven persons. LAGERS issues a publicly available financial report that includes financial statements and required supplementary information. This report may be obtained by accessing the LAGERS website at www.molagers.org.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE I – PENSION PLAN - continued

2. Benefits Provided

LAGERS provides retirement, death, and disability benefits. Benefit provisions are adopted by the governing body of the employer, within the options available in the state statutes governing LAGERS. All benefits vest after 5 years of credited service. Employees who retire on or after age 60 (55 for police and fire) with 5 or more years of service are entitled to an allowance for life based upon the benefit program information provided below. Employees may retire with an early retirement benefit with a minimum of 5 years of credited service and after attaining age 55 (50 for police and fire) and receive a reduced allowance.

Effective October 1, 2022 the City began providing benefits to its current employees under the L-6 benefit program available through LAGERS. Previously the City was providing benefits to its current employees under the LT-14 (65) benefit program. Future benefits will be based on the final 3 year average salary multiplied by 2.00% and by years of service. The future benefits are multiplied by 2.00% until age 65. The final 3 year average equals the 36 consecutive months of credited services, producing the highest monthly average during the last 120 consecutive months of credited service immediately preceding retirement.

Benefit terms provide for annual post retirement adjustments to each member's retirement allowance subsequent to the member's retirement date. The annual adjustment is based on the increase in the Consumer Price Index and is limited to 4% per year.

3. Covered Employees

At June 30, 2023 the following employees were covered by the benefits terms:

Retirees and Beneficiaries	311
Inactive, Non-retired Members	210
Active Members	<u>322</u>
Total	<u>843</u>

4. Contributions

Full-time employees of the City of Cape Girardeau do not contribute to the pension plan. The City is required to contribute amounts at least equal to the actuarially determined rate, as established by LAGERS. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year. Additional adjustments are made to these rates based on the over or under funded status of each plan with additional charges to finance any unfunded accrued liability or credits to use a portion of the assets from plans that have more assets than accrued liability. The current year employer annual contribution rates were 8.4% (General),

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE I – PENSION PLAN - continued

11.4% (Police) and 14.0% (Fire) of annual covered payroll from July 1, 2022 to September 30, 2022, and 10.1% (General), 12.7% (Police), and 14.3% (Fire) of annual covered payroll from October 1, 2022 to June 30, 2023.

The original annual required contribution (ARC) was determined as part of the February 28, 2021 annual actuarial valuation using the entry age actuarial cost method.

5. Net Pension Asset

The City's net pension asset was measured as of June 30, 2023, and the total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of February 28, 2023.

6. Actuarial Assumptions

The total pension liability in the February 28, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.75% wage inflation, 2.25% price inflation
Salary Increase	2.75% to 7.15% including wage inflation
Investment Rate of Return	7.00% net of investment expenses

The healthy retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115 percent of the PubG-2010 retiree for males and females. The disabled retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115 percent of the PubNS-2010 disabled retiree mortality table for males and females. The pre-retirement mortality tables used were 75 percent of the PubG-2010 employee mortality table for males and females of general groups and 75 percent of the PubS-2010 employee mortality table for males and females of the Police, Fire, and Public Safety groups. Mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scale to the above described tables.

The actuarial assumptions used in the February 28, 2023 valuation were based on the results of an actuarial experience study for the period March 1, 2015 through February 29, 2020.

The long-term expected rate of return on pension plan investments was determined using a model method in which the best-estimate ranges of expected future real rates of return (expected returns, net of investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE I – PENSION PLAN - continued

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Weighted Average Long-Term Expected Real Rate of Return</u>
Alpha	15.00%	3.67%
Equity	35.00%	4.78%
Fixed Income	31.00%	1.41%
Real Assets	36.00%	3.29%
Strategic Assets	8.00%	5.25%
Cash/Leverage	-25.00%	-0.29%

7. Discount Rate

The discount rate used to measure the total pension liability is 7.00%. The projection of cash flows used to determine the discount rate assumes that the City's contributions will be made at the actuarially determined rates. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to pay all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payment to determine the total pension liability.

8. Changes in the Net Pension Asset

	<u>Increase (Decrease)</u>		
	<u>Plan Fiduciary Net Position</u>	<u>Total Pension Liability</u>	<u>Net Pension Asset</u>
	<u>(a)</u>	<u>(b)</u>	<u>(a) - (b)</u>
Balances at 6/30/2022	\$ 116,407,700	\$ 97,790,795	\$ 18,616,905
Changes for the year:			
Service cost	-	1,823,372	(1,823,372)
Interest	-	6,731,603	(6,731,603)
Change in Benefit Terms	-	4,792,998	(4,792,998)
Difference between expected and actual experience	-	4,122,762	(4,122,762)
Contributions - employer	5,900,753	-	5,900,753
Net investment income	4,182,544	-	4,182,544
Benefit payments, including refunds	(5,129,360)	(5,129,360)	-
Administrative expense	(118,125)	-	(118,125)
Other changes	(315,979)	-	(315,979)
Net changes	<u>4,519,833</u>	<u>12,341,375</u>	<u>(7,821,542)</u>
Balances at 6/30/2023	<u>120,927,533</u>	<u>110,132,170</u>	<u>10,795,363</u>

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE I – PENSION PLAN - Continued

Net Pension Asset (Liability) of the City, calculated using the discount rate of 7.00%, as well as what the City's Net Pension Asset (Liability) would be using a discount rate that is 1 percentage point lower (6.00%) or one percentage point higher (8.00%) than the current rate.

	Current Single Discount	
1% Decrease	Rate Assumption	1% Increase
6.00%	7.00%	8.00%
\$(4,767,505)	\$10,795,363	\$23,619,151

9. Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources

For the fiscal year ended June 30, 2023 the City recognized pension expense of \$5,909,194. The employer reported deferred outflows and inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Net Outflows (Inflows) of Resources
Differences in experience	\$ 4,368,414	\$ (1,447,714)	\$ 2,938,700
Differences in assumptions	-0-	(689,326)	(689,326)
Excess (deficit) in investment returns	<u>1,434,640</u>	<u>-0-</u>	<u>1,434,640</u>
Total	<u>\$ 5,821,054</u>	<u>\$ (2,137,040)</u>	<u>\$ 3,684,014</u>

Amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended:	
2024	\$ 248,712
2025	(1,114,449)
2026	3,213,769
2027	1,118,584
2028	198,945
Thereafter	<u>18,453</u>
Total	<u>\$ 3,684,014</u>

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE I – PENSION PLAN - continued

10. Payable to the Pension Plan

At June 30, 2023 the City reported a payable of \$251,989 for the outstanding amount of contributions to the pension plan required for the year ended June 30, 2023.

NOTE J – POSTRETIREMENT HEALTHCARE BENEFITS

1. Description

The City follows the provisions of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. In addition to the relevant disclosures within this note related to GASB Statement No. 75, the financial statements reflect a long-term liability and related expenses of \$8,990,936 and \$66,694, respectively, in the governmental and business-type activities combined.

The City, through its substantive commitment to provide other post-employment benefits (OPEB), maintains a single-employer defined benefit plan to provide certain postretirement healthcare benefits to all eligible former full-time employees until the retiree is eligible for Medicare (age 65). Such benefits are not available to members' spouses or dependents - only to eligible former employees as previously described. Specific details of the Plan include the provision of certain medical and dental coverage. These benefits are provided through the City's self-insured programs. The City is under no statutory or contractual obligation to provide these postretirement healthcare benefits. Because the Plan consists solely of the City's firm commitment to provide OPEB through the payment of premiums to its self-insured programs on behalf of its eligible retirees, no stand-alone financial report is either available or generated.

2. Funding Policy

Premiums under the Plan for post-employment healthcare benefits are funded in accordance with rates established by the City for its governmental and business-type funds. Effective July 1, 2010, employees hired on or after that date will not qualify for retiree healthcare coverage. Effective April 1, 2012 employees who retire early (prior to age 55 for police and fire and prior to age 60 for all other city employees) are not eligible for retiree healthcare coverage. For the year ended June 30, 2023, the City paid the full premium cost for eligible retired employees who were hired prior to January 1, 2007. For eligible employees hired on/after January 1, 2007, the City paid a percentage of the full premium cost for retired employees with single coverage according to years of service at retirement. For employees with 10 to 14 years of service at retirement, the City's subsidy was 50%. The subsidy for employees with 15 to 19 years of service was 60%, 20 to 24 years was 70%, and employees with more than 24 years of service at retirement received 100% subsidy. The retiree is responsible for the full cost of dependent coverage. The plan is financed on a pay-as-you-go basis.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE J – POSTRETIREMENT HEALTHCARE BENEFITS - Continued

3. Employees Covered by Benefit Terms

As of June 30, 2023, the following employees were covered by the benefit terms:

Retirees	49
Active	<u>119</u>
Total	<u>168</u>

4. Total OPEB Liability

The City's total OPEB liability of \$8,990,936 was measured as of June 30, 2023, and was determined by an actuarial valuation date of June 30, 2022 with results actuarially projected to the June 30, 2023 measurement date, reflecting actual premiums and contributions.

5. Actuarial Assumptions and Other Inputs

Inflation – 2.75%

Salary increases – 2.75% plus merit / productivity increases as shown on the Missouri Local Government Retirement System's June 30, 2021 actuarial valuation

Discount Rate - 4.13% as of June 30, 2023 and 4.09% as of June 30, 2022

Healthcare cost trend rates - Medical / Rx cost trend rate of 7.0% for 2023, gradually decreasing to an ultimate rate of 4.5% for 2029 and beyond

Dental cost trend rate of 4.0% for 2024 and beyond

Mortality – SOA Pub-2010 General Headcount Weighted Mortality Table fully generational using Scale MP-2021 is used for General employees and retirees. SOA Pub-2010 Public Safety Headcount Weighted Mortality Table fully generational using Scale MP-2021 is used for Police and Fire employees and retirees. SOA Pub-2010 Contingent Survivor Headcount Weighted Mortality Table fully generational using Scale MP-2021 is used for surviving spouses.

Actuarial Cost Method - Entry Age Normal

The discount rate was based on 20 Year Bond GO Index.

The plan has not had a formal actuarial experience study performed.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE J – POSTRETIREMENT HEALTHCARE BENEFITS - Continued

6. Changes in the Total OPEB Liability

Balance at June 30, 2022	\$ 8,566,940
Changes for the Year:	
Service Cost	152,218
Interest on Total OPEB Liability	341,966
Change of Benefit Terms	-0-
Effect of Economic/Demographic Gains or Losses	(24,972)
Effect of Assumptions Changes or Inputs	678,313
Benefit Payments	<u>(723,529)</u>
Net Changes	<u>423,996</u>
Balance at June 30, 2022	<u><u>\$ 8,990,936</u></u>

7. Sensitivity Analysis

The following presents the total OPEB liability of the City, calculated using the discount rate of 4.13%, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is one percentage point higher (5.13%) or lower (3.13%) than the current rate.

Sensitivity of Net OPEB Liability as of June 30, 2023
to the Healthcare Cost Trend Rate Assumption

	Healthcare Cost Trend Rates		
	<u>1% Decrease</u>	<u>Rate Assumption</u>	<u>1% Increase</u>
Net OPEB liability	\$ 9,641,705	\$ 8,990,936	\$ 8,394,553

The following presents the total OPEB liability of the City, calculated using the current healthcare cost trend rates as well as what the City's total OPEB liability would be if it were calculated using trend rates that are one percentage point higher or lower than the current trend rates.

Sensitivity of Net OPEB Liability as of June 30, 2023
to the Healthcare Cost Trend Rate Assumption

	Healthcare Cost Trend Rates		
	<u>1% Decrease</u>	<u>Rate Assumption</u>	<u>1% Increase</u>
Net OPEB liability	\$ 8,247,965	\$ 8,990,936	\$ 9,834,480

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE J – POSTRETIREMENT HEALTHCARE BENEFITS - Continued

8. OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended June 30, 2023, the City recognized OPEB expense of \$66,694. At June 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows Resources
Differences between expected and actual experience	\$ 542,650	\$(1,134,468)
Changes of assumptions or other inputs	<u>357,643</u>	<u>(637,639)</u>
Total	<u>\$ 900,293</u>	<u>\$(1,772,107)</u>

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in the City's OPEB expense as follows:

Year Ended June 30:	
2024	\$(229,322)
2025	(372,092)
2026	(401,065)
2027	130,665
2028	-0-
Thereafter	<u>-0-</u>
Total	<u>\$ (871,814)</u>

NOTE K - INTEREST EXPENSE

Interest and handling charges totaling \$1,469,315, excluding \$175,785 of inter-fund interest, were incurred by governmental funds during the year ended June 30, 2023. Interest and handling charges totaling \$1,203,211, excluding \$11,996 of inter-fund interest, were incurred by proprietary funds during the year ended June 30, 2023. No interest cost was capitalized as part of the cost of assets constructed during the period.

The City makes transfers between various funds for routine and normal operating expenses and for capital asset acquisitions.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE L - INTER-FUND ACTIVITY

A. The following is a summary of inter-fund transfers for the year ended June 30, 2023:

Fund	Transfer From	Transfer To
General Fund	\$ 4,003,297	\$ 6,186,138
Park and Recreation Fund	21,800	1,572,056
Convention and Tourism Fund	49,630	-
General Capital Improvements Fund	3,000,000	-
Park & Development Foundation	17,000	-
Public Safety Trust Fund II	1,583,479	3,166,959
Casino Revenue Fund	1,804,485	12,543
Riverfront Region Economic Dev Fund	-	204,485
Motor Fuel Tax Fund	1,400,000	-
Park/Storm Water Sales Tax - Cap	4,556,715	-
Fire Sales Tax	3,166,959	-
Parks/Storm Water Sales Tax	1,639,893	-
Capital Improvements Sales Tax	3,750,000	3,400,000
Airport Fund	-	5,103,592
Fleet Management Fund	-	68,000
Sewer System Improvements	2,647,275	-
Fringe Benefits Fund	29,700	-
Stormwater System Improvements Ph 2	-	846,722
Sewer Fund	-	4,272,268
Water Fund	-	8,758
Indoor Sportsplex	-	59,430
Sporting Complexes	-	752,890
Park System Improvements Ph 2	-	2,000,000
Management Information Systems	-	392
Golf Fund	-	16,000
	<u>\$ 27,670,233</u>	<u>\$ 27,670,233</u>

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE L - INTER-FUND ACTIVITY - Continued

B. The following is a summary of inter-fund balances as of June 30, 2023:

Advance to/from other funds:

	<u>Advances from</u>	<u>Advances to</u>
Casino Revenue Fund	\$ 2,031,759	\$ -0-
Airport Fund	-0-	1,322,060
Solid Waste Fund	-0-	709,699
	<u>\$ 2,031,759</u>	<u>\$ 2,031,759</u>

The inter-fund balances are a result of advances used to purchase capital assets. The advances are earning 3% and 3.5% annual interest and are set up to be repaid based on a 20 year amortization. Final payments are expected on June 1, 2035 and June 1, 2039.

NOTE M – GOVERNMENTAL FUND BALANCES REPORTING

In order to improve the usefulness and understandability of governmental fund balance information, the Governmental Accounting Standards Board issued Statement No. 54 in which it classified fund balance into the following categories: Nonspendable, Restricted, Committed, Assigned, and Unassigned. Definitions of each category and a reconciliation of how the City of Cape Girardeau reported its Fund Balance follow.

Nonspendable Fund Balance – Includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. The “not in spendable form” criterion includes items that are not expected to be converted to cash, for example, inventories and prepaid amounts. It also includes long-term receivables that are not currently available for expenditure. These financial statements reflect non-spendable fund balances of \$104,365 that are legally restricted to provide for the perpetual care and maintenance of a mausoleum in the City’s cemetery. Only interest earnings on this amount can be used for mausoleum maintenance. Prepaid expenses of \$137,647 and long-term advance receivables of \$2,031,759 are also reflected as non-spendable fund balances.

Restricted Fund Balance – Includes amounts that can be spent only for specific purposes because of restrictions by external parties, constitutional provisions, or enabling legislation. These financial statements include the following restricted fund balances. Fund balances totaling \$4,315,857 are restricted by the City Charter to use during officially declared emergencies. Special revenue fund balances totaling \$39,450,560 are restricted by their enabling legislation. \$4,702,810 in capital project fund balances are restricted as the result of special revenue transfers and unspent bond proceeds.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE M – GOVERNMENTAL FUND BALANCES REPORTING - continued

Committed Fund Balance – These funds can only be used for specific purposes pursuant to constraints imposed by formal action of the City’s highest level of decision-making authority (the City Council). Those amounts cannot be used for any other purpose unless the government removes or changes the specified use by taking the same type of formal action it employed to previously commit those amounts. Typically, a resolution by the city council would be needed to commit a portion of a fund balance for a specific purpose. The fund balance of the Casino Revenue Fund is committed for various uses identified in a policy approved by the City Council.

Assigned Fund Balance – Amounts that are constrained by the government’s intent to be used for specific purposes, but are neither restricted nor committed. For all governmental funds other than the general fund, any remaining positive amounts not classified as nonspendable, restricted, or committed. For the general fund, amounts can be assigned the intent to be used for a specific purpose by the city council or a city official authorized by the city council; the amount reported as assigned should not result in a deficit in unassigned fund balance.

Unassigned Fund Balance – For the general fund, amounts not classified as nonspendable, restricted, committed, or assigned are included here. For all other governmental funds, it is the amount expended in excess of resources that are nonspendable, restricted, committed, or assigned. The general fund is the only fund that should have a positive amount in this classification.

Order of Usage – Unless specifically identified, expenditures will reduce related restricted balances first, and then related committed balances, next related assigned balances, and finally unassigned balances. Expenditures for a specifically identified purpose will reduce the specific classification of fund balance that is identified.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE M – GOVERNMENTAL FUND BALANCES REPORTING – Continued

	General Fund	Airport Fund	Non-Major Funds	Total
Fund balances				
Nonspendable:				
Prepaid expenses	\$ 114,940	\$ 19,439	\$ 137,647	\$ 272,026
Long-term advance	-	-	2,031,759	2,031,759
Mausoleum	104,365	-	-	104,365
Restricted for:				
Emergencies	3,844,442	-	471,415	4,315,857
Undistributed TIF revenue	85,461	-	-	85,461
Convention and tourism	-	-	3,886,259	3,886,259
Community development	-	-	9,713	9,713
Public safety	-	-	574,055	574,055
Street projects	-	-	21,174,174	21,174,174
Sewer system projects	-	-	6,774,435	6,774,435
Parks and recreation	-	-	4,348,645	4,348,645
Other capital projects	-	-	7,300,628	7,300,628
Committed:				
Other capital projects	-	-	2,923,926	2,923,926
Assigned to:				
Airport	-	3,036,550	-	3,036,550
Parks and recreation	-	-	1,390,265	1,390,265
Operations and MTCE	-	-	911,883	911,883
Encumbrances	153,034	-	-	153,034
Public safety	-	-	447,547	447,547
Unassigned:	11,165,740	-	-	11,165,740
	<u>\$ 15,467,982</u>	<u>\$ 3,055,989</u>	<u>\$ 52,382,351</u>	<u>\$ 70,906,322</u>

NOTE N - PROPRIETARY FUNDS RESTRICTED NET ASSETS AND RESTRICTED CASH EQUIVALENTS AND INVESTMENT

At June 30, 2023, net position restricted for depreciation and replacement was \$150,000 for the City's Water Fund, and net position restricted for emergencies were \$740,132, \$932,859, \$787,619, \$101,864, \$141,000 and \$161,760 for the City's Sewer, Water, Solid Waste, Golf Course, Indoor Sporting Complex, and Sporting Complex, respectively.

At June 30, 2023, the City's Sewer Fund had restricted cash equivalents in sinking reserve funds for Revenue Bonds in the amount of \$4,333,310.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE O - LANDFILL CLOSURE AND POSTCLOSURE CARE COST

State and federal laws and regulations require the City to place a final cover on its landfill when closed and perform certain maintenance and monitoring functions at the landfill site for thirty years after closure. The City closed its landfill in the fiscal year ending June 30, 1994, and an expense provision and related liability were recognized at that time based on the future closure and post closure care costs that were estimated to be incurred near or after the date the landfill no longer accepted waste. The entire amount of the estimated total costs for landfill closure and post closure care costs was recognized in prior years since the recognition is based on landfill capacity used to date, and the landfill was filled to capacity in prior years. The estimated total future liability for landfill post closure care costs is \$3,300 as of June 30, 2023, which is based on the amount that would be paid if all equipment, facilities, and services required to close, monitor, and maintain the landfill were acquired as of June 30, 2023. However, the actual cost of closure and post closure care may be higher due to inflation, changes in technology, or changes in landfill laws and regulations.

The City has used the option of a Contract of Obligation as the financial assurance instrument for the landfill. The City issued bonds in October 1994 from which the proceeds were used to pay the closure costs.

NOTE P - RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; cyber-attacks; and employee health benefits. These risks, with the exception of those discussed in the following paragraphs, are covered by commercial insurance. Settled claims have not exceeded this commercial coverage in any of the past fifteen fiscal years.

The City's insurance coverage is as follows:

Commercial general liability, law enforcement liability, public officials errors and omissions, and employment-related practices liability is carried by Sunstar Insurance Group – Producer Sunstar Insurance Group, LLC DBA W. E. Walker Lakenan.

Cyber Risk liability (Risk Manager PLUS+) coverage is carried by The Travelers Companies/Bond & Specialty Insurance – Producer Sunstar Insurance Group, LLC DBA W. E. Walker Lakenan.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE P - RISK MANAGEMENT – Continued

Vehicle loss and accident liability is carried by Sunstar Insurance Group – Producer Sunstar Insurance Group, LLC DBA W. E. Walker Lakenan.

Airport liability is carried by National Union Fire Insurance Company - Producer EBCO Aviation Underwriters.

Property insurance is carried by Chubb Group of Insurance Companies/Federal Insurance Company – Producer Sunstar Insurance Group, LLC DBA W. E. Walker Lakenan.

Equipment coverage is carried by Travelers Property Casualty Company – Producer Sunstar Insurance Group, LLC DBA W. E. Walker Lakenan.

The City has established self-insurance plans for employees' health insurance and workers' compensation. Both of these are accounted for using internal service funds. Under each plan, the City is substantially self-insured and uses an administrator to handle claims management.

The City provided health coverage to its employees through a self-insured plan administered by Anthem Blue Cross Blue Shield of Missouri. Anthem had an "A" rating by A.M. Best. Under the plans, the City paid the administrator a monthly premium for claims administration, cost management, and specific and aggregate stop loss coverage. The City reimbursed the administrator for claims paid up to the specific stop loss amount of \$150,000 per employee during each calendar year included in the current fiscal year. The City also reimbursed the administrator for total claims paid up to the annual aggregate stop loss amounts (125% of estimated claims) of approximately \$4,000,000 and \$4,000,000 for years ending June 30, 2022 and June 30, 2023, respectively. Rates were charged by the internal service fund to the other City funds to cover the monthly premium to the administrator and claims up to 88.0% of the aggregate stop loss amount during the current fiscal year.

Thomas McGee Group administers the City's workers' compensation plan. Under this plan, the City pays the administrator a per claim fee to administer its claims. All claims are paid directly by the City. The City has purchased insurance coverage from Midwest Employers that limits the City's maximum individual claims liability to \$750,000 for USL & H and \$750,000 for other regular employees and per occurrence claims liability to \$1,000,000. Rates are charged by the internal service fund to the other City funds based on rates and experience factors established by the National Council on Compensation Insurance and City of Cape Girardeau actual claims trends.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE P - RISK MANAGEMENT – Continued

Claims liability is estimated using data supplied by the administrator. The claims activity during the last five years is summarized as follows:

CLAIMS LIABILITIES RECONCILIATION

	<u>Health Insurance</u>	<u>Workers' Compensation</u>	<u>Total</u>
Balance June 30, 2018	\$ 99,000	\$ 625,500	\$ 724,500
Provisions for Incurred Claims	3,696,756	482,643	4,179,399
Payment of Claims	<u>(3,466,756)</u>	<u>(570,043)</u>	<u>(4,036,799)</u>
Balance June 30, 2019	\$ 329,000	\$ 538,100	\$ 867,100
Provisions for Incurred Claims	3,501,872	817,620	4,319,492
Payment of Claims	<u>(3,696,872)</u>	<u>(712,720)</u>	<u>(4,409,592)</u>
Balance June 30, 2020	\$ 134,000	\$ 643,000	\$ 777,000
Provisions for Incurred Claims	3,471,412	1,325,119	4,796,531
Payment of Claims	<u>(3,252,412)</u>	<u>(1,219,619)</u>	<u>(4,472,031)</u>
Balance June 30, 2021	\$ 353,000	\$ 748,500	\$ 1,101,500
Provisions for Incurred Claims	3,575,784	432,228	4,008,012
Payment of Claims	<u>(3,574,884)</u>	<u>(869,728)</u>	<u>(4,444,612)</u>
Balance June 30, 2022	\$ 353,900	\$ 311,000	\$ 664,900
Provisions to Incurred Claims	5,021,473	633,235	5,654,708
Payment of Claims	<u>(5,084,373)</u>	<u>(573,235)</u>	<u>(5,657,608)</u>
Balance June 30, 2023	<u>\$ 291,000</u>	<u>\$ 371,000</u>	<u>\$ 662,000</u>

NOTE Q - CONCENTRATION OF CREDIT RISK/BAD DEBT ALLOWANCE

The City has uncollateralized utility accounts receivable generated within a limited geographical region primarily consisting of its City limits. The City also has taxes, special assessments, and user fees receivable which are concentrated among its citizens. Some of these items attach as liens against real and personal property. The maximum accounting loss is the amount shown as utility charges receivable on the statement of net position.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE Q – CONCENTRATION OF CREDIT RISK/BAD DEBIT ALLOWANCE - continue

At June 30, 2023, utility receivables totaled \$2,613,802. On the financial statements, the utility receivables are shown net of the allowance for doubtful accounts of \$87,552. This results in net utility receivable of \$2,526,250. During the year ended June 30, 2023, the allowance was increased by \$21,208 and accounts totaling \$107,149 were written off.

NOTE R - COMMITMENTS AND CONTINGENCIES

1. Litigation

Various claims and lawsuits are pending against the City. In the opinion of City management, the potential loss on all claims and lawsuits will not be significant to the City's financial statements.

2. Grant Audit

The City receives Federal and State Grants for specific purposes that are subject to review and audit by various Federal and State agencies. Such audits could result in a request for reimbursement by any of the Federal and State agencies for expenditures disallowed under the terms and conditions of the appropriate agency. In the opinion of City management, such disallowances, if any, will not be significant.

3. Construction Commitments

As of June 30, 2023, the City had construction commitments outstanding of \$10,086,540. The construction commitments represent incomplete portions of contracts entered into to construct various street projects, municipal pool renovation, water and sewer projects, airport terminal construction, and Capaha renovations. These contracts are expected to be completed within the next fiscal year.

4. Encumbrances

As of June 30, 2023, the City had encumbrances outstanding of \$3,782,255.

NOTE S – PRIOR PERIOD ADJUSTMENTS

The net position of the governmental activities was increased by \$261,815, while the business activities was decreased by \$350,984, as of June 30, 2023, from transactions that occurred in previous years. Grant revenue, which was previously thought to be recoverable, was not received for the Airport Improvement Grant, decreasing fund balance by \$58,178. A lease receivable and deferred inflows relating to leases under GASB Statement No. 87 were recorded in error on the fund financial statements for the General Fund and Airport Fund resulting in increases in fund balances of \$41,409 and \$32,939, respectively. An adjustment was needed to record leases under the GASB Statement No. 87 that should have been included in the prior year when the new standard was implemented. This adjustment resulted in an increase of \$55,145 in net position of

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE S – PRIOR PERIOD ADJUSTMENTS - continued

the governmental activities. The Refunding Special Obligation Bond was recorded as debt of the governmental activities but should have been allocated between the governmental activities and business-type activities as it refinanced the Special Obligation Bonds, Series 2015 outstanding in both. Also, the unamortized premium and accrued interest of the Special Obligation Bond Series 2015 was not written off when the debt was retired. These errors resulted in the net position of the governmental activities to increase by \$190,500 and the net position of the business-type activities to decrease by \$65,877. Adjustments were needed to correct the recording of construction in progress to the correct funds and write off projects that were abandoned resulting in a decrease to the Sewer Fund and Water Fund net position of \$184,061 and \$101,046, respectively.

NOTE T - TAX ABATEMENTS

The City has entered into real property tax abatement agreements with developers pursuant to provisions of Chapter 353 of the Revised Statutes of Missouri. During the first 10 years of abatement, 100% of the incremental increase in real property taxes on the land and 100% of the real property taxes on all improvements are abated. During the next 15 years, between 50% and 100% of the incremental real property taxes on all land and all land improvements are abated.

During the current fiscal year \$635 in real property taxes were abated related to provisions of Chapter 353. The abatements related to a project to convert an abandoned retail building into an office building for a national call center. These abatements will expire in 2032.

The City has established one Redevelopment Project Area in the Cape Downtown Tax Increment Financing District (TIF) according to Missouri TIF laws. During the current year \$12,708 in real property taxes were abated related to provisions of these laws. Abatement of City real property taxes accounted for \$5,261 of this amount. Payments in lieu of taxes are made to the City by owners of the abated properties based on the abated assessed values for all taxing entities included in the TIF. These deposits are kept in a special allocation fund to be used to reimburse developers for approved redevelopment projects within the TIF.

NOTE U - CONTINGENCY

1. In July 2007, the City entered into a development agreement with Greater Missouri Builders, Inc. (GMB) to reimburse them for costs associated with the Town Plaza Redevelopment Project. In conjunction with this agreement, the City established the Town Plaza Community Improvement District (CID) and determined the project area to be blighted pursuant to Chapter 353 of the Missouri Revised Statutes.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE U – CONTINGENCY - continued

This project involved the conversion of the former Sears facility into a call center for National Asset Recover Services (NARS) and other various improvements, such as facade improvements, parking facilities, roof reconstruction, and HVAC enhancements. Total reimbursements to GMB for redevelopment costs were limited to \$3.6 million plus 7.5% interest. These reimbursements will be made from incremental County and City sales tax revenues, an additional CID sales tax, and real estate tax abatements. Reimbursements from incremental County and City sales tax revenue will be limited to \$1.2 of the \$3.6 million total.

Incremental County and City sales tax revenue was defined as the difference in future tax revenues from the City's 1% general sales tax and .5% capital improvement sales tax and half the County's .5% general sales tax and the revenues from these taxes from the project area in calendar year 2006. The CID implemented a 1% sales tax. Improvements to the redevelopment project will receive 100% real estate tax abatement for the first 10 years and 50% real estate tax abatement for the next 15 years. The current Sears facility will receive 50% real estate tax abatement for 25 years. Based on 2006 assessed values the abatement of City taxes on the unimproved Sears facility would be \$628.

Beginning in year six of the agreement, 50% of the gross rentals from the NARS site will be used to supplement the incremental sales tax revenues. Reimbursements from incremental sales tax revenues expire with repayment of the amount to be paid by incremental sales tax or 20 years, whichever comes first.

This project was completed at a cost of \$3,203,308. Reimbursement from incremental County and City sales tax revenue is limited to \$1,164,839. The City and the County are obligated to make quarterly payments as may lawfully be made from funds budgeted and appropriated for that purpose by the City and County.

During the fiscal year ended June 30, 2023, the City incurred payments of \$94,112 under the development agreement. This amount is included in the Development Services expenses on the statement of activities.

2. In June 2004, the City of Cape Girardeau and Cape Girardeau County entered into a development agreement with a local real estate developer. Under the agreement, the local developer agreed to pay for certain public improvements incurred in conjunction with the development of a 60 acre retail development, and the City and County agreed to reimburse the local business for the \$2,998,434 cost of these improvements plus 4% interest with quarterly payments from available net sales tax revenue generated from any businesses operations located in the development.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE U - CONTINGENCY – Continued

Available revenue is defined by the agreement as all the net sales tax revenue generated by two .25% City capital improvement sales taxes and the .50% City transportation sales tax and half of the net sales tax revenue generated by a .50% County sales tax. All City sales taxes have expiration dates that could occur before the total costs of the improvements are reimbursed to the developer. The County sales tax has no expiration date. No provision is made to replace revenues from the City sales taxes that expire if they are not extended. The development agreement remains in effect until the total cost of the public improvements is reimbursed to the developer.

In October 2012, the City of Cape Girardeau and Cape Girardeau County entered into an amendment to the original development agreement. Under the agreement, the local developer agreed to pay for additional public improvements incurred in conjunction with the development of the 60 acre retail development, and the City and County agreed to reimburse the local business for the \$2,024,360 cost of these improvements from available net sales tax revenue generated from an Academy Sports retail store. Academy Sports began operation in May 2013.

The City and County are required by the development agreement to reimburse the developer for the additional public improvement costs related to Academy Sports after the original development costs have been reimbursed with quarterly payments from available revenue. Available revenue is defined by the agreement as all the net sales tax revenue generated by Academy Sports at that location on sales that exceed an inflation adjusted \$2.5 million annually from two .25% City capital improvement sales taxes and half of the .50% City transportation sales tax and half of the net sales tax revenue generated by a .50% County sales tax. All City sales taxes have expiration dates that could occur before the total costs of the improvements are reimbursed to the developer. The County sales tax has no expiration date. No provision is made to replace revenues from the City sales taxes that expire if they are not extended. The development agreement remains in effect until the total cost of the additional public improvements is reimbursed to the developer or fifteen years from the beginning of repayments to the developer for costs related to the additional public improvements.

The City and the County are obligated only to make quarterly payments as may lawfully be made from funds budgeted and appropriated for that purpose by the City and County. During the fiscal year ended June 30, 2023 the City incurred payments of \$164,802 under the development agreement. This amount is included in the Development Services expenses on the statement of activities.

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE U - CONTINGENCY – Continued

3. In May 2011, the City of Cape Girardeau entered into a development agreement with a local real estate developer. Under this agreement, the local developer agreed to pay for certain public improvements incurred in conjunction with the development of a Menards Home Improvement Store site and other adjacent retail development sites, and the City agreed to reimburse the local developer for the cost of these improvements from available net sales tax revenue generated from the Menards Home Improvement operations and operations of other similar retail stores in the City that exceeded a baseline amount established in the development agreement.

The local developer has completed all public improvements at a cost of \$2,943,843. The City is required by the development agreement to reimburse the developer for these costs from available revenues. Available revenue is defined by the agreement as all the net sales tax revenue generated by two .25% City capital improvement sales taxes and the .50% City transportation sales tax that exceed a baseline amount. The transportation sales tax has an expiration date that occurs during the contract period. No provision is made to replace revenues from the City sales taxes that expire if they are not extended. The development agreement expires 15 years after the beginning of the Menards Home Improvement operations.

The City is obligated only to make quarterly payments as may lawfully be made from funds budgeted and appropriated for that purpose by the City. During the fiscal year ended June 30, 2023, the City incurred \$130,229 under the development agreement. This amount is included in the Development Services expenses on the statement of activities. The agreement was paid in full during the year ended June 30, 2023.

4. In November 2015, the City of Cape Girardeau entered into a development agreement with Drury Southwest, Inc. (the “Company”). Under this agreement, the Company agreed to construct a 168-room hotel and adjoining restaurant with an approximately 20,000 square foot conference center. In recognition of the significant economic benefits to the City, once the facility became operational, the City agreed to reimburse the Company for part of the cost of constructing the conference center from available net sales tax revenues generated from the operations of the hotel, restaurant, and conference center.

As of October 3, 2017, the Company had substantially completed the project, having incurred \$6,938,689 in costs under the development agreement. The City is required by the agreement to reimburse the developer for these costs, up to a maximum of \$6,250,000, from available revenues. Available revenue is defined by the agreement as all the net sales tax revenue generated by the 1% general sales tax and two .25% capital improvement sales taxes relating to the operations of the hotel, restaurant, and conference center. One of the capital improvement sales taxes has an expiration date that could occur before the total costs of the improvements are reimbursed to the developer. No provision is made to replace

City of Cape Girardeau, Missouri
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2023

NOTE U - CONTINGENCY – Continued

revenues from the City sales taxes that expire if they are not extended. The development agreement expires 20 years from December 31, 2017, or as soon as the City has completely reimbursed the Company for the total of reimbursable costs, if that happens first.

The City is obligated only to make quarterly payments as may lawfully be made from funds budgeted and appropriated for that purpose by the City. During the fiscal year ended June 30, 2023, the City incurred \$103,825 under the development agreement.

NOTE V – SUBSEQUENT EVENT

On September 5, 2023, the City awarded a bid for the removal and disposal of the roofing system of the airport terminal in the amount of \$176,120.

