



# CITY OF CAPE GIRARDEAU, MISSOURI

## City Council Agenda

Stacy Kinder, Mayor  
Dan Presson, Ward 1  
Tameka Randle, Ward 2  
Nate Thomas, Ward 3  
David J. Cantrell, Ward 4  
Ryan Essex, Ward 5  
Mark Bliss, Ward 6

City Council Chambers  
City Hall  
44 N. Lorimier St

Agenda Documents, Videos  
Minutes, and Other Information:  
[www.cityofcape.org/citycouncil](http://www.cityofcape.org/citycouncil)

**March 3, 2025**  
**5:00 PM**

- **City residents desiring to speak about items NOT on the agenda must register no later than noon, on Saturday, March 1, 2025, by using the form found at [cityofcape.org/council](http://cityofcape.org/council), by emailing [cityclerk@cityofcape.org](mailto:cityclerk@cityofcape.org), or by calling 573-339-6320.**

### **Invocation**

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

### **Pledge of Allegiance**

### **Study Session**

### **Presentations**

### **Communications/Reports**

### **Items for Discussion**

- Appearances by Advisory Board Applicants
- Consent Agenda Review

### **Regular Session**

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

### **Adoption of the Agenda**

### **Public Hearings**

1. A public hearing to consider a proposed amendment to Chapter 30 of the Code of Ordinances of the

## 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 18, 2025, City Council Regular Session Minutes.
3. BILL NO. 25-22, an Ordinance accepting a Permanent Water Line Easement for property located at 1112 Linden Street, in the City of Cape Girardeau, Missouri. Second and Third Readings.
4. BILL NO. 25-24, a Resolution authorizing the City Manager to execute a Demolition Contract with Twin Cedars Tree LLC, for the demolition of a building located at 1226 Ranney Avenue, in the City of Cape Girardeau, Missouri. Reading and Passage.
5. BILL NO. 25-25, a Resolution authorizing the City Manager to execute a Demolition Contract with Steve's Hauling and Excavating, LLC, for the demolition of buildings at various locations in the City of Cape Girardeau, Missouri. Reading and Passage.
6. BILL NO. 25-26, a Resolution acknowledging receipt of an annexation petition for property located at 126 Dogwood Street and setting a public hearing regarding the proposed annexation. Reading and Passage.

## Items Removed from Consent Agenda

### New Ordinances

#### **Mayor will ask for appearances after each Ordinance is read.**

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

7. BILL NO. 25-27, an Ordinance approving the record plat of Webster Sprigg Subdivision. First Reading. DEV - Ryan Shrimplin
8. BILL NO. 25-28, an Ordinance approving the record plat of Younghouse Meadowbrook Subdivision. First Reading. DEV - Ryan Shrimplin

## 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**

- Appointments to the Tax Increment Financing Commission
- Appointment to the Golf Course Advisory Board

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

**AGENDA REPORT**  
Cape Girardeau City Council

**SUBJECT**

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

**EXECUTIVE SUMMARY**

A public hearing has been scheduled for March 3, 2025 to consider a proposed amendment to Chapter 30 of the Code of Ordinances regarding the CBD, Central Business District.

**BACKGROUND/DISCUSSION**

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

A public hearing has been scheduled for March 3, 2025 to consider the proposed amendment.

**STAFF RECOMMENDATION**

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

**BOARD OR COMMISSION RECOMMENDATION**

The Planning and Zoning Commission reviewed the amendment at its meeting on February 12, 2025 and recommended approval by a vote of 5 in favor, 0 in opposition, and 0 abstaining.

**PUBLIC OUTREACH**

The City Council's public hearing on the amendment was advertised in the Southeast Missourian on February 15, 2025.