REQUIRED SUPPLEMENTAL INFORMATION

CITY OF CAPE GIRARDEAU, MISSOURI

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -
BUDGET AND ACTUAL - GENERAL FUND

Year Ended June 30, 2023

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
<u>REVENUES:</u>				
Taxes	\$ 20,594,469	\$ 20,594,556	\$ 24,225,887	\$ 3,631,331
Licenses and Permits	1,813,905	1,813,905	2,080,455	266,550
Intergovernmental	639,000	639,000	940,696	301,696
Charges for Services	1,011,263	984,263	312,539	(671,724)
Internal Charges	1,145,190	1,066,065	1,021,682	(44,383)
Fines and Forfeits	619,000	619,000	244,003	(374,997)
Miscellaneous	685,175	685,175	390,225	(294,950)
Special Assessments	14,285	14,285	60,599	46,314
Investment Revenue	85,030	85,030	624,458	539,428
 TOTAL REVENUES	 \$ 26,607,317	 \$ 26,501,279	 \$ 29,900,544	 \$ 3,399,265
 <u>EXPENDITURES:</u>				
Current:				
Administrative Services	\$ 3,530,704	\$ 7,031,382	\$ 6,571,180	\$ 460,202
Development Services	3,008,389	3,037,165	2,813,574	223,591
Parks and Recreation	1,892,457	1,874,147	1,605,722	268,425
Public Safety	17,870,924	13,427,706	16,952,553	(3,524,847)
Public Works	2,825,212	2,849,559	2,718,373	131,186
Capital Outlay:				
Administrative Services	-	139,537	76,151	63,386
Development Services	-	-	9,042	(9,042)
Parks and Recreation	-	160,650	49,683	110,967
Public Safety	-	746,462	599,693	146,769
 TOTAL EXPENDITURES	 \$ 29,127,686	 \$ 29,266,608	 \$ 31,395,971	 \$ (2,129,363)
 REVENUES OVER (UNDER) EXPENDITURES	 \$ (2,520,369)	 \$ (2,765,329)	 \$ (1,495,427)	 \$ 5,528,628
 <u>OTHER FINANCING SOURCES (USES):</u>				
Compensation for Damages	\$ -	\$ -	\$ 7,210	\$ 7,210
Settlements	-	-	49,946	49,946
Asset Disposition	-	-	57,744	57,744
Contributed Capital	-	-	500	500
Transfers In	5,763,613	6,306,263	6,186,138	(120,125)
Transfers Out	(3,593,813)	(3,606,356)	(4,003,297)	(396,941)
 TOTAL OTHER FINANCING SOURCES (USES)	 \$ 2,169,800	 \$ 2,699,907	 \$ 2,298,241	 \$ (401,666)
 TOTAL REVENUES OVER (UNDER) EXPENDITURES	 \$ (350,569)	 \$ (65,422)	 \$ 802,814	 \$ 5,126,962
 FUND BALANCE, July 1, 2022	 14,549,801	 14,549,801	 14,549,801	 -
 FUND BALANCE, June 30, 2023	 \$ 14,199,232	 \$ 14,484,379	 \$ 15,352,615	 \$ 5,126,962

See Independent Auditors' Report.

CITY OF CAPE GIRARDEAU, MISSOURI

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -
BUDGET AND ACTUAL - AIRPORT FUND

Year Ended June 30, 2023

	<u>Budgeted Amounts</u>			<u>Variance with</u>
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	<u>Final Budget</u>
<u>REVENUES:</u>				
Intergovernmental	\$ 16,467,000	\$ 16,467,000	\$ 6,543,847	\$ (9,923,153)
Charges for Services	534,242	534,242	489,857	(44,385)
Miscellaneous	318,753	5,000	387,406	382,406
Investment Revenue	<u>5,000</u>	<u>318,753</u>	<u>251,526</u>	<u>(67,227)</u>
 TOTAL REVENUES	 <u>\$ 17,324,995</u>	 <u>\$ 17,324,995</u>	 <u>\$ 7,672,636</u>	 <u>\$ (9,652,359)</u>
 <u>EXPENDITURES:</u>				
Current:				
Development Services	\$ 1,682,662	\$ 1,792,782	\$ 1,903,304	\$ (110,522)
Capital Outlay:				
Development Services	<u>15,700,000</u>	<u>17,502,270</u>	<u>6,623,139</u>	<u>10,879,131</u>
 TOTAL EXPENDITURES	 <u>\$ 17,382,662</u>	 <u>\$ 19,295,052</u>	 <u>\$ 8,526,443</u>	 <u>\$ 10,768,609</u>
 REVENUES OVER (UNDER) EXPENDITURES	 <u>\$ (57,667)</u>	 <u>\$ (1,970,057)</u>	 <u>\$ (853,807)</u>	 <u>\$ (20,420,968)</u>
 <u>OTHER FINANCING SOURCES (USES):</u>				
Advance Repayment	\$ (85,925)	\$ (85,925)	\$ (85,925)	\$ -
Transfers In	<u>143,592</u>	<u>1,343,592</u>	<u>5,103,592</u>	<u>3,760,000</u>
 TOTAL OTHER FINANCING SOURCES (USES)	 <u>\$ 57,667</u>	 <u>\$ 1,257,667</u>	 <u>\$ 5,017,667</u>	 <u>\$ 3,760,000</u>
 TOTAL REVENUES OVER (UNDER) EXPENDITURES	 <u>\$ -</u>	 <u>\$ (712,390)</u>	 <u>\$ 4,163,860</u>	 <u>\$ (16,660,968)</u>
 FUND BALANCE, July 1, 2022	 (1,100,999)	 (1,100,999)	 244,618	 -
 PRIOR PERIOD ADJUSTMENT	 <u>-</u>	 <u>-</u>	 <u>(25,239)</u>	 <u>(25,239)</u>
 FUND BALANCE, June 30, 2023	 <u>\$ (1,100,999)</u>	 <u>\$ (1,813,389)</u>	 <u>\$ 4,383,239</u>	 <u>\$ (16,686,207)</u>

See Independent Auditors' Report.

City of Cape Girardeau, Missouri
NOTES TO BUDGETARY COMPARISON SCHEDULES
June 30, 2023

BUDGETS AND BUDGETARY ACCOUNTING

The City adopts annual operating budgets for all funds except Storm Water Projects from Park / Storm Water Sales Tax Fund, Park Improvement Projects from Park / Storm Water Sales Tax Fund, and Park Improvement Projects from Park/Storm Water Sales Tax Fund Phase 2 - which have project length budgets - and the Cape Girardeau Municipal Development Foundation, and the Cape Girardeau Parks Development Foundation, whose main purposes are to solicit and collect donations.

The City follows these procedures in establishing the budgetary data reflected in the financial statements.

1. The City Manager submits to the City Council a proposed operating budget for the fiscal year ending the following June 30th at the first meeting of June each year. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings are conducted to obtain taxpayer comments.
3. Prior to July 1, the budget is legally enacted through passage of an ordinance.
4. The City Manager is authorized to transfer budgeted amounts between programs within any department; however, any revisions that alter the total appropriations of any department must be approved by the City Council. Departments may not legally exceed their appropriations without approval from the City Council. Appropriations expire at the end of the year; however, outstanding encumbrances at the end of the year are honored by the City.
5. Formal budgetary integration is employed as a management control device during the year for all funds.
6. Budgets for all funds are adopted on a budgetary basis.
7. If, during the fiscal year, the City Manager certifies there are additional revenues to appropriate, unencumbered appropriation balances within a department, or there is an emergency situation, the City Council may amend the initial budget by ordinance. The initial budget was adopted by the City Council on July 5, 2022 and amended on July 18, 2022; September 9, 2022; June 5, 2023; and September 18, 2023. The initial budget and final amended budget are both reflected in the financial statements.

City of Cape Girardeau, Missouri
NOTES TO BUDGETARY COMPARISON SCHEDULES
June 30, 2023

BUDGETS AND BUDGETARY ACCOUNTING - Continued

The statement of revenues, expenditures, and changes in fund balances - governmental funds reports revenues and expenditures on the modified accrual basis of accounting in accordance with GAAP. The statement of revenues, expenditures, and changes in fund balances - budget and actual (budget basis) for all governmental fund types is prepared on a budgetary basis which includes encumbrances as expenditures.

The following reconciliation adjusts GAAP basis to budget basis:

	<u>General Fund</u>	<u>Airport Fund</u>
GAAP Basis Net Income	\$ 680,592	4,182,227
Increase due to:		
Prior Year-End Encumbrances:		
Administrative Services	37,131	-
Development Services	500	288,260
Parks & Recreation	5,363	-
Public Safety	195,417	-
Public Works	47,154	-
Capital Outlay	-	27,060
Encumbrance Revenue	(129,838)	-
Adjust investments due to Market	<u>25,821</u>	<u>1,089</u>
	\$ 181,548	\$ 316,409
Decrease due to:		
Current Year-End Encumbrances		
Administrative Services	6,140	-
Development Services	500	440
Parks & Recreation	1,965	-
Public Safety	-	-
Public Works	42,946	-
Capital Outlay	101,933	318,245
Advance Repayment	-	85,925
Encumbrance Revenue	(81,701)	(61,265)
Adjust investments due to Market	<u>(12,457)</u>	<u>(8,569)</u>
	\$ 59,326	334,776
Budget Basis Net Income	<u>\$ 802,814</u>	<u>\$ 4,163,860</u>

City of Cape Girardeau, Missouri
NOTES TO BUDGETARY COMPARISON SCHEDULES
June 30, 2023

BUDGETS AND BUDGETARY ACCOUNTING - Continued

The individual proprietary fund schedules of comparing budget to actual is reported on a budgetary basis that uses the modified accrual basis of accounting with the exception of encumbrances. Encumbrances are reported as expenses in the year of encumbrance.

CITY OF CAPE GIRARDEAU, MISSOURI

SUPPLEMENTARY INFORMATION
MISSOURI LOCAL GOVERNMENT EMPLOYEES RETIREMENT SYSTEM

SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS
GENERAL DIVISION

June 30, 2023

Fiscal Year Ended June 30,	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total Pension Liability									
Service Costs	\$ 928,436	\$ 933,765	\$ 1,003,826	\$ 1,013,062	\$ 863,072	\$ 847,662	\$ 813,616	\$ 795,771	\$ 768,458
Interest on the Pension Liability	3,298,026	3,188,809	3,328,657	3,125,720	2,770,920	2,668,902	2,567,279	2,346,499	2,240,283
Changes of Benefit Terms	2,779,169.00	-	-	-	3,061,598	-	-	-	-
Differences Between Expected and Actual Experience of the Total Pension Liability	1,093,970	(313,157)	(1,736,406)	517,894	(113,254)	(568,794)	(678,078)	(183,850)	(261,952)
Changes of Assumptions	-	-	(849,035)	-	-	-	-	1,388,735	-
Benefit Payments, Including Refunds of Employee Contributions	(2,298,536)	(2,196,315)	(1,948,702)	(1,760,611)	(1,763,786)	(1,340,034)	(1,296,403)	(1,324,473)	(1,266,841)
Net Change in Total Pension Liability	5,801,065	1,613,102	(201,660)	2,896,065	4,818,550	1,607,736	1,406,414	3,022,682	1,479,948
Total Pension Liability - Beginning	47,788,118	46,175,016	46,376,676	43,480,611	38,662,061	37,054,325	35,647,911	32,625,229	31,145,281
Total Pension Liability - Ending (A)	\$ 53,589,183	\$ 47,788,118	\$ 46,175,016	\$ 46,376,676	\$ 43,480,611	\$ 38,662,061	\$ 37,054,325	\$ 35,647,911	\$ 32,625,229
Plan Fiduciary Net Position									
Contributions - Employer	\$ 3,255,106	\$ 929,906	\$ 888,369	\$ 864,919	\$ 3,608,999	\$ 847,162	\$ 745,001	\$ 820,228	\$ 1,953,089
Contributions - Employees	-	-	-	-	-	-	16,008	-	-
Net Investment Income	2,103,906	43,036	13,278,050	637,692	3,002,641	4,823,411	4,214,232	(82,162)	684,825
Benefit Payments, Including Refunds of Employee Contributions	(2,298,536)	(2,196,315)	(1,948,702)	(1,760,611)	(1,763,786)	(1,340,034)	(1,296,403)	(1,324,473)	(1,266,841)
Pension Plan Administrative Expense	(69,871)	(51,934)	(48,802)	(64,681)	(58,089)	(40,041)	(38,351)	(37,018)	(40,731)
Other (Net Transfers)	(1,456,481)	(740,238)	(270,930)	32,102	(122,011)	(225,107)	(15,167)	(298,285)	267,961
Net Change in Plan Fiduciary Net Position	1,534,124	(2,015,545)	11,897,985	(290,579)	4,667,754	4,065,391	3,625,320	(921,710)	1,598,303
Plan Fiduciary Net Position - Beginning	57,893,626	59,909,171	48,011,186	48,301,765	43,634,011	39,568,620	35,943,300	36,865,010	35,266,707
Plan Fiduciary Net Position - Ending (B)	\$ 59,427,750	\$ 57,893,626	\$ 59,909,171	\$ 48,011,186	\$ 48,301,765	\$ 43,634,011	\$ 39,568,620	\$ 35,943,300	\$ 36,865,010
Net Pension Liability - Ending (A) - (B)	(5,838,567)	(10,105,508)	(13,734,155)	(1,634,510)	(4,821,154)	(4,971,950)	(2,514,295)	(295,389)	(4,239,781)
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	110.90%	121.15%	129.74%	103.52%	111.09%	112.86%	106.79%	100.83%	113.00%
Covered Valuation Payroll	\$ 9,430,171	\$ 8,977,444	\$ 9,337,017	\$ 10,105,920	\$ 9,908,724	\$ 9,841,879	\$ 9,707,798	\$ 9,109,297	\$ 8,987,241
Net Pension Liability as a Percentage of Covered Valuation Payroll	-61.91%	-112.57%	-147.09%	-16.17%	-48.66%	-50.52%	-25.90%	-3.24%	-47.18%

Notes to the Schedule:

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, information is presented for those years for which information is available.

CITY OF CAPE GIRARDEAU, MISSOURI

SUPPLEMENTARY INFORMATION
MISSOURI LOCAL GOVERNMENT EMPLOYEES RETIREMENT SYSTEM

SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS
POLICE DIVISION

June 30, 2023

Fiscal Year Ended June 30,	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total Pension Liability									
Service Costs	\$ 382,120	\$ 404,842	\$ 439,563	\$ 418,343	\$ 370,763	\$ 367,842	\$ 345,371	\$ 309,133	\$ 303,651
Interest on the Pension Liability	1,670,148	1,594,959	1,683,903	1,593,730	1,425,037	1,377,421	1,327,202	1,248,307	1,182,926
Changes of Benefit Terms	1,197,832	-	-	-	839,984	-	-	-	-
Differences Between Expected and Actual Experience of the Total Pension Liability	1,878,133	294,313	(1,126,893)	343,900	767,339	(5,046)	21,040	(83,909)	274,477
Changes of Assumptions	-	-	(262,033)	-	-	-	-	481,968	-
Benefit Payments, Including Refunds of Employee Contributions	(1,235,673)	(1,182,846)	(1,134,760)	(1,110,912)	(1,088,863)	(1,081,050)	(945,268)	(827,008)	(895,666)
Net Change in Total Pension Liability	3,892,560	1,111,268	(400,220)	1,245,061	2,314,260	659,167	748,345	1,128,491	865,388
Total Pension Liability - Beginning	24,278,813	23,167,545	23,567,765	22,322,704	20,008,444	19,349,277	18,600,932	17,472,441	16,607,053
Total Pension Liability - Ending (A)	<u>\$ 28,171,373</u>	<u>\$ 24,278,813</u>	<u>\$ 23,167,545</u>	<u>\$ 23,567,765</u>	<u>\$ 22,322,704</u>	<u>\$ 20,008,444</u>	<u>\$ 19,349,277</u>	<u>\$ 18,600,932</u>	<u>\$ 17,472,441</u>
Plan Fiduciary Net Position									
Contributions - Employer	\$ 1,321,768	\$ 471,871	\$ 481,997	\$ 449,883	\$ 1,359,472	\$ 392,375	\$ 366,721	\$ 337,743	\$ 1,043,262
Contributions - Employees	-	-	-	-	-	-	-	-	-
Net Investment Income	997,027	21,758	6,219,863	300,296	1,519,462	2,382,243	2,267,369	(46,280)	349,748
Benefit Payments, Including Refunds of Employee Contributions	(1,235,673)	(1,182,846)	(1,134,760)	(1,110,912)	(1,088,863)	(1,081,050)	(945,268)	(827,008)	(895,666)
Pension Plan Administrative Expense	(24,050)	(16,241)	(16,334)	(22,319)	(19,439)	(13,830)	(13,148)	(12,366)	(12,862)
Other (Net Transfers)	55,480	27,847	(12,112)	84,957	91,515	(42,272)	156,567	50,565	(106,927)
Net Change in Plan Fiduciary Net Position	1,114,552	(677,611)	5,538,654	(298,095)	1,862,147	1,637,466	1,832,241	(497,346)	377,555
Plan Fiduciary Net Position - Beginning	28,371,185	29,048,796	23,510,142	23,808,237	21,946,090	20,308,624	18,476,383	18,973,729	18,596,174
Plan Fiduciary Net Position - Ending (B)	<u>\$ 29,485,737</u>	<u>\$ 28,371,185</u>	<u>\$ 29,048,796</u>	<u>\$ 23,510,142</u>	<u>\$ 23,808,237</u>	<u>\$ 21,946,090</u>	<u>\$ 20,308,624</u>	<u>\$ 18,476,383</u>	<u>\$ 18,973,729</u>
Net Pension Liability - Ending (A) - (B)	(1,314,364)	(4,092,372)	(5,881,251)	57,623	(1,485,533)	(1,937,646)	(959,347)	124,549	(1,501,288)
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	104.67%	116.86%	125.39%	99.76%	106.65%	109.68%	104.96%	99.33%	108.59%
Covered Valuation Payroll	\$ 3,976,695	\$ 3,237,682	\$ 3,836,832	\$ 4,179,275	\$ 3,776,550	\$ 3,943,991	\$ 3,818,933	\$ 3,536,454	\$ 3,223,790
Net Pension Liability as a Percentage of Covered Valuation Payroll	-33.05%	-126.40%	-153.28%	1.38%	-39.34%	-49.13%	-25.12%	3.52%	-46.57%

Notes to the Schedule:

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, information is presented for those years for which information is available.

CITY OF CAPE GIRARDEAU, MISSOURI

SUPPLEMENTARY INFORMATION
MISSOURI LOCAL GOVERNMENT EMPLOYEES RETIREMENT SYSTEM

SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS
FIRE DIVISION

June 30, 2023

Fiscal Year Ended June 30,	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total Pension Liability									
Service Costs	\$ 512,816	\$ 485,904	\$ 481,270	\$ 451,444	\$ 397,573	\$ 401,292	\$ 388,806	\$ 375,784	\$ 370,414
Interest on the Pension Liability	1,763,429	1,685,982	1,741,225	1,662,942	1,505,476	1,472,645	1,452,993	1,336,826	1,319,931
Changes of Benefit Terms	815,997.00	-	-	-	951,134	-	-	-	-
Differences Between Expected and Actual Experience of the Total Pension Liability	1,150,659	610,970	(58,849)	466,159	765,218	(152,061)	(515,001)	461,181	(356,529)
Changes of Assumptions	-	-	(449,014)	-	-	-	-	508,788	-
Benefit Payments, Including Refunds of Employee Contributions	(1,595,151)	(1,781,092)	(1,519,412)	(1,511,600)	(1,437,533)	(1,102,750)	(1,022,379)	(1,148,773)	(1,059,610)
Net Change in Total Pension Liability	2,647,750	1,001,764	195,220	1,068,945	2,181,868	619,126	304,419	1,533,806	274,206
Total Pension Liability - Beginning	25,723,864	24,722,100	24,526,880	23,457,935	21,276,067	20,656,941	20,352,522	18,818,716	18,544,510
Total Pension Liability - Ending (A)	<u>\$ 28,371,614</u>	<u>\$ 25,723,864</u>	<u>\$ 24,722,100</u>	<u>\$ 24,526,880</u>	<u>\$ 23,457,935</u>	<u>\$ 21,276,067</u>	<u>\$ 20,656,941</u>	<u>\$ 20,352,522</u>	<u>\$ 18,818,716</u>
Plan Fiduciary Net Position									
Contributions - Employer	\$ 1,307,758	\$ 475,309	\$ 441,121	\$ 369,502	\$ 1,334,300	\$ 370,929	\$ 326,044	\$ 375,209	\$ 765,345
Contributions - Employees	-	-	-	-	-	-	-	-	-
Net Investment Income	1,032,172	30,087	6,873,082	335,978	1,640,175	2,629,862	2,374,115	(40,593)	415,318
Benefit Payments, Including Refunds of Employee Contributions	(1,595,151)	(1,781,092)	(1,519,412)	(1,511,600)	(1,437,533)	(1,102,750)	(1,022,379)	(1,148,773)	(1,059,610)
Pension Plan Administrative Expense	(21,462)	(15,025)	(13,864)	(17,476)	(14,968)	(10,585)	(10,113)	(9,925)	(10,625)
Other (Net Transfers)	(294,573)	625,944	47,327	144,451	(101,158)	(28,894)	100,165	18,256	(25,522)
Net Change in Plan Fiduciary Net Position	428,744	(664,777)	5,828,254	(679,145)	1,420,816	1,858,562	1,767,832	(805,826)	84,906
Plan Fiduciary Net Position - Beginning	30,142,889	30,807,666	24,979,412	25,658,557	24,237,741	22,379,179	20,611,347	21,417,173	21,332,267
Plan Fiduciary Net Position - Ending (B)	<u>\$ 30,571,633</u>	<u>\$ 30,142,889</u>	<u>\$ 30,807,666</u>	<u>\$ 24,979,412</u>	<u>\$ 25,658,557</u>	<u>\$ 24,237,741</u>	<u>\$ 22,379,179</u>	<u>\$ 20,611,347</u>	<u>\$ 21,417,173</u>
Net Pension Liability - Ending (A) - (B)	(2,200,019)	(4,419,025)	(6,085,566)	(452,532)	(2,200,622)	(2,961,674)	(1,722,238)	(258,825)	(2,598,457)
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	107.75%	117.18%	124.62%	101.85%	109.38%	113.92%	108.34%	101.27%	113.81%
Covered Valuation Payroll	\$ 3,943,799	\$ 3,467,953	\$ 3,432,689	\$ 3,442,123	\$ 3,211,902	\$ 3,290,770	\$ 3,283,135	\$ 3,099,147	\$ 3,017,659
Net Pension Liability as a Percentage of Covered Valuation Payroll	-55.78%	-127.42%	-177.28%	-13.15%	-68.51%	-90.00%	-52.46%	-8.35%	-86.11%

Notes to the Schedule:

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, information is presented for those years for which information is available.

CITY OF CAPE GIRARDEAU, MISSOURI

SUPPLEMENTARY INFORMATION
MISSOURI LOCAL GOVERNMENT EMPLOYEES RETIREMENT SYSTEM

SCHEDULE OF EMPLOYER CONTRIBUTIONS

June 30, 2023

Fiscal Year Ended June 30,	Actuarial Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Valuation Payroll	Actual Contribution as a Percentage of Covered Valuation Payroll
2023	\$ 2,231,644	\$ 2,213,684	\$ 17,960	\$ 18,544,042	11.94%
2022	1,945,508	1,874,208	71,300	16,374,625	11.45%
2021	1,873,332	1,812,073	61,259	17,166,508	10.56%
2020	1,683,841	1,683,841	-	17,188,695	9.80%
2019	1,728,666	1,728,666	-	17,300,564	9.99%
2018	1,644,496	1,610,466	34,030	16,990,644	9.48%
2017	1,437,766	1,437,766	-	16,749,343	8.58%
2016	1,533,180	1,533,180	-	16,040,522	9.56%
2015	1,741,546	1,741,546	-	15,253,527	11.42%
2014	1,743,286	1,662,520	80,766	14,797,136	11.24%

Notes to Schedule:

Valuation Date: February 28, 2023

Notes The roll-forward of total pension liability from February 28, 2023 to June 30, 2023 reflects expected service cost and interest reduced by actual benefit payments.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method: Entry Age Normal and Modified Terminal Funding

Amortization Method: A level percentage of payroll amortization method is used to amortize the UAAL over a closed period of years. If the UAAL (excluding the UAAL associated with benefit changes) is negative, then this amount is amortized of the greater of (i) the remaining initial amortization period or (ii) 15 years.

Remaining Amortization Period: Multiple bases from 15 to 159 years

Asset Valuation Method: 5-year smoothed market, 20% corridor

Inflation: 2.75% wage inflation, 2.25% price inflation

Salary Increases: 2.75% to 6.75%, including wage inflation

Investment Rate of Return: 7.00%, net of investment expenses

Retirement Age: Experience-based table of rates that are specific to the type of eligibility condition.

Mortality: The healthy retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubG-2010 Retiree Mortality Table for males and females. The disabled retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubNS-2010 Disabled Retiree Mortality Table for males and females. The pre-retirement mortality tables used were 75% of the PubG-2010 Employee Mortality Table for males and females of General groups and 75% of the PubS-2010 Employee Mortality Table for males and females of Police, Fire and Public Safety groups. Mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scale to the above described tables.

Other Information: None

CITY OF CAPE GIRARDEAU, MISSOURI

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF CHANGES IN THE CITY'S TOTAL OPEB LIABILITY AND RELATED RATIOS

June 30, 2023

Calendar Year Ended June 30,	2023	2022	2021	2020	2019	2018
Total OPEB Liability						
Service Costs	\$ 152,219	\$ 309,892	\$ 254,489	\$ 258,793	\$ 251,092	\$ 303,952
Interest on Total OPEB Liability	341,966	248,554	295,897	365,681	428,525	407,566
Effect of Economic/Demographic Gains or Losses	678,313	(1,629,235)	(34,266)	(231,761)	(961,604)	(519,247)
Effect of Assumptions Changes or Inputs	(24,972)	(1,029,435)	382,609	1,023,004	271,656	158,158
Benefit Payments	(723,529)	(740,913)	(715,552)	(694,578)	(609,858)	(608,774)
Net Change in Total OPEB Liability	423,997	(2,841,137)	183,177	721,139	(620,189)	(258,345)
Total OPEB Liability - Beginning	<u>8,566,939</u>	<u>11,408,076</u>	<u>11,224,899</u>	<u>10,503,760</u>	<u>11,123,949</u>	<u>11,382,294</u>
Total OPEB Liability - Ending	<u>\$ 8,990,936</u>	<u>\$ 8,566,939</u>	<u>\$ 11,408,076</u>	<u>\$ 11,224,899</u>	<u>\$ 10,503,760</u>	<u>\$ 11,123,949</u>
Covered Employee Payroll	6,880,663	6,723,215	7,465,766	7,230,766	9,369,121	9,074,209
Total OPEB Liability as a Percentage of Covered Employee Payroll	130.67%	127.42%	152.81%	155.24%	112.11%	122.59%

Notes to the Schedule:

This schedule is presented to illustrate the requirement to show information for 10 years. However, recalculations of prior years are not required, and if prior years are not reported in accordance with the current GASB standards, they should not be reported.

SUPPLEMENTAL INFORMATION

CITY OF CAPE GIRARDEAU MISSOURI

COMBINING BALANCE SHEET -
NONMAJOR GOVERNMENTAL FUNDS

June 30, 2023

	General Capital Improvements Fund	Parks and Recreation Fund	Health Fund	Convention and Tourism Fund	Downtown Business District Fund	Public Safety Trust Fund	A.C. Brase Foundation Fund	Park Development Foundation Fund	Public Safety Trust Fund II	Casino Revenue Fund	Riverfront Region Economic Development Fund	Community Development Grant Fund	Motor Fuel Tax Fund
ASSETS													
CURRENT ASSETS:													
Pooled Cash and Investments	\$ 1,362,642	\$ 1,072,985	\$ 457,560	\$ 3,589,375	\$ 164,154	-	\$ 55,947	\$ 744,327	\$ 685,222	\$ 2,760,140	\$ 599,183	\$ -	\$ 972,629
Receivables:													
Real Estate Taxes, Net	-	-	52,449	-	-	-	-	-	-	-	-	-	-
Property Taxes, Net	-	-	7,052	-	-	-	-	-	-	-	-	-	-
Sales Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel and Motel Tax	-	-	-	102,394	-	-	-	-	-	-	-	-	-
Resturant Tax	-	-	-	174,382	-	-	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-	-	-	-	-	-	18,187
Other	-	127,243	-	886	-	-	-	-	-	198,523	16,989	-	-
Motor Fuel Tax	-	-	-	-	-	-	-	-	-	-	-	-	120,235
Vehicle License Fees	-	-	-	-	-	-	-	-	-	-	-	-	38,103
Motor Vehicle Sales Tax	-	-	-	-	-	-	-	-	-	-	-	-	13,642
Grants	-	-	-	-	-	-	-	-	-	-	-	-	-
Inventory	-	22,200	-	15,899	-	-	-	-	-	-	-	-	-
Prepaid Items	-	1,963	39,568	70,539	-	-	350	490	2,580	21,507	650	-	-
TOTAL CURRENT ASSETS	\$ 1,362,642	\$ 1,224,391	\$ 556,629	\$ 3,953,475	\$ 164,154	\$ -	\$ 56,297	\$ 744,817	\$ 687,802	\$ 2,980,170	\$ 616,822	\$ -	\$ 1,162,796
NONCURRENT ASSETS:													
Advances to Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,031,759	\$ -	\$ -	\$ -
TOTAL NONCURRENT ASSETS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,031,759	\$ -	\$ -	\$ -
TOTAL ASSETS	\$ 1,362,642	\$ 1,224,391	\$ 556,629	\$ 3,953,475	\$ 164,154	\$ -	\$ 56,297	\$ 744,817	\$ 687,802	\$ 5,011,929	\$ 616,822	\$ -	\$ 1,162,796
LIABILITIES AND FUND BALANCE													
CURRENT LIABILITIES:													
Accounts Payable	\$ -	\$ 91,249	\$ 90,398	\$ 38,937	\$ -	\$ -	\$ 149	\$ 5,969	\$ 153	\$ 3,315	\$ 948	\$ -	\$ -
Salaries and Benefits Payable	-	75,384	2,211	-	-	-	-	-	-	-	-	-	-
Other Liabilities	-	889	-	-	-	-	-	-	-	-	-	-	-
Unearned Revenues	-	142,045	-	-	-	-	-	-	-	-	-	-	-
Deferred Revenues	-	978	57,806	-	-	-	-	-	-	-	-	-	18,189
TOTAL CURRENT LIABILITIES	\$ -	\$ 310,545	\$ 150,415	\$ 38,937	\$ -	\$ -	\$ 149	\$ 5,969	\$ 153	\$ 3,315	\$ 948	\$ -	\$ 18,189
NONCURRENT LIAILITIES:													
Advances from Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL NONCURRENT LIABILITIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL LIABILITIES	\$ -	\$ 310,545	\$ 150,415	\$ 38,937	\$ -	\$ -	\$ 149	\$ 5,969	\$ 153	\$ 3,315	\$ 948	\$ -	\$ 18,189
FUND BALANCE:													
Nonspendable	\$ -	\$ 1,963	\$ 39,568	\$ 70,539	\$ -	\$ -	\$ 350	\$ 490	\$ 2,580	\$ 2,053,266	\$ 650	\$ -	\$ -
Restricted	1,362,642	-	366,646	3,843,999	164,154	-	-	-	237,522	31,422	19,115	-	1,144,607
Committed	-	-	-	-	-	-	-	-	-	2,923,926	-	-	-
Assigned	-	911,883	-	-	-	-	55,798	738,358	447,547	-	596,109	-	-
Unassigned	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL FUND BALANCE	\$ 1,362,642	\$ 913,846	\$ 406,214	\$ 3,914,538	\$ 164,154	\$ -	\$ 56,148	\$ 738,848	\$ 687,649	\$ 5,008,614	\$ 615,874	\$ -	\$ 1,144,607
TOTAL LIABILITIES AND FUND BALANCE	\$ 1,362,642	\$ 1,224,391	\$ 556,629	\$ 3,953,475	\$ 164,154	\$ -	\$ 56,297	\$ 744,817	\$ 687,802	\$ 5,011,929	\$ 616,822	\$ -	\$ 1,162,796

See Independent Auditors' Report

CITY OF CAPE GIRARDEAU MISSOURI

COMBINING BALANCE SHEET -
NONMAJOR GOVERNMENTAL FUNDS

June 30, 2023

	Transportation Sales Tax Trust Fund V	Transportation Sales Tax Trust Fund VI	Capital Improvement Sales Tax - Sewer System Improvements Fund	Capital Improvement Sales Tax - General Improvements Fund	Park/ Stormwater Sales Tax - Capital Fund	Fire Sales Tax Fund	Parks/ Stormwater Sales Tax Fund	Community Development Block Grant Projects Fund	Stormwater System Improvements Phase II Fund	Park System Improvements Phase II Fund	Total Nonmajor Governmental Funds
ASSETS											
CURRENT ASSETS:											
Pooled Cash and Investments	\$ 11,005,180	\$ 9,550,884	\$ 4,476,313	\$ 5,699,640	\$ 2,440,760	\$ -	\$ 64,870	\$ 10,920	\$ 2,248,122	\$ 1,619,993	\$ 49,580,846
Receivables:											
Real Estate Taxes, Net	-	-	-	-	-	-	-	-	-	-	52,449
Property Taxes, Net	-	-	-	-	-	-	-	-	-	-	7,052
Sales Tax	-	537,739	278,086	278,086	417,128	268,870	138,983	-	-	-	1,918,892
Hotel and Motel Tax	-	-	-	-	-	-	-	-	-	-	102,394
Resturant Tax	-	-	-	-	-	-	-	-	-	-	174,382
Special Assesments	-	-	-	-	-	-	-	-	-	-	18,187
Other	-	-	-	-	-	-	-	-	-	-	343,641
Motor Fuel Tax	-	-	-	-	-	-	-	-	-	-	120,235
Vehicle License Fees	-	-	-	-	-	-	-	-	-	-	38,103
Motor Vehicle Sales Tax	-	-	-	-	-	-	-	-	-	-	13,642
Grants	20,092	-	-	-	-	-	-	-	67,951	-	88,043
Inventory	-	-	-	-	-	-	-	-	-	-	38,099
Prepaid Items	-	-	-	-	-	-	-	-	-	-	137,647
TOTAL CURRENT ASSETS	\$ 11,025,272	\$ 10,088,623	\$ 4,754,399	\$ 5,977,726	\$ 2,857,888	\$ 268,870	\$ 203,853	\$ 10,920	\$ 2,316,073	\$ 1,619,993	\$ 52,633,612
NONCURRENT ASSETS:											
Advances to Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,031,759
TOTAL NONCURRENT ASSETS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,031,759
TOTAL ASSETS	\$ 11,025,272	\$ 10,088,623	\$ 4,754,399	\$ 5,977,726	\$ 2,857,888	\$ 268,870	\$ 203,853	\$ 10,920	\$ 2,316,073	\$ 1,619,993	\$ 54,665,371
LIABILITIES AND FUND BALANCE											
CURRENT LIABILITIES:											
Accounts Payable	\$ 569,347	\$ 514,981	\$ 23,515	\$ 39,739	\$ -	\$ -	\$ -	\$ 1,207	\$ 272,522	\$ 333,089	\$ 1,985,518
Salaries and Benefits Payable	-	-	-	-	-	-	-	-	-	-	77,595
Other Liabilities	-	-	-	-	-	-	-	-	-	-	889
Unearned Revenues	-	-	-	-	-	-	-	-	-	-	142,045
Deferred Revenues	-	-	-	-	-	-	-	-	-	-	76,973
TOTAL CURRENT LIABILITIES	\$ 569,347	\$ 514,981	\$ 23,515	\$ 39,739	\$ -	\$ -	\$ -	\$ 1,207	\$ 272,522	\$ 333,089	\$ 2,283,020
NONCURRENT LAIABILITIES:											
Advances from Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL NONCURRENT LIABILITIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL LIABILITIES	\$ 569,347	\$ 514,981	\$ 23,515	\$ 39,739	\$ -	\$ -	\$ -	\$ 1,207	\$ 272,522	\$ 333,089	\$ 2,283,020
FUND BALANCE:											
Nonspendable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,169,406
Restricted	10,455,925	9,573,642	4,730,884	5,937,987	2,857,888	268,870	203,853	9,713	2,043,551	1,286,904	44,539,324
Committed	-	-	-	-	-	-	-	-	-	-	2,923,926
Assigned	-	-	-	-	-	-	-	-	-	-	2,749,695
Unassigned	-	-	-	-	-	-	-	-	-	-	-
TOTAL FUND BALANCE	10,455,925	\$ 9,573,642	\$ 4,730,884	\$ 5,937,987	\$ 2,857,888	\$ 268,870	\$ 203,853	\$ 9,713	\$ 2,043,551	\$ 1,286,904	\$ 52,382,351
TOTAL LIABILITIES AND FUND BALANCE	\$ 11,025,272	\$ 10,088,623	\$ 4,754,399	\$ 5,977,726	\$ 2,857,888	\$ 268,870	\$ 203,853	\$ 10,920	\$ 2,316,073	\$ 1,619,993	\$ 54,665,371

See Independent Auditors' Report.

CITY OF CAPE GIRARDEAU, MISSOURI

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS

Year Ended June 30, 2023

	General Capital Improvements Fund	Parks and Recreation Fund	Health Fund	Convention and Tourism Fund	Downtown Business District Fund	Public Safety Trust Fund	A.C. Brase Foundation Fund	Park Development Foundation Fund	Public Safety Trust Fund II	Casino Revenue Fund	Riverfront Region Economic Development Fund	Motor Fuel Tax Fund
REVENUES:												
Taxes	\$ -	\$ -	\$ 430,629	\$ 3,108,058	\$ 33,205	\$ -	\$ -	\$ -	\$ -	\$ 2,472,001	\$ 213,347	\$ -
Intergovernmental	-	2,022	10,493	-	-	-	-	-	-	-	6,000	1,950,706
Charges for Services	-	1,469,612	-	-	-	-	20,866	100,160	-	-	-	-
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	21,137
Miscellaneous	-	52,388	-	-	-	-	-	87,473	-	-	-	-
Investment Revenue	69,839	13,151	18,012	141,099	7,416	-	3,208	31,278	70,236	144,683	18,584	37,643
TOTAL REVENUES	\$ 69,839	\$ 1,537,173	\$ 459,134	\$ 3,249,157	\$ 40,621	\$ -	\$ 24,074	\$ 218,911	\$ 70,236	\$ 2,616,684	\$ 237,931	\$ 2,009,486
EXPENDITURES:												
Current:												
Administrative Services	\$ -	\$ -	\$ -	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ 286	\$ 110,338	\$ -	\$ -
Development Services	-	-	-	897,456	39,796	-	-	-	-	600,000	134,934	-
Parks and Recreation	-	2,953,740	-	-	-	-	48,736	83,559	-	-	-	-
Public Safety	-	-	409,736	-	-	-	-	-	172,116	14,836	-	-
Public Works	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay:												
Public Safety	-	-	-	-	-	-	-	-	399,560	15,389	-	-
Capital Improvements	291,942	-	-	-	-	-	-	-	-	-	-	-
Parks and Recreation	-	89,343	-	-	-	-	-	18,538	-	-	-	-
Public Works	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service:												
Interest	-	-	-	221,270	-	-	-	-	271,767	265,408	-	-
Principal	-	-	-	691,600	-	-	-	-	1,018,264	2,034,592	-	-
TOTAL EXPENDITURES	\$ 291,942	\$ 3,043,083	\$ 409,736	\$ 1,810,491	\$ 39,796	\$ -	\$ 48,736	\$ 102,097	\$ 1,861,993	\$ 3,040,563	\$ 134,934	\$ -
REVENUES OVER (UNDER) EXPENDITURES	\$ (222,103)	\$ (1,505,910)	\$ 49,398	\$ 1,438,666	\$ 825	\$ -	\$ (24,662)	\$ 116,814	\$ (1,791,757)	\$ (423,879)	\$ 102,997	\$ 2,009,486
OTHER FINANCING SOURCES (USES):												
Compensation for Damages	\$ -	\$ 1,026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asset Disposition	-	-	-	-	-	-	-	-	19,650	2,220,868	-	-
Capital Contributions	-	-	-	-	-	-	-	-	-	-	-	-
Transfers In	-	1,572,056	-	-	-	-	-	-	3,166,959	12,543	204,485	-
Transfers Out	(3,000,000)	(21,800)	-	(49,630)	-	-	-	(17,000)	(1,583,479)	(1,804,485)	-	(1,400,000)
TOTAL OTHER FINANCING SOURCES (USES)	\$ (3,000,000)	\$ 1,551,282	\$ -	\$ (49,630)	\$ -	\$ -	\$ -	\$ (17,000)	\$ 1,603,130	\$ 428,926	\$ 204,485	\$ (1,400,000)
TOTAL REVENUES OVER (UNDER) EXPENDITURES	\$ (3,222,103)	\$ 45,372	\$ 49,398	\$ 1,389,036	\$ 825	\$ -	\$ (24,662)	\$ 99,814	\$ (188,627)	\$ 5,047	\$ 307,482	\$ 609,486
FUND BALANCE, July 1, 2022	4,584,745	868,474	356,816	2,525,502	163,329	16,180	80,810	639,034	860,096	5,003,567	308,392	535,121
PRIOR PERIOD ADJUSTMENT	-	-	-	-	-	(16,180)	-	-	16,180	-	-	-
FUND BALANCE, June 30, 2023	\$ 1,362,642	\$ 913,846	\$ 406,214	\$ 3,914,538	\$ 164,154	\$ -	\$ 56,148	\$ 738,848	\$ 687,649	\$ 5,008,614	\$ 615,874	\$ 1,144,607

See Independent Auditors' Report.

CITY OF CAPE GIRARDEAU, MISSOURI

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS

Year Ended June 30, 2023

	Transportation Sales Tax Trust Fund V	Transportation Sales Tax Trust Fund VI	Capital Improvement Sales Tax - Sewer System Improvements Fund	Capital Improvement Sales Tax - General Improvements Fund	Park/ Stormwater Sales Tax - Capital Fund	Fire Sales Tax Fund	Parks/ Stormwater Sales Tax Fund	Community Development Block Grant Projects Fund	Stormwater System Improvements Phase II Fund	Park System Improvements Phase II Fund	Total Nonmajor Governmental Funds
REVENUES:											
Taxes	\$ -	\$ 6,378,124	\$ 3,277,594	\$ 3,277,593	\$ 4,916,390	\$ 3,189,062	\$ 1,638,737	\$ -	\$ -	\$ -	\$ 28,934,740
Intergovernmental	26,918	-	-	-	-	-	-	-	94,440	-	2,090,579
Charges for Services	-	-	-	-	-	-	-	-	-	-	1,590,638
Special Assessment	-	-	-	-	-	-	-	-	-	-	21,137
Miscellaneous	-	-	-	-	-	-	-	-	-	-	139,861
Investment Revenue	566,818	359,961	259,995	238,488	65,221	182	3,153	489	155,067	157,076	2,361,599
TOTAL REVENUES	\$ 593,736	\$ 6,738,085	\$ 3,537,589	\$ 3,516,081	\$ 4,981,611	\$ 3,189,244	\$ 1,641,890	\$ 489	\$ 249,507	\$ 157,076	\$ 35,138,554
EXPENDITURES:											
Current:											
Administrative Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,789
Development Services	-	120,048	120,481	183,846	-	-	-	-	-	-	2,096,561
Parks and Recreation	-	-	-	-	-	-	-	-	-	-	3,086,035
Public Safety	-	-	-	-	-	-	-	-	-	-	596,688
Public Works	-	-	-	-	-	-	-	-	6,577	3,772	10,349
Capital Outlay:											
Public Safety	-	-	-	-	-	-	-	-	-	-	414,949
Capital Improvements	-	-	-	-	-	-	-	-	-	-	291,942
Parks and Recreation	-	-	-	-	186,695	-	-	-	-	3,327,809	3,622,385
Public Works	3,550,731	3,063,408	-	325,532	-	-	-	-	2,584,489	-	9,524,160
Debt Service:											
Interest	-	-	-	413,260	297,928	-	-	-	-	-	1,469,633
Principal	-	-	-	1,135,000	-	-	-	-	-	-	4,879,456
TOTAL EXPENDITURES	\$ 3,550,731	\$ 3,183,456	\$ 120,481	\$ 2,057,638	\$ 484,623	\$ -	\$ -	\$ -	\$ 2,591,066	\$ 3,331,581	\$ 26,102,947
REVENUES OVER (UNDER) EXPENDITURES	\$ (2,956,995)	\$ 3,554,629	\$ 3,417,108	\$ 1,458,443	\$ 4,496,988	\$ 3,189,244	\$ 1,641,890	\$ 489	\$ (2,341,559)	\$ (3,174,505)	\$ 9,035,607
OTHER FINANCING SOURCES (USES):											
Compensation for Damages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,026
Asset Disposition	-	-	-	-	11,700	-	-	-	-	-	2,252,218
Transfers In	-	-	-	3,400,000	-	-	-	-	846,722	2,000,000	11,202,765
Transfers Out	-	-	(2,647,275)	(3,750,000)	(4,556,715)	(3,166,959)	(1,639,893)	-	-	-	(23,637,236)
TOTAL OTHER FINANCING SOURCES (USES)	\$ -	\$ -	\$ (2,647,275)	\$ (350,000)	\$ (4,545,015)	\$ (3,166,959)	\$ (1,639,893)	\$ -	\$ 846,722	\$ 2,000,000	\$ (10,181,227)
TOTAL REVENUES OVER (UNDER) EXPENDITURES	\$ (2,956,995)	\$ 3,554,629	\$ 769,833	\$ 1,108,443	\$ (48,027)	\$ 22,285	\$ 1,997	\$ 489	\$ (1,494,837)	\$ (1,174,505)	\$ (1,145,620)
FUND BALANCE, July 1, 2022	13,412,920	6,019,013	3,961,051	4,829,544	2,905,915	246,585	201,856	9,224	3,538,388	2,461,409	53,527,971
PRIOR PERIOD ADJUSTMENT	-	-	-	-	-	-	-	-	-	-	-
FUND BALANCE, June 30, 2023	\$ 10,455,925	\$ 9,573,642	\$ 4,730,884	\$ 5,937,987	\$ 2,857,888	\$ 268,870	\$ 203,853	\$ 9,713	\$ 2,043,551	\$ 1,286,904	\$ 52,382,351

See Independent Auditors' Report.

ANNUAL FEDERAL FINANCIAL COMPLIANCE SECTION

BEUSSINK, HEY, ROE & STRODER, L.L.C.

Certified Public Accountants

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JEFFREY C. STRODER, CPA

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INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Honorable Mayor and Members of the City Council
City of Cape Girardeau, Missouri

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Cape Girardeau, Missouri's compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on the City of Cape Girardeau, Missouri's major federal program for the year ended June 30, 2023. The City of Cape Girardeau, Missouri's major federal program is identified in the summary of auditors' results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City of Cape Girardeau, Missouri complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended June 30, 2023.

Basis for Opinion on the Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the audit requirements of the Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City of Cape Girardeau, Missouri and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal program. Our audit does not provide a legal determination of the City of Cape Girardeau, Missouri's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to of the City of Cape Girardeau, Missouri's federal program.

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City of Cape Girardeau, Missouri's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Non-compliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City of Cape Girardeau, Missouri's compliance with the requirements of the major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City of Cape Girardeau, Missouri's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City of Cape Girardeau, Missouri's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City of Cape Girardeau, Missouri's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit, we did not identify any deficiencies in internal control over compliance that we consider to be a material weakness, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

BEUSSINK, HEY, ROE & STRODER, L.L.C.

Beussink, Hey, Roe & Stroder, L.L.C.

Cape Girardeau, Missouri
January 20, 2024

BEUSSINK, HEY, ROE & STRODER, L.L.C.

Certified Public Accountants

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Honorable Mayor and Members of the City Council
City of Cape Girardeau, Missouri

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Cape Girardeau, Missouri as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the City of Cape Girardeau, Missouri's basic financial statements, and have issued our report thereon dated January 20, 2024.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Cape Girardeau, Missouri's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Cape Girardeau, Missouri's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Cape Girardeau, Missouri's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Cape Girardeau, Missouri's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

BEUSSINK, HEY, ROE & STRODER, L.L.C.

Beussink, Hey, Roe & Stroder, L.L.C.

Cape Girardeau, Missouri
January 20, 2024

City of Cape Girardeau, Missouri
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended June 30, 2023

<u>Federal Grantor/Pass-Through Grantor Program Title</u>	<u>Federal Assistance Listing Number</u>	<u>Program Number</u>	<u>Passed Through to Subrecipients</u>	<u>Disbursements</u>
<u>U.S. DEPARTMENT OF COMMERCE:</u>				
Economic Development Technical Assistance	11.303	N/A	\$ -	\$ 6,000
TOTAL U.S. DEPARTMENT OF COMMERCE				\$ 6,000
<u>U.S. DEPARTMENT OF DEFENSE:</u>				
Loan of DOD Property (non-cash)	12.UNKNOWN	N/A	-	\$ 100,000
TOTAL U.S. DEPARTMENT OF DEFENSE				\$ 100,000
<u>U.S. DEPARTMENT OF JUSTICE:</u>				
Edward Byrne Memorial Justice Assistance Grant Program	16.738	15PBJA-21-GG-01606-JAGX	-	\$ 19,926
Body Worn Camera Policy and Implementation Program	16.835	2020-BX-BX-0034	-	111,975
TOTAL U.S. DEPARTMENT OF JUSTICE				\$ 131,901
<u>U.S. DEPARTMENT OF TRANSPORTATION:</u>				
Passed Through Missouri Department of Transportation - COVID-19 - Airport Improvement Program (1)	20.106	3-29-0013-015 3-29-0013-016 3-29-0013-018	\$ - - -	\$ 4,821,394 242,010 1,381,393
Passed Through Missouri Department of Transportation - Highway Planning and Construction	20.205	J9P3862/FAF-74-1(21) TAP-1501(020) MO-81-0013	\$ - - -	\$ 20,092 6,826 136,598
Passed Through Illinois Department of Transportation - Highway Planning and Construction	20.205	SPR-PL-3000(48)	-	2,043
Highway Safety Cluster:				165,559
Passed Through Missouri Department of Transportation - State and Community Highway Safety	20.600	23-PT-02-072 22-PT-02-055 23-CP-09-004 22-CP-09-004	\$ - - - -	\$ 7,598 6,130 141,020 162,187
Total Highway Safety Cluster				316,935
Passed Through Missouri Department of Transportation - Alcohol Open Container Requirements	20.607	23-154-AL-056 22-154-AL-051	\$ - -	\$ 5,236 815
TOTAL U.S. DEPARTMENT OF TRANSPORTATION				\$ 6,933,342

City of Cape Girardeau, Missouri
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended June 30, 2023

<u>Federal Grantor/Pass-Through Grantor Program Title</u>	<u>Federal Assistance Listing Number</u>	<u>Program Number</u>	<u>Passed Through to Subrecipients</u>	<u>Disbursements</u>
<u>U.S. DEPARTMENT OF THE TREASURY:</u>				
COVID-19 - Coronavirus State and Local Fiscal Recovery Funds	21.027	N/A	\$ -	\$ 618,212
Passed Through Missouri Department of Natural Resources - COVID-19 - Coronavirus State and Local Fiscal Recovery Funds	21.027	73,134,579	\$ -	<u>26,489</u> <u>644,701</u>
TOTAL U.S. DEPARTMENT OF THE TREASURY				<u>\$ 644,701</u>
<u>U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES:</u>				
Passed Through the Missouri Department of Health and Human Services - Epidemiology and Laboratory Capacity for Infectious Disease	93.323	KQ220051176	\$ -	\$ 9,600
Passed Through the Missouri Department of Health and Human Services - Assistance Programs for Chronic Disease Prevention and Control	93.945	NU58DP006985-01-00	\$ -	<u>2,022</u>
TOTAL U.S. DEPARTMENT HEALTH AND HUMAN SERVICES				<u>\$ 11,622</u>

City of Cape Girardeau, Missouri
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended June 30, 2023

<u>Federal Grantor/Pass-Through Grantor Program Title</u>	<u>Federal Assistance Listing Number</u>	<u>Program Number</u>	<u>Passed Through to Subrecipients</u>	<u>Disbursements</u>
<u>U.S. DEPARTMENT OF HOMELAND SECURITY:</u>				
Passed Through the Missouri Department of Public Safety - Emergency Management Performance Grants	97.042	EMK-2022-EP-00004-21 EMK-2021-EP-0006-SL07	\$ - -	\$ 12,622 <u>2,847</u> 15,469
Assistance to Firefighters Grant	97.044	EMW-2021-FG-00303 EMW-2020-FG-10923	\$ - -	\$ 43,231 <u>671</u> 43,902
Passed Through the Missouri Department of Public Safety - Homeland Security Grant Program	97.067	EMW-2022-SS-00094-16 EMW-2021-SS-00038-56 EMW-2021-SS-00038-27 EMW-2022-SS-00094-44	\$ - - - -	\$ 4,700 38,950 448 <u>23,447</u> 67,545
Passed Through Southeast Missouri Regional Planning and Economic Development Commission	97.067	EMW-2021-SS-00038-06-05 EMW-2019-SS-00039-06-04 EMW-2020-SS-00051-06-03 EMW-2020-SS-0051-06-04 EMW-2021-SS-00038-06-04 EMW-2022-SS-00094-05-04 EMW-2022-SS-00094-57	\$ - - - - - - -	\$ 44,576 3,171 17,455 8,485 3,590 495 <u>63,493</u> 141,265
Passed Through the Missouri Department of Public Safety - Staffing for Adequate Fire and Emergency Response (SAFER)	97.083	EMW-2018-FH-00494	\$ -	45,834
Law Enforcement Officer Reimbursement Agreement Program	97.090	N/A	\$ -	<u>17,800</u>
TOTAL U.S. DEPARTMENT OF HOMELAND SECURITY				<u>\$ 331,815</u>
TOTAL FEDERAL AWARDS				<u>\$ 8,159,381</u>

(1) Identified major program.

City of Cape Girardeau, Missouri
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
Year Ended June 30, 2023

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Purpose of Schedule and Reporting Entity:

The accompanying Schedule of Expenditures of Federal Awards (the “Schedule”) includes the federal award activity of the City of Cape Girardeau, Missouri under programs of the federal government for the year ended June 30, 2023. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the City of Cape Girardeau, Missouri

B. Basis of Presentation:

The Schedule is presented in accordance with the Uniform Guidance, which defines federal financial assistance “...assistance that non-federal entities receive or administer in the form of grants, loans, loan guarantees, property (including donated surplus property), cooperative agreements, interest subsidies, insurance, food commodities, direct appropriations, and other assistance, but does not include amounts received as reimbursement for services rendered to individuals.”

C. Basis of Accounting:

The Schedule is presented on the modified accrual basis of accounting, which recognizes expenditures when liabilities for goods and services are incurred. This is the same basis of accounting presented in the financial statements.

D. Indirect Cost Rate:

The City’s grant programs involve reimbursement of the City’s actual costs of administering the programs, and therefore, the City is not reimbursed for indirect costs and does not apply any indirect cost rate.

City of Cape Girardeau, Missouri
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the Year Ended June 30, 2023

1. SUMMARY OF AUDITORS' RESULTS:

Financial Statements

Type of report issued on whether the financial statements
audited were prepared in accordance with GAAP: Unmodified

Internal control over financial reporting:

- Material weaknesses identified? ___yes X no
- Significant deficiencies identified? ___yes X none reported

Noncompliance material to financial statements
noted? ___yes X no

Federal Awards

Internal control over major programs:

- Material weaknesses identified? ___yes X no
- Significant deficiencies identified that are not
considered to be material weaknesses? ___yes X none reported

Type of Auditors' report issued on compliance for major federal programs: Unmodified

Any audit findings disclosed that are required to be
reported in accordance with 2 CFR 200.516 (A)? ___yes X no

Identification of major programs.

<u>CFDA Number</u>	<u>Name of Federal Program</u>
20.106	Airport Improvement Program

Dollar threshold used to distinguish
between type A and type B programs: \$750,000

Auditee qualified as low-risk auditee: ____ yes X no

2. FINANCIAL STATEMENT FINDINGS:

No findings or questioned costs were noted that are required to be reported.

3. FEDERAL AWARD FINDINGS AND QUESTIONED COSTS:

No findings or questioned costs were noted that are required to be reported.

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
For the Year Ended June 30, 2023

1. FINANCIAL STATEMENT FINDINGS:

2022-001 Significant Audit Adjustments:

Criteria:	For year end financial reporting to be relevant and reliable, all transactions should be recorded correctly in accordance with generally accepted accounting principles.
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Recommendation:	Internal controls need to be put in place to ensure all transactions are recorded in the City's financial statements.
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Status:	Implemented.
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2. FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

No federal findings were noted that were required to be reported.

Staff: Ryan Shrimplin, AICP - City
Agenda: Planner
2/20/2024

AGENDA REPORT
Cape Girardeau City Council

24-014

SUBJECT

A public hearing to consider a request to rezone property located at 555 North Spring Avenue from M-1 (Light Manufacturing/Industrial District) to RMH (Residential Manufactured Home District).

EXECUTIVE SUMMARY

A public hearing has been scheduled for February 20, 2024 to consider a request to rezone property at 555 North Spring Avenue.

BACKGROUND/DISCUSSION

A rezoning application has been submitted for the property at 555 North Spring Avenue. The applicant is requesting that the property be rezoned from M-1 (Light Manufacturing/Industrial District) to RMH (Residential Manufactured Home District).

The adjacent properties to the north are zoned C-1 (General Commercial District). The remaining adjacent properties are zoned M-1 (Light Manufacturing/Industrial District) except for the City-owned property to west, which contains a channelized creek and is not zoned. This area is characterized by commercial, industrial, institutional, and religious uses. The Cape Vision 2040 Future Land Use Map shows the subject property as Local Commercial.

A public hearing has been scheduled for February 20, 2024 to consider the rezoning request.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

In considering a rezoning request, the Planning and Zoning Commission and the City Council must determine if the proposed zoning district is reasonable and in reasonable conformity with the existing uses and value of the immediately surrounding properties. The subject property contains a mobile home park that was established many years ago. Mobile home parks are not permitted in the M-1 district or any other zoning district except RMH. The applicant is requesting the rezoning in order to change the mobile home park from a nonconforming use to a permitted use. Although the surrounding zoning districts and uses are all nonresidential, rezoning to RMH is reasonable given that the property was developed specifically for a mobile home park, which has operated for many years and is unlikely to change any time soon. If the use of the property were to change in the future, then the City would have the ability to rezone the property to a district more consistent with the surrounding properties.

STAFF RECOMMENDATION

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

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its December 13, 2023 meeting, held a public hearing on the rezoning

request. A motion was made to recommend approval of the rezoning request, which failed by a vote of 1 in favor, 5 in opposition, and 0 abstaining.

PUBLIC OUTREACH

The City Council's public hearing was advertised in the Southeast Missourian on January 27, 2024. In addition, a sign containing the date, time, location and subject of the Planning and Zoning Commission and City Council public hearings was posted on the property. Notices were also mailed to the adjacent property owners.

ATTACHMENTS:

Name:	Description:
☐ Staff_Review-Referral-Action_Form.pdf	555 North Spring Avenue - Staff RRA Form
☐ Map - 555 North Spring Avenue - Zoning.pdf	555 North Spring Avenue - Zoning Map
☐ Map - 555 North Spring Avenue - FLU.pdf	555 North Spring Avenue - FLU Map
☐ Application - 555 N Spring Rezoning.pdf	555 North Spring Avenue - Application
☐ Sec. 30-68. - M-1 Light Manufacturing Industrial District.pdf	M-1 District Regulations
☐ Sec. 30-63. - RMH Residential Manufactured Home District.pdf	RMH District Regulations

CITY OF CAPE GIRARDEAU, MISSOURI

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

FILE NO. **1464**

LOCATION: 555 North Spring Avenue

STAFF REVIEW & COMMENTS:

Kirn Investments, LLC is requesting to rezone the above listed property from M-1 (Light Manufacturing/Industrial District) to RMH (Residential Manufactured Home District). SEE STAFF REPORT FOR FURTHER INFORMATION

B. S. S.
City Planner

11/30/23
Date

[Signature]
City Attorney

12/1/2023
Date

CITY MANAGER REFERRAL TO THE PLANNING AND ZONING COMMISSION:

[Signature]
City Manager

12/1/23
Date

Planning & Zoning Commission

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

RECOMMENDED ACTION:

	Favor	Oppose	Abstain		Favor	Oppose	Abstain
Trae Bertrand	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Chris Martin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott Blank	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nick Martin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kevin Greaser	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sommer McCauley-Perdue	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Derek Jackson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sid Whittington	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gerry Jones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

VOTE COUNT: 1 Favor 5 Oppose 0 Abstain

COMMENTS:

CITIZENS COMMENTING AT MEETING:

[Signature]
Kevin Greaser
Planning & Zoning Commission Chairman

City Council Action

Posting Dates: Sign _____ Newspaper _____ Public Hearing Date: _____
Ordinance 1st Reading _____ Ordinance 2nd & 3rd Reading: _____

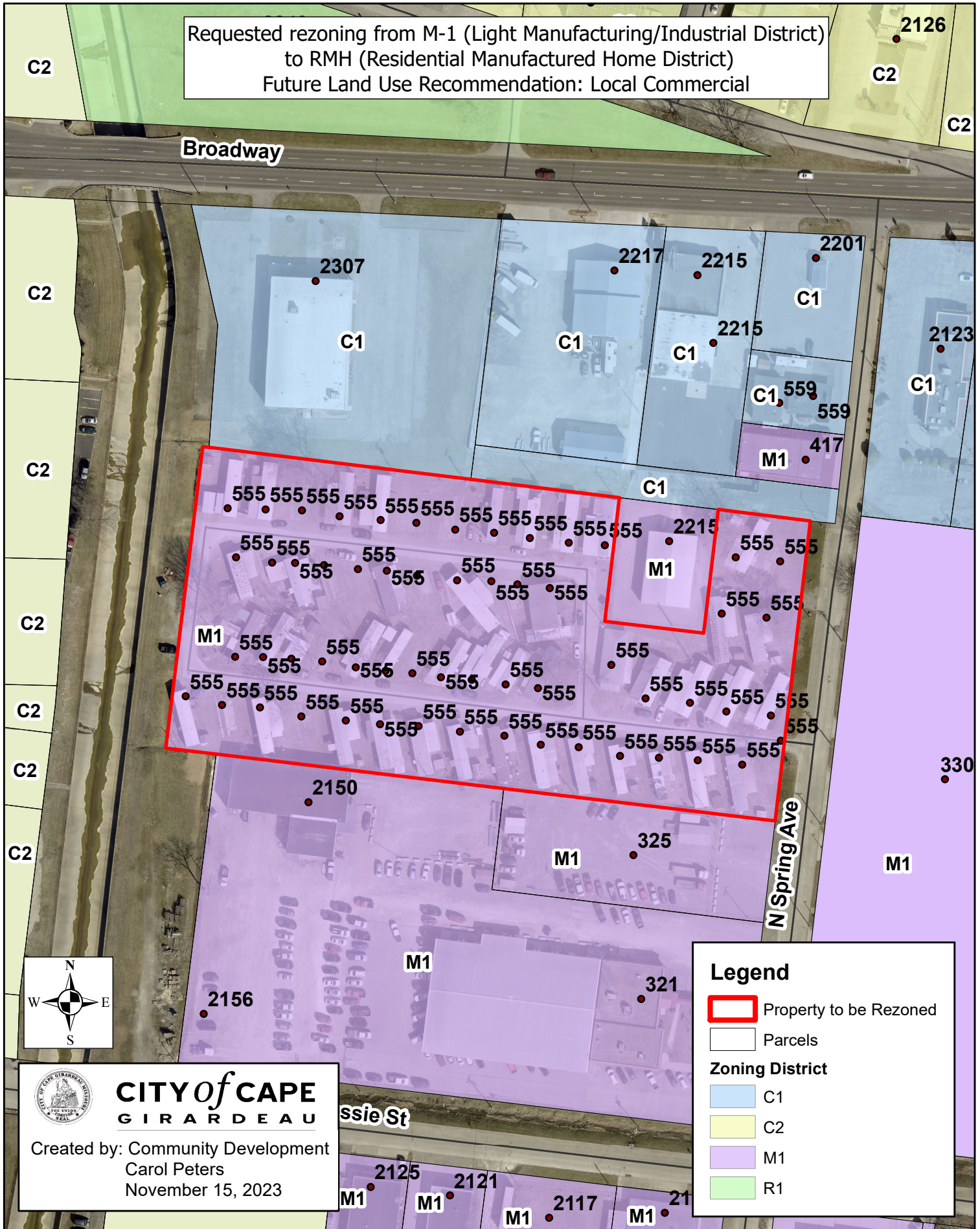
VOTE COUNT: _____ Favor _____ Oppose _____ Abstain

ORDINANCE # _____ Effective Date: _____

Rezoning Request

555 North Spring Avenue

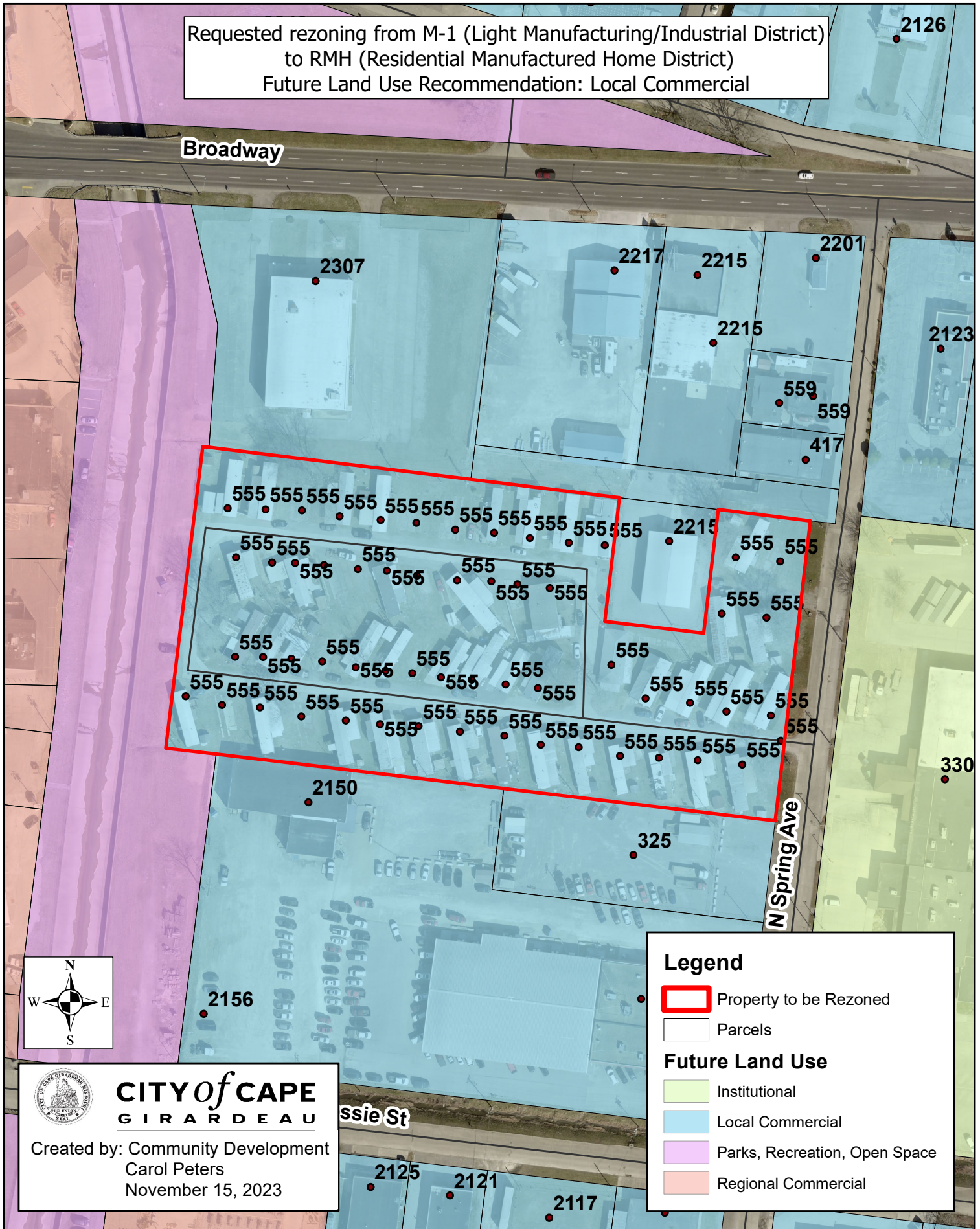
Requested rezoning from M-1 (Light Manufacturing/Industrial District)
to RMH (Residential Manufactured Home District)
Future Land Use Recommendation: Local Commercial



Rezoning Request

555 North Spring Avenue

Requested rezoning from M-1 (Light Manufacturing/Industrial District)
to RMH (Residential Manufactured Home District)
Future Land Use Recommendation: Local Commercial





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

555 N Spring Street / Cape Girardeau MO 63701

Applicant Kim Investments, LLC		Property Owner of Record <input checked="" type="checkbox"/> Same as Applicant	
Mailing Address 187 Twin Lake Court		Mailing Address City, State, Zip Cape Girardeau MO 63701	
Telephone 573-541-1092	Email leigha.kelm@gmail.com	Telephone	Email
Contact Person Leigh Kim		(Attach additional owners information, if necessary)	
Type of Request <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Both		Proposed Special Use (Special Use Permit requests only)	
Existing Zoning District M-1, Light Manufacturing/Industrial District		Proposed Zoning District (Rezoning requests only) RMH, Residential Manufactured Home District	

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

555 N Spring Street, Cape Girardeau, MO 63701

Describe the proposed use of the property.

The current use of the property is a mobile home park, and the proposed use of the property is a mobile home park.

Application continues on next page

OFFICE USE ONLY

Date Received & By 11/13/23 File # 1464 MUNIS Application # 14663 MUNIS Permit # _____
Application Fee Received \$ _____ ☐ Check # _____ ☐ Credit Card ☐ Cash
Planning & Zoning Commission Recommendation _____ Date _____ City Council Final Action _____ Date _____

Special Use Criteria (Special Use Permit requests only)

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

- 1) The proposed special use will not substantially increase traffic hazards or congestion.
- 2) The proposed special use will not substantially increase fire hazards.
- 3) The proposed special use will not adversely affect the character of the neighborhood.
- 4) The proposed special use will not adversely affect the general welfare of the community.
- 5) The proposed special use will not overtax public utilities.

**ADDITIONAL ITEMS
REQUIRED**

See Instructions for more
information.

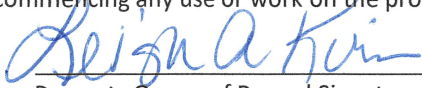
In addition to this completed application form, the following items must be submitted:

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

CERTIFICATIONS

The undersigned hereby certifies that:

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



Property Owner of Record Signature and Printed Name

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

11-9-2023

Date

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.

Applicant Signature and Printed Name

Date

List of Adjoining Property Owners
555 N Spring - Cape Girardeau MO 63701

<u>Property Owner Name</u>	<u>Property Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
Wade and Jackie Williams Trust	325 N Spring	PO Box 52	Cape Girardeau	MO	63702
Fraternal Order of Eagles of Cape	321 N Spring	PO Box 1369	Cape Girardeau	MO	63702
City of Cape	Walker Branch Project	401 Independence	Cape Girardeau	MO	63703
Shafiq Malik	2307 Broadway	6012 Dalhousie	Cape Girardeau	MO	63701
Travis Rowland	N Spring Avenue	2217 Broadway	Cape Girardeau	MO	63701
Thomas A and Jill Frey, et al	2215 Rear Broadway	890 Dona	Jackson	MO	63755
CAI Investment, LLC	2123 Broadway	235 Hyde Park	Jackson	MO	63755
Cape Girardeau School District #63	301 N Spring	61 N Clark	Cape Girardeau	MO	63701

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

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

- (21) Transitional housing.
- (22) Restaurants and bars.
- (23) Retail, including vehicle sales.
- (24) Medical marijuana cultivation facilities, as permitted in section 30-118.
- (25) Medical marijuana dispensary facilities, as permitted in section 30-118.
- (26) Medical marijuana-infused products manufacturing facilities, as permitted in section 30-118.
- (27) Medical marijuana testing facilities, as permitted in section 30-118.
- (28) Medical marijuana transportation facilities, as permitted in section 30-118.

(c) *Permitted accessory uses.*

- (1) Dwelling or lodging units, but only for watchman, caretakers, or other personnel whose residence is essential to the operation of a permitted or special use.
- (2) Accessory structures and uses customarily incidental to the above uses, as permitted in section 30-106.
- (3) Solar energy systems, as permitted in section 30-113.
- (4) Short-term use of shipping containers for accessory uses, as permitted in section 30-105.

(d) *Special uses.*

- (1) Emergency shelters, transitional service shelters for 50 or fewer residents.
- (2) Manufactured business units, for office use only.
- (3) Telecommunication tower, as permitted in section 30-107.
- (4) Excursion gambling boat or floating gambling facility, as permitted in section 30-112.
- (5) Wind energy conversion systems, as permitted in section 30-113.
- (6) Billboards, as permitted in section 25-109.
- (7) Public utilities, except for buildings and accessory structures that are normal and customary in a zoning district which would allow other buildings of the same nature as a use-by-right.
- (8) Short-term or long-term use of shipping containers for principal uses, as permitted in section 30-105.
- (9) Long-term use of shipping containers for accessory uses, as permitted in section 30-105.

(e) *Standards.*

- (1) A site plan, meeting the requirements of chapter 25 shall be submitted and approved.
- (2) All storage shall be within a fully enclosed building or in an open yard so screened that the materials, products or equipment are not visible from the street or adjoining property. Any outdoor storage shall be at least 100 feet from any residential zoning district or use.
- (3) No building shall be used for residential purposes, except for a night watchman or a caretaker

employed on the premises.

- (4) Utilitarian areas such as loading docks, mechanical equipment, storage areas, mechanical and electrical equipment, and dumpsters shall be located in the rear or side yard of the building.
- (5) Lighting shall be designed to shine and reflect away from any adjacent residential areas and shall meet the requirements of chapter 25.

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

- (1) Maximum height: 40 feet excluding silos, smokestacks, and dust collection systems.
- (2) Minimum lot area: None.
- (3) Minimum lot width: None.
- (4) Minimum yard requirements:
 - a. Front yard: 25 feet.
 - b. Rear yard: 25 feet.
 - c. Side yard: None, except on a lot abutting a residential district there shall be a side yard of not less than ten feet on the side of the lot abutting the residential district.
- (5) Maximum building coverage: None.

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

- (1) A minimum of 15 percent of the total lot area shall be devoted to open space, including required yard and bufferyards.
- (2) Landscaping shall be provided as required in chapter 25.
- (3) A 20-foot-wide bufferyard shall be required adjacent to any property in the AG, AG-1, RE, R-1, R-2, R-3, R-4, R-5, RUMD and RMH zoning districts. This bufferyard shall comply with the requirements of chapter 25.

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

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

Sec. 30-63. - RMH, Residential Manufactured Home District.