<b>ATTACHMENTS:</b>	
Name:	Description:
<a href="#">Chapter 30 Amendment Regarding CBD Central Business District - February 12 2025 (Edits Copy).pdf</a>	Chapter 30 Amendment Regarding CBD, Central Business District (Edits Copy)



TEXT TO BE DELETED IS SHOWN IN ~~STRIKETHROUGH~~

TEXT TO BE ADDED IS SHOWN IN RED

ARTICLE AND/OR SECTION TITLES AFFECTED BY THIS AMENDMENT: None

**Sec. 30-65. CBD, Central Business District.**

- (a) *Purpose.* The CBD is the city's urban mixed-use district. It encompasses the downtown area and contains a wide range of uses and lot sizes. It also has the largest concentration of historic buildings. In order to preserve the unique character of the CBD, uses involving outdoor activities are limited to those that do not detract from the pedestrian-oriented nature and visual appeal of the district. New buildings, as well as exterior alterations and additions to existing buildings, are required to meet certain design standards to ensure compatibility. ~~To~~ **In order to** accommodate existing lots and provide for flexibility in the design of new development and redevelopment projects, there are no minimum lot standards or setbacks.
- (b) *Permitted principal uses.*
- (1) Art galleries or museums.
  - (2) Auditoriums or theaters.
  - (3) Banks or other financial institutions.
  - (4) Banquet facilities.
  - (5) Bed and breakfasts.
  - (6) Commercial day cares.
  - (7) Commercial recreation facilities.
  - (8) Comprehensive marijuana dispensary facilities, medical marijuana dispensary facilities, or microbusiness dispensary facilities, as permitted in section 30-118.**
  - ~~(9)~~**(9)** Funeral homes or mortuaries.
  - ~~(10)~~**(10)** Governmental facilities.
  - ~~(11)~~**(11)** Health or fitness centers.
  - ~~(12)~~**(12)** Hospitals.
  - ~~(13)~~**(13)** Hotels or motels.
  - ~~(14)~~**(14)** Institutions of higher education, including universities and business, career, or technology schools.
  - ~~(15)~~**(15)** Instructional schools for art, dance, music, martial arts, or other disciplines.
  - ~~(16)~~**(16)** Libraries.
  - ~~(16) Medical marijuana dispensary facilities, as permitted in section 30-118.~~
  - (17) Meeting halls.
  - (18) Microbreweries or microdistilleries.
  - (19) Nursing homes.
  - (20) Offices.
  - (21) Parks, playgrounds, or recreation facilities.
  - (22) Personal service establishments.
  - (23) Police or fire stations.
  - (24) Residential treatment facilities.
  - (25) Residential uses, excluding manufactured homes.
  - (26) Restaurants or bars.

- (27) Retail or rental establishments.
  - (28) Small-scale light manufacturing and industrial facilities primarily utilizing artisans or digital machinery.
  - (29) Transitional housing.
  - (30) Veterinary clinics or animal hospitals, excluding livestock and kennels.
- (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) Any use not meeting the requirements of subsection (e)(1) of this section which would otherwise be a permitted use in this section.
  - (2) Excursion gambling boats or floating gambling facilities.
  - (3) Helicopter facilities, in conjunction with a hospital.
  - (4) Long-term use of shipping containers for accessory uses, as permitted in section 30-105.
  - (5) Marinas or docks.
  - (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) Telecommunication towers, as permitted in section 30-107.
  - (8) The allowance of additional height up to a total of 60 feet, not to exceed five stories.
  - (9) Vehicle fueling, service or repair facilities, excluding body or paint shops.
  - (10) Wind energy conversion systems, as permitted in section 30-113.
- (e) *Standards.*
- (1) All permitted uses shall be conducted entirely indoors except the following:
    - a. Drive-through or automatic teller machine (ATM) facilities associated with a bank or other financial institution.
    - b. Eating or drinking ~~facilities.~~ **facilities, including the serving of food or beverages cooked or prepared indoors or by a mobile food or beverage service facility.**
    - c. Live musical performances or the playing of recorded music, provided that such activities do not violate other provisions of the city Code.
    - d. Mobile food or beverage service facilities, provided that such activities do not violate other provisions of the city Code.
    - e. Parking or loading facilities.
    - f. Parks or playgrounds.
    - g. Permitted accessory uses that are customarily conducted outdoors, in conjunction with a dwelling.
    - h. Public art.
    - i. Public recreation facilities.