- (a) *Purpose.* The RMH district is established to provide for the placement of manufactured homes in manufactured housing communities, at maximum residential densities of eight units per acre. It is intended that such manufactured housing communities shall be so located, designed and improved as to provide a desirable residential environment, protection from potentially adverse neighboring influences, protection for adjacent residential properties, principal access for vehicular traffic to collector or arterial streets, accessibility to public facilities, places of employment, and facilities for meeting commercial and service needs not met within the manufactured housing community. Certain other residential and supporting uses are also allowed in such district.
- (b) *Permitted principal uses.*
- (1) Manufactured homes, including manufactured homes, on subdivided individual building lots, with only one home per lot.
 - (2) Manufactured homes on rented lots.
 - (3) Police and fire stations.
 - (4) Noncommercial, not-for-profit residential neighborhood facilities consisting of indoor and outdoor recreational facilities, offices of property owners' associations, and maintenance facilities operated by a neighborhood or community organization or a property owners' association.
- (c) *Permitted accessory uses.*
- (1) Private garages, carports and accessory structures, as permitted in section 30-106.
 - (2) One single-family detached dwelling per each manufactured housing community.
 - (3) Home day cares, with not more than four unrelated children, as permitted in section 30-111.
 - (4) Home occupations, as permitted in section 30-108.
 - (5) Solar energy systems, as permitted in section 30-113.
 - (6) Short-term use of shipping containers for accessory uses, as permitted in section 30-105.
- (d) *Special uses.*
- (1) Additional single-family detached dwellings.
 - (2) Wind energy conversion systems, as permitted in section 30-113.
 - (3) 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.
 - (4) Long-term use of shipping containers for accessory uses, as permitted in section 30-105.
- (e) *Height, area, bulk and setback requirements on subdivided individual lots.*
- (1) Maximum height: 2½ stories not to exceed 35 feet.

Minimum lot area: 5,000 square feet.
(2)

(3) Minimum district size: Ten acres.

(4) Maximum density: Eight units per acre.

(5) Minimum lot width: 45 feet.

(6) Minimum lot depth: 75 feet.

(7) Minimum yard requirements:

a. Front yard: 25 feet.

b. Rear yard: 20 feet.

c. Side yard: Five feet.

(8) Maximum building coverage, including accessory building: 40 percent.

(9) Minimum open space: 25 percent of the total lot area shall be devoted to open space, including required yards and bufferyards.

(f) *Height, area, bulk and setback requirements in manufactured housing development (manufactured home park).*

(1) Maximum height: 2½ stories not to exceed 35 feet.

(2) Minimum lot area: 3,400 square feet.

(3) Minimum district size: Ten acres.

(4) Maximum density: Eight units per acre.

(5) Minimum lot width: 45 feet.

(6) Minimum lot depth: 75 feet.

(7) Maximum building coverage, including accessory building: 40 percent.

(g) *Design requirements.*

(1) Subdivided lots and rented lots in a manufactured home park.

a. A site plan meeting the requirements of chapter 25 shall be submitted and approved.

1. There shall not be less than 15 feet between manufactured homes or any other buildings, other than accessory structures.

2. Any improvements necessary on the lot for the support or anchoring of the manufactured home shall be provided prior to occupancy.

b. The manufactured home shall be in compliance with Federal Manufactured Home Construction and Safety Standards, adopted June 15, 1976, as amended, and state public service commission rules.

c. A minimum of 24 inches of crawlspace under the entire manufactured home shall be maintained.

d.

The unit shall be served by water, sewage disposal system, and electrical service in accordance with the International Plumbing Code and National Electrical Code.

- e. Storage of maintenance or other equipment incidental to a permitted or special use shall be screened from view in accordance with chapter 25.
- f. Accessory buildings and structures shall meet the requirements of section 30-106.

(2) Subdivided lots, only.

- a. Manufactured homes on individual subdivided lots shall be permanently installed on a properly designed, enclosed foundation in accordance with the International Building Code (IBC). All wheels, springs, axles, lights and towing apparatus shall be removed.
- b. Permanent steps on subdivided lots shall be set at all external exits with appropriate handrails and/or guardrails.
- c. Parking spaces for each manufactured home shall be provided on each lot, as per chapter 25.

(3) Rented lots in a manufactured home park, only.

- a. Skirting shall be placed around manufactured homes that are not placed on a permanent foundation. Such skirting shall be similar in appearance to materials used for the siding of the manufactured home to which it is to be attached.
- b. Refuse storage shall be screened from view in accordance with chapter 25.
- c. Two parking spaces for each manufactured home shall be provided on each lot; however, one of these two required parking spaces may be located within 100 feet of the lot served.

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

- (1) A minimum of 25 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 any other zoning district. This bufferyard shall comply with the requirements of chapter 25.

- (i) *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. No parking, stopping, or standing of trucks or commercial motor vehicles licensed for a gross weight in excess of 24,000 pounds, except as provided in sections 26-147 and 26-298.

(Code 1990, § 30-328; Ord. No. 5012, art. 4, 10-2-2017)

Staff: Bruce Taylor, Deputy City Clerk
Agenda: 2/20/2024

AGENDA REPORT Cape Girardeau City Council	
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SUBJECT

Approval of the February 5, 2024, City Council Regular Session Minutes and the February 14, 2024, Closed Session Minutes.

ATTACHMENTS:	
Name:	Description:
<input type="checkbox"/> DRAFT_Council.RegularSession_Minutes.02-05-2024.pdf	Regular Session minutes 02-05-2024

**Proceedings of the City Council, City of Cape Girardeau, Mo.
Regular Session February 5, 2024 MM-11**

STUDY SESSION – February 5, 2024

NO ACTION TAKEN DURING THE STUDY SESSION

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

REGULAR SESSION –February 5, 2024

CALL TO ORDER

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

ADOPTION OF THE AGENDA

A Motion was made by Dan Presson, Seconded by Mark Bliss, to approve and adopt the agenda. Motion passed. 7-0. Ayes: Bliss, Guard, Kinder, Presson, Randle, Thomas, Truxel.

PUBLIC HEARINGS

A public hearing to consider a request to rezone property located at 1507 Independence Street from M-1 (Light Manufacturing/Industrial District) to C-2 (Highway Commercial District). Mayor Stacy Kinder opened the public hearing.
There being no appearances the public hearing was closed.

CONSENT AGENDA

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

BILL NO. 24-14, an Ordinance approving the record plat of Lone Star Industries, Inc. Land Subdivision. Second and Third Readings.

BILL NO. 24-15, an Ordinance approving the record plat of Riverview Gardens No. 3. Second and Third Readings.

BILL NO. 24-16, an Ordinance authorizing the City Manager to execute a Lighting Agreement with the Missouri Highways and Transportation Commission for intersection improvements at Route 74/Shawnee Parkway and Minnesota Avenue, in the City of Cape Girardeau, Missouri. Second and Third Readings.

Proceedings of the City Council, City of Cape Girardeau, Mo.
Regular Session February 5, 2024 MM-12

BILL NO. 24-17, a Resolution authorizing the City Manager to execute a Lease Agreement with BNSF Railway Company for a storage and maintenance facility along Aquamsi Street, in the City of Cape Girardeau, Missouri. Reading and Passage.

Acceptance of the sanitary sewer main to serve the Club Car Wash at 206 North Kingshighway.

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

BILL NO. 24-14 will be Ordinance NO. 5729; BILL NO. 24-15 will be Ordinance NO. 5730; BILL NO. 24-16 will be Ordinance NO. 5731; and BILL NO. 24-17 will be Resolution NO. 3595.

NEW ORDINANCES

Bill No. 24-18, an Ordinance amending Chapter 17 of the Code of Ordinances of the City of Cape Girardeau, Missouri, regarding Urban Deer Hunting and the discharge of firearms. First Reading. Mayor Kinder called for public appearances regarding this Bill. David Atkins, 133 E. Cape Rock Drive, questioned the locations of the 2024 hunt.

A Motion was made by Robbie Guard, Seconded by Shannon Truxel, to approve. Motion passed. 7-0. Ayes: Bliss, Guard, Kinder, Presson, Randle, Thomas, Truxel.

BILL NO. 24-19, an Ordinance amending Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, by changing the zoning of property located at 1507 Independence Street, in the City and County of Cape Girardeau, Missouri, from M-1 to C-2. First Reading. Mayor Kinder called for public appearances regarding this Bill. No one appeared.

A Motion was made by Mark Bliss, Seconded by Nate Thomas, to approve. Motion passed. 6-0. Ayes: Bliss, Kinder, Presson, Randle, Thomas, Truxel. Abstain: Guard abstained for financial reasons, due to his employment with MRV Bank.

BILL NO. 24-20, an Ordinance approving the record plat of Juenger Subdivision. First Reading. Mayor Kinder called for public appearances regarding this Bill. No one appeared.

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

BILL NO. 24-21, an Ordinance amending Schedule C of Section 26-132 of the City Code, by establishing a stop sign at the intersection of Dixie Boulevard and Magnolia Street, in the City of Cape Girardeau, Missouri. First Reading. Mayor Kinder called for public appearances regarding this Bill. No one appeared.

A Motion was made by Shannon Truxel, Seconded by Nate Thomas, to approve. Motion passed. 7-0. Ayes: Bliss, Guard, Kinder, Presson, Randle, Thomas, Truxel.

OTHER BUSINESS

Proceedings of the City Council, City of Cape Girardeau, Mo.
Regular Session February 5, 2024 **MM-13**

Appearances regarding items not listed on the agenda.

Harold Tilley discussed the Transportation Trust Fund and city budget allocated to city street repairs.

Lisa Green, 1218 College, appeared regarding homelessness.

MEETING ADJOURNMENT

A Motion was made by Robbie Guard, Seconded by Dan Presson, to adjourn.
Motion passed. 7-0. Ayes: Bliss, Guard, Kinder, Presson, Randle, Thomas, Truxel.
The regular session ended at 5:30 pm.

Stacy Kinder, Mayor

Gayle L. Conrad City Clerk



Staff: Ty Metzger, Officer
Agenda: 2/20/2024

AGENDA REPORT
Cape Girardeau City Council

24-028

SUBJECT

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

EXECUTIVE SUMMARY

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

BACKGROUND/DISCUSSION

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

FINANCIAL IMPACT

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

STAFF RECOMMENDATION

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

ATTACHMENTS:

Name:	Description:
<input type="checkbox"/> Amending Urban Deer Hunting 2024.doc	Ordinance
<input type="checkbox"/> 2023_Hunting_Areas.pdf	Hunt Areas

BILL NO. 24-18

ORDINANCE NO. _____

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

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

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

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

(a) Establishing Regulations.

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

(b) General Provisions:

- (1) Discharging or releasing arrows from archery
devices, or crossbows within the city limits
is limited to hunting and target shooting
permitted under this ordinance.
- (2) The use of or discharge of firearms is
prohibited in the City of Cape Girardeau
except as permitted pursuant to Chapter 563
RSMo. Crossbows may only be discharged when
compliance with rules set out by the
Department of Conservation are met.
- (3) The archery hunt shall conform to all state
regulations as defined by the Missouri
Department of Conservation though limited to
whitetail deer only.

- (4) It is the responsibility of the hunter to wear hunter orange during the managed hunt, which includes a hat and shirt, vest, or coat. The hunter orange must be visible from all sides. Camouflage orange does not satisfy this requirement.
- (5) It shall be unlawful for any person to hunt without proper permits issued from the State of Missouri or to hunt in any location other than the land designated for the managed hunts.
- (6) In addition to any requirements imposed by the Missouri Department of Conservation regulation, any individual who successfully harvests a deer during the hunt must report the hunter's name, sex of the deer, and the location of the harvest within two (2) business days by calling the Cape Girardeau Police Department during normal business hours or by delivering written notification to the Cape Girardeau Police Department.
- (7) Prior to discharging an archery device, or crossbow, intended to be used for hunting, it shall be the hunter's responsibility to permanently mark each arrow or other projectile with his or her Missouri Department of Conservation identification number.
- (8) All properties involved in the managed hunt which are enumerated in subparagraph (b)(12) herein below shall have designated parking areas for use by the hunters permitted to hunt on that property. All hunters shall use the appropriate designated parking area while in the field.
- (9) All hunting shall be conducted from an elevated position that is at least ten (10) feet in height and faces the interior of the property. The elevated position (deer stand) shall be located in such a way as to direct arrows towards the interior of the property. It is the responsibility of the hunter to mark each elevated stand with a tag that

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

- (10) Permits will be valid for the harvest of three (3) deer, two of which must be antlerless, and the other may be of either sex. Hunters are responsible to harvest an antlerless deer first before taking an antlered deer.
- (11) Permits will be issued by the Missouri Department of Conservation using a lottery system. Permits will be issued for five (5) periods of seven (7) consecutive days, beginning on October 21 and ending on December 22 of 2023. The first period is October 21 to 27; the second period is November 4 to 10; the third period is November 18 to 24; the fourth period is December 2 to 8; and the fifth period is December 16 to 22. Application schedules and other application requirements will be in accordance with the rules of the Missouri Department of Conservation. A maximum of thirteen (13) hunters will be selected by that process for each of those seven (7) day periods, unless otherwise required by Department rules.
- (12) Each of the hunters selected using the process set out in subparagraph (11) herein above is required to attend an orientation meeting hosted by the City of Cape Girardeau on a date determined by City staff. Failure to attend the orientation meeting will invalidate the permit issued. During the orientation meeting, each applicant will randomly draw a location for the property they are designated to hunt. The eleven (11) designated properties for the managed deer hunt are Twin Trees Area 1, Twin Trees Area

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

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

c) Specific Actions Prohibited

- (1) It shall be unlawful for any person to discharge any archery device, or crossbow, from across any street, sidewalk, road, highway or playground.
- (2) It shall be unlawful for any person to discharge an archery device or crossbow, at any person, vehicle, dwelling, house, church, school, playground or building.
- (3) No arrow or other projectile used to hunt deer within the city limits of Cape Girardeau may be discharged or projected at such an angle or distance as to land on public or private property other than the property on which the hunt has been authorized.
- (4) No arrow or other projectile used to hunt deer within the city limits of Cape Girardeau may be discharged or projected at such an angle or distance as to land within fifty (50) feet of any street or public right of way, or within seventy-five (75) feet of any residential property line.
- (5) It shall be unlawful for any person under the age of eighteen (18) years old to hunt deer within the city limits of Cape Girardeau, unless such person is in the immediate presence of a properly licensed adult hunter who is eighteen (18) years of age or older and has in his/her possession a valid hunter education certificate card, or who was born before January 1, 1967.

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

(d) Hunting Permits

- (1) No person shall engage in hunting within the city limits of Cape Girardeau without obtaining a designated Missouri Archery Permit issued by the Missouri Department of Conservation for the authorized managed deer hunt and hunt areas.
- (2) Every person hunting pursuant to this section must attend a City of Cape Girardeau orientation class on the rules of the Cape Girardeau deer hunt and the rules of the Missouri Department of Conservation, and receive a designated hunting area from one of the five areas set out in subparagraph (b)(12) using the herein above random selection process.

(e) Deer Retrieval

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

- (1) This section does not authorize the act of trespass.
- (2) It shall be the hunter's responsibility to immediately notify any property owner of the fact that an injured or dead deer is or might be located on his or her property.
- (3) It shall be the hunter's responsibility to obtain permission to enter the property of any property owner upon which an injured or dead deer is located prior to engaging in a reasonable search or retrieval of the deer.

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

(f) Field Cleaning.

- (1) Any person who kills any deer while hunting shall follow all Missouri Department of Conservation guidelines regarding field dressing and processing the animal.
- (2) Any person who kills any deer while hunting shall not field dress the deer in a public or conspicuous location.

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

- (1) No person may intentionally interfere with the lawful hunting or taking of deer authorized by this section.
- (2) No person may intentionally harass, drive, or disturb any deer for the purpose of disrupting lawful hunting of deer authorized by this section.
- (3) No person may enter or remain in a hunting area where lawful hunting of deer may occur with the intent to interfere with the lawful hunting of deer authorized by this section.
- (4) A police officer who reasonably believes that a person has interfered with the lawful hunting authorized by this section may order the person to desist. Failure to obey the order from a police officer to desist from such interference is a violation punishable as set out in this section.
- (5) No person may intentionally interfere with a City or State sponsored official count of the deer population, or with any City

approved control methods of the deer population

(h) Penalties

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

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

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

(a) Establishing Regulations.

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

(b) General Provisions:

- (1) Discharging or releasing arrows from archery devices, or crossbows within the city limits is limited to hunting and target shooting permitted under this ordinance.
- (2) The use of or discharge of firearms is prohibited in the City of Cape Girardeau except as permitted pursuant to Chapter 563 RSMo. Crossbows may only be discharged when compliance with rules set out by the Department of Conservation are met.
- (3) The archery hunt shall conform to all state regulations as defined by the Missouri Department of Conservation though limited to whitetail deer only.

- (4) It shall be unlawful for any person to hunt without proper permits issued from the State of Missouri or to hunt in any location other than the land designated for the managed hunts.
- (5) In addition to any requirements imposed by the Missouri Department of Conservation regulation, any individual who successfully harvests a deer during the hunt must report the hunter's name, sex of the deer, and the location of the harvest within two (2) business days by calling the Cape Girardeau Police Department during normal business hours or by delivering written notification to the Cape Girardeau Police Department.
- (6) Prior to discharging an archery device, or crossbow, intended to be used for hunting, it shall be the hunter's responsibility to permanently mark each arrow or other projectile with his or her Missouri Department of Conservation identification number.
- (7) All properties involved in the managed hunt which are enumerated in subparagraph (b)(12) herein below shall have designated parking areas for use by the hunters permitted to hunt on that property. All hunters shall use the appropriate designated parking area while in the field.
- (8) All hunting shall be conducted from an elevated position that is at least ten (10) feet in height and faces the interior of the property. The elevated position (deer stand) shall be located in such a way as to direct arrows towards the interior of the property. It is the responsibility of the hunter to mark each elevated stand with a tag that lists the hunter's Missouri Department of Conservation identification number. The tag must be located within five (5) feet from the ground to ensure the ability to check from the ground position. Elevated stands

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

- (9) Permits will be valid for the harvest of three (3) deer, two of which must be antlerless, and the other may be of either sex. Hunters are responsible to harvest an antlerless deer first before taking an antlered deer.
- (10) The City Manager shall determine and schedule managed hunt periods. Permits will be issued by the Missouri Department of Conservation using a lottery system for the managed hunt periods. Application schedules and other application requirements will be in accordance with the rules of the Missouri Department of Conservation. The City Manager shall set a maximum number of hunters to be selected by that process for each managed hunt period, unless otherwise required by Department rules.
- (11) Each of the hunters selected using the process set out in subparagraph (11) herein is required to attend an orientation meeting scheduled and hosted by the City of Cape Girardeau. Failure to attend the orientation meeting will invalidate the permit issued. During the orientation meeting, each applicant will randomly draw a location for the property they are designated to hunt. The eleven designated properties for the managed deer hunt are Twin Trees Area 1, Twin Trees Area 2, Cape Rock Area 1, Fountain Park Area 1, Delaware Park Area 1, Cape Woods Park Area 1, 2396 State Highway 177 Area 1, Casquin Park Area 1, Veterans Drive Area 1, Shawnee Parkway Area 1, and Shawnee Parkway Area 2. The City Manager shall have the discretion to designate

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

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

c) Specific Actions Prohibited

- (1) It shall be unlawful for any person to discharge any archery device, or crossbow, from across any street, sidewalk, road, highway or playground.
- (2) It shall be unlawful for any person to discharge an archery device or crossbow, at any person, vehicle, dwelling, house, church, school, playground or building.
- (3) No arrow or other projectile used to hunt deer within the city limits of Cape Girardeau may be discharged or projected at such an angle or distance as to land on public or private property other than the property on which the hunt has been authorized.
- (4) No arrow or other projectile used to hunt deer within the city limits of Cape Girardeau may be discharged or projected at such an angle or distance as to land within fifty (50) feet of any street or public right of way, or within seventy-five (75) feet of any residential property line.
- (5) It shall be unlawful for any person under the age of eighteen (18) years old to hunt deer within the city limits of Cape Girardeau, unless such person is in the immediate presence of a properly licensed adult hunter who is eighteen (18) years of age or older and has in his/her possession a valid hunter education certificate card, or who was born before January 1, 1967.

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

(d) Hunting Permits

- (1) No person shall engage in hunting within the city limits of Cape Girardeau without obtaining a designated Missouri Archery Permit issued by the Missouri Department of Conservation for the authorized managed deer hunt and hunt areas.
- (2) Every person hunting pursuant to this section must attend a City of Cape Girardeau orientation class on the rules of the Cape Girardeau deer hunt and the rules of the Missouri Department of Conservation, and receive a designated hunting area from one of the five areas set out in subparagraph (b)(12) using the herein above random selection process.

(e) Deer Retrieval

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

- (1) This section does not authorize the act of trespass.
- (2) It shall be the hunter's responsibility to immediately notify any property owner of the fact that an injured or dead deer is or might be located on his or her property.
- (3) It shall be the hunter's responsibility to obtain permission to enter the property of any property owner upon which an injured or dead deer is located prior to engaging in a reasonable search or retrieval of the deer.
- (4) In the event that the hunter cannot obtain the permission of a property owner to

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

(f) Field Cleaning.

- (1) Any person who kills any deer while hunting shall follow all Missouri Department of Conservation guidelines regarding field dressing and processing the animal.
- (2) Any person who kills any deer while hunting shall not field dress the deer in a public or conspicuous location.

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

- (1) No person may intentionally interfere with the lawful hunting or taking of deer authorized by this section.
- (2) No person may intentionally harass, drive, or disturb any deer for the purpose of disrupting lawful hunting of deer authorized by this section.
- (3) No person may enter or remain in a hunting area where lawful hunting of deer may occur with the intent to interfere with the lawful hunting of deer authorized by this section.
- (4) A police officer who reasonably believes that a person has interfered with the lawful hunting authorized by this section may order the person to desist. Failure to obey the order from a police officer to desist from such interference is a violation punishable as set out in this section.
- (5) No person may intentionally interfere with a City or State sponsored official count of the deer population, or with any City approved control methods of the deer population

(h) Penalties

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

ARTICLE 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

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

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

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

Stacy Kinder, Mayor

ATTEST:

Bruce Taylor, Deputy City Clerk

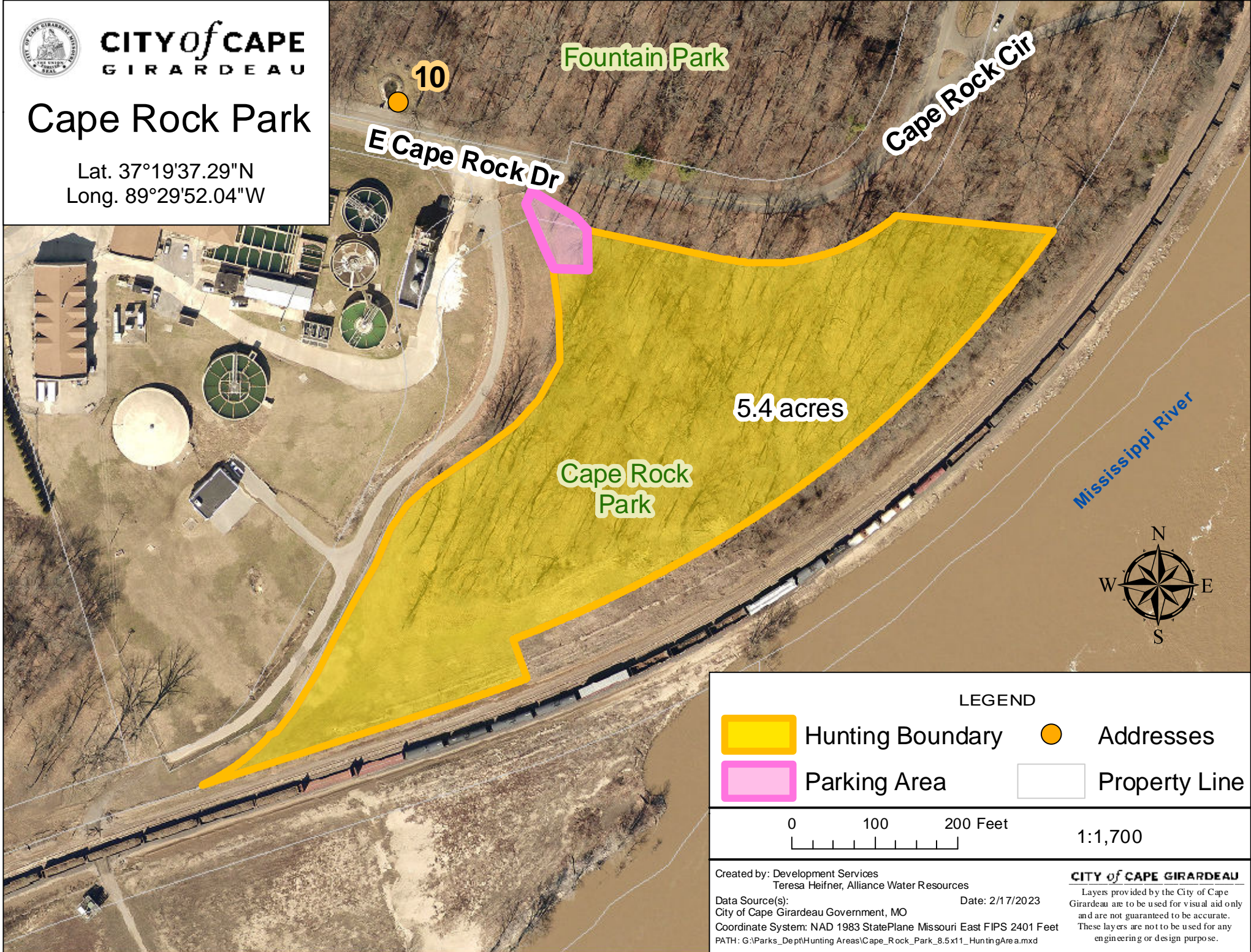








CITY of CAPE
GIRARDEAU

Cape Rock Park

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



LEGEND

- | | |
|--|---|
|  Hunting Boundary |  Addresses |
|  Parking Area |  Property Line |

0 100 200 Feet

1:1,700

Created by: Development Services
Teresa Heifner, Alliance Water Resources

Data Source(s): City of Cape Girardeau Government, MO
Coordinate System: NAD 1983 StatePlane Missouri East FIPS 2401 Feet
Date: 2/17/2023
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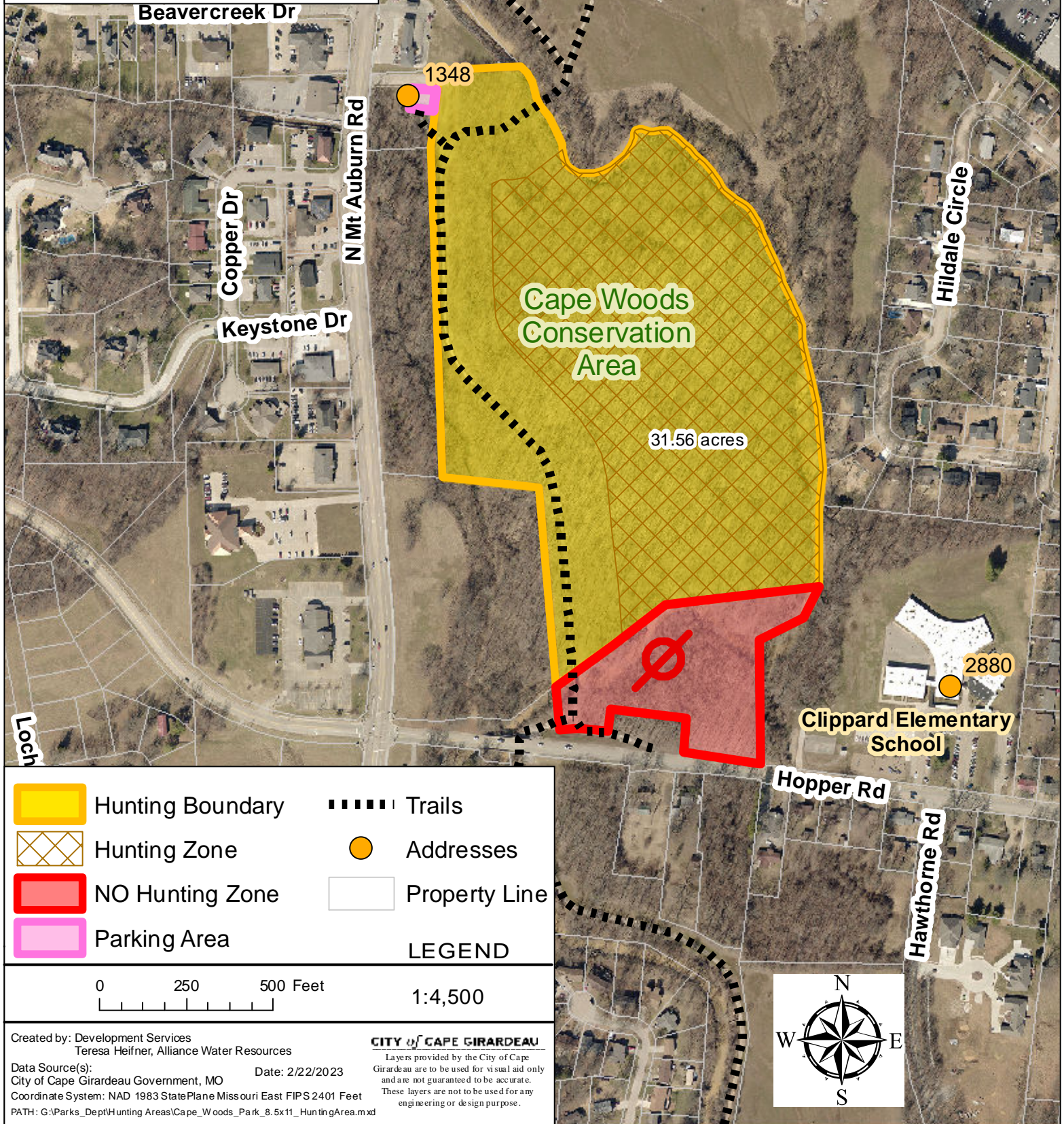
CITY of CAPE GIRARDEAU
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CITY of CAPE
GIRARDEAU

Cape Woods Conservation Area

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



Created by: Development Services
Teresa Heifner, Alliance Water Resources

Data Source(s): City of Cape Girardeau Government, MO Date: 2/22/2023

Coordinate System: NAD 1983 StatePlane Missouri East FIPS 2401 Feet

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CITY of CAPE
GIRARDEAU

Casquin Park

Lat. 37°19'54.07"N
Long. 89°31'27.71"W



Hunting Area
New in 2023



NO Hunting
Zone



Parking Area



Addresses



Property Line

LEGEND

0 100 200 Feet

1:2,000

Created by: Development Services
Teresa Heifner, Alliance Water Resources

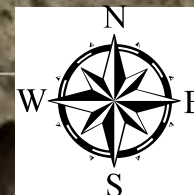
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CITY of CAPE
GIRARDEAU

Delaware Park

Lat. 37°20'20.44"N
Long. 89°31'50.14"W

Old Sprigg Street Rd

2140

Delaware Park

11.23 acres

Lexington Ave

1149

1145

1141

1129

1137

1133



LEGEND



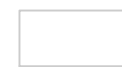
Hunting Boundary



Addresses



Parking Area



Property Line

0 100 200 Feet

1:2,000

Created by: Development Services
Teresa Heifner, Alliance Water Resources

Data Source(s): City of Cape Girardeau Government, MO
Coordinate System: NAD 1983 StatePlane Missouri East FIPS 2401 Feet
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**CITY of CAPE
GIRARDEAU**

Fountain Park

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

LEGEND



Hunting Boundary



Addresses



Parking Area



Property Line

0 100 200 Feet

1:1,632

Created by: Development Services
Teresa Heifner, Alliance Water Resources

Date: 2/17/2023

Data Source(s):

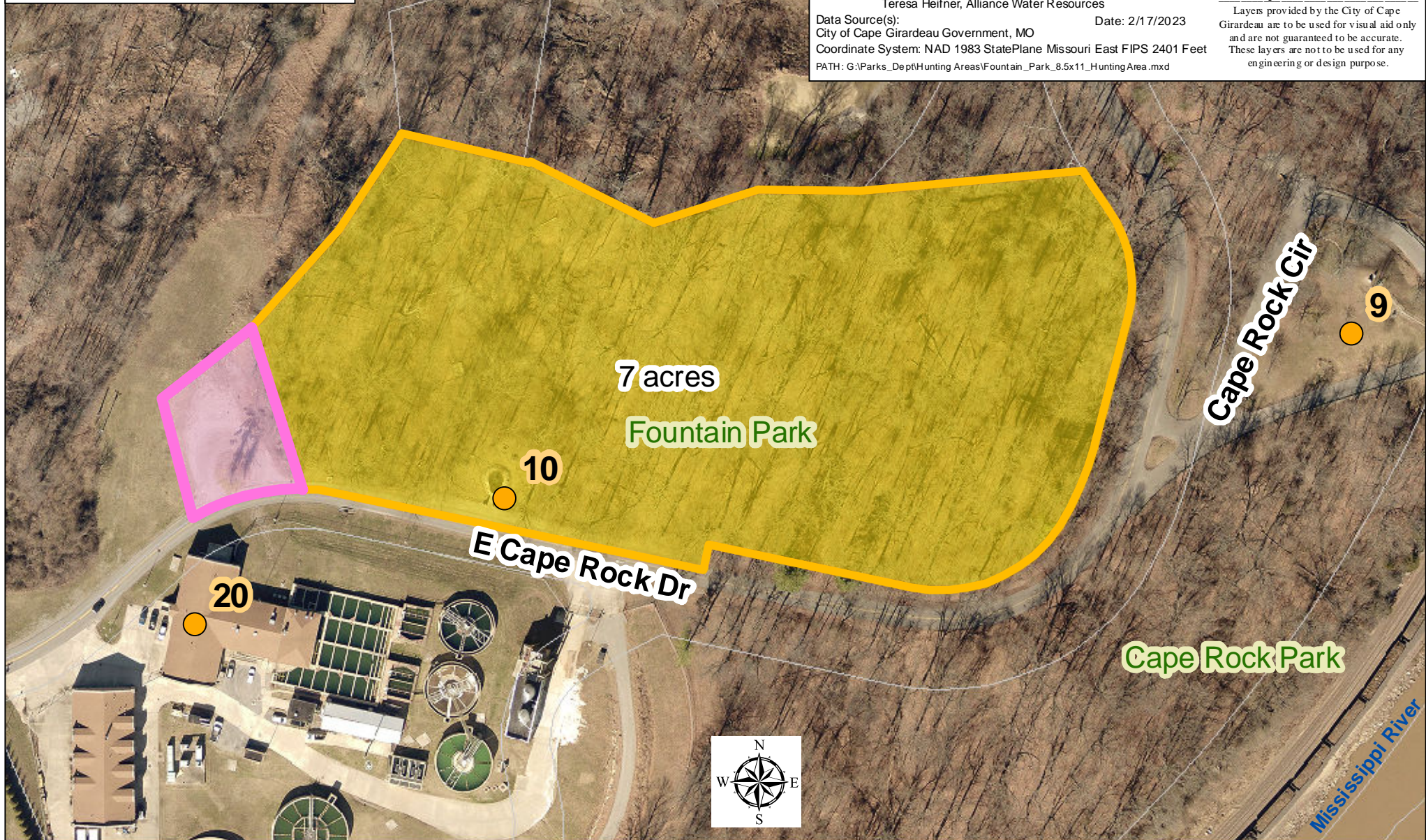
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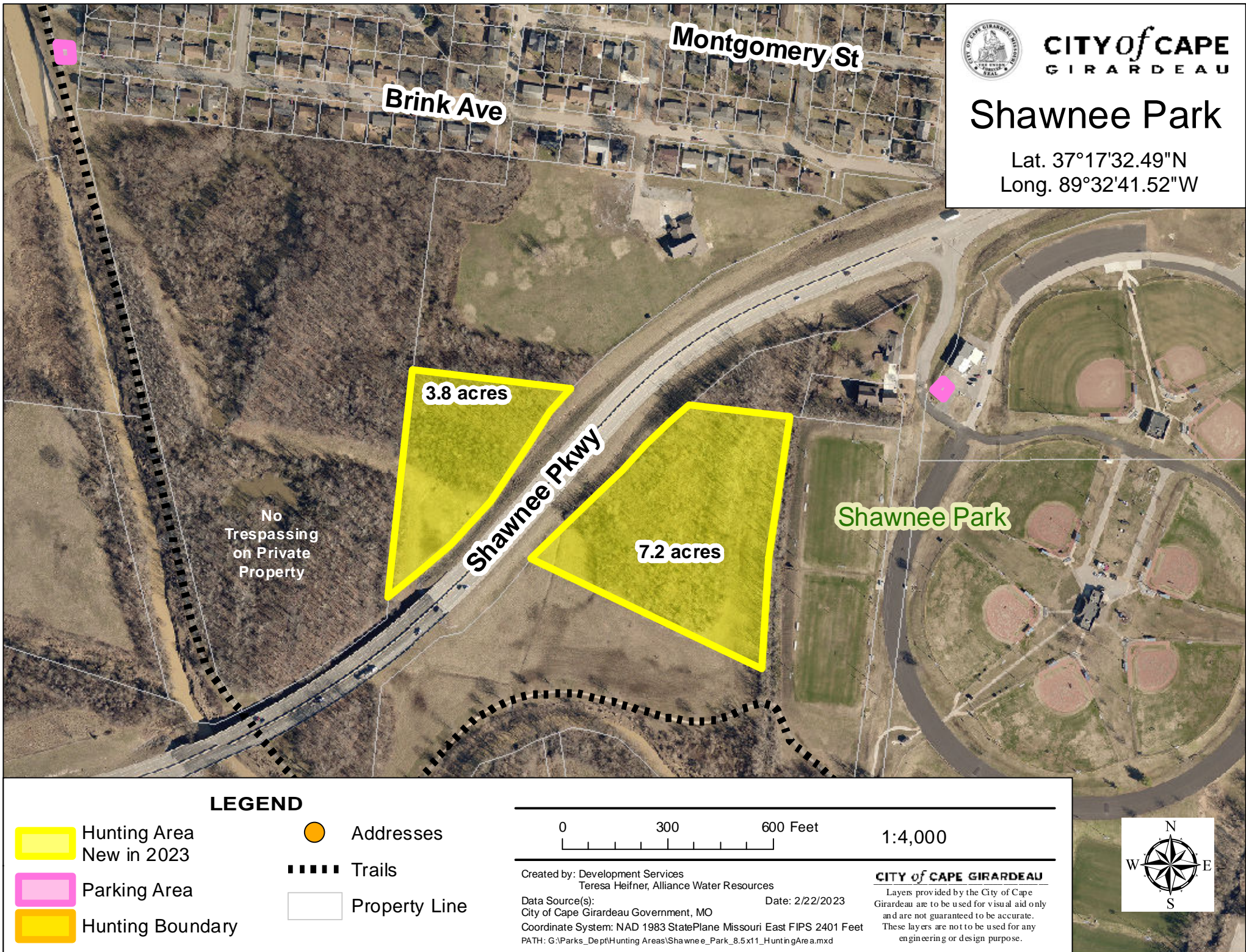
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CITY of CAPE GIRARDEAU