- j. Shipping containers, as permitted in subsection (c)(2) of this section.
  - k. Solar energy systems, as permitted in subsection (c)(3) of this section.
  - l. Temporary uses, as permitted in section 30-109.
  - m. Walk-up windows for food or beverage service, provided that such activities do not violate other provisions of the city Code.
  - n. Waste containers, subject to screening provisions as required elsewhere in the city Code.
- (2) Design standards for new buildings. New buildings shall be compatible with the general architectural character of the surrounding buildings in terms of setback, orientation, height, scale, massing, materials, and colors. New buildings shall not:
- a. Disrupt an existing pattern of setbacks along a street;
  - b. Disrupt an existing pattern of buildings being oriented toward a street; or
  - c. Result in disproportionate height, scale, or massing relative to the surrounding buildings.
- (3) Design standards for exterior alterations and additions to existing buildings.
- a. Exterior alterations and additions to existing buildings shall be compatible with the architectural character of the building being altered or added to in terms of setback, orientation, height, scale, massing, materials, and colors. Exterior alterations and additions shall not:
    - 1. Remove, materially alter, or obscure significant character-defining features such as parapets, cornices, belt courses, corbels, quoins, **medallions**, **mosaics**, and patterned brickwork;
    - 2. Remove, materially alter, or obscure non-storefront wall openings in a manner that disrupts an existing wall opening pattern on a public-facing building elevation;
    - 3. Reduce or expand non-storefront wall openings to fit replacement windows or doors, except for minor shimming; or
    - 4. Replace double-sash windows or divided light windows with windows consisting of a single, undivided light.
  - b. Exterior alterations and additions to existing buildings shall be compatible with the general architectural character of the surrounding buildings in terms of setback, orientation, height, scale, massing, materials, and colors. Exterior alterations and additions shall not:
    - 1. Disrupt an existing pattern of setbacks along a street;
    - 2. Disrupt an existing pattern of buildings being oriented toward a street; or
    - 3. Result in disproportionate height, scale, or massing relative to the surrounding buildings.
- (4) CBD design standards approval.
- a. Except as provided for in subsection (e)(5) of this section, CBD design standards approval shall be required for any new building or any exterior alteration or addition to an existing building, excluding signs and ordinary maintenance and repair.
  - b. Application for CBD design standards approval shall be submitted to the city manager using a form provided by the city and contain all necessary information as determined by the city manager. Such application shall be processed administratively in accordance with procedures established by the city manager.
- (5) Certificate of appropriateness.
- a. A certificate of appropriateness shall be required for any of the following:

1. Demolition in whole or in part of any building, excluding any building demolished by the city pursuant to chapter 7, article XIII of this Code;
  2. Painting of an unpainted surface on the exterior of any building, excluding new construction;
  3. Painting of an exterior wall and the roof, trim, or architectural details attached thereto or contained therein, in the same color, unless such condition already exists; or
  4. Addition or alteration of a mural on the exterior of any building. For the purposes of this section, the term "mural" means any sign or piece of graphic artwork that is painted or applied directly to a wall, roof, or other portion of a building.
- b. Application for a certificate of appropriateness shall be submitted to the city manager using a form provided by the city and contain all necessary information as determined by the city manager. Such application shall be processed in accordance with the criteria and procedures set forth in section 30-74(j) through (r).
- (f) *Height, area, width, density, setback, and open space requirements.*
- (1) Maximum height: 40 feet, not to exceed three stories.
  - (2) Minimum lot area: None.
  - (3) Minimum lot width: None.
  - (4) Maximum density: None.
  - (5) Minimum setbacks:
    - a. Front yard: None.
    - b. Rear yard: None.
    - c. Side yard: None.
  - (6) Minimum open space: None.