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CITY of CAPE GIRARDEAU

Shawnee Park

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

Montgomery St

Brink Ave

3.8 acres

Shawnee Pkwy

7.2 acres

No
Trespassing
on Private
Property

Shawnee Park









**CITY of CAPE
GIRARDEAU**

State Highway 177

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



LEGEND

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

0 100 200 Feet 1:1,400

Date: 2/18/2023

CITY of CAPE GIRARDEAU

Created by: Development Services
Teresa Heifner, Alliance
Water Resources

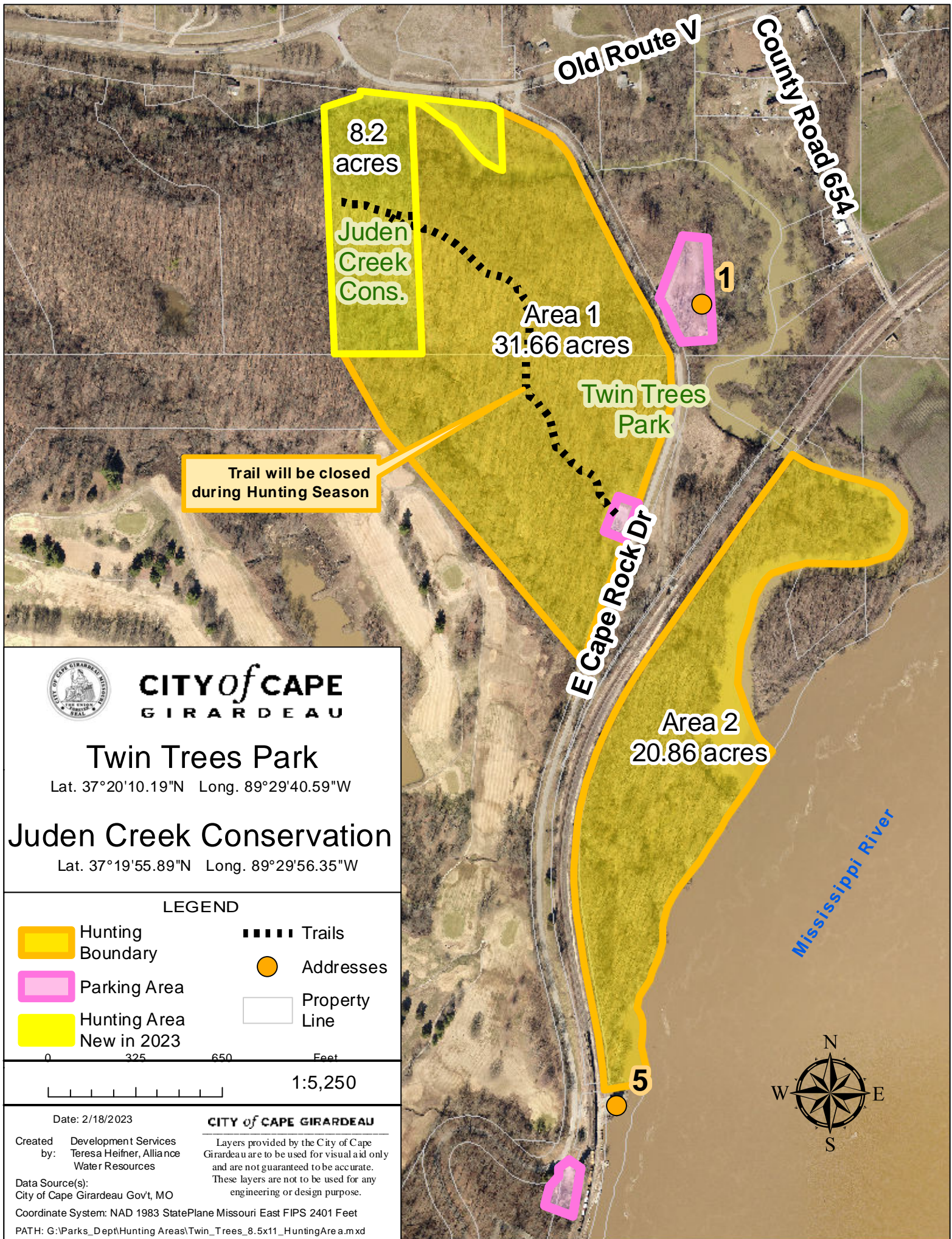
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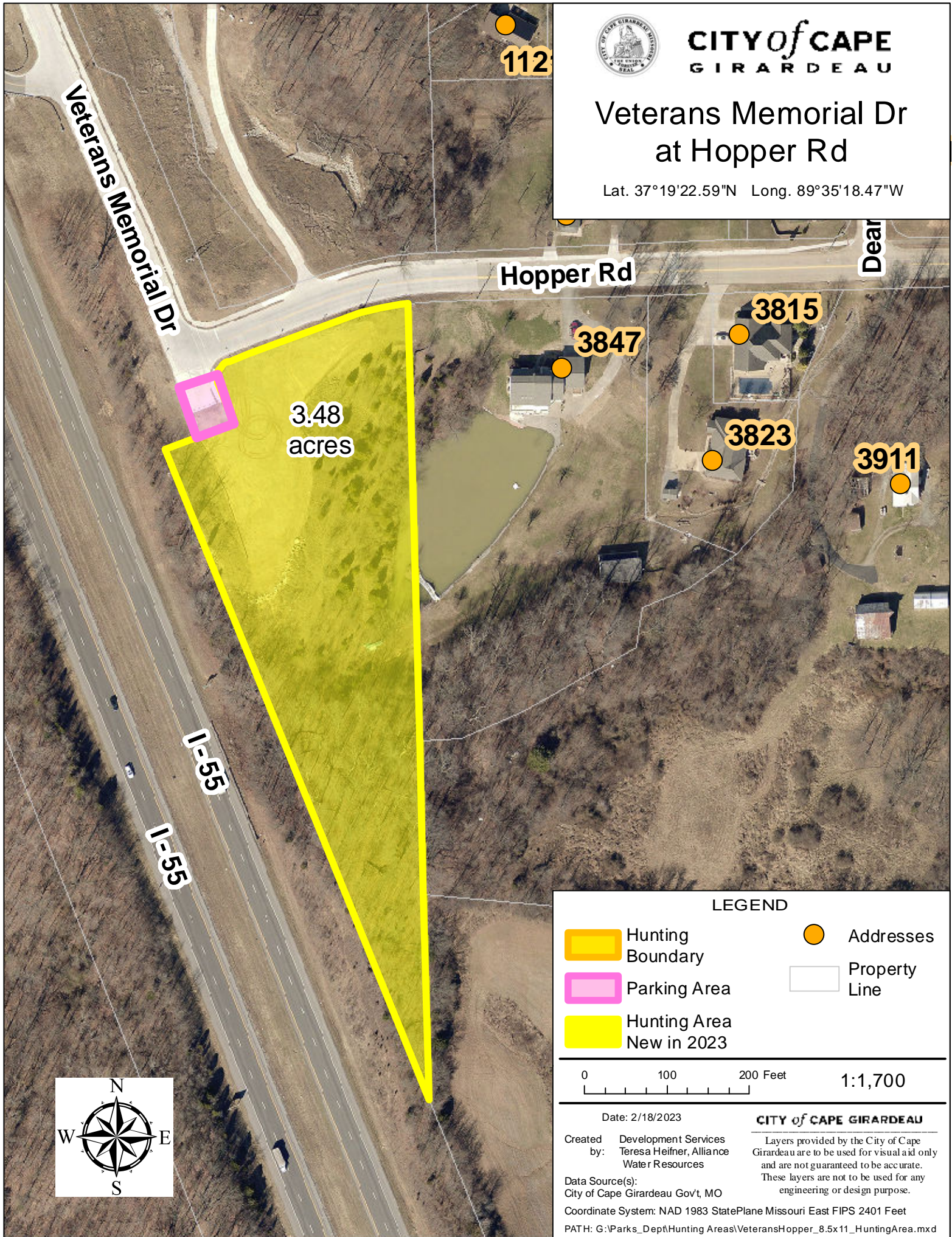




CITY of CAPE
GIRARDEAU

Veterans Memorial Dr at Hopper Rd

Lat. 37°19'22.59"N Long. 89°35'18.47"W



LEGEND



Hunting
Boundary



Parking Area



Hunting Area
New in 2023



Addresses



Property
Line

0 100 200 Feet

1:1,700

Date: 2/18/2023

CITY of CAPE GIRARDEAU

Created by: Development Services
Teresa Heifner, Alliance
Water Resources

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

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

Coordinate System: NAD 1983 StatePlane Missouri East FIPS 2401 Feet

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Staff: Ryan Shrimplin, AICP - City
Agenda: Planner
2/20/2024

AGENDA REPORT
Cape Girardeau City Council

24-029

SUBJECT

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

EXECUTIVE SUMMARY

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

BACKGROUND/DISCUSSION

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

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

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

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

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

STAFF RECOMMENDATION

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

BOARD OR COMMISSION RECOMMENDATION

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

PUBLIC OUTREACH

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

ATTACHMENTS:

Name:	Description:
1507 Independence Rezone.doc	Ordinance
Staff_Review-Referral-Action_Form.pdf	1507 Independence Street - Staff RRA Form
Map - 1507 Independence Street - Zoning.pdf	1507 Independence Street - Zoning Map
Map - 1507 Independence Street - FLU.pdf	1507 Independence Street - FLU Map
Application - 1507 Independence REZ.pdf	1507 Independence Street - Application
Sec. 30-68. - M-1 Light Manufacturing Industrial District.pdf	M-1 District Regulations
Sec. 30-67. - C-2 Highway Commercial District.pdf	C-2 District Regulations

BILL NO. 24-19

ORDINANCE NO. _____

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

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

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

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

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

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

1507 Independence Street

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

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

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

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

Stacy Kinder, Mayor

ATTEST:

Bruce Taylor, Deputy City Clerk



CITY OF CAPE GIRARDEAU, MISSOURI

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

FILE NO. **1465**

LOCATION: 1507 Independence Street

STAFF REVIEW & COMMENTS:

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

City Planner

Date

City Attorney

Date

CITY MANAGER REFERRAL TO THE PLANNING AND ZONING COMMISSION:

City Manager

Date

Planning & Zoning Commission

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

RECOMMENDED ACTION:

	Favor	Oppose	Abstain
Trae Bertrand	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Blank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Greaser	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Derek Jackson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gerry Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Favor	Oppose	Abstain
Chris Martin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nick Martin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sommer McCauley-Perdue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sid Whittington	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VOTE COUNT: 6 Favor 0 Oppose 1 Abstain

COMMENTS:

CITIZENS COMMENTING AT MEETING:

Nick Martin
Planning & Zoning Commission Secretary

City Council Action

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

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

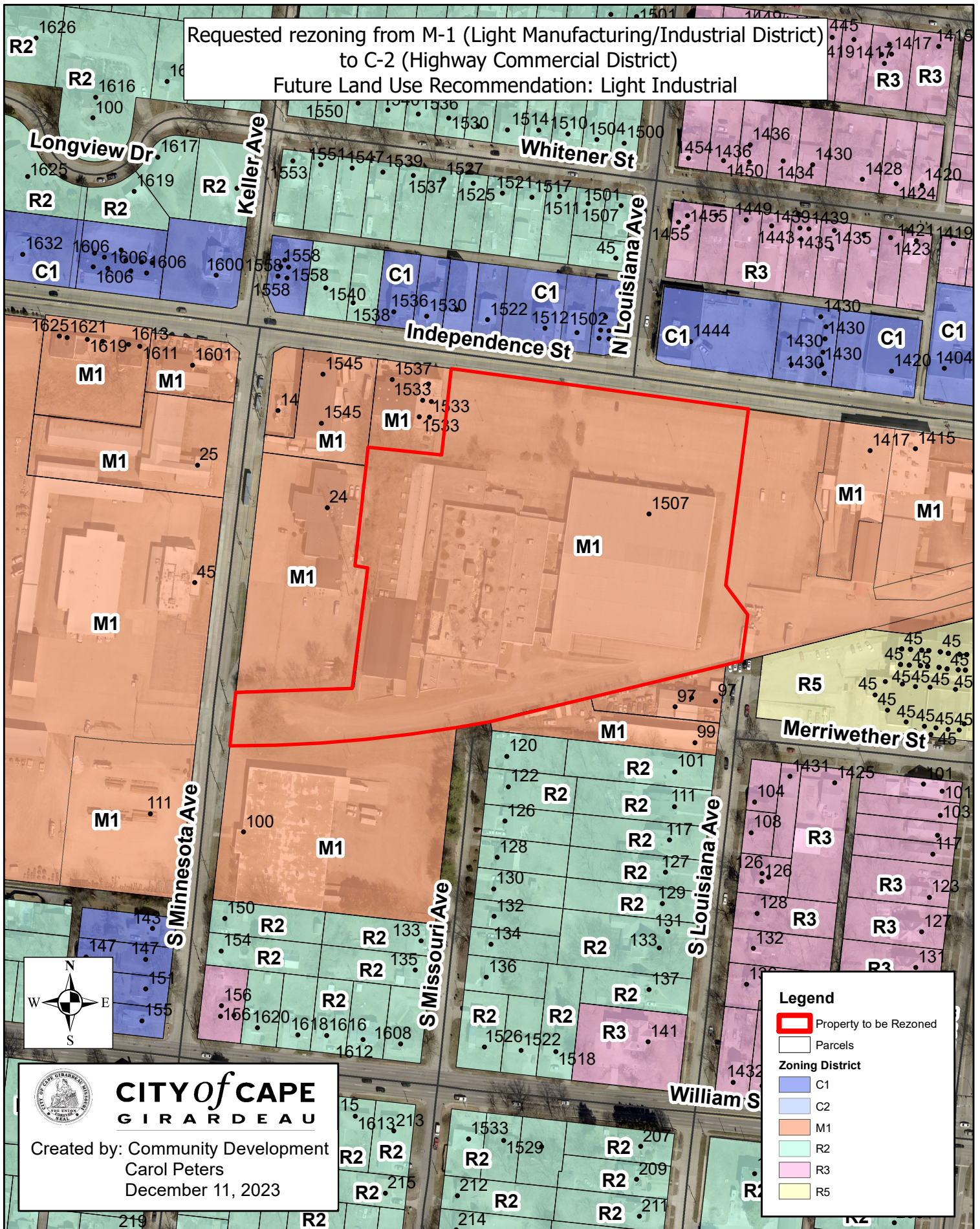
VOTE COUNT: _____ Favor _____ Oppose _____ Abstain

ORDINANCE # _____ **Effective Date:** _____

Rezoning Request

1507 Independence Street

Requested rezoning from M-1 (Light Manufacturing/Industrial District)
to C-2 (Highway Commercial District)
Future Land Use Recommendation: Light Industrial

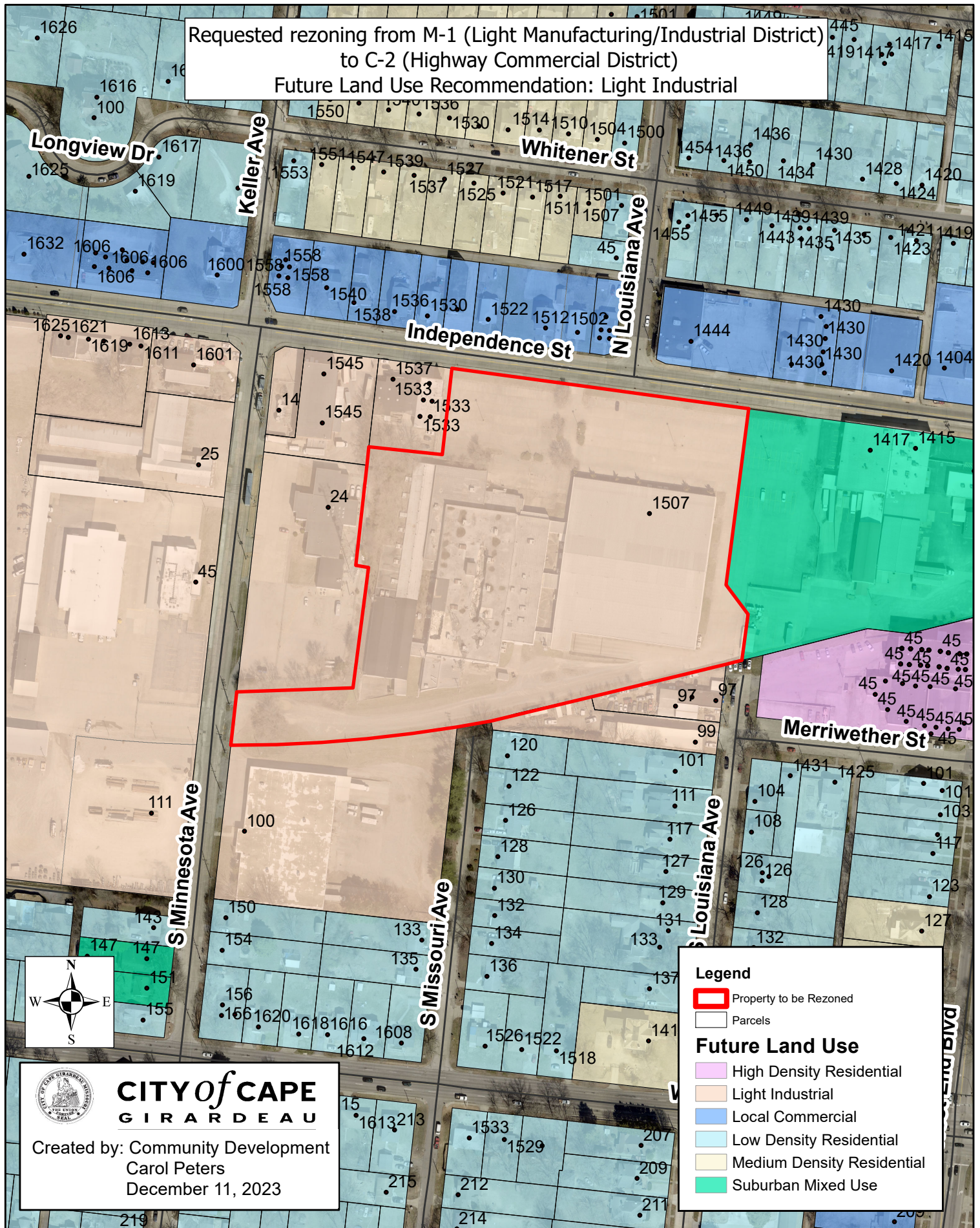


CITY of CAPE
GIRARDEAU

Created by: Community Development
Carol Peters
December 11, 2023

1507 Independence Street

Requested rezoning from M-1 (Light Manufacturing/Industrial District)
to C-2 (Highway Commercial District)
Future Land Use Recommendation: Light Industrial



CITY *of* CAPE
GIRARDEAU

Created by: Community Development
Carol Peters
December 11, 2023

Legend

- ☒ Property to be Rezoned
☐ Parcels

Future Land Use

- High Density Residential
- Light Industrial
- Local Commercial
- Low Density Residential
- Medium Density Residential
- Suburban Mixed Use



REZONING / SPECIAL USE PERMIT APPLICATION
CITY of CAPE GIRARDEAU

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

Property Address/Location

1507 Independence

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

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

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

Describe the proposed use of the property.

See attachment.

Application continues on next page

OFFICE USE ONLY

Date Received & By 12-7-23 File # 1465 MUNIS Application # 14760 MUNIS Permit # _____
Application Fee Received \$ _____ ☐ Check # _____ ☐ Credit Card ☐ Cash
Planning & Zoning Commission Recommendation _____ Date _____ City Council Final Action _____ Date _____

Special Use Criteria (Special Use Permit requests only)

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

- 1) The proposed special use will not substantially increase traffic hazards or congestion.
- 2) The proposed special use will not substantially increase fire hazards.
- 3) The proposed special use will not adversely affect the character of the neighborhood.
- 4) The proposed special use will not adversely affect the general welfare of the community.
- 5) The proposed special use will not overtax public utilities.

**ADDITIONAL ITEMS
REQUIRED**

See Instructions for more
information.

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

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

CERTIFICATIONS

The undersigned hereby certifies that:

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

Property Owner of Record Signature and Printed Name

Date

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

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


Applicant Signature and Printed Name

Date

PHILLIP SMITH, ARCHITECT

12.07.2023

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

FOR IMMEDIATE RELEASE

Thorngate Building Sold

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

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

The Pickleball Factory

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

The modern facility will feature:

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

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

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

-more-

The Park

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

Concierge services will be available for The Park members including:

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

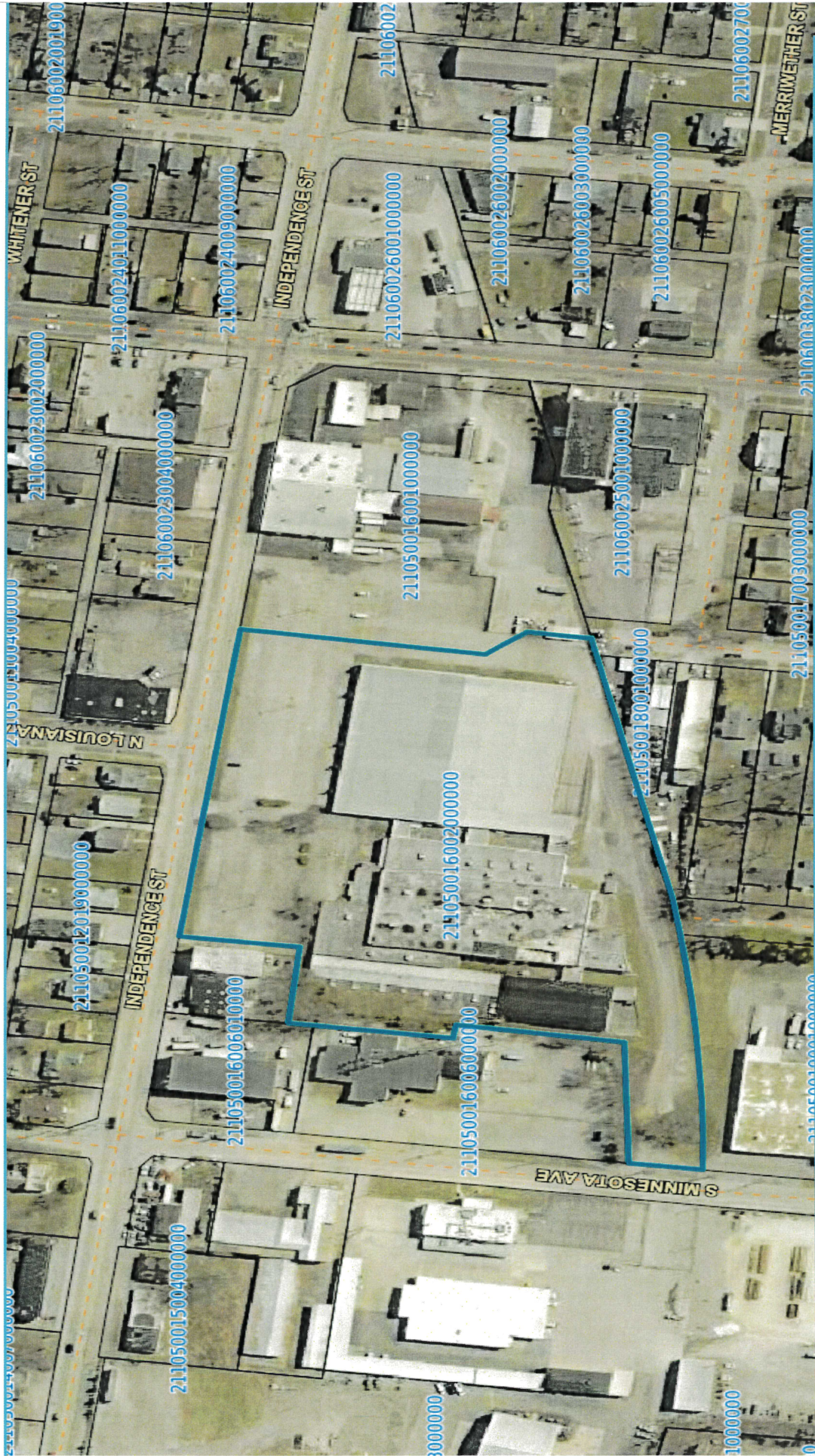
"The Park aspires to be the hub of car culture in the region. More than just a storage facility, it's the ultimate haven for car enthusiasts of all types. Whether you're a collector searching for top-notch storage and maintenance, a seasonal car owner who only hits the road when the weather's nice, or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

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

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

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

###



X

Address: 1507 INDEPENDENCE ST

PIN: 21-105-00-16-002.00-0000

Acreage: 7.8

Owner: THORNGATE HOLDINGS LLC

Class: Commercial

[Link to Assessor's Property Record](#)

Lat/Lon: 37.30475015, -89.53887063



Project: 1507 Independence Street

Adjacent Property Owners:

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

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

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

- (21) Transitional housing.
- (22) Restaurants and bars.
- (23) Retail, including vehicle sales.
- (24) Medical marijuana cultivation facilities, as permitted in section 30-118.
- (25) Medical marijuana dispensary facilities, as permitted in section 30-118.
- (26) Medical marijuana-infused products manufacturing facilities, as permitted in section 30-118.
- (27) Medical marijuana testing facilities, as permitted in section 30-118.
- (28) Medical marijuana transportation facilities, as permitted in section 30-118.

(c) *Permitted accessory uses.*

- (1) Dwelling or lodging units, but only for watchman, caretakers, or other personnel whose residence is essential to the operation of a permitted or special use.
- (2) Accessory structures and uses customarily incidental to the above uses, as permitted in section 30-106.
- (3) Solar energy systems, as permitted in section 30-113.
- (4) Short-term use of shipping containers for accessory uses, as permitted in section 30-105.

(d) *Special uses.*

- (1) Emergency shelters, transitional service shelters for 50 or fewer residents.
- (2) Manufactured business units, for office use only.
- (3) Telecommunication tower, as permitted in section 30-107.
- (4) Excursion gambling boat or floating gambling facility, as permitted in section 30-112.
- (5) Wind energy conversion systems, as permitted in section 30-113.
- (6) Billboards, as permitted in section 25-109.
- (7) Public utilities, except for buildings and accessory structures that are normal and customary in a zoning district which would allow other buildings of the same nature as a use-by-right.
- (8) Short-term or long-term use of shipping containers for principal uses, as permitted in section 30-105.
- (9) Long-term use of shipping containers for accessory uses, as permitted in section 30-105.

(e) *Standards.*

- (1) A site plan, meeting the requirements of chapter 25 shall be submitted and approved.
- (2) All storage shall be within a fully enclosed building or in an open yard so screened that the materials, products or equipment are not visible from the street or adjoining property. Any outdoor storage shall be at least 100 feet from any residential zoning district or use.
- (3) No building shall be used for residential purposes, except for a night watchman or a caretaker

employed on the premises.

- (4) Utilitarian areas such as loading docks, mechanical equipment, storage areas, mechanical and electrical equipment, and dumpsters shall be located in the rear or side yard of the building.
- (5) Lighting shall be designed to shine and reflect away from any adjacent residential areas and shall meet the requirements of chapter 25.

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

- (1) Maximum height: 40 feet excluding silos, smokestacks, and dust collection systems.
- (2) Minimum lot area: None.
- (3) Minimum lot width: None.
- (4) Minimum yard requirements:
 - a. Front yard: 25 feet.
 - b. Rear yard: 25 feet.
 - c. Side yard: None, except on a lot abutting a residential district there shall be a side yard of not less than ten feet on the side of the lot abutting the residential district.
- (5) Maximum building coverage: None.

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

- (1) A minimum of 15 percent of the total lot area shall be devoted to open space, including required yard and bufferyards.
- (2) Landscaping shall be provided as required in chapter 25.
- (3) A 20-foot-wide bufferyard shall be required adjacent to any property in the AG, AG-1, RE, R-1, R-2, R-3, R-4, R-5, RUMD and RMH zoning districts. This bufferyard shall comply with the requirements of chapter 25.

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

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

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

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

(b) *Permitted principal uses.*

- (1) Arenas or stadiums.
- (2) Art galleries or museums.
- (3) Auditoriums or theaters.
- (4) Banks or other financial institutions.
- (5) Banquet facilities.
- (6) Bed and breakfasts.
- (7) Commercial day cares.
- (8) Commercial recreation facilities.
- (9) Driving ranges.
- (10) Funeral homes or mortuaries.
- (11) Governmental facilities.
- (12) Health or fitness centers.
- (13) Helicopter landing pads, heliports or other landing areas in relationship with a hospital.
- (14) Hospitals.
- (15) Hotels or motels.
- (16) Institutions of higher education, including business, career or technology schools.
- (17) Instructional schools for art, dance, music, martial arts or other disciplines.
- (18) Kennels.
- (19) Libraries.
- (20) Medical marijuana dispensary facilities, as permitted in section 30-118.
- (21) Meeting halls.
- (22) Microbreweries.
- (23) Mini warehouses or self-storage units.
- (24) Nurseries or greenhouses.

- (25) Nursing homes.
- (26) Offices.
- (27) Outdoor storage facilities for recreational vehicles or watercraft.
- (28) Parks or playgrounds.
- (29) Personal service establishments.
- (30) Pet grooming facilities.
- (31) Police or fire stations.
- (32) Residential treatment facilities.
- (33) Restaurants or bars.
- (34) Retail or rental establishments.
- (35) Television or radio studios, including any transmitting facilities.
- (36) Transit terminals.
- (37) Transitional housing.
- (38) Vehicle fueling, service or repair facilities, excluding body or paint shops.
- (39) Vehicle washing facilities, automatic or hand wash.
- (40) Veterinary clinics or animal hospitals.
- (41) Warehouses or distribution centers.
- (42) Wineries.

(c) *Permitted accessory uses.*

- (1) Accessory structures and uses customarily incidental to the above uses, as permitted in section 30-106.
- (2) Short-term use of shipping containers for accessory uses, as permitted in section 30-105.
- (3) Solar energy systems, as permitted in section 30-113.

(d) *Special uses.*

- (1) Amusement parks.
- (2) Billboards, as permitted elsewhere in the city Code.
- (3) Campgrounds, travel trailer or recreational vehicle parks.
- (4) Long-term use of shipping containers for accessory uses, as permitted in section 30-105.
- (5) Manufactured business units, for office use only.
- (6) Public utilities, except for buildings or accessory structures that are normal and customary in a zoning district which would allow other buildings or structures of the same nature as a use-by-right.
- (7)

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

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

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

(10) Vehicle body or paint shops.

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

(e) *Standards.*

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

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

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

c. Displays shall not impede vehicular or pedestrian access.

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

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

f. Displays shall be well kept and orderly.

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

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

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

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

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

(2) Minimum lot area: None.

(3) Minimum lot width: None.

(4) Minimum setbacks:

a. Front yard: 25 feet.

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

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

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

Staff: Ryan Shrimplin, AICP - City
Agenda: Planner
2/20/2024

AGENDA REPORT
Cape Girardeau City Council

24-030

SUBJECT

An Ordinance approving the record plat of Juenger Subdivision.

EXECUTIVE SUMMARY

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

BACKGROUND/DISCUSSION

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

STAFF RECOMMENDATION

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

BOARD OR COMMISSION RECOMMENDATION

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

ATTACHMENTS:

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

BILL NO. 24-20

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE RECORD PLAT OF
JUENGER SUBDIVISION

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

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

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

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

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

Stacy Kinder, Mayor

ATTEST:

Bruce Taylor, Deputy City Clerk



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

FILE: **Juenger Subdivision**

LOCATION: 2544 & 2250 Revolution Drive

STAFF REVIEW & COMMENTS:

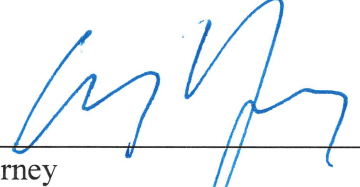
A record plat has been submitted to combine two (2) lots at 2544 & 2250 Revolution Drive. SEE STAFF REPORT FOR MORE DETAILS.