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

**AGENDA REPORT**  
Cape Girardeau City Council

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**SUBJECT**

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

<b>ATTACHMENTS:</b>	
Name:	Description:
<a href="#">2025.02.18_Council_Minutes_DRAFT.pdf</a>	2025.02.18 Council Minutes Draft

Proceedings of the City Council, City of Cape Girardeau, Mo.  
Regular Session                      February 18, 2025                      MM-135

**STUDY SESSION – February 18, 2025**

**NO ACTION TAKEN DURING THE STUDY SESSION**

The Cape Girardeau City Council held a study session via internet videoconference (Zoom) pursuant to RSMo. Sections 610.010 and 610.015 on Tuesday, February 18, 2025, starting at 5:00 p.m. with Mayor Stacy Kinder presiding and Council Members Mark Bliss, David J. Cantrell, Ryan Essex, Dan Presson, Tameka Randle and Nate Thomas present.

**REGULAR SESSION –February 18, 2025**

**CALL TO ORDER**

The Cape Girardeau City Council convened in regular session via internet videoconference (Zoom) pursuant to RSMo. Sections 610.010 and 610.015 on Tuesday, February 18, 2025, starting at 5:09 p.m. with Mayor Stacy Kinder presiding and Council Members Mark Bliss, David J. Cantrell, Ryan Essex, Dan Presson, Tameka Randle and Nate Thomas present. The votes taken shall be regarded as if all members were physically present and in attendance at the meeting.

**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, Cantrell, Essex, Kinder, Presson, Randle, Thomas.

**CONSENT AGENDA**

Approval of the February 3, 2025, City Council Regular Session Minutes.

BILL NO. 25-14, an Ordinance approving a Second Amendment to Redevelopment Agreement between the City of Cape Girardeau and Tenmile Holdings, LLC. Second & Third Readings

BILL NO. 25-15, an Ordinance vacating the City's interest in parts of various street and alley Rights Of Way in the Smeltonville Subdivision, in the City of Cape Girardeau, Missouri. Second & Third Readings

BILL NO. 25-17, an Ordinance authorizing the City Manager to execute an Air Traffic Control Tower Operating Assistance Grant Agreement for Fiscal Year 2024-2025, with the Missouri Highways and Transportation Commission. Second & Third Readings

BILL NO. 25-18, a Resolution authorizing the Airport Manager to execute agreements with Vehicle Rental Service Providers at the Cape Girardeau Regional Airport. Reading and Passage.

BILL NO. 25-19, a Resolution authorizing the City Manager to execute a License and Indemnity Agreement with QUANTUM SLACKS, LLC to place certain improvements at 1129 Broadway in the City of Cape Girardeau, Missouri. Reading and Passage.

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BILL NO. 25-20, a Resolution authorizing a grant application to MoDOT for DWI enforcement, and authorizing the City Manager to execute all necessary grant documents. Reading and Passage.

BILL NO. 25-21, a Resolution authorizing a grant application to MoDOT for Hazardous Moving Violation Enforcement, and authorizing the City Manager to execute all necessary grant documents. Reading and Passage.

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

BILL NO. 25-14 will be Ordinance NO. 5820; BILL NO. 25-15 will be Ordinance NO. 5821; BILL NO. 25-17 will be Ordinance NO. 5823; BILL NO. 25-18 will be Resolution NO. 3645; BILL NO. 25-19 will be Resolution NO. 3646; BILL NO. 25-20 will be Resolution NO. 3647; and BILL NO. 25-21 will be Resolution NO. 3648.

#### **ITEMS REMOVED FROM CONSENT AGENDA**

BILL NO. 25-23, a Resolution authorizing the City Manager to execute an agreement with Wayne Wallingford, for professional services. Reading and Passage.

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

BILL NO. 25-23 will be Resolution NO. 3649.

BILL NO. 25-16, an Ordinance authorizing the acquisition of Temporary Construction Easements from various property owners for the Cape Rock Drive Sidewalk Transportation Alternatives Program (TAP) Grant projects in the City of Cape Girardeau, Missouri. Second & Third Readings

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

BILL NO. 25-16 will be Ordinance NO. 5822.

#### **NEW ORDINANCES**

BILL NO. 25-22, an Ordinance accepting a Permanent Water Line Easement for property located at 1112 Linden Street, in the City of Cape Girardeau, Missouri. First Reading. Mayor Kinder called for public appearances regarding this Bill. No one appeared.

A Motion was made by Tameka Randle, Seconded by Dan Presson, to approve. Motion passed. 6-0. Ayes: Bliss, Cantrell, Kinder, Presson, Randle, Thomas. Abstain: Ryan Essex abstained for financial reasons due to his employment with Gibson Recovery Center.

#### **APPOINTMENTS**



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Appointment to the University of Missouri Extension Council

A Motion was made by Dan Presson, Seconded by Mark Bliss, to appoint James Newman to the University of Missouri Extension Council for a term expiring February 28, 2027.  
Motion passed. 7-0. Ayes: Bliss, Cantrell, Essex, Kinder, Presson, Randle, Thomas.

Appointments to the Tree Board

A Motion was made by David J. Cantrell, Seconded by Dan Presson, to appoint Jonathan Notch and Robert Harris to the Tree Board for terms expiring February 1, 2028, finding that special expertise is required for this board and no other qualified applications were on file.  
Motion passed. 7-0. Ayes: Bliss, Cantrell, Essex, Kinder, Presson, Randle, Thomas.

**MEETING ADJOURNMENT**

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

The regular session ended at 5:38 p.m.

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

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



Proceedings of the City Council, City of Cape Girardeau, Mo.  
Regular Session                      February 18, 2025                      **MM-138**

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

**AGENDA REPORT**  
Cape Girardeau City Council

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**SUBJECT**

An Ordinance accepting a Permanent Water Line Easement from Gibson Center for Behavioral Change for property located at 1112 Linden Street in the City of Cape Girardeau, Missouri.

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**EXECUTIVE SUMMARY**

An Ordinance accepting a Permanent Water Line Easement from Gibson Center for Behavioral Change for property located at 1112 Linden Street in the City of Cape Girardeau, Missouri.

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**BACKGROUND/DISCUSSION**

The Gibson Behavioral Center at 1112 Linden St is building a new building to the rear of their current location on Linden St. This prompted the need for a water main extension with a fire hydrant to be brought up into their property for approx. 385 ft. This water main, hydrant, and other infrastructure will be turned over to the City as part of City infrastructure. For the City to maintain this water line and infrastructure, the Gibson Center for Behavioral Change is granting a new water line easement to allow the City access to this new water main and infrastructure.

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**FINANCIAL IMPACT**

None. The easement was donated. The property owner will pay for the cost of recording the new easement via engineering fees.

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

The easement is necessary to enable the City, its agents, servants and assigns, to use said property to excavate, build, maintain, construct, operate, and repair Water Line Infrastructure in, on, upon, under or across said property, together with all the useful, necessary and proper adjuncts, appurtenances, and appliances in connection therewith.

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**STAFF RECOMMENDATION**

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Staff recommends approval of the attached Ordinance accepting a Permanent Water Line Easement from Gibson Center for Behavioral Change for property located at 1112 Linden Street.

<b>ATTACHMENTS:</b>	
Name:	Description:
<a href="#">25-22_PWE_1112_LINDEN_Gibson.doc</a>	Ordinance
<a href="#">EXECUTED_Water_Line_Easement.pdf</a>	Easement Agreement
<a href="#">GOOD_Gibson_Center_Waterline_Easement_Exhibit.pdf</a>	Exhibit

BILL NO. 25-22

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

AN ORDINANCE ACCEPTING A PERMANENT WATER LINE EASEMENT FOR PROPERTY LOCATED AT 1112 LINDEN STREET, IN THE CITY OF CAPE GIRARDEAU, MISSOURI

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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 Easement from Gibson Center for Behavioral Change for property located at 1112 Linden Street, in the City of Cape Girardeau, Missouri, described as follows:

A PART OF OUTLOT NO. 52, UNITED STATES PRIVATE SURVEY NO. 2199, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI.