City Planner



Date




City Attorney



Date

CITY MANAGER REFERRAL TO THE PLANNING AND ZONING COMMISSION:



City Manager



Date

Planning & Zoning Commission

RECOMMENDED ACTION:


	Favor	Oppose	Abstain
Trae Bertrand	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Blank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Greaser	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Derek Jackson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gerry Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Favor	Oppose	Abstain
Chris Martin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nick Martin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sommer McCauley-Perdue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sid Whittington	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VOTE COUNT: 7 Favor 0 Oppose 0 Abstain

COMMENTS:

CITIZENS COMMENTING AT MEETING:



Nick Martin
Planning & Zoning Commission Secretary

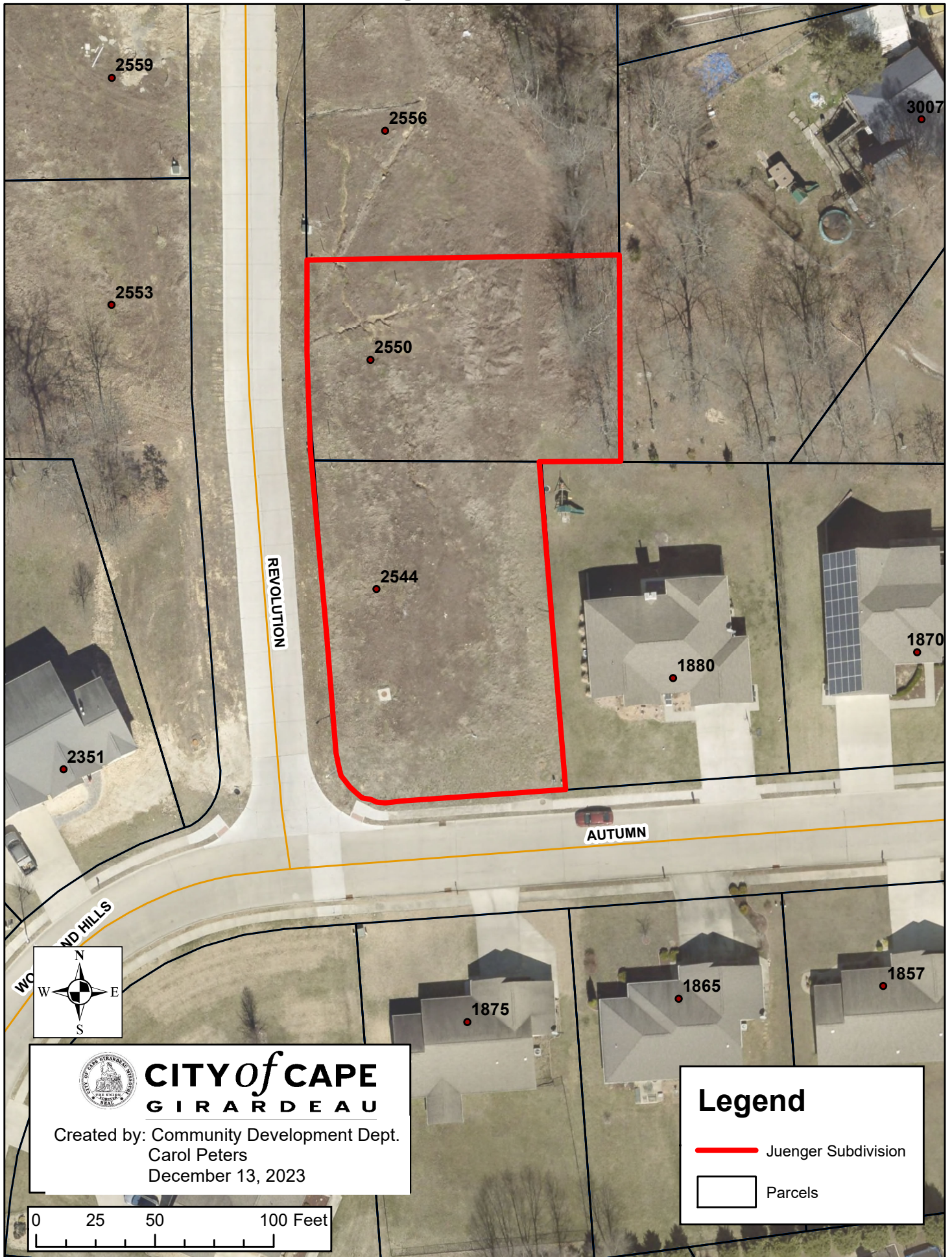
City Council Action

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

ORDINANCE # _____

Effective Date: _____

Juenger Subdivision





SUBDIVISION PLAT APPLICATION

CITY of CAPE GIRARDEAU

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

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

**ADDITIONAL ITEMS
REQUIRED***See Instructions for more
information.*

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

- ☒ Review Fee (payable to City of Cape Girardeau)
\$21.00 per lot (**\$210.00 minimum**)
- ☒ Recording Fee Deposit (payable to City of Cape Girardeau)

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

(The City reserves the right to issue a partial refund or collect an additional fee if the actual recording cost differs from the deposit amount)
- ☒ One (1) full size print of the plat
- ☒ Digital file of the plat in .pdf format (can be emailed to cityplanning@cityofcape.org)
- ☒ Completed minimum requirements checklist

CERTIFICATION

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

Michael Juenger MICHAEL JUENGER 12/12/23
Applicant Signature and Printed Name Date

OFFICE USE ONLY

Date Received & By 12-12-23 File # _____ MUNIS Application # 14770 MUNIS Permit # _____
Review Fee Received \$ 210- Recording Fee Received \$ 71- ☐ Check # 7297 ☐ Credit Card ☐ Cash
Preliminary and Record Plats:
Planning & Zoning Commission Recommendation _____ Date _____ City Council Final Action _____ Date _____

City of Cape Girardeau

Subdivision Plat Requirements

(Record Plats)

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

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

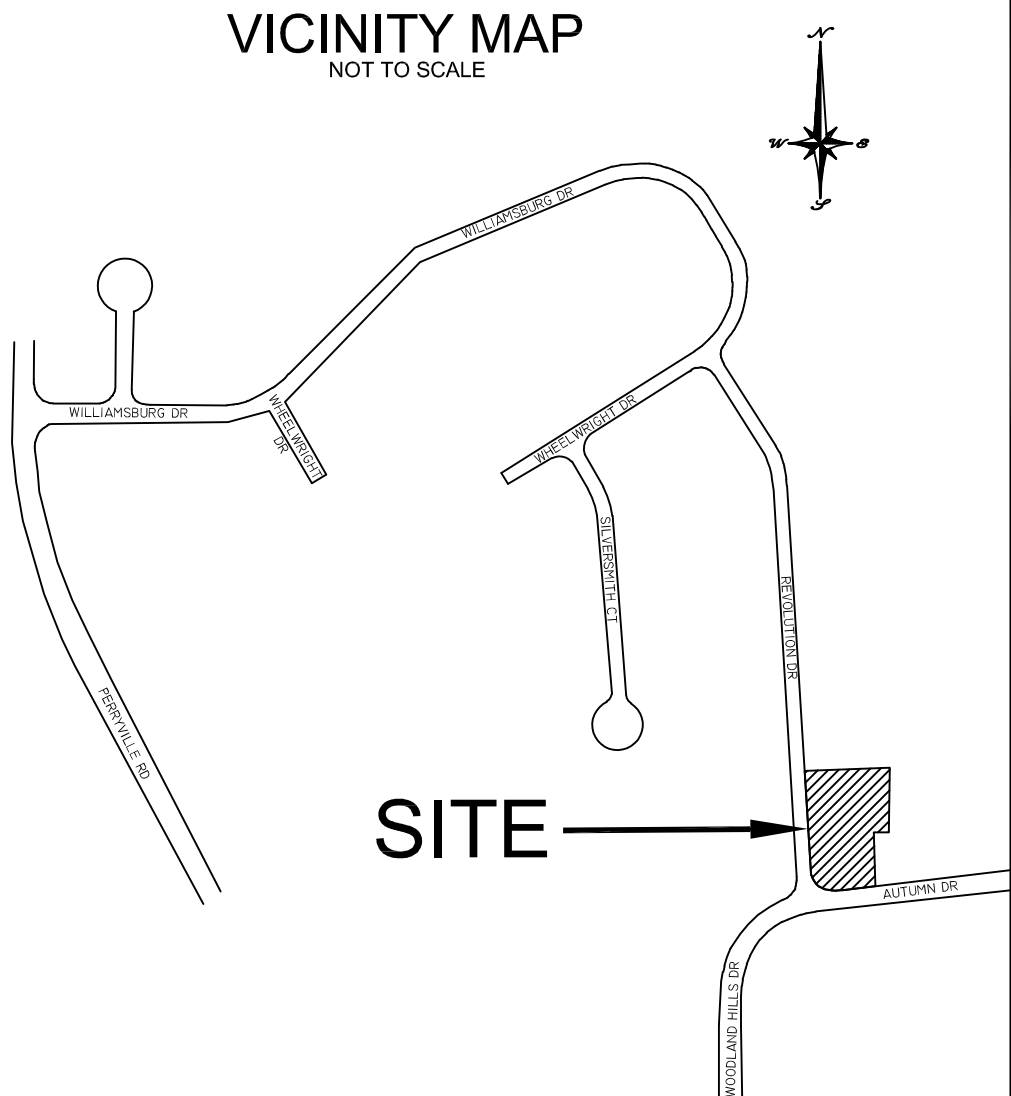
NAME OF SUBDIVISION: **JUENGER SUBDIVISION**

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

MINIMUM REQUIREMENTS FOR RECORD PLATS (CONTINUED)

- Variance, if applicable - begin with "A VARIANCE IS SHOWN FOR" followed by "A REDUCED LOT AREA FOR LOT __", "A REDUCED LOT WIDTH FOR LOT __", or "A REDUCED ____ YARD SETBACK ALONG THE ____ LOT LINE OF LOT __", as applicable
 - Exception, if applicable - begin with "AN EXCEPTION IS SHOWN FOR" followed by "THE OMISSION OF THE REQUIRED 10 FOOT UTILITY EASEMENT ALONG THE ____ LOT LINE OF LOT __" or "A REDUCED UTILITY EASEMENT WIDTH ALONG THE ____ LOT LINE OF LOT __", as applicable
 - Floodplain - begin with "A PORTION OF THE PROPERTY FALLS WITHIN" or "NO PORTION OF THE PROPERTY FALLS WITHIN", as applicable; if referencing a zone designation, state what that designation means
- ☒ ☐ List each record owner name and Book and Page or Document Number for deed, name and address of party for whom the plat was prepared, name and address of consultant that performed the survey and prepared the plat
- ☒ ☐ Subdivision Dedication:
- Begin with "THE UNDERSIGNED," followed by the owner name(s) as stated in the current deed(s); include "HUSBAND AND WIFE," if applicable; include "A [insert state name] LIMITED LIABILITY COMPANY," or "A [insert state name] CORPORATION," if applicable; followed by "OWNER OF" or "OWNERS OF" and a description matching the description beneath the plat title, followed by "CONTAINING ____ SQUARE FEET (____ ACRES), MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:"; followed by a legal description of the total subdivision area; followed by "HEREBY SUBDIVIDE" or "HEREBY SUBDIVIDES"; followed by "SAID TRACT INTO ____ AS SHOWN HEREON, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED _____."
 - New right-of-way and/or easements - use standard language
- ☒ ☐ Legal description checked against drawing for congruence
- ☒ ☐ Owner signature line(s) with notary block(s) - include title after signatory name if owner is not an individual; include "HUSBAND AND WIFE," if applicable; include "A [insert state name] LIMITED LIABILITY COMPANY," or "A [insert state name] CORPORATION," if applicable
- ☒ ☐ If plat shows existing public easement(s) to be released – use standard block for City Manager's release
- ☒ ☐ City Clerk's certificate - use standard block for record plats
- ☒ ☐ County Recorder of Deeds' certificate - use standard block
- ☒ ☐ Surveyor's certificate

VICINITY MAP
NOT TO SCALE



RECORD PLAT OF JUENGER SUBDIVISION

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

SUBDIVISION DEDICATION

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

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

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

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

STATE OF MISSOURI, COUNTY OF CAPE GIRARDEAU

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

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

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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

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

STATE OF MISSOURI, COUNTY OF CAPE GIRARDEAU

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

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

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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

THE _____
DAY OF _____, 20____ BY ORDINANCE NO. _____

CITY CLERK, CITY OF CAPE GIRARDEAU, MISSOURI

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU
FILED FOR RECORD THIS ____ DAY OF _____, 20____ AND DULY
RECORDED IN DOCUMENT NUMBER _____

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

REFERENCES

1. DOCUMENT NO. 2023-09549 (SUBJECT)
2. DOCUMENT NO. 2023-07953 (SUBJECT)
3. DOCUMENT NO. 2010-00222
4. DOCUMENT NO. 2023-07853
5. DOCUMENT NO. 2008-13015
6. DOCUMENT NO. 2005-15693
7. DOCUMENT NO. 2020-10089
8. DOCUMENT NO. 2019-07608
9. DOCUMENT NO. 2019-11491
10. WILLIAMSBURG PHASE 4 DOCUMENT NO. 2019-04441

ZONING CLASSIFICATION

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

JUENGER SUBDIVISION

NO. OF LOTS = 1
TOTAL LOT AREA : 24,333 Sq. Ft. (0.56 ACRE)
PROPOSED DENSITY : 1.79 UNITS / ACRE

FLOODPLAIN NOTE

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

BUILDING SETBACKS (FOR R-1 ZONING)

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

Curve Table

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

ACCURACY STANDARD: TYPE URBAN

LEGEND

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

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

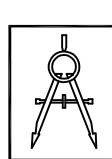
AN EXCEPTION IS SHOWN FOR THE OMISSION OF THE REQUIRED 10-FOOT UTILITY EASEMENT ALONG THE REAR LOT LINE OF LOT 1.

SURVEY CERTIFICATION

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

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

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



STRICKLAND
ENGINEERING

113 WEST MAIN STREET
P.O. Box 159
JACKSON, MISSOURI 63755
TEL: 573-243-4080
FAX: 573-243-2191

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

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING	
JUENGER SUBDIVISION	
2544 REVOLUTION DR CAPE GIRARDEAU MO	
SCALE	1"=30'
DATE	1-23-24
DRAWN BY	DR
CHECKED BY	RA
PROJECT #	23-239

Staff: Jake Garrard, PE, City Engineer
Agenda: 2/20/2024

AGENDA REPORT
Cape Girardeau City Council

24-031

SUBJECT

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

- Dixie Boulevard at Magnolia Street, facing north.

by amending Traffic Schedule C of the City Code.

BACKGROUND/DISCUSSION

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

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

FINANCIAL IMPACT

Establishing the stop sign will require no direct funding.

STAFF RECOMMENDATION

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

ATTACHMENTS:

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

BILL NO. 24-21

ORDINANCE NO. _____

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

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

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

- Dixie Boulevard at Magnolia Street, facing north.

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

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

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

Stacy Kinder, Mayor

ATTEST:

Bruce Taylor, Deputy City Clerk





CITY of CAPE
GIRARDEAU

Stop Signs: Dixie Blvd at Magnolia Ave



Stop Sign



Parcel

LEGEND



0 100 200 Feet

1:2,019

Date: 1/29/2024

Created by: Development Services
Teresa Helfner, Alliance Water Resources

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

CITY of CAPE GIRARDEAU

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

Staff: Casey Brunke, P.E. Public Works
Agenda: Director
2/20/2024

AGENDA REPORT
Cape Girardeau City Council

24-032

SUBJECT

A Motion to Accept the Improvements and Authorize Final Payment to RailWorks Track Services, Inc. for the Nash Road Railroad Tie Repair for the City of Cape Girardeau, Missouri

EXECUTIVE SUMMARY

During a recent monthly railroad track inspection, it was noted some of the railroad ties were failing and in need of replacement. The ties should be replaced soon before complete failure.

The work performed under this Agreement consisted of the removal of defective ties, furnishing and installation of new cross ties as designed by C.D. Edwards Consulting, LLC.

BACKGROUND/DISCUSSION

On July 24, 2023, four (4) bids were received. The low bid was submitted by Railworks Track Services, Inc. with a bid amount of \$169,734.00. This was below the Engineers Estimate of cost, which was \$200,000.00.

FINANCIAL IMPACT

The Nash Road Railroad Tie Repair was funded by monies from Transportation Trust Fund 5.

STAFF RECOMMENDATION

Staff recommends that the City Council, by motion, Accept the Improvements and Authorize Final Payment to RailWorks Track Services, Inc. for the Nash Road Railroad Tie Repair for the City of Cape Girardeau, Missouri

ATTACHMENTS:	
Name:	Description:
 Engineer_s_Final_Report_xpdf	Engineer's Final Report

February 1, 2024

Engineer's Final Report on the Nash Road Railroad Tie Repairs

To the City Manager
Of the City of Cape Girardeau, Missouri

Dear Sir:

I hereby report the Nash Road Railroad Tie Repairs have been completed by RailWorks Track Services Inc.

The improvements consisted of the installation of 7" x 9" x 8' 6" hardwood ties, tamp/line track, regulate and dress ballast, adding additional ballast #57, removal, restoration and compaction of rock crossing at grade, and all other work as described in the contract documents.

The original contract time was ninety (90) calendar days for substantial completion and one hundred twenty (120) calendar days for final completion. The contractor successfully met these deadlines.

The original contract amount was \$169,734.00. Change Order #1 modified this contract by adding the cost of the Performance and Payment Bond, and Furnish and Install Track Ballast. These two items added \$1,981.20 to the original contract amount, making a new total of \$171,715.20. The design consultant, C.D. Edwards Consulting, LLC, completed inspection of the work.

I have computed the cost of said improvement as follows:

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1	Replace Cross Ties	EA	500	\$176.00	\$88,000.00
2	Tamping	TF	2600	\$4.50	\$11,700.00
3	Ballast Regulating	TF	2600	\$3.75	\$9,750.00
4	Remove Aggregate Grade Crossing	TF	160	\$8.50	\$1,360.00
5	Additional Spikes In Grade Crossing Area	TF	160	\$8.50	\$1,360.00
6	Restore Equipment Grade Crossing	TF	160.00	\$20.90	\$3,344.00
7	Furnish And Install Glued Insulated Joints	EA	8	\$4,220.00	\$33,760.00
8	Allowance To Replace Bond Wires	LS	1	\$2,140.00	\$2,140.00
9	Tie Disposal	EA	500	\$12.00	\$6,000.00
10	Thermite Welding	EA	16	\$770.00	\$12,320.00



CO1A	Payment And Performance Bond	LS	1	\$1,340.00	\$1,340.00
CO1B	Furnish & Install Track Ballast	TN	16.03	\$40.00	\$641.20

TOTAL INSTALLATION COST \$171,715.20

CONTRACTOR PAID TO DATE \$107,106.80

AMOUNT DUE THE CONTRACTOR \$64,608.40

CONSULTANT DESIGN & INSPECTION COST \$5,100.00

PROJECT ADMINISTRATION COST \$2,020.69

TOTAL PROJECT COST \$178,835.89

Funding for the Nash Road Railroad Tie Repair has been provided by Transportation Trust Fund Phase V.

Bids were taken on July 24, 2023. Four bids were received, the low bidder being with a bid amount of \$169,734.00. The City Manager entered into an agreement for \$169,734.00 with RailWorks Track Services, Inc. by Resolution 3571.

Sincerely,



Casey Brunke, P.E.
Public Works Director

CB/kj

Nash Road Railroad Tie Repair
Project Reference Code: 1747025-71160-6278
Purchase Order No. 240557

Staff: Casey Brunke, P.E., Public Works
Agenda: Director
2/20/2024

AGENDA REPORT
Cape Girardeau City Council

24-033

SUBJECT

A Motion to Accept the Improvements and Authorize Final Payment to Fronabarger Concreters, Inc. for the Sherwood Dr./Hood Dr./Brookwood Dr. Drainage Improvements

EXECUTIVE SUMMARY

The improvements consisted of removal of existing concrete sidewalk, concrete curb and gutter, concrete and asphalt pavement, storm sewer piping and structures, and reinforced concrete box culverts, construction of a new 12' x 4' precast concrete box culvert, a new 14' x 4' cast in place concrete box culvert, installation of storm sewer improvements, flat bottom ditch construction, site restoration, and any other related construction items as stated in the Specifications or shown on the Project Plans prepared by Bowen Engineering & Surveying, Inc. and dated February 10, 2023 for the City of Cape Girardeau, Missouri.

BACKGROUND/DISCUSSION

The Sherwood/Hood/Brookwood Drainage Improvements are funded by the Parks, Recreation and Stormwater Phase 2 (PRS2) tax initiative renewal. The project was publicly advertised, and bids were received on March 21, 2023. Two (2) bids were received and the low bid, submitted by Fronabarger Concreters, Inc. was \$660,754.00.. This was below the Engineers Estimate of Cost, which was \$1,005,428.00.

FINANCIAL IMPACT

The Sherwood/Hood/Brookwood Drainage Improvements are funded by the Parks, Recreation and Stormwater Phase 2 (PRS2) tax initiative renewal.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

The stormwater improvements in this area will assist with street flooding that has historically occurred in these locations.

STAFF RECOMMENDATION

Staff recommends that the City Council, by motion, accept improvements as presented and authorize final payment to Fronabarger Concreters, Inc. for the Sherwood Dr. / Hood Dr. / Brookwood Dr. Drainage Improvements Project.

<u>ATTACHMENTS:</u>	
Name:	Description:
 Engineer_s_Final_Report_xpdf	Engineer's Final Report

February 8, 2024

**Engineer's Final Report for the Sherwood Drive/Hood Drive/Brookwood Drive
Drainage Improvements Project**

To the City Manager
Of the City of Cape Girardeau, Missouri

Dear Sir:

I hereby report that the Sherwood Drive/Hood Drive/Brookwood Drive Drainage Improvements project has been completed by Fronabarger Concreters, Inc.

The improvements consisted of the removal of existing concrete sidewalk, concrete curb and gutter, concrete and asphalt pavement, storm sewer piping and structures and reinforced concrete box culverts, construction of a new 12' x 4' precast concrete box culvert, a new 14' x 4' cast in place concrete box culvert, installation of storm sewer improvements, flat bottom ditch construction, site restoration and any other related construction items as stated in the Specifications or shown on the Project Plans prepared by Bowen Engineering & Surveying, Inc. and Dated February 10, 2023 for the City of Cape Girardeau, Missouri and as modified by one (1) Change Order. This change order brought all line items to "as built" quantities, adding \$14,862.00 to the original contract for a total contract price of \$675,616.00.

The original contract time was one hundred eighty (180) calendar days for substantial completion and two hundred ten (210) calendar days for final completion. The Notice to Proceed was issued with a start date of June 1, 2023, making the Substantial Completion Date November 28, 2023 and Final Completion December 28, 2023. Change Order #1 added twenty-four calendar days to the Substantial Completion Date and thirty-four calendar days to the Final Completion Date. The new contract deadlines were December 22, 2023 for Substantial Completion and January 31, 2024 for Final Completion. The contractor successfully met these deadlines.

I have computed the cost of said improvement as follows:

ITEM NO.	DESCRIPTION	UNIT	QTY	MODIFIED CO QTY +/-	UPDATED QUANTITY	UNIT PRICE	TOTAL
1	MOBILIZATION	L.S.	1		1.00	\$46,000.00	\$46,000.00
2	TEMPORARY TRAFFIC CONTROL	L.S.	1		1.00	\$3,500.00	\$3,500.00
3	TEMPORARY CONSTRUCTION EXIT DRIVE	EACH	1		1.00	\$1,250.00	\$1,250.00
4	REMOVAL OF EXISTING IMPROVEMENTS	L.S.	1		1.00	\$19,200.00	\$19,200.00
5	CLEARING, GRUBBING AND TRIMMING	ACRES	0.1		0.10	\$35,000.00	\$3,500.00
6	FABRIC SILT FENCE	L.F.	325	-107.00	218.00	\$4.00	\$872.00
7	INLET PROTECTION DEVICE	EACH	7	-6.00	1.00	\$150.00	\$150.00
8	TURF REINFORCEMENT MAT, TYPE 2	S.Y.	1,050		1,050.00	\$18.00	\$18,900.00
9	EARTHWORK - EXCAVATION	C.Y.	910		910.00	\$15.00	\$13,650.00
10	EARTHWORK - EMBANKMENT	C.Y.	865		865.00	\$15.00	\$12,975.00

11	SEEDING AND MULCH	ACRES	0.53		0.53	\$8,500.00	\$4,505.00
12	8" DUCTILE IRON SEWER PIPE	L.F.	72	-21.00	51.00	\$225.00	\$11,475.00
13	7" P.C. CONCRETE PAVEMENT - STREETS AND ALLEY	S.Y.	1,460	121.10	1,581.10	\$100.00	\$158,110.00
14	6" P.C. CONCRETE PAVEMENT - DRIVEWAYS	S.Y.	105	88.50	193.50	\$95.00	\$18,382.50
15	4" P.C. CONCRETE SIDEWALK	S.Y.	79	19.50	98.50	\$81.00	\$7,978.50
16	TRUNCATED DOMES	S.F.	10	14.00	24.00	\$25.00	\$600.00
17	3' x 3' AREA INLET	EACH	1		1.00	\$3,500.00	\$3,500.00
18	3' x 2' COMBINATION INLET	EACH	2		2.00	\$4,000.00	\$8,000.00
19	9' x 2' TRIPLE COMBINATION INLET	EACH	2		2.00	\$5,800.00	\$11,600.00
20	3' x 3' JUNCTION MH	EACH	1		1.00	\$3,500.00	\$3,500.00
21	15" STORM SEWER PIPE	L.F.	47	-22.00	25.00	\$100.00	\$2,500.00
22	18" STORM SEWER PIPE	L.F.	70	-10.00	60.00	\$120.00	\$7,200.00
23	24" STORM SEWER PIPE	L.F.	26	55.00	81.00	\$125.00	\$10,125.00
24	30" STORM SEWER PIPE	L.F.	10		10.00	\$150.00	\$1,500.00
25	MAKE CONNECTION TO EXISTING STORM SEWER	EACH	3		3.00	\$1,500.00	\$4,500.00
26	PRECAST CONCRETE BOX CULVERT (12' x 4')	L.S.	1		1.00	\$95,000.00	\$95,000.00
27	CAST IN PLACE CONCRETE BOX CULVERT (14' x 4')	L.S.	1		1.00	\$163,000.00	\$163,000.00
28	MODOT TYPE "A" PIPE COLLAR	EACH	2		2.00	\$2,500.00	\$5,000.00
29	UNSUITABLE SOILS REMEDIATION	C.Y.	270	-270.00	-	\$45.00	\$0.00
30	30" THICK MODOT TYPE I ROCK BLANKET	S.Y.	360	104.40	464.40	\$70.00	\$32,508.00
31	PERMANENT EROSION CONTROL GEOTEXTILE	S.Y.	360	-33.00	327.00	\$5.00	\$1,635.00
32	MISCELLANEOUS UTILITY ITEM ADJUSTMENT	L.S.	1		1.00	\$5,000.00	\$5,000.00

Project Construction Cost

\$675,616.00

LESS PREVIOUS PAYMENTS \$607,036.70

AMOUNT DUE THE CONTRACTOR \$68,579.30

DESIGN ENGINEERING COSTS	\$8,459.22
CONSULTANT COSTS	\$47,797.79
CONSTRUCTION ENGINEERING/INSPECTION COSTS	\$48,161.72
OTHER COSTS	\$103.13
TOTAL PROJECT COSTS	\$780,137.86

At the February 4, 2019 Council Meeting, the City and Bowen Engineering & Surveying, Inc. entered into a General Services Agreement for projects relating to the Parks and Recreation and Stormwater Phase 2 projects by Resolution No. 3230.

On March 21, 2023, two (2) bids were received for the work. The low bid, submitted by Fronabarger Concreters, Inc., was \$660,754.00. The contract was awarded to Fronabarger Concreters, Inc., on April 3, 2023 by Resolution No.3543.

Funding for this project was provided by the Parks and Recreation and Stormwater Tax Fund Phase 2 monies.

Sincerely,



Casey Brunke, P.E.
Public Works Director

Sherwood/Hood/Brookwood Drainage Improvements (#6262)
Project Reference Code: 3847030-71189-6262
Purchase Order No. 232038

Staff: Ryan Shrimplin, AICP - City
Agenda: Planner
2/20/2024

AGENDA REPORT
Cape Girardeau City Council

24-019

SUBJECT

Approve the Planning and Zoning Commission's recommendation to deny a request to rezone property located at 555 North Spring Avenue from M-1 (Light Manufacturing/Industrial District) to RMH (Residential Manufactured Home District).

EXECUTIVE SUMMARY

At its December 13, 2023 meeting, the Planning and Zoning Commission voted to recommend denial of a request to rezone property located at 555 North Spring Avenue from M-1 (Light Manufacturing/Industrial District) to RMH (Residential Manufactured Home District). As provided for in the Zoning Code (Chapter 30 of the City's Code of Ordinances), a public hearing has been scheduled for February 20, 2024 to consider the rezoning request. After the public hearing, the Council may, by motion, approve the Planning and Zoning Commission's recommendation of denial. If the Council does not approve the recommendation of denial, then an ordinance rezoning the property to RMH will be prepared and placed on the next Council meeting agenda.

BACKGROUND/DISCUSSION

A rezoning application has been submitted for the property at 555 North Spring Avenue. The applicant is requesting that the property be rezoned from M-1 (Light Manufacturing/Industrial District) to RMH (Residential Manufactured Home District).

The adjacent properties to the north are zoned C-1 (General Commercial District). The remaining adjacent properties are zoned M-1 (Light Manufacturing/Industrial District) except for the City-owned property to west, which contains a channelized creek and is not zoned. This area is characterized by commercial, industrial, institutional, and religious uses. The Cape Vision 2040 Future Land Use Map shows the subject property as Local Commercial.

At its December 13, 2023 meeting, the Planning and Zoning Commission voted to recommend denial of the rezoning request. As provided for in the Zoning Code (Chapter 30 of the City's Code of Ordinances), a public hearing has been scheduled for February 20, 2024 to consider the rezoning request. After the public hearing, the Council may, by motion, approve the Planning and Zoning Commission's recommendation of denial. If the Council does not approve the recommendation of denial, then an ordinance rezoning the property to RMH will be prepared and placed on the next Council meeting agenda.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

In considering a rezoning request, the Planning and Zoning Commission and the City Council must determine if the proposed zoning district is reasonable and in reasonable conformity with the existing uses and value of the immediately surrounding properties. The subject property contains a mobile home park that was established many years ago. Mobile home parks are not permitted in the M-1 district or any other zoning district except RMH. The applicant is requesting the rezoning in order to change the mobile home park from a nonconforming use to a permitted use. Although the surrounding zoning districts and uses are all nonresidential, rezoning to RMH is reasonable given that the property was developed specifically for a mobile home park, which has

operated for many years and is unlikely to change any time soon. If the use of the property were to change in the future, then the City would have the ability to rezone the property to a district more consistent with the surrounding properties.

STAFF RECOMMENDATION

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

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its December 13, 2023 meeting, held a public hearing on the rezoning request. A motion was made to recommend approval of the rezoning request, which failed by a vote of 1 in favor, 5 in opposition, and 0 abstaining.

PUBLIC OUTREACH

The City Council's public hearing was advertised in the Southeast Missourian on January 27, 2024. In addition, a sign containing the date, time, location and subject of the Planning and Zoning Commission and City Council public hearings was posted on the property. Notices were also mailed to the adjacent property owners.

ATTACHMENTS:

Name:	Description:
☐ Staff_Review-Referral-Action_Form.pdf	555 North Spring Avenue - Staff RRA Form
☐ Map - 555 North Spring Avenue - Zoning.pdf	555 North Spring Avenue - Zoning Map
☐ Map - 555 North Spring Avenue - FLU.pdf	555 North Spring Avenue - FLU Map
☐ Application - 555 N Spring Rezoning.pdf	555 North Spring Avenue - Application
☐ Sec. 30-68. - M-1 Light Manufacturing Industrial District.pdf	M-1 District Regulations
☐ Sec. 30-63. - RMH Residential Manufactured Home District.pdf	RMH District Regulations

CITY OF CAPE GIRARDEAU, MISSOURI

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

FILE NO. 1464

LOCATION: 555 North Spring Avenue

STAFF REVIEW & COMMENTS:

Kirn Investments, LLC is requesting to rezone the above listed property from M-1 (Light Manufacturing/Industrial District) to RMH (Residential Manufactured Home District). SEE STAFF REPORT FOR FURTHER INFORMATION

B. S. S.
City Planner

11/30/23
Date

[Signature]
City Attorney

12/1/2023
Date

CITY MANAGER REFERRAL TO THE PLANNING AND ZONING COMMISSION:

[Signature]
City Manager

12/1/23
Date

Planning & Zoning Commission

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

RECOMMENDED ACTION:

	Favor	Oppose	Abstain		Favor	Oppose	Abstain
Trae Bertrand	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Chris Martin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott Blank	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nick Martin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kevin Greaser	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sommer McCauley-Perdue	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Derek Jackson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sid Whittington	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gerry Jones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

VOTE COUNT: 1 Favor 5 Oppose 0 Abstain

COMMENTS:

CITIZENS COMMENTING AT MEETING:

[Signature]
Kevin Greaser
Planning & Zoning Commission Chairman

City Council Action

Posting Dates: Sign _____ Newspaper _____ Public Hearing Date: _____
Ordinance 1st Reading _____ Ordinance 2nd & 3rd Reading: _____

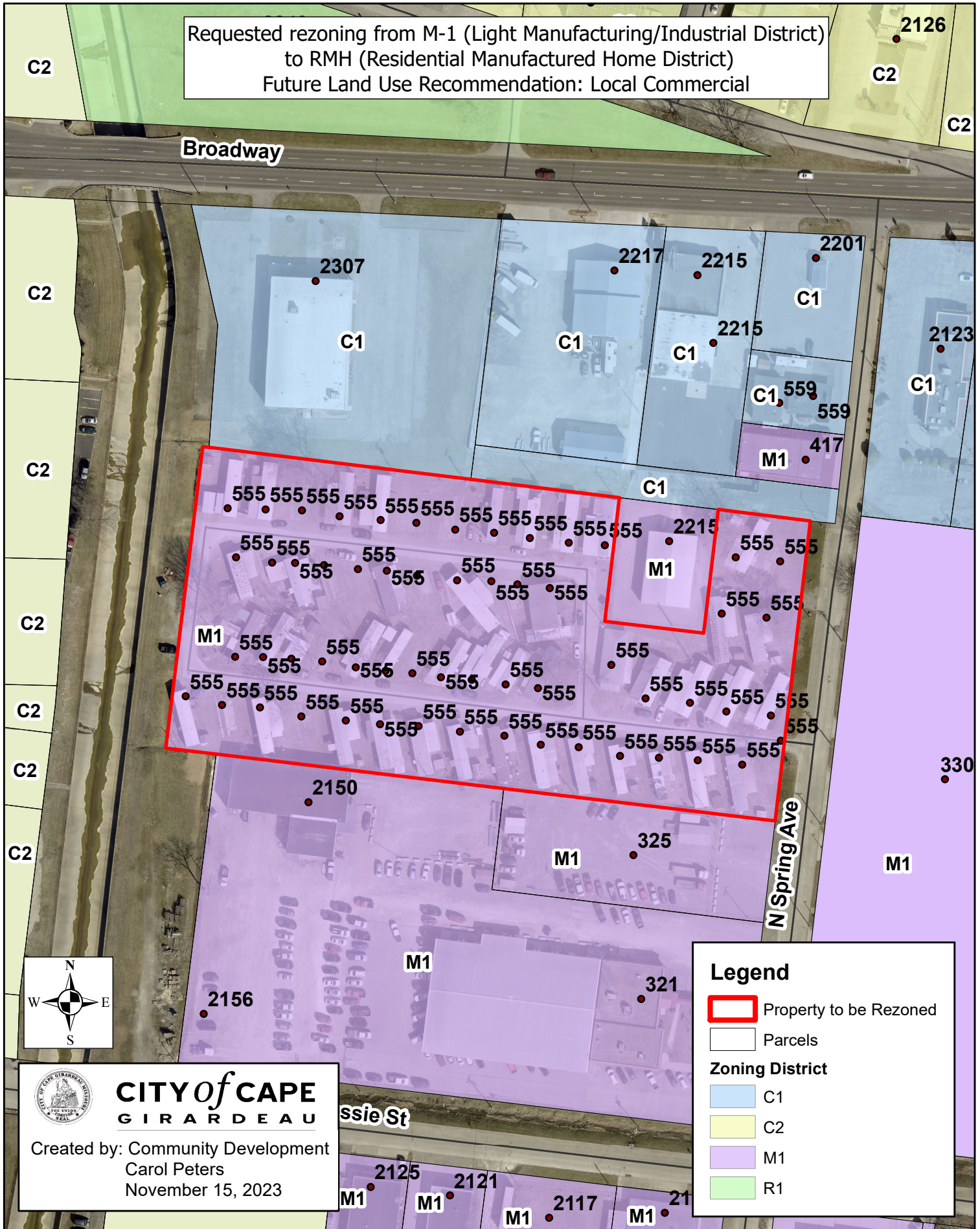
VOTE COUNT: _____ Favor _____ Oppose _____ Abstain

ORDINANCE # _____ Effective Date: _____

Rezoning Request

555 North Spring Avenue

Requested rezoning from M-1 (Light Manufacturing/Industrial District)
to RMH (Residential Manufactured Home District)
Future Land Use Recommendation: Local Commercial



555 North Spring Avenue

Requested rezoning from M-1 (Light Manufacturing/Industrial District)
to RMH (Residential Manufactured Home District)
Future Land Use Recommendation: Local Commercial

Broadway

N Spring Ave



CITY *of* CAPE
GIRARDEAU

Created by: Community Development
Carol Peters
November 15, 2023

Legend

- ☒ Property to be Rezoned
☐ Parcels

Future Land Use

- Institutional
- Local Commercial
- Parks, Recreation, Open Space
- Regional Commercial



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

555 N Spring Street / Cape Girardeau MO 63701

Applicant Kim Investments, LLC		Property Owner of Record <input checked="" type="checkbox"/> Same as Applicant	
Mailing Address 187 Twin Lake Court		Mailing Address City, State, Zip Cape Girardeau MO 63701	
Telephone 573-541-1092	Email leigha.kelm@gmail.com	Telephone	Email
Contact Person Leigh Kim		(Attach additional owners information, if necessary)	
Type of Request <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Both		Proposed Special Use (Special Use Permit requests only)	
Existing Zoning District M-1, Light Manufacturing/Industrial District		Proposed Zoning District (Rezoning requests only) RMH, Residential Manufactured Home District	

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

555 N Spring Street, Cape Girardeau, MO 63701

Describe the proposed use of the property.

The current use of the property is a mobile home park, and the proposed use of the property is a mobile home park.

Application continues on next page

OFFICE USE ONLY

Date Received & By 11/13/23 File # 1464 MUNIS Application # 14663 MUNIS Permit # _____
Application Fee Received \$ _____ ☐ Check # _____ ☐ Credit Card ☐ Cash
Planning & Zoning Commission Recommendation _____ Date _____ City Council Final Action _____ Date _____

Special Use Criteria (Special Use Permit requests only)

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

- 1) The proposed special use will not substantially increase traffic hazards or congestion.
- 2) The proposed special use will not substantially increase fire hazards.
- 3) The proposed special use will not adversely affect the character of the neighborhood.
- 4) The proposed special use will not adversely affect the general welfare of the community.
- 5) The proposed special use will not overtax public utilities.

**ADDITIONAL ITEMS
REQUIRED**

See Instructions for more
information.

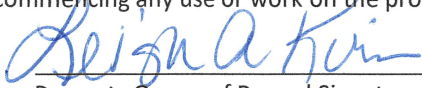
In addition to this completed application form, the following items must be submitted:

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

CERTIFICATIONS

The undersigned hereby certifies that:

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



Property Owner of Record Signature and Printed Name

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

11-9-2023

Date

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.

Applicant Signature and Printed Name

Date

List of Adjoining Property Owners
555 N Spring - Cape Girardeau MO 63701

<u>Property Owner Name</u>	<u>Property Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
Wade and Jackie Williams Trust	325 N Spring	PO Box 52	Cape Girardeau	MO	63702
Fraternal Order of Eagles of Cape	321 N Spring	PO Box 1369	Cape Girardeau	MO	63702
City of Cape	Walker Branch Project	401 Independence	Cape Girardeau	MO	63703
Shafiq Malik	2307 Broadway	6012 Dalhousie	Cape Girardeau	MO	63701
Travis Rowland	N Spring Avenue	2217 Broadway	Cape Girardeau	MO	63701
Thomas A and Jill Frey, et al	2215 Rear Broadway	890 Dona	Jackson	MO	63755
CAI Investment, LLC	2123 Broadway	235 Hyde Park	Jackson	MO	63755
Cape Girardeau School District #63	301 N Spring	61 N Clark	Cape Girardeau	MO	63701

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

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

- (21) Transitional housing.
- (22) Restaurants and bars.
- (23) Retail, including vehicle sales.
- (24) Medical marijuana cultivation facilities, as permitted in section 30-118.
- (25) Medical marijuana dispensary facilities, as permitted in section 30-118.
- (26) Medical marijuana-infused products manufacturing facilities, as permitted in section 30-118.
- (27) Medical marijuana testing facilities, as permitted in section 30-118.
- (28) Medical marijuana transportation facilities, as permitted in section 30-118.

(c) *Permitted accessory uses.*

- (1) Dwelling or lodging units, but only for watchman, caretakers, or other personnel whose residence is essential to the operation of a permitted or special use.
- (2) Accessory structures and uses customarily incidental to the above uses, as permitted in section 30-106.
- (3) Solar energy systems, as permitted in section 30-113.
- (4) Short-term use of shipping containers for accessory uses, as permitted in section 30-105.