BEGIN AT THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED IN BOOK 509 AT PAGE 89, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF LINDEN STREET AND ALONG SOUTH LINE OF SAID BOOK AND PAGE NORTH 07°20'49" EAST, 385.32 FEET; THENCE SOUTH 82°39'11" EAST, 20.00 FEET; THENCE SOUTH 07°20'49" WEST, 385.32 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LINDEN STREET; THENCE NORTH 82°39'11" WEST, 20.00 FEET TO THE POINT OF BEGINNING.

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

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

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

ATTEST:

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



**PERMANENT WATER LINE EASEMENT**

1112 Linden Street

KNOW ALL MEN BY THESE PRESENTS: **GIBSON CENTER FOR BEHAVIORAL CHANGE, a Missouri Not for Profit Corporation**, hereinafter referred to as GRANTOR, 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 OUTLOT NO. 52, UNITED STATES PRIVATE SURVEY NO. 2199, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI.

BEGIN AT THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED IN BOOK 509 AT PAGE 89, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF LINDEN STREET AND ALONG SOUTH LINE OF SAID BOOK AND PAGE NORTH 07°20'49" EAST, 385.32 FEET; THENCE SOUTH 82°39'11" EAST, 20.00 FEET; THENCE SOUTH 07°20'49" WEST, 385.32 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LINDEN STREET; THENCE NORTH 82°39'11" WEST, 20.00 FEET TO THE POINT OF BEGINNING.

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 water infrastructure 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 water 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 and be binding upon the successors, heirs and assigns of the respective parties.

*Signature Page to Follow*

The undersigned covenant that it 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 14<sup>th</sup> day of January, 20 25.

**GIBSON CENTER FOR BEHAVIORAL CHANGE**

*Ryan Essey*  
Signature

Ryan Essey, COO  
Printed Name and Title

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

BE IT REMEMBERED, that on this 14<sup>th</sup> day of January, 20 25 before me, the undersigned notary public, personally appeared Ryan Essey, who being by me duly sworn, did state that he/she is the authorized representative for GIBSON CENTER FOR BEHAVIORAL CHANGE, a Missouri Not for Profit Corporation, and that the within instrument was executed on behalf of said Organization, and acknowledged that he/she has executed the same for the purposes therein contained.

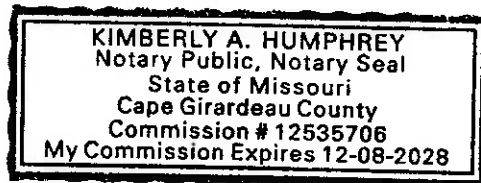
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the date last above written.

*Kimberly A. Humphrey*  
Notary Public

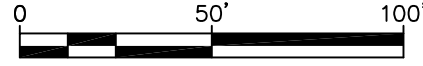
Kimberly A. Humphrey  
Notary Printed Name

My Commission expires:

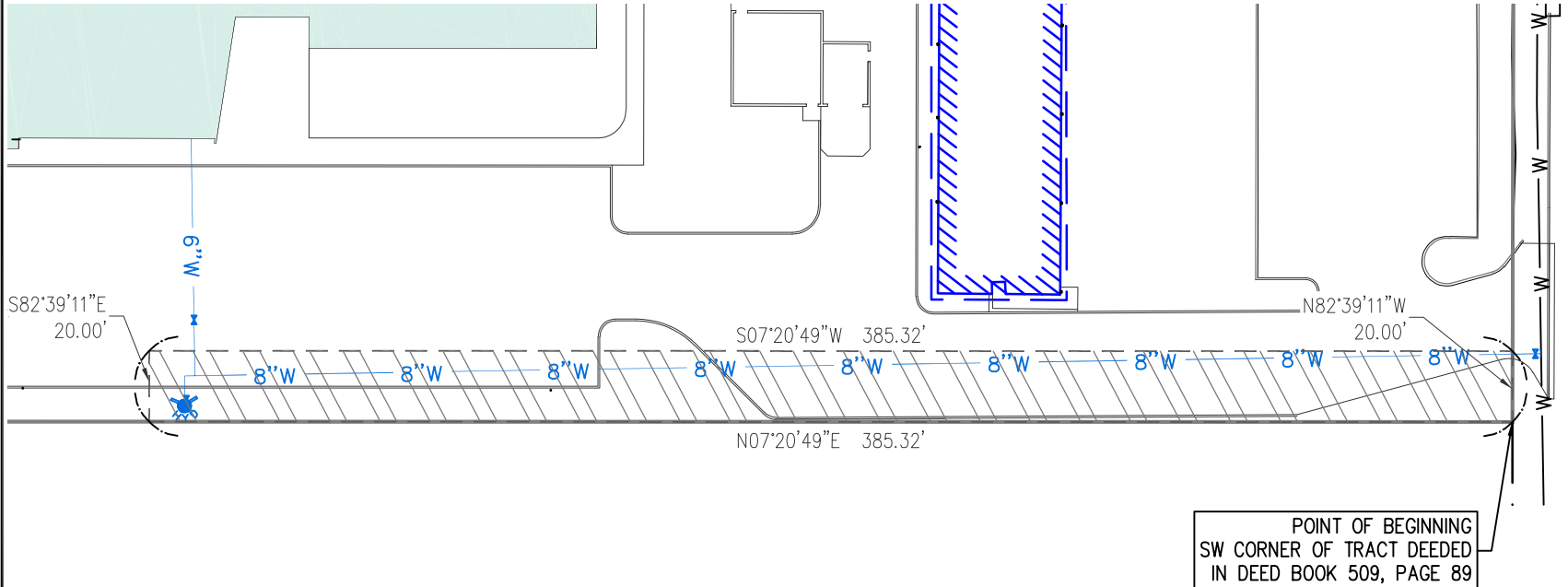
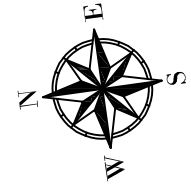
12-8-28



North Orientation In Accordance with the Missouri State Plane Coordinate System Eastern Zone, Grid North, Derived from GPS Observations From the MoDOT Virtual Reference System



HORIZONTAL SCALE



**KE KOEHLER**  
ENGINEERING AND LAND SURVEYING, INC.

Civil Engineering and Surveying Services  
194 Coker Lane - Cape Girardeau, MO 63701  
Phone: 572.335.3026  
www.koehlerengineering.com

EASEMENT EXHIBIT FOR  
**GIBSON BUSINESS CENTER**  
1112 LINDEN STREET  
CAPE GIRARDEAU, MO 63701

DATE: 12/19/2024

DRAWING  
**1** of 1

**LEGEND**

= WATER LINE EASEMENT

**Description of Water Line Easement**

A PART OF OUTLOT NO. 52, UNITED STATES PRIVATE SURVEY NO. 2199, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI.  
BEGIN AT THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED IN BOOK 509 AT PAGE 89, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF LINDEN STREET AND ALONG SOUTH LINE OF SAID BOOK AND PAGE NORTH 07°20'49" EAST, 385.32 FEET; THENCE SOUTH 82°39'11" EAST, 20.00 FEET; THENCE SOUTH 07°20'49" WEST, 385.32 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LINDEN STREET; THENCE NORTH 82°39'11" WEST, 20.00 FEET TO THE POINT OF BEGINNING.



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

**AGENDA REPORT**  
Cape Girardeau City Council

**SUBJECT**

A Resolution authorizing the City Manager to execute a Demolition Contract with Twin Cedars Tree LLC, for the demolition of a building located at 1226 Ranney Avenue, in the City of Cape Girardeau, Missouri.

**EXECUTIVE SUMMARY**

The attached resolution authorizes the City Manager to execute a contract for the demolition of a condemned building.