(d) *Special uses.*

- (1) Emergency shelters, transitional service shelters for 50 or fewer residents.
- (2) Manufactured business units, for office use only.
- (3) Telecommunication tower, as permitted in section 30-107.
- (4) Excursion gambling boat or floating gambling facility, as permitted in section 30-112.
- (5) Wind energy conversion systems, as permitted in section 30-113.
- (6) Billboards, as permitted in section 25-109.
- (7) Public utilities, except for buildings and accessory structures that are normal and customary in a zoning district which would allow other buildings of the same nature as a use-by-right.
- (8) Short-term or long-term use of shipping containers for principal uses, as permitted in section 30-105.
- (9) Long-term use of shipping containers for accessory uses, as permitted in section 30-105.

(e) *Standards.*

- (1) A site plan, meeting the requirements of chapter 25 shall be submitted and approved.
- (2) All storage shall be within a fully enclosed building or in an open yard so screened that the materials, products or equipment are not visible from the street or adjoining property. Any outdoor storage shall be at least 100 feet from any residential zoning district or use.
- (3) No building shall be used for residential purposes, except for a night watchman or a caretaker

employed on the premises.

- (4) Utilitarian areas such as loading docks, mechanical equipment, storage areas, mechanical and electrical equipment, and dumpsters shall be located in the rear or side yard of the building.
- (5) Lighting shall be designed to shine and reflect away from any adjacent residential areas and shall meet the requirements of chapter 25.

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

- (1) Maximum height: 40 feet excluding silos, smokestacks, and dust collection systems.
- (2) Minimum lot area: None.
- (3) Minimum lot width: None.
- (4) Minimum yard requirements:
 - a. Front yard: 25 feet.
 - b. Rear yard: 25 feet.
 - c. Side yard: None, except on a lot abutting a residential district there shall be a side yard of not less than ten feet on the side of the lot abutting the residential district.
- (5) Maximum building coverage: None.

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

- (1) A minimum of 15 percent of the total lot area shall be devoted to open space, including required yard and bufferyards.
- (2) Landscaping shall be provided as required in chapter 25.
- (3) A 20-foot-wide bufferyard shall be required adjacent to any property in the AG, AG-1, RE, R-1, R-2, R-3, R-4, R-5, RUMD and RMH zoning districts. This bufferyard shall comply with the requirements of chapter 25.

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

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

Sec. 30-63. - RMH, Residential Manufactured Home District.

- (a) *Purpose.* The RMH district is established to provide for the placement of manufactured homes in manufactured housing communities, at maximum residential densities of eight units per acre. It is intended that such manufactured housing communities shall be so located, designed and improved as to provide a desirable residential environment, protection from potentially adverse neighboring influences, protection for adjacent residential properties, principal access for vehicular traffic to collector or arterial streets, accessibility to public facilities, places of employment, and facilities for meeting commercial and service needs not met within the manufactured housing community. Certain other residential and supporting uses are also allowed in such district.
- (b) *Permitted principal uses.*
- (1) Manufactured homes, including manufactured homes, on subdivided individual building lots, with only one home per lot.
 - (2) Manufactured homes on rented lots.
 - (3) Police and fire stations.
 - (4) Noncommercial, not-for-profit residential neighborhood facilities consisting of indoor and outdoor recreational facilities, offices of property owners' associations, and maintenance facilities operated by a neighborhood or community organization or a property owners' association.
- (c) *Permitted accessory uses.*
- (1) Private garages, carports and accessory structures, as permitted in section 30-106.
 - (2) One single-family detached dwelling per each manufactured housing community.
 - (3) Home day cares, with not more than four unrelated children, as permitted in section 30-111.
 - (4) Home occupations, as permitted in section 30-108.
 - (5) Solar energy systems, as permitted in section 30-113.
 - (6) Short-term use of shipping containers for accessory uses, as permitted in section 30-105.
- (d) *Special uses.*
- (1) Additional single-family detached dwellings.
 - (2) Wind energy conversion systems, as permitted in section 30-113.
 - (3) 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.
 - (4) Long-term use of shipping containers for accessory uses, as permitted in section 30-105.
- (e) *Height, area, bulk and setback requirements on subdivided individual lots.*
- (1) Maximum height: 2½ stories not to exceed 35 feet.

Minimum lot area: 5,000 square feet.
(2)

(3) Minimum district size: Ten acres.

(4) Maximum density: Eight units per acre.

(5) Minimum lot width: 45 feet.

(6) Minimum lot depth: 75 feet.

(7) Minimum yard requirements:

a. Front yard: 25 feet.

b. Rear yard: 20 feet.

c. Side yard: Five feet.

(8) Maximum building coverage, including accessory building: 40 percent.

(9) Minimum open space: 25 percent of the total lot area shall be devoted to open space, including required yards and bufferyards.

(f) *Height, area, bulk and setback requirements in manufactured housing development (manufactured home park).*

(1) Maximum height: 2½ stories not to exceed 35 feet.

(2) Minimum lot area: 3,400 square feet.

(3) Minimum district size: Ten acres.

(4) Maximum density: Eight units per acre.

(5) Minimum lot width: 45 feet.

(6) Minimum lot depth: 75 feet.

(7) Maximum building coverage, including accessory building: 40 percent.

(g) *Design requirements.*

(1) Subdivided lots and rented lots in a manufactured home park.

a. A site plan meeting the requirements of chapter 25 shall be submitted and approved.

1. There shall not be less than 15 feet between manufactured homes or any other buildings, other than accessory structures.

2. Any improvements necessary on the lot for the support or anchoring of the manufactured home shall be provided prior to occupancy.

b. The manufactured home shall be in compliance with Federal Manufactured Home Construction and Safety Standards, adopted June 15, 1976, as amended, and state public service commission rules.

c. A minimum of 24 inches of crawlspace under the entire manufactured home shall be maintained.

d.

The unit shall be served by water, sewage disposal system, and electrical service in accordance with the International Plumbing Code and National Electrical Code.

- e. Storage of maintenance or other equipment incidental to a permitted or special use shall be screened from view in accordance with chapter 25.
- f. Accessory buildings and structures shall meet the requirements of section 30-106.

(2) Subdivided lots, only.

- a. Manufactured homes on individual subdivided lots shall be permanently installed on a properly designed, enclosed foundation in accordance with the International Building Code (IBC). All wheels, springs, axles, lights and towing apparatus shall be removed.
- b. Permanent steps on subdivided lots shall be set at all external exits with appropriate handrails and/or guardrails.
- c. Parking spaces for each manufactured home shall be provided on each lot, as per chapter 25.

(3) Rented lots in a manufactured home park, only.

- a. Skirting shall be placed around manufactured homes that are not placed on a permanent foundation. Such skirting shall be similar in appearance to materials used for the siding of the manufactured home to which it is to be attached.
- b. Refuse storage shall be screened from view in accordance with chapter 25.
- c. Two parking spaces for each manufactured home shall be provided on each lot; however, one of these two required parking spaces may be located within 100 feet of the lot served.

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

- (1) A minimum of 25 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 any other zoning district. This bufferyard shall comply with the requirements of chapter 25.

- (i) *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. No parking, stopping, or standing of trucks or commercial motor vehicles licensed for a gross weight in excess of 24,000 pounds, except as provided in sections 26-147 and 26-298.

(Code 1990, § 30-328; Ord. No. 5012, art. 4, 10-2-2017)

Staff: Jake Garrard, PE, City Engineer
Agenda: 2/20/2024

AGENDA REPORT
Cape Girardeau City Council

24-034

SUBJECT

An Ordinance accepting a Permanent Water Line Drainage Easement from The Revocable Trust Agreement of Jerad Busch and Heather Busch, dated January 19, 2017 for property located at 4150 Thousand Oaks Ln in the City of Cape Girardeau, Missouri.

EXECUTIVE SUMMARY

Due to the construction of a new home, a water release drain pipe is needed to get water from the LaSalle Water Tanks down to LaSalle Avenue through a neighboring property. This Permanent Water Line Drainage Easement will cover the City Infrastructure through that property.

BACKGROUND/DISCUSSION

The City of Cape Girardeau Water Department operates and maintains a Water Tank on the south side of LaSalle Ave, commonly referred to as the LaSalle Water Tank. It was determined that a Water Release Drain Pipe was needed to redirect the water from the tank flushers and overflow drain, that used to just spill out at the top of the hill, directly through a pipe down the hill into a storm water inlet along LaSalle Ave. This is due to the construction of a new house and shop on this property that previously didn't exist. This water discharge from the LaSalle Water Tank became a hindrance to the new property owners. The new drain line runs along the property line inside a wooded area of the property at 4150 Thousand Oaks down to a storm inlet located in the right of way of LaSalle Ave. It can then flow through the storm pipe under LaSalle Ave and run into the creek bed on the north side of LaSalle Ave. The property owners agreed to grant the easement and allow the buried drainage pipe to run through their property.

FINANCIAL IMPACT

The Easement was donated. The City of Cape will pay for the cost of recording the new Easement.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

This easement is necessary to enable the City, its agents, servants and assigns, to use said property to excavate, build, maintain, construct, operate and repair a water line drainage pipe from the LaSalle Ave Water Tank in, on, upon, under or across the property at 4150 Thousand Oaks, together with all the useful necessary and proper adjuncts, appurtenances, and appliances in connection therewith.

STAFF RECOMMENDATION

Staff recommends approval of the attached Ordinance accepting a Permanent Water Line Drainage Easement for property located at 4150 Thousand Oaks Ln in the City of Cape Girardeau, Missouri.

<u>ATTACHMENTS:</u>	
Name:	Description:
PWE_4150_Thousand_Oaks.doc	Ordinance
GOOD_EASEMENT_EXHIBIT_S22092-.pdf	Exhibit
GOOD_Legal_Description_of_EASEMENT.doc	Legal Description
PUE_4150_Thousand_Oaks_Ln_EXECUTED.pdf	Agreement

AN ORDINANCE ACCEPTING A PERMANENT WATER
LINE DRAINAGE EASEMENT FOR PROPERTY LOCATED
AT 4150 THOUSAND OAKS LANE, IN THE CITY OF
CAPE GIRARDEAU, MISSOURI

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

ARTICLE 1. The City of Cape Girardeau, Missouri, hereby
accepts, and agrees to accept, a Permanent Water Line Drainage
Easement from The Revocable Trust Agreement of Jerad Busch and
Heather Busch, dated January 19, 2017, in the City of Cape
Girardeau, Missouri, described as follows:

A PART OF FRACTIONAL SECTION 3, TOWNSHIP 31 NORTH, RANGE 13
EAST OF THE FIFTH PRINCIPAL MERIDIAN, COUNTY OF CAPE
GIRARDEAU, STATE OF MISSOURI BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE (FOUND) AT THE NORTHWEST CORNER,
FRACTIONAL SECTION 10; THENCE S 04° 53' 43" W, 70.00 FEET
ALONG THE EAST LINE OF U.S.P.S. NO. 790 TO A 3/4" IRON ROD
(FOUND) ON THE NORTH LINE OF A TRACT OF LAND RECORDED IN
DOCUMENT NO. 2021-05757 OF THE LAND RECORDS OF THE COUNTY
RECORDER'S OFFICE; THENCE S 88° 28' 27" E, 862.92 FEET
ALONG SAID NORTH LINE TO A 1/2" IRON PIN (FOUND) AT THE
SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT
NO. 2015-04873; THENCE N 01° 31' 47" E, 158.72 FEET ALONG
THE EAST LINE OF SAID TRACT TO THE POINT OF BEGINNING:

THENCE CONTINUING ALONG SAID EAST LINE, N 01° 31' 47" E,
50.00 FEET TO A 1/2" IRON PIN (FOUND) AT THE SOUTHEAST
CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2020-
04746; THENCE N 01° 29' 30" E, 328.28 FEET ALONG THE EAST
LINE OF SAID TRACT; THENCE LEAVING SAID EAST LINE, N 40°
48' 48" E, 69.85 FEET TO THE SOUTH RIGHT OF WAY LINE OF
LASALLE AVENUE; THENCE S 71° 56' 13" E, 32.53 FEET ALONG
SAID SOUTH RIGHT OF WAY LINE; THENCE S 40° 48' 48" W, 71.71
FEET; THENCE S 01° 29' 30" W, 317.57 FEET; THENCE S 01° 31'
47" W, 50.01 FEET; THENCE N 88° 28' 13" W, 30.00 FEET TO
THE POINT OF BEGINNING CONTAINING 0.31 ACRES, MORE OR LESS.

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

PASSED AND APPROVED THIS _____ DAY OF _____, 2023.

Stacy Kinder, Mayor

ATTEST:

Bruce Taylor, Deputy City Clerk



THIS SURVEY CREATES A NEW 0.30 ACRE EASEMENT TRACT
FROM THE PARENT TRACT RECORDED IN DOCUMENT
NO. 2018-10170

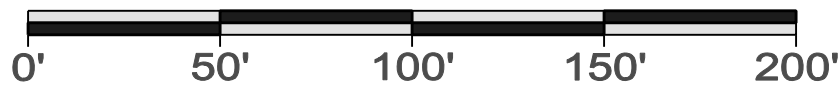
BASIS OF SURVEY DATUM - NAD83, M.S.P.C. ZONE 2401 EAST
CORS STATION MOJK OF THE MoDOT GPS RTK NETWORK

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

RECORD PLAT OF ROCK GARDENS SUBDIVISION AS
RECORDED IN PLAT DOCUMENT NO. 2017-02114

GENERAL WARRANTY DEED, DOCUMENT NO. 2015-04873
GENERAL WARRANTY DEED, DOCUMENT NO. 2018-10170
GENERAL WARRANTY DEED, DOCUMENT NO. 2020-04746

@ - FOUND 1/2" IRON PIN, UNLESS OTHERWISE SHOWN
 ■ - FOUND STONE
 + - FOUND CUT CROSS
 ○ - ANGLE POINT, NO CORNER SET



A PART OF FRACTIONAL SECTION 3, TOWNSHIP 31 NORTH, RANGE 13
EAST OF THE FIFTH PRINCIPAL MERIDIAN, COUNTY OF CAPE GIRARDEAU,
STATE OF MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE CONTINUING ALONG SAID EAST LINE, N 01° 31' 47" E, 50.00 FEET TO A 1/2" IRON PIN (FOUND) AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2020-04746; THENCE N 01° 29' 30" E, 328.28 FEET ALONG THE EAST LINE OF SAID TRACT, THENCE LEAVING SAID EAST LINE, N 40° 48' 48" E, 69.85 FEET TO THE SOUTH RIGHT OF WAY LINE OF LASALLE AVENUE; THENCE S 71° 56' 13" E, 32.53 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE S 40° 48' 48" W, 71.71 FEET; THENCE S 01° 29' 30" W, 317.57 FEET; THENCE S 01° 31' 47" W, 50.01 FEET; THENCE N 88° 28' 13" W, 30.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.31 ACRES, MORE OR LESS.

NO.	BEARING	DISTANCE
2	N 01°31'47" E	50.00'
3	S 71°56'13" E	46.18'
4	S 01°31'47" W	50.01'
5	N 88°28'13" W	30.00'
6	S 71°56'13" E	32.53'

CITY OF CAPE GIRARDEAU
401 INDEPENDENCE ST.
CAPE GIRARDEAU, MO

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Bowen Engineering & Surveying, P.C.

Easement Exhibit For
4150 Thousand Oaks Lane
Cape Girardeau, MO

JOB NO.	S22-092
DATE	FEB. 09, 2023
FILE	S22092.DGN
CAICE	S22092.ZIP
DWN BY	JAR
CKD BY	CCK
SCALE	1" = 50'

EASEMENT EXHIBIT

SHEET NO.
1 of 1



Bowen

ENGINEERING & SURVEYING

Incorporated

2121 Megan Drive
Cape Girardeau, MO 63701
Ph 573 339 5900
Fax 573 339 1391
www.bowenengsurv.com

DESCRIPTION – 30' UTILITY EASEMENT

A PART OF FRACTIONAL SECTION 3, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE (FOUND) AT THE NORTHWEST CORNER, FRACTIONAL SECTION 10; THENCE S 04° 53' 43" W, 70.00 FEET ALONG THE EAST LINE OF U.S.P.S. NO. 790 TO A 3/4" IRON ROD (FOUND) ON THE NORTH LINE OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2021-05757 OF THE LAND RECORDS OF THE COUNTY RECORDER'S OFFICE; THENCE S 88° 28' 27" E, 862.92 FEET ALONG SAID NORTH LINE TO A 1/2" IRON PIN (FOUND) AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2015-04873; THENCE N 01° 31' 47" E, 158.72 FEET ALONG THE EAST LINE OF SAID TRACT TO THE POINT OF BEGINNING:

THENCE CONTINUING ALONG SAID EAST LINE, N 01° 31' 47" E, 50.00 FEET TO A 1/2" IRON PIN (FOUND) AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2020-04746; THENCE N 01° 29' 30" E, 328.28 FEET ALONG THE EAST LINE OF SAID TRACT; THENCE LEAVING SAID EAST LINE, N 40° 48' 48" E, 69.85 FEET TO THE SOUTH RIGHT OF WAY LINE OF LASALLE AVENUE; THENCE S 71° 56' 13" E, 32.53 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE S 40° 48' 48" W, 71.71 FEET; THENCE S 01° 29' 30" W, 317.57 FEET; THENCE S 01° 31' 47" W, 50.01 FEET; THENCE N 88° 28' 13" W, 30.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.31 ACRES, MORE OR LESS.

PERMANENT WATER LINE DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS: **The Revocable Trust Agreement of Jerad Busch and Heather Busch, dated January 19, 2017**, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to the **CITY OF CAPE GIRARDEAU, MISSOURI**, a Municipal Corporation, hereinafter called the "City", the right, privilege, permission and authority to enter on and upon the following described property which is solely owned by the undersigned located in the City and County of Cape Girardeau, Missouri, to-wit:

A PART OF FRACTIONAL SECTION 3, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE (FOUND) AT THE NORTHWEST CORNER, FRACTIONAL SECTION 10; THENCE S 04° 53' 43" W, 70.00 FEET ALONG THE EAST LINE OF U.S.P.S. NO. 790 TO A 3/4" IRON ROD (FOUND) ON THE NORTH LINE OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2021-05757 OF THE LAND RECORDS OF THE COUNTY RECORDER'S OFFICE; THENCE S 88° 28' 27" E, 862.92 FEET ALONG SAID NORTH LINE TO A 1/2" IRON PIN (FOUND) AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2015-04873; THENCE N 01° 31' 47" E, 158.72 FEET ALONG THE EAST LINE OF SAID TRACT TO THE POINT OF BEGINNING:

THENCE CONTINUING ALONG SAID EAST LINE, N 01° 31' 47" E, 50.00 FEET TO A 1/2" IRON PIN (FOUND) AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2020-04746; THENCE N 01° 29' 30" E, 328.28 FEET ALONG THE EAST LINE OF SAID TRACT; THENCE LEAVING SAID EAST LINE, N 40° 48' 48" E, 69.85 FEET TO THE SOUTH RIGHT OF WAY LINE OF LASALLE AVENUE; THENCE S 71° 56' 13" E, 32.53 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE S 40° 48' 48" W, 71.71 FEET; THENCE S 01° 29' 30" W, 317.57 FEET; THENCE S 01° 31' 47" W, 50.01 FEET; THENCE N 88° 28' 13" W, 30.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.31 ACRES, MORE OR LESS.

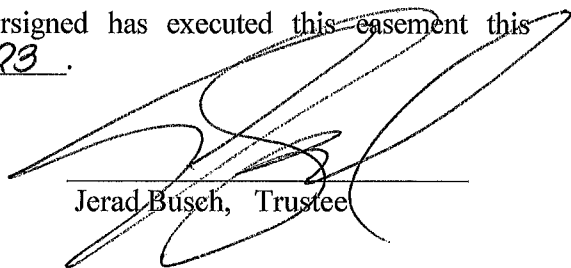
Said right, privilege, permission and authority to enter in and upon said property above described is granted for the purpose of enabling the City, its agents, servants and assigns, to use said property for the management of a water line for tank drainage and for the purpose of enabling the City of Cape Girardeau, Missouri, its agents, servants and assigns to excavate, build, maintain, construct, operate, and repair said utilities from time to time,

in, on, upon, or across said described property, together with all the useful, necessary and proper adjuncts, appurtenances, manholes, and appliances in connection therewith. This easement and the right, privilege, permission and authority herein granted is perpetual and shall run with the land.

This license and the covenants herein contained shall run with the land and inure to and be binding upon the successors, heirs and assigns of the respective parties.

The undersigned covenant that he/she is the owner in fee simple of the above described property and has the legal right to convey same.

IN WITNESS WHEREOF, the undersigned has executed this easement this 9th day of February, 2023.

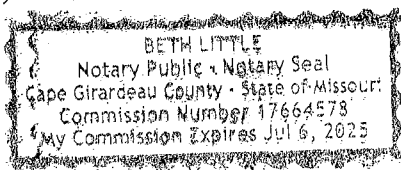


Jerad Busch, Trustee

STATE OF Missouri)
COUNTY OF Cape Girardeau) ss.

BE IT REMEMBERED, that on this 9th day of February, 2023 before me, the undersigned notary public, personally appeared Jerad Ryan Busch, who being by me duly sworn, did state that he/she is the authorized representative for The Revocable Trust Agreement of Jerad Busch and Heather Busch dated January 19, 2017, and that the within instrument was executed on behalf of said Trust, and acknowledged that he/she 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

Beth Little

Notary Printed Name

My Commission expires:

07/06/2025

Staff: Ryan Shrimplin, AICP - City
Agenda: Planner
2/20/2024

AGENDA REPORT
Cape Girardeau City Council

24-035

SUBJECT

An Ordinance approving the record plat of Wren Subdivision.

EXECUTIVE SUMMARY

The attached ordinance approves a record plat for a one-lot subdivision at 241 and 251 Orange Bowl Drive.

BACKGROUND/DISCUSSION

A record plat has been submitted for Wren Subdivision, located at 241 and 251 Orange Bowl Drive and zoned R-1 (Single-Family Suburban Residential). The plat combines two lots to create one new lot. The plat shows a portion of an existing 20-foot public utility and sewer easement being released. Staff supports the release of this portion of the easement because there are no existing or proposed utilities in it.

STAFF RECOMMENDATION

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

BOARD OR COMMISSION RECOMMENDATION

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

ATTACHMENTS:

Name:	Description:
❏ RP_Wren_Sub.doc	Ordinance
❏ Staff_Review-Referral-Action_Form.pdf	Wren Subdivision - Staff RRA Form
❏ Map_-_Wren_Subdivision.pdf	Wren Subdivision - Map
❏ Application_-_Wren_Subdivision_Record_Plat.pdf	Wren Subdivision - Application
❏ WREN_SUBDIVISION_PLAT_REVISION_1-10-24.pdf	Wren Subdivision - Record Plat

BILL NO. 24-23

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE RECORD
PLAT OF WREN SUBDIVISION

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

ARTICLE 1. The record plat Wren Subdivision, being all of
Lots 40 and 41 of Touchdown Ridge 2 as recorded in Document No.
2021-06056 in the land records of Cape Girardeau County,
Missouri, in the City and County of Cape Girardeau, State of
Missouri, submitted by Steven Shawn Wren and Dana Lynn Wren,
husband and wife, bearing the certification of Rodney W. Amos, a
Registered Land Surveyor, dated the 12th day of December, 2023,
is hereby approved.

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

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

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

Stacy Kinder, Mayor

ATTEST:

Bruce Taylor, Deputy City Clerk



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

FILE: **Wren Subdivision**

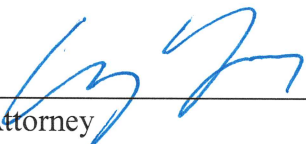
LOCATION: 241 & 251 Orange Bowl Drive

STAFF REVIEW & COMMENTS:

A record plat has been submitted to combine two (2) lots at 241 and 251 Orange Bowl Drive. SEE STAFF REPORT FOR MORE DETAILS.

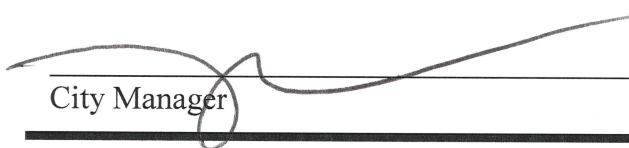
City Planner 

12/29/23
Date

City Attorney 

1/3/24
Date

CITY MANAGER REFERRAL TO THE PLANNING AND ZONING COMMISSION:

City Manager 

1/3/24
Date

Planning & Zoning Commission

RECOMMENDED ACTION:

	Favor	Oppose	Abstain
Trae Bertrand	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Blank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Greaser	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Derek Jackson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gerry Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Favor	Oppose	Abstain
Chris Martin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nick Martin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sommer McCauley-Perdue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sid Whittington	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VOTE COUNT: 7 Favor 0 Oppose 0 Abstain

COMMENTS:

CITIZENS COMMENTING AT MEETING:


Nick Martin
Planning & Zoning Commission Secretary

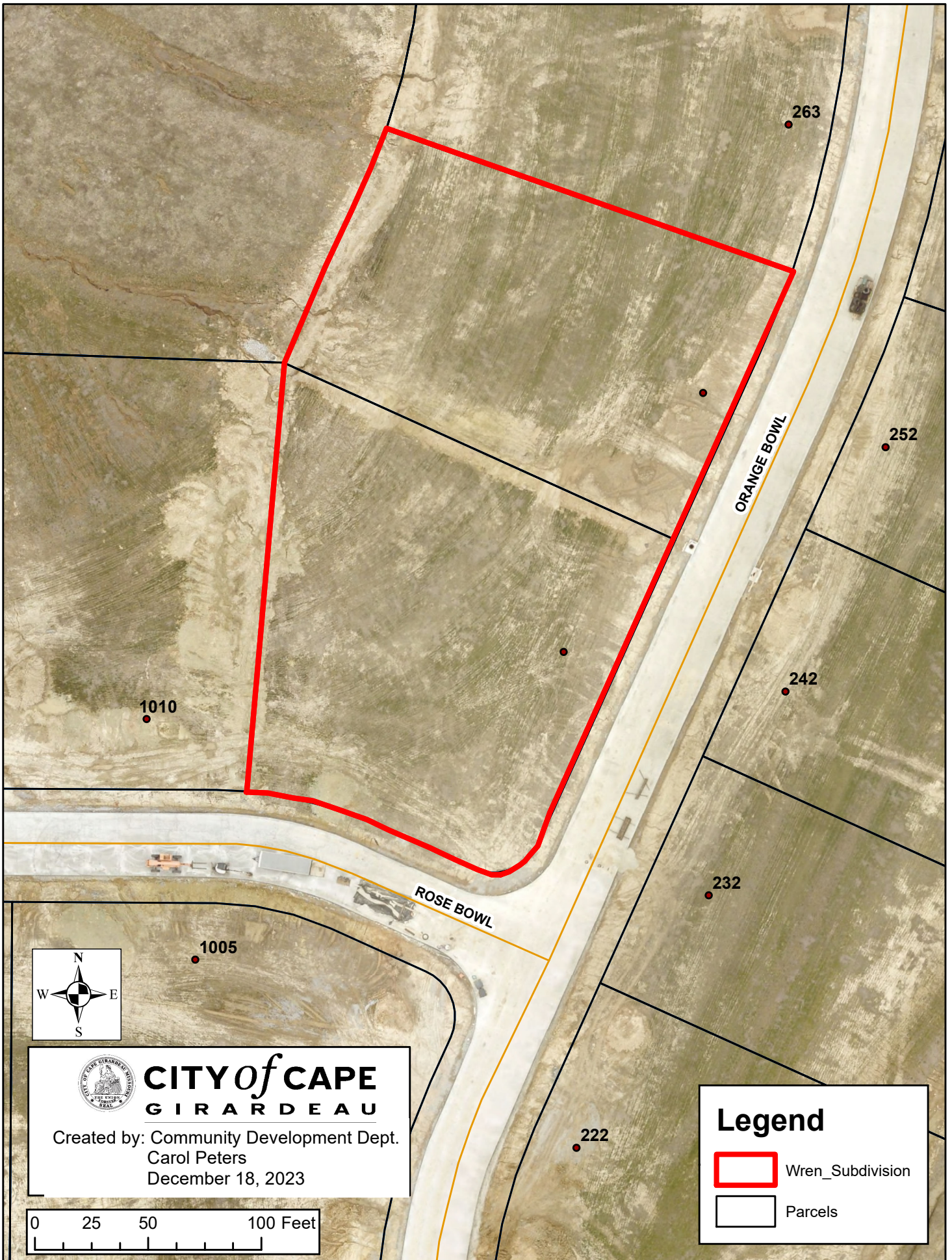
City Council Action

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

ORDINANCE # _____

Effective Date: _____

Wren Subdivision





SUBDIVISION PLAT APPLICATION CITY of CAPE GIRARDEAU

DEVELOPMENT SERVICES DEPARTMENT, 401 INDEPENDENCE ST, CAPE GIRARDEAU, MO 63703 (573) 339-6327

Name of Subdivision WREN SUBDIVISION		Type of Plat <input type="checkbox"/> Boundary Adjustment <input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Record	
Applicant STEVEN SHAWN & DANNY LYNN WREN		Property Owner of Record (if other than Applicant)	
Mailing Address 241 ORANGE BOWL DR.	City, State, Zip CAPE GIRARDEAU, MO 63701	Mailing Address	City, State, Zip
Telephone (573)275-3768	Email wrenhomes@gmail.com	Telephone	Email
Contact Person (If Applicant is a Business or Organization) SHAWN WREN		(Attach additional owners information, if necessary)	
Professional Engineer/Surveyor (if other than Applicant) RODNEY W. AMOS		Developer (if other than Applicant)	
Mailing Address 113 W. MAIN ST., SUITE 1	City, State, Zip JACKSON, MO 63755	Mailing Address	City, State, Zip
Telephone (573)243-4080	Email ramos@stricklandengineering.com	Telephone	Email

ADDITIONAL ITEMS REQUIRED

See Instructions for more
information.

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

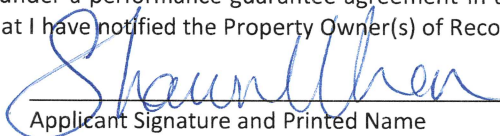
- ☒ Review Fee (payable to City of Cape Girardeau)
 - Single-Family or Two-Family Residential: \$20.00 per lot (\$100.00 minimum)
 - Multi-Family Residential: \$20.00 per dwelling unit (\$100.00 minimum)
 - Non-Residential : \$20.00 per acre (\$100.00 minimum)
- ☒ Recording Fee Deposit (payable to City of Cape Girardeau)

Sheet Size	Record Plat	Boundary Adjustment Plat
18" x 24"	\$44.00	\$24.00
24" x 36"	\$69.00	\$29.00

(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)
- ☒ Two (2) full size prints 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 completely installed and ready for acceptance by the City 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

12/14/23
Date

OFFICE USE ONLY

Date Received & By 12-13-23 File # _____ MUNIS Application # 14805 MUNIS Permit # _____

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

Preliminary and Record Plats:

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

City of Cape Girardeau Subdivision Plat Requirements

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

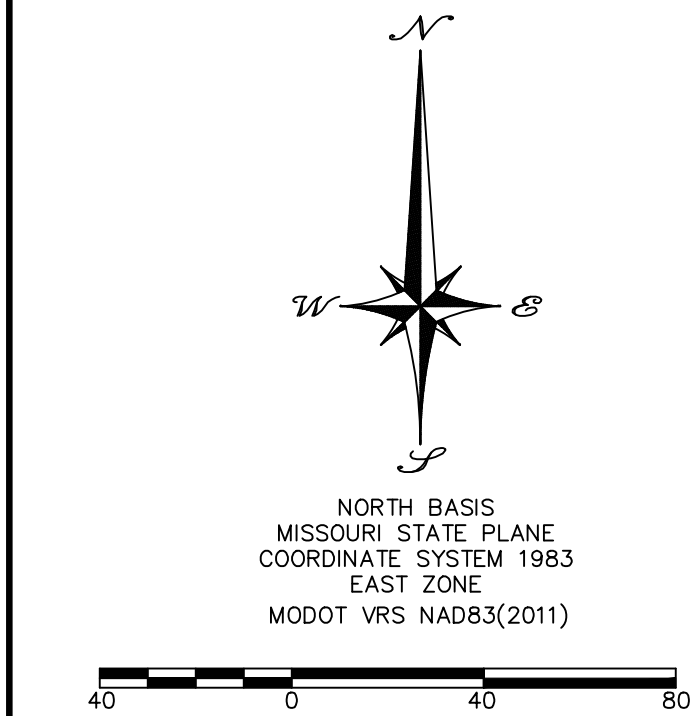
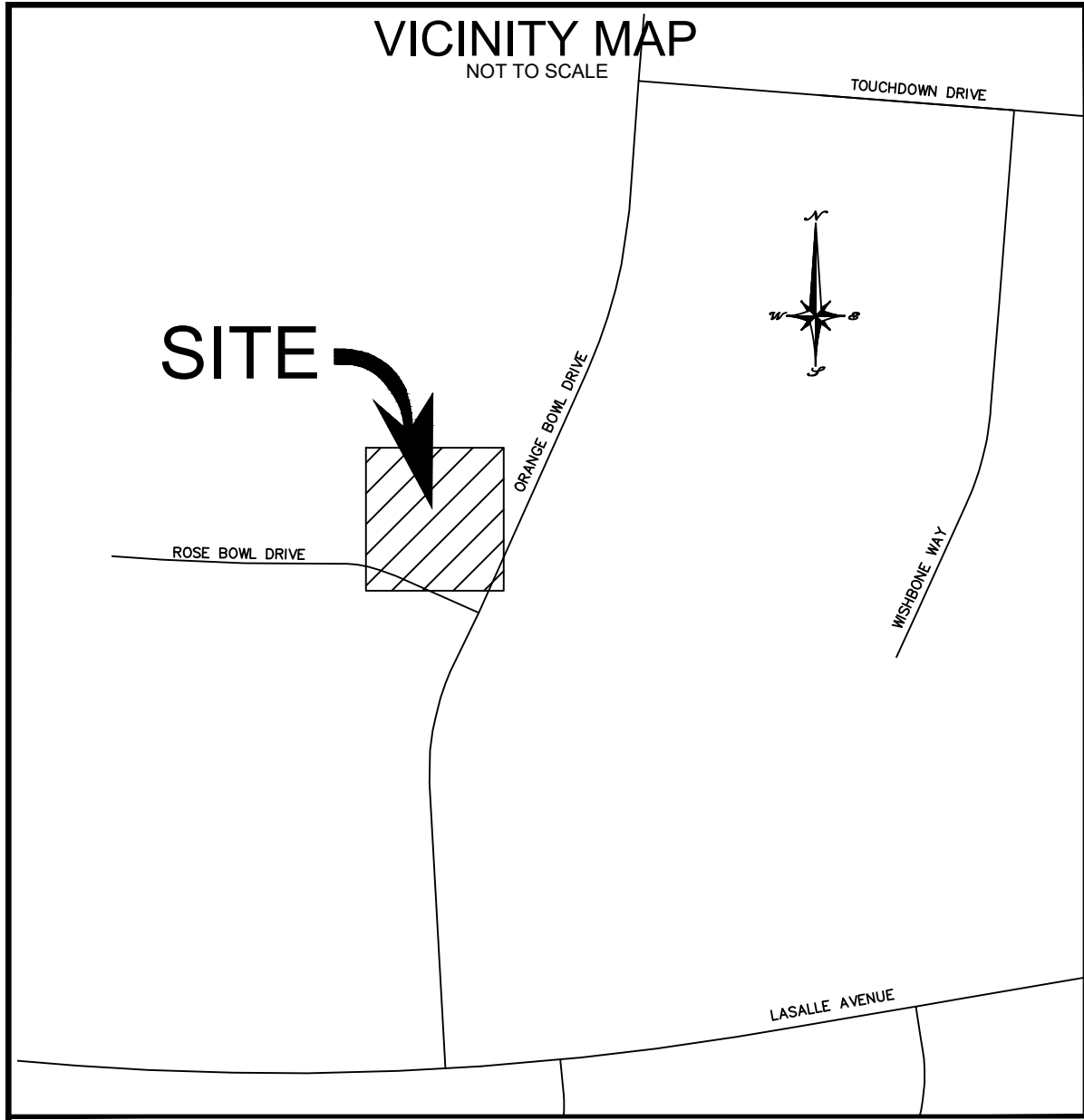
(First column of check boxes is for professional engineer/surveyor; second column is for City staff)

NAME OF SUBDIVISION: WREN SUBDIVISION

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

MINIMUM REQUIREMENTS FOR RECORD PLATS (CONTINUED)

- Variance, if applicable - begin with "A VARIANCE IS SHOWN FOR" followed by "A REDUCED LOT AREA FOR LOT _", "A REDUCED LOT WIDTH FOR LOT _", or "A REDUCED ____ YARD SETBACK ALONG THE ____ LOT LINE OF LOT _", as applicable
 - Exception, if applicable - begin with "AN EXCEPTION IS SHOWN FOR" followed by "THE OMISSION OF THE REQUIRED 10 FOOT UTILITY EASEMENT ALONG THE ____ LOT LINE OF LOT _" or "A REDUCED UTILITY EASEMENT WIDTH ALONG THE ____ LOT LINE OF LOT _", as applicable
 - Floodplain - begin with "A PORTION OF THE PROPERTY FALLS WITHIN" or "NO PORTION OF THE PROPERTY FALLS WITHIN", as applicable; if referencing a zone designation, state what that designation means
- ☒ ☐ List each record owner name and Book and Page or Document Number for deed, name and address of party for whom the plat was prepared, name and address of consultant that performed the survey and prepared the plat
- ☒ ☐ Subdivision Dedication:
- Begin with "THE UNDERSIGNED," followed by the owner name(s) as stated in the current deed(s); include "HUSBAND AND WIFE," if applicable; include "A [insert state name] LIMITED LIABILITY COMPANY," or "A [insert state name] CORPORATION," if applicable; followed by "OWNER OF" or "OWNERS OF" and a description matching the description beneath the plat title, followed by "CONTAINING ____ SQUARE FEET (____ ACRES), MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:"; followed by a legal description of the total subdivision area; followed by "HEREBY SUBDIVIDE" or "HEREBY SUBDIVIDES"; followed by "SAID TRACT INTO ____ AS SHOWN HEREON, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED ____."
 - New right-of-way and/or easements - use standard language
- ☒ ☐ Legal description checked against drawing for congruence
- ☒ ☐ Owner signature line(s) with notary block(s) - include title after signatory name if owner is not an individual; include "HUSBAND AND WIFE," if applicable; include "A [insert state name] LIMITED LIABILITY COMPANY," or "A [insert state name] CORPORATION," if applicable
- ☒ ☐ City Clerk's certification - use standard block for record plats
- ☒ ☐ County Recorder of Deeds' certification - use standard block
- ☒ ☐ Surveyor's certification block



REFERENCES

1. DOCUMENT NO. 2023-02379 (SUBJECT)
2. DOCUMENT NO. 2023-03550 (SUBJECT)
3. DOCUMENT NO. 2021-07594
4. DOCUMENT NO. 2021-07593
5. DOCUMENT NO. 2021-12589
6. DOCUMENT NO. 2021-06805
7. DOCUMENT NO. 2019-01882
8. TOUCHDOWN RIDGE 2, DOCUMENT NO. 2021-06056

ZONING CLASSIFICATION

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

WREN SUBDIVISION

No. of Lots = 1
TOTAL LOT AREA: 50,089 Sq. Ft. (1.15 Acres)
PROPOSED DENSITY : 0.87 UNITS / ACRE

FLOODPLAIN NOTE

NO LOTS IN THE SUBDIVISION ARE LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 290458 0003 B FOR THE CITY OF CAPE GIRARDEAU, MISSOURI.

BUILDING SETBACKS (FOR R-1 ZONING)

30' FRONT SETBACKS
25' REAR SETBACKS
6' SIDE SETBACKS
SETBACKS HAVE BEEN ADJUSTED TO ALIGN WITH EASEMENTS ON LOT 1

EASEMENT NOTE

ALL EASEMENTS SHOWN HEREON, UNLESS OTHERWISE NOTED, WERE ESTABLISHED BY THE RECORD PLAT OF TOUCHDOWN RIDGE 2 (DOCUMENT NO. 2021-06056).

ACCURACY STANDARD: TYPE URBAN

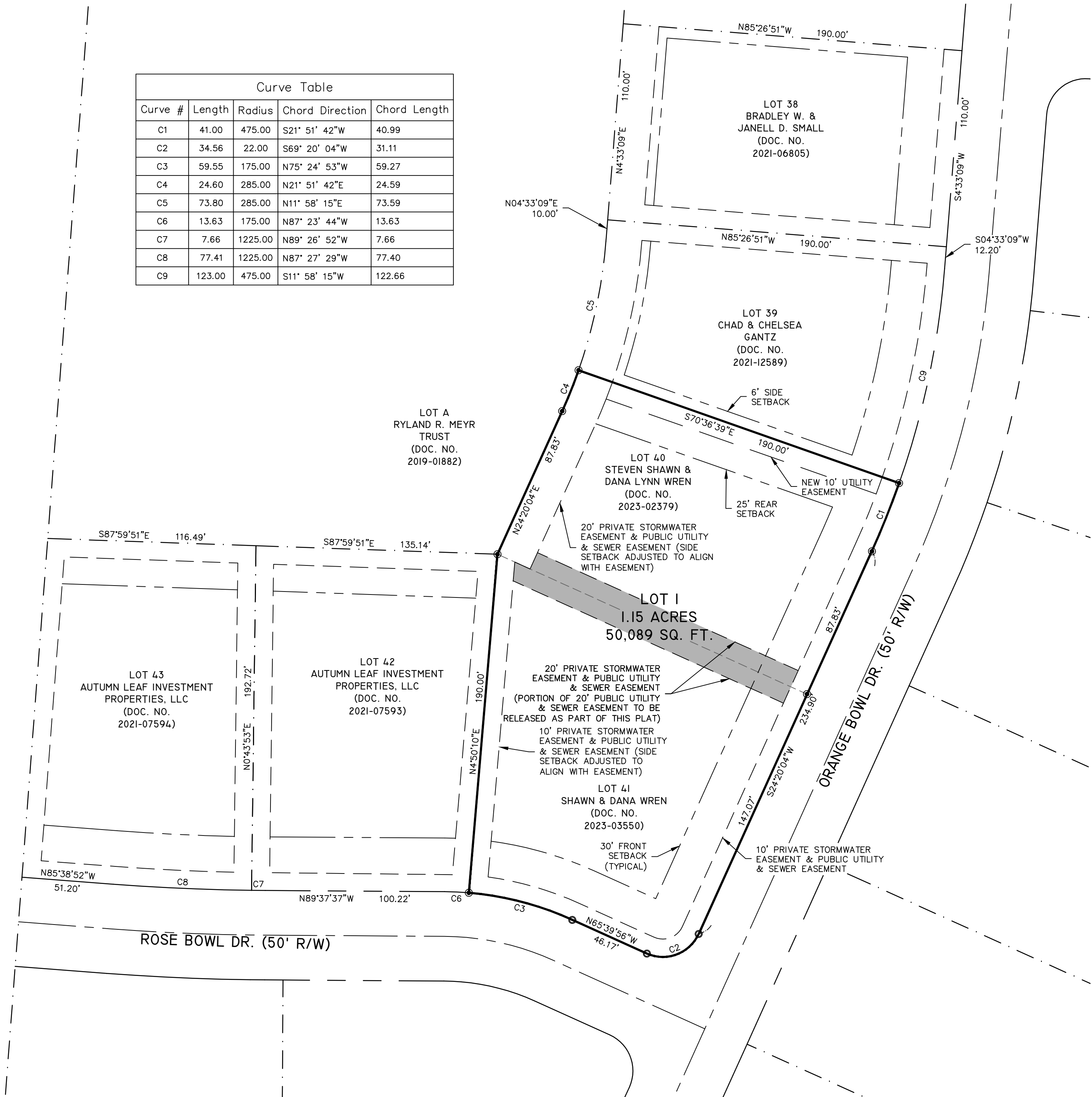
LEGEND

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

RECORD PLAT OF WREN SUBDIVISION

ALL OF LOTS 40 AND 41 OF TOUCHDOWN RIDGE 2 AS RECORDED IN DOCUMENT NO. 2021-06056 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	41.00	475.00	S21° 51' 42"W	40.99
C2	34.56	22.00	S69° 20' 04"W	31.11
C3	59.55	175.00	N75° 24' 53"W	59.27
C4	24.60	285.00	N21° 51' 42"E	24.59
C5	73.80	285.00	N11° 58' 15"E	73.59
C6	13.63	175.00	N87° 23' 44"W	13.63
C7	7.66	1225.00	N89° 26' 52"W	7.66
C8	77.41	1225.00	N87° 27' 29"W	77.40
C9	123.00	475.00	S11° 58' 15"W	122.66



SUBDIVISION DEDICATION

THE UNDERSIGNED, STEVEN SHAWN WREN A/K/A SHAWN WREN, AND DANA LYNN WREN A/K/A DANA WREN, HUSBAND AND WIFE, THE OWNERS OF ALL OF LOTS 40 AND 41 OF TOUCHDOWN RIDGE 2, AS RECORDED IN DOCUMENT NO. 2021-06056 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 50,089 SQUARE FEET (1.15 ACRES), MORE OR LESS, HEREBY DECLARE THAT WE HAVE CAUSED SAID LOTS TO BE RE-SUBDIVIDED INTO ONE LOT AS SHOWN ON THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED WREN SUBDIVISION. THE PUBLIC UTILITY AND SEWER EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE CITY OF CAPE GIRARDEAU, MISSOURI IN PERPETUITY FOR PUBLIC PURPOSES, INCLUDING 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

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

STEVEN SHAWN WREN A/K/A SHAWN WREN

DANA LYNN WREN A/K/A/ DANA WREN

STATE OF MISSOURI, COUNTY OF CAPE GIRARDEAU

ON THIS ____ DAY OF _____, 20____, BEFORE ME APPEARED STEVEN SHAWN WREN A/K/A SHAWN WREN, AND DANA LYNN WREN A/K/A DANA WREN, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN, WHO DID ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THE CITY OF CAPE GIRARDEAU, MISSOURI HEREBY RELEASES THE EXISTING 20-FOOT PUBLIC UTILITY & SEWER EASEMENT AS SHOWN HEREON.

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

STATE OF MISSOURI, COUNTY OF CAPE GIRARDEAU

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

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

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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

THE _____
DAY OF _____, 20____ BY ORDINANCE NO. _____

CITY CLERK, CITY OF CAPE GIRARDEAU, MISSOURI

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

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

RECORDED IN DOCUMENT NUMBER _____

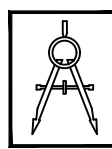
ANDREW DAVID BLATTNER
RECORDER OF DEEDS, CAPE GIRARDEAU COUNTY, MISSOURI

SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF SHAWN & DANA WREN, I HAVE SURVEYED LOTS 40 AND 41 OF TOUCHDOWN RIDGE 2 IN THE CITY AND COUNTY OF CAPE GIRARDEAU, MISSOURI, AND HAVE SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS MADE EFFECTIVE JUNE 1, 2022.

IN WITNESS WHEREOF, I HAVE HERETO SET MY SEAL AND SIGNATURE THIS 12TH DAY OF DECEMBER, 2023.

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



STRICKLAND
ENGINEERING

113 WEST MAIN STREET
P.O. Box 159
JACKSON, MISSOURI 63755
TEL: 573-243-4080
FAX: 573-243-2191

REV	DESCRIPTION	DATE	CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING
1	ADDRESSED CITY COMMENTS	01-08-24	WREN SUBDIVISION 241/251 ORANGE BOWL DR. CAPE GIRARDEAU MO
2	ADDRESSED CITY COMMENTS	01-10-24	
			SCALE 1"=40'
			DATE 12-12-2023
			DRAWN BY RA
			CHECKED BY DR
			PROJECT # 23-238

Staff: Bruce Taylor, Deputy City Clerk
Agenda: 2/20/2024

MEMORANDUM
Cape Girardeau City Council

24-006

SUBJECT

Appointment of one member to the Parks and Recreation Advisory Board for a term expiring October 29, 2025.

EXECUTIVE SUMMARY

David Cantrell was serving a term on the Parks and Recreation Advisory Board set to expire October 29, 2025. Mr. Cantrell resigned from the board 2/6/24. A copy of the roster is attached for your review.

BACKGROUND/DISCUSSION

The Parks and Recreation Advisory Board acts in an advisory capacity to the City Council to review, promote and expedite development of existing and new public park and recreational facilities and activities. The City Council shall appoint eleven members to the Parks and Recreation Advisory Board. Members of the Board serve for three-year terms.

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

Applicant	Ward	Citizen Academy Graduate
Britt, Matt	5	No
Gasser, Alix	4	Yes
Glasser, Kirstin	3	No
Griffith, Greg	2	Yes
Groh, Rick	1	Yes
Latham, Michelle	4	Yes
Nichols, Jeremiah	6	No
Sander, Keith	4	No
Spear, John	4	No
Timlin, Kevin	3	No

GENERAL DIRECTION

Unless directed otherwise, one appointment to the Parks and Recreation Advisory Board for a term expiring October 29, 2025 will appear on a future agenda for consideration.

ATTACHMENTS:

Name:	Description:
<input type="checkbox"/> Parks_and_Rec_Roster.pdf	Park and Recreation Board Roster

📄 roster_attendance.park.pdf	Park and Recreation Board Attendance Roster
📄 Britt_Matt.08-11-2023.pdf	Britt, Matt
📄 Eftink_Clayton.09-08-2023.pdf	Eftink, Clayton
📄 Gasser_Alix.05-25-23.pdf	Gasser, Alix
📄 Glaser_Kirstin.02-13-2024.pdf	Glasser, Kirstin
📄 Griffith_Greg.08-02-2023.pdf	Griffith, Greg
📄 Groh_Rick.09-23-2022.pdf	Groh, Rick
📄 Latham_Michelle.10-18-2023.pdf	Latham, Michelle
📄 Nichols_Jeremiah.08-02-2023.pdf	Nichols, Jeremiah
📄 Sander.Keith.02-06-23.pdf	Sander, Keith
📄 Spear_John.09-06-2023.pdf	Spear, John
📄 Timlin_Kevin.01-23-23.pdf	Timlin, Kevin

CITY OF CAPE GIRARDEAU, MISSOURI

Roster of Advisory Boards and Committees

February 20, 2024

Parks and Recreation Advisory Board

	<u><i>Date Appointed</i></u>	<u><i>Date Reappointed</i></u>	<u><i>Term Expires</i></u>
Lewis Jackson Hill (Tree Board Liaison)	October 18, 2021	---	October 29, 2024
Darrin Bruenderman	January 24, 2022	---	October 29, 2024
Philip Moore	September 19, 2022	---	October 29, 2024
Anne Dohogne	September 4, 2018	10/15/18; 4/16/19; 10/18/21	October 29, 2024
Percy Huston	July 18, 2022	11/07/22	October 29, 2025
Tamera Buck	November 7, 2022	---	October 29, 2025
Mark Stone	September 20, 2021	11/07/22	October 29, 2025
vacant	March 15, 2017	10/16/19, 11/07/22	October 29, 2025
Beverly Evans	May 21, 2018	10/19/20 ; 10/16/23	October 29, 2026
Jerry Dement	October 16, 2023	---	October 29, 2026
MaryAnn Maloney	October 16, 2023	---	October 29, 2026
Council, Nate Thomas, ex-officio	May, 2022		

Serve three year terms, appointed by Council. Regular meetings held second Monday at 5:30 p.m. in Osage Centre. A Council member may serve as liaison. Staff contact –Parks & Recreation Director, Doug Gannon 339-6340.

PARKS AND RECREATION ADVISORY BOARD

Attendance Record

Ordinance effective 4/13/00

P = present, A = absent

2024 2nd Monday	Jan 9	Feb 12	Mar 11	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	1st letter	2nd letter	3rd letter	appt'ed	termi- nated
Bruenderman, Darrin	P	P													09/15/23	01/24/22	
Buck, Tamera	P	P											10/13/23			11/07/22	
Cantrell, David													09/15/20	02/22/23	#####	11/07/22	
Dohogne, Ann		P											09/19/22	05/09/23		09/04/18	02/22/19
Evans, Beverly		P														05/21/18	
Frazier, Pete		P											01/06/21	10/20/22	#####	03/21/16	
Huston, Percy		P											11/21/22			07/18/22	
Jackson Hill, Lewis		P														10/18/21	
Moore, Philip		P														09/19/22	
Noel, Kevin		P											12/28/17			09/15/15	
Stone, Mark		P											02/22/23	05/09/23		11/07/22	

2023 2nd Monday	Jan 9	Feb 13	Mar 13	Apr 10	May 9	Jun 12	Jul 10	Aug 14	Sep 12	Oct 11	Nov 14	Dec 12	1st letter	2nd letter	3rd letter	appt'ed	termi- nated
Bruenderman, Darrin	P	P	P	P	P	P	P	A	A	P	P				09/15/23	01/24/22	
Buck, Tamera		P	P	P	P	P	P	A	P	A	P	P	10/13/23			11/07/22	
Cantrell, David	P	A	P	P	P	P	P	P	A	P	P	P	09/15/20	02/22/23	#####	11/07/22	
Dement, Jerry											P	P					
Dohogne, Ann	P	P	A	P	A	P	P	P	P	P	P	P	09/19/22	05/09/23		09/04/18	02/22/19
Evans, Beverly	P	P	A	P	P	A	P	P	P	P	P	P				05/21/18	
Frazier, Pete	P	A	P	P	P	P	P	P	P	P	P	P	01/06/21	10/20/22	#####	03/21/16	
Huston, Percy	P	P	P	P	P	P	P	P	P	P	P	P	11/21/22			07/18/22	
Jackson Hill, Lewis	P	P	P	P	P	P	P	P	P	P	P	P				10/18/21	
Moore, Philip	A	P	P	P	P	P	P	P	P	P	P	P				09/19/22	
Noel, Kevin	A	P	P	P	P	P	P	P	P	P	P	P	12/28/17			09/15/15	
Stone, Mark	P	A	P	P	A	P	P	P	P	P	P	P	02/22/23	05/09/23		11/07/22	

Staff:

Agenda: 2/20/2024

AGENDA REPORT Cape Girardeau City Council	
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ATTACHMENTS:

Name:	Description:
📎 AirportBoard-Minutes-1.2024.pdf	Airport Advisory Board Minutes
📎 Historic_Preservation_Commission_Minutes_01-17-24_-_DRAFT.pdf	Historic Preservation Commission Minutes
📎 01.09.2024_Advisory_Board_Meeting_Minutes_-_Draft.pdf	Parks and Recreation Advisory Board Minutes
📎 SEMPO_Minutes_TPC_2024_01_03_DRAFT.pdf	SEMPO TPC Minutes



Cape Girardeau Regional Airport Advisory Board Meeting - Minutes
January 9, 2024

The Cape Girardeau Regional Airport Advisory Board held their regular meeting on January 9, 2024 at 11:30 am at The Pilot House Restaurant.

Board Members Present:

Mike Marshall, Board Member
Beverly Clear, Vice Chair
Joe Uzoaru, Board Member
Justin Davidson, Board Member
Dr. Quantella Noto, Board Member
Shawn Wasson, Board Member
Keith Boeller, Board Member
Mark Mehner, Board Member

Staff Present:

Katrina Amos, Airport Manager
Audrey Lorch, Airport Support Specialist

Others Present: NA

Absent: Richard Knote, Board Chair

Call to Order/Approval of Minutes – Ms. Clear called the meeting to order at 11:30 am. Mr. Mehner motioned and Mr. Wasson seconded a motion to approve the December 2023 minutes. All were in favor and the motion passed with a unanimous vote.

Appearances – None

I. Old Business -

- A. **Airport Activity Report** – Ms. Amos provided the December 2023 report to the Board. Airline enplanements were down 7% at 7,268 for the year and down 4% at 7,638 when charter enplanements were factored in. Contour finished the year with an average on-time complete rate of 87% and continues to improve their operational efficiency.

Airport traffic experienced increases in all categories with Itinerant and Local operations up 17.5% and Instrument operations up 20%.

- B. **Cape Aviation Report** – Ms. Amos presented the December 2023 report to the Board. Fuels sales continue to trend higher in comparison to 2022. Year-to-date gallons sold were up 16%. Fuel sales revenue was also higher at 11%. Discussion continued on the topic.

- C. **Airport Projects Update -**

- **New Terminal Building** – Ms. Amos provided an update to the Board regarding the new terminal building progress. She remarked KCI Construction is making great headway and are currently working to close the building in to shield workers from the elements. Frigid temperatures delayed work on the roof but they are picking up speed in other areas. Discussion continued on the topic including beginning discussion on the grand opening as well as sponsorships for certain areas within the facility.
- **T-Hangars** – Ms. Amos reported she had a meeting with Zoellner Construction last week and finalized the design. They hope to begin grading as soon as the weather conditions are favorable.

II. **New Business –**

- Airport Development Opportunities** – SEMO University toured the airport campus on January 19th to discuss opportunities to expand their aviation programs. Ms. Amos has also been approached concerning other hangar development opportunities. She is working with CMT, Inc. to ensure these opportunities align with the 2023 Airport Master Plan. Discussion continued on the topic.
- 2024 – 2025 Budget Preparation** – Ms. Amos informed the Board the City’s annual budget process is underway. Ms. Amos identified several areas of focus for next year’s budget but would like Board input on items they would like considered.
- New Equipment Donation** – Ms. Amos informed the Board of the donation of a new lavatory cart to increase Cape Aviation’s services offerings. Staff is being trained to utilize the equipment and expect to add it to the service list soon.

III. **Non-Agenda Items –**

- Cape Copters** - Ms. Amos regretfully shared with the board since the last AAB meeting, the Airport community did lose a friend and tenant unexpectedly. Dr. Paul Salmon, owner of Cape Copters, passed away unexpectedly on December 19th. Discussion continued on this topic.
- SkyBound Aviation** - Skybound Aviation’s business will be changing in 2024. Ms. Cleair reported Skybound will continue selling Remos aircraft parts remotely; however, their pilot program will be ground flight instruction only as they have elected to sell their Remos aircraft fleet.

- Adjournment** – There being no other business, Mr. Marshall moved to adjourn the meeting, Mr. Boeller, second the motion. All were in favor. The meeting adjourned at 12:45 pm.

Minutes prepared by:

Audrey Lorch, Airport Support Specialist

HISTORIC PRESERVATION COMMISSION

MEETING MINUTES

January 17, 2024

City Hall – Council Chambers
44 North Lorimier Street

Commission Members Present: David Atkins, Brian Balsmann, Kirstin Glaser, Ryan Lane, Denise Lincoln, Aaron Modrow, Phyllis Sides, Mary Kay Smith

Commission Members Absent: Meghan Tyson

Staff Present: Carol Peters, Ryan Shrimplin

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

Call to Order

Chairman Lane called the meeting to order at 7:00 p.m.

Approval of Minutes

The minutes of the October 18, 2023 meeting were unanimously approved upon a motion made by Mr. Atkins and seconded by Ms. Glaser.

OTHER BUSINESS

Education Subcommittee Update

Subcommittee Chairman Lane gave an update on the National Trust for Historic Preservation's Preserving Black Churches grant application that was submitted for St. James AME Church. The application was one of 72 finalists, but it was not selected for funding. The National Trust has another grant opportunity, which the church would be eligible for, with a deadline of February 1, 2024. Chairman Lane stated that he will pass the information along to the church representatives in case they are interested in applying.

Chairman Lane also gave an update on the National Register nomination for Holy Family Catholic Church at 1507 South Sprigg Street. He reported that he and Ms. Sides are working on Section 7 while Ms. Lincoln and Ms. Smith are working on Section 8. Mr. Modrow will create a computerized drawing of the floor plan once dimensions are obtained.

Chairman Lane noted that Ms. Peters shared an email from the Missouri Department of Natural Resources with information on webinar/round table discussions and funding opportunities from The National Fund for Sacred Places for community-serving congregations across America.

Outreach Subcommittee Update

Subcommittee Chairwoman Glaser presented a design for the new Original Treasures sign. She stated that she obtained a quote from Horizon Screen Printing for \$17.95 each for 12 one-sided signs plus stakes. The award will be given to one property each quarter, so 12 signs will be enough for three years. Each sign will include a QR code linked to a narrative about the property on the Historic Preservation Commission's webpage. The narratives will be written by Dr. Hoffman's students. The first award will go to 605 Broadway later this quarter.

Chairwoman Glaser reported that the Subcommittee discussed working with Visit Cape to update and expand the African American History driving tour brochure.

Historic Preservation Month Walking Tour

Chairman Lane asked the other Commission members to begin thinking about ideas for the next Historic Preservation Month walking tour in May. He expressed an interest in enhancing the tour by providing a QR code linked to information about each property and also live streaming the event for those who could not attend in person. He mentioned that Ms. Tyson will be checking with Old Town Cape regarding ways they could help promote the event, such as including it in the "What's Happening in #DowntownCG?" email.

Boulevard Local Historic District Education Opportunities

Chairman Lane discussed the need to educate property owners, real estate agents, and title agencies about the Boulevard Local Historic District regulations. He expressed interest in preparing a brochure containing information about the benefits of owning a property in a design review district and the Certificate of Appropriateness process. Mr. Shrimplin stated that the Certificate of Appropriateness application contains instructions explaining the process. In addition, staff created a flowchart. The application and flowchart are posted on the City's website. Chairman Lane stated that he will schedule a time to meet with staff to discuss incorporating the information into the brochure.

Historic Preservation Commission Opportunities with Old Town Cape

Chairman Lane discussed the Paul Bruhn Historic Revitalization Grant Program sponsored by the National Park Service. The program provides grants to public and non-profit agencies in rural communities for physical preservation projects that support economic development. Grants are awarded to prime grantees that design and administer subgrant programs to distribute the funds for individual projects. For example, the City of Cape Girardeau or Old Town Cape could apply for a grant to help downtown building owners make repairs to their buildings. Dr. Hoffman and Ms. Tyson agreed to discuss the grant opportunity with Old Town Cape.

Commission Communication

Chairman Lane noted that renovations are moving along at the Esquire Theater, the Broadway Theater, the Himmelberger House, and the Buckner-Ragsdale building.

Staff Communication

Mr. Shrimplin reported that staff is scheduled to meet with a potential buyer of the property at 600 Broadway. The potential buyer is interested in demolishing the existing building and canopy and redeveloping the property for a new restaurant with on-site seating and a drive-through. The property is zoned CBD (Central Business District), which requires a Certificate of Appropriateness from the Historic Preservation Commission in order to demolish a building.

Draft

Mr. Shrimplin reported that the Planning & Zoning Commission recently granted an exception to allow the Dollar General parking lot 724 Broadway to be enclosed with a 6-foot high black metal picket fence along Broadway and a 6-foot high black vinyl coated chain link fence along the other sides. Gates will be installed at the Broadway and North Ellis Street entrances.

Mr. Shrimplin reported that a CBD Design Standards Approval Application was submitted for removal of stucco and an awning from the building at 716/718 Broadway, previously occupied by Fleshhound Tattoo Studio.

In response to a question from Ms. Lincoln, Mr. Shrimplin reported that the property at 298 North West End Boulevard, previously occupied by the Islamic Center of Cape Girardeau, had been sold. The new owner submitted an application to rezone the property from C-1 (General Commercial District) to NC (Neighborhood Commercial District). If approved, the rezoning would allow certain commercial uses on the ground floor and apartments above.

Adjournment

There being no further business, the Commission voted unanimously to adjourn the meeting at 8:10 p.m. upon a motion made by Ms. Glaser and seconded by Ms. Sides.

Respectfully submitted,

Mary Kay Smith
Secretary

Parks and Recreation Department Advisory Board Meeting Minutes - Draft Tuesday, January 9, 2024

Board Members Present:

Percy Huston, Chairperson
Mark Stone, Vice Chairperson
Jerry Dement
Darrin Bruenderman
Lewis Jackson Hill
Mary Ann Maloney
Nathan Thomas, Council Liaison

Parks and Recreation Department Staff Present

Doug Gannon, Director of Parks & Recreation
Scott Williams, Recreation Division Manager
Penny Williams, Recreation Division Manager
Josh Meyer, Assist. Recreation Division Manager
Kim Butler, Administrative Coordinator

Absent

Philip Moore
Dr. Beverly Evans, Secretary
David Cantrell
Tamara Buck
Anne Dohogne



Chairperson Percy Huston called the meeting to order at 5:30pm.

Chairperson Huston asked if everyone had a chance to look at the minutes from the December 11, 2023 meeting and if there were any changes to be made. No changes were introduced and the minutes were approved without opposition.

Walker Park located at 85 E. Cape Rock Drive will mostly be nature related according to Kaed Horrell. Clean up of the park has begun. We anticipate to have the park ready for visitors by this summer.

Parks and Recreation received a TAP Grant through MODOT in the amount of \$481,000. Funds will be used to widen and repair sections of Cape LaCroix Trail between Bloomfield Road and Shawnee Park.

Doug Gannon was happy to report an agreement has been reached with Southeast Missouri State University for the usage of Capaha Field. The University has agreed to pay \$32,500 annual usage fee, \$9,000 towards a new restroom and pay for 45% of the cost to replace the turf at which time it needs replaced.

In a joint agreement Cape Catfish, Parks and Recreation Foundation, and Southeast Missouri State University will contribute \$9,000 each for 10 years to fund a new restroom at Capaha Field. Kaed Horrell stated work will begin in the next few weeks when crews can be moved from Ranney Park to Capaha. The restroom is planned to be completed early to mid-May.

Capaha Field turf will need to be replaced in the next few years. Southeast Missouri State University and the City of Cape will pay 45% of the cost to replace the turf; Cape Catfish will pay the remaining 10%.

The Winter/Spring 2024 Play Cape was distributed to all board members.

Kaed Horrell said installation of the new playground at Ranney Park is in process. It will be finished in the next month. The replacement roof for the shelter has been ordered. The bathroom is scheduled to arrive next week.

Cape Aquatic Center (formerly Central Pool) renovation is moving full steam ahead. The building is up and contractors are currently doing a leak test. Completion date is targeted for March 22, 2024. Parks and Recreation staff are in the process of completely renovating the bath house.

Nip Kelley Equipment Company was awarded the contract to install a new fence at Capaha Field. Kaed Horrell and Josh Meyer said material should arrive in 4-6 weeks. Sports Complex staff will remove the old fence and evaluate the site. Sponsor Signs will be removed and cleaned or replaced.

The Red House Interpretive Center Committee met last week and are planning to host two events, Heritage Days and Fall Festival (dates to be announced).

Cardinals Caravan tickets are on sales for \$6 each. All proceeds go to the Parks and Recreation Foundation. The event will take place at Osage Centre on January 15, 2024

Celebration of Youth Sports Awards Banquet will be held at the Osage Centre on January 19, 2024. Heather Davis, Penny Williams and Scott Williams are finalizing sponsors. The keynote speaker will be Mark Redburn, Southeast Missouri State University Softball Head Coach. Ticket are available at the Osage Centre and the A.C. Brase Arena Building.

Foundation Membership Program is preparing for a February Kickoff.

Historically, the Parks and Recreation Advisory Board Chair serves as liaison to the Parks and Recreation Foundation. Doug Gannon made the motion to appoint Percy Huston as the Parks and Recreation Foundation Liaison. The board unanimously approved.

Next Board Meeting will be held – Monday, February 12, 2024

Meeting was adjourned at 6:15

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



TECHNICAL PLANNING COMMITTEE MEETING MINUTES

January 3, 2024

Osage Centre

1625 N. Kingshighway, Cape Girardeau, MO 63701

Technical Planning Committee (TPC) Voting Members Present:

Mr. Rodney Bollinger, City of Jackson
Mr. Drew Christian, SEMO RPC
Mr. Scott Perry, Bootheel RPC (via Zoom)
Mr. Ryan Shrimplin, City of Cape Girardeau
Mr. Mark Phillips, Cape Special Road District

Technical Planning Committee (TPC) Non-Voting Members Present:

Mr. Mike Brandon, Missouri Department of Transportation (MoDOT) (via Zoom)
Ms. Mandi Brink, SEMO Port
Mr. Tom Caldwell, Illinois Department of Transportation (IDOT) (via Zoom)
Ms. Cecelie Cochran, Federal Highway Administration (FHWA) – Mo Division (via Zoom)
Mr. Jake Garrard, City of Cape Girardeau (via Zoom)
Mr. Mike Henderson, Missouri Department of Transportation (MoDOT) (via Zoom)
Mr. Joe Killian, Missouri Department of Transportation (MoDOT)
Ms. Betsy Tracy, Federal Highway Administration (FHWA) – ILL Division (Via Zoom)
Mr. Jason Williams, Missouri Department of Transportation (MoDOT)

Others Present: None

Mr. Scott Meyer, Lochmueller Group

Staff Present:

Mr. Alex McElroy, City of Cape Girardeau

Program Administration/Support Consultant Present:

Ms. Marla Mills, KLG Engineering

Call to Order

Mr. Shrimplin filled in as chair in the absence of chair and vice-chair, calling the meeting to order at 11:00 a.m.

Introductions

Each person introduced themselves and their organization and Mr. McElroy identified those participating by Zoom.

Adoption of Agenda

Upon a motion by Mr. Bollinger and seconded by Mr. Phillips, the agenda of the December 6, 2023, meeting was unanimously adopted.

Approval of Minutes

There were no official minutes of the December 6, 2023, Technical Planning Committee Meeting as there was no quorum at this meeting. Notes were reviewed by the committee.

Communications from the Vice Chairman

Mr. Shrimplin stated that Kelley Watson is no longer with the CTA. He noted she was serving as chair of this committee so a new chair will need to be chosen at some point.

Public Comments

Mr. Shrimplin asked if there were any comments from the public regarding items not on the agenda. There were none.

New/Unfinished Business

- **SS4A Comprehensive Safety Action Plan Discussion** – Mr. McElroy noted that tomorrow the second safety oversight committee meeting will be held. He said two open houses are scheduled, Wednesday, January 24 at the Jackson Civic Center, and Thursday, January 25 at the Shawnee Community Center in Cape. Both open houses are from 4 p.m. to 6 p.m. He noted that the consultants are currently working on scheduling stakeholder interviews.
- **SEMPO Region Trail Connection Study Discussion** - Mr. McElroy reported that at its last meeting, the Board authorized SEMPO to enter into an agreement with Planning Design Studios. He noted he would engage them this week to start that process.
- **Intersection Studies Discussion** - Mr. McElroy noted that initial work is completed on this project. He said they had stakeholder meetings and onsite visits for both intersections. He said the consultants came back for a second on site on the Rt D corridor to make sure they got the bus traffic and pedestrian behaviors. He went on to say it will be April or May for final reports.
- **GIS Audit Discussion**– Mr. McElroy noted the new maps are on the SEMPO website and anyone can contact him if there are additional map ideas.
- **TIP Tool Selection Discussion** – Mr. McElroy noted that the RFP was submitted, and two proposals were received. The subcommittee chose Eko Interactive as the preferred option, and he said he would be working to negotiate a contract with them.
- **Origin & Destination Analytical Tool Discussion** – Mr. McElroy noted he will have more next month as he is still coordinating with the Chamber and SEMO REDI.

Member Reports

City of Cape Girardeau – Mr. Garrard reported first on TTF5 projects, noting that West End Blvd. is substantially complete. He said they are finalizing the contract documents for Main Street, and it will go out for bid in the first or second quarter of 2024. Negotiations are still under way for the Independence project with a timeline to either finalize acquisitions or to reallocate the money. Mr. Garrard then reported on the TTF 6 projects, noting that in house design is under way for the Sprigg St. project, and it will go out to bid in the next few months. He said that once Sprigg design is complete, they will begin design for Bertling with a 2025 letting schedule. He said that both

Lexington projects will go to the council next Monday for award to Nip Kelly Equipment. There will be an 18-month construction schedule. He said that Veteran's Memorial Dr VI is still in final engineering. He went on to say that the 2022 CIST project is complete, and the 2023 concrete street repair is under way by Lappe Cement. He said the 2023 asphalt overlay project is on hold for the winter. He noted that the concrete street and asphalt overlay 2024 will go out to bid in early Spring. He reported on the grant projects, noting that that Kingshighway crosswalk is complete, and they are working on final design for the cost share at Minnesota. He said the preliminary design is under way for the Cape Rock sidewalk projects. He said the new Cape LaCroix Trail TAP project is getting underway.

City of Jackson – Mr. Bollinger reported they are still working on plans for the East Main Street sidewalk TAP project. He said the BRO Sunset Dr Bridge replacement project is moving slow as they have to wait for the Hwy 61 project to be completed to start. He noted the Hwy 61 project continues with utility relocation and weekly progress meetings. He went on to report that the street department is starting to draw the maps and prepare in-house documents for the 2024 asphalt overlay and the concrete repair programs. He added that they are reviewing preliminary plans for the MoDOT cost share roundabout project at Deerwood Dr. He said that Strickland is finishing plans for the East Jackson Blvd lighting project and the city is working on permits and a municipal agreement with MoDOT. He said they are working on a new intersection study at S. Georgia St and East Elm to see if there are traffic control or engineering changes that need to be made to reduce accidents. Additional traffic on Georgia has increased accidents at this intersection.

Cape Special Road District – Mr. Phillips reported they are opening bids on their 2024 asphalt overlay project on February 13.

SEMO Port – Ms. Brink reported the Loop Track terminal project is at a standstill. She said the earthwork is completed and River Road is completed. She said they are going to fill in two gaps between the tracks and will be building an additional 500 ft on the crane track. She noted the National Guard will be coming in March to move 30 to 40 cars. She said the last component was a material handling portion which came in way over bid, so they have decided to build additional track instead. Final numbers are being reviewed to see if this would be within budget and timeframe. She said they also have a MoDOT grant to build a track. She noted that they are also allotted additional dollars through MoDOT next fiscal year which will also be used to build additional track. She noted that they have potential businesses wanting additional track.

SEMO RPC - Mr. Christian had nothing to report.

Bootheel RPC – Mr. Perry noted that things are going well for them.

MoDOT –Mr. Williams reported that bids for the Rt. 25 and roundabout at Gordonville look good and commission will decide soon. He said that Gov. Parson appointed two new commissioners to the Commission, Daniel Hegeman from St. Joe, and Mayor Francis Slay from St. Louis. He said that a survey at Center Junction is scheduled and should be done by end of month. He added they are working on contractual issues to be ironed out and start transferring the road and disposing of excess right away.

Mr. Killian is meeting with Mr. Shrimplin on urban boundaries and needs to meet with Jackson about changes in original submission of new urban areas. He said it is STIP season and they are working on updating estimates. He added there is a planning partner meeting on February 29 in Jefferson City.

Mr. Brandon noted they had a big January letting with \$28 million worth of work on 32 projects. He noted they should get their STIP targets tomorrow. He said they are still feeling the impact of inflation.

IDOT – Mr. Caldwell noted he will try to set up a meeting with Mr. McElroy to work on the budget template in preparation for agreement.

FHWA MO Division – Ms. Cochran, nothing to report but something coming soon.

Betsy Tracy – nothing additional to report.

Staff Report

Mr. McElroy had nothing to report.

Other Business and Communications

Adjournment Motion

Upon a motion by Mr. Bollinger and seconded by Mr. Phillips, the meeting was adjourned at 11:25 a.m.

Respectfully submitted,

Marla Mills