**BACKGROUND/DISCUSSION**

A certain building located at 1226 Ranney Avenue was declared a "dangerous building" per Chapter 7, Article XIII of the City's Code of Ordinances. Pursuant to the Code, a public hearing was held on June 10, 2024. The Building Supervisor issued an order to repair or demolish the building by August 9, 2024. The deadline has passed, and the property owner has not taken action to comply with the order. As provided for in the Code, the City may cause the building to be demolished and a special tax bill issued for the cost of the demolition. The City solicited bids for the demolition of the building. Four bids were received, ranging from \$5,200.00 to \$8,183.00. Twin Cedars Tree LLC was the lowest and best bidder. References have been submitted and approved. The demolition contract is attached, along with the bid tabulation.

**FINANCIAL IMPACT**

The City will use funds from the condemnation budget to cover the cost of the demolition. A special tax bill will be issued to recover the cost.

**STAFF RECOMMENDATION**

Staff recommends approval of the resolution authorizing the City Manager to execute the demolition contract.

<b>ATTACHMENTS:</b>	
Name:	Description:
<a href="#">25-24_Demolition_Contract_Twin_Cedars_Tree_1226_Ranney.doc</a>	Resolution
<a href="#">Demolition_Contract_-_1226_Ranney_Avenue_-_Twin_Cedars_Tree_LLC.pdf</a>	Demolition Contract - Twin Cedars Tree LLC
<a href="#">Bid_Tabulation.pdf</a>	Bid Tabulation

BILL NO. 25-24

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

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A DEMOLITION CONTRACT WITH TWIN CEDARS TREE LLC, FOR THE DEMOLITION OF A BUILDING 1226 RANNEY AVENUE, CITY OF CAPE GIRARDEAU, MISSOURI

---

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

ARTICLE 1. The City Manager, for and on behalf of the City of Cape Girardeau, Missouri, is hereby authorized to execute a Demolition Contract with Twin Cedars Tree LLC, for the demolition of a building located at 1226 Ranney Avenue, in the City of Cape Girardeau, Missouri. The Contract shall be in substantially the form attached hereto, which document is hereby approved by the City Council, and incorporated herein by reference, with such changes or amendments as shall be approved by the officers of the City executing the same. The officers, agents, and employees of the City are hereby authorized to execute all documents and take steps as they deem necessary and advisable to carry out and perform the purpose of this Resolution.

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

---

Stacy Kinder, Mayor

ATTEST:

---

Traci Weissmueller, Deputy City Clerk



## DEMOLITION CONTRACT

THIS DEMOLITION CONTRACT, hereinafter referred to as this "Contract", is entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the CITY OF CAPE GIRARDEAU, MISSOURI, a municipal corporation and political subdivision organized and existing under the laws of the State of Missouri, hereinafter referred to as the "City", and TWIN CEDARS TREE LLC, a Missouri Limited Liability Company, having its principal office and place of business at 1940 County Road 513, Altenburg, Missouri 63732, hereinafter referred to as the "Contractor". The City and the Contractor collectively are hereinafter referred to as the "Parties".

IN CONSIDERATION OF the mutual covenants contained herein and other good and valuable consideration, the Parties agree as follows:

1. The Contractor shall perform all of the below-described work on the following property, located in the City and County of Cape Girardeau, Missouri, hereinafter referred to as the "Property":

1226 Ranney Avenue

Scope of Work:

1. Remove all asbestos-containing materials (ACMs) in accordance with Missouri Department of Natural Resources regulations.
  2. Completely demolish and remove one-story single-family residence with basement.
  3. Completely demolish and remove detached shed.
  4. Remove all foundations, footings, slabs, steps, and walkways.
  5. Remove, and properly and legally dispose of, all rubbish and debris from site.
  6. Deposit clean fill and grade site.
  7. Apply grass seed and straw to site.
2. The Contractor shall be responsible for ensuring that all utilities are properly disconnected prior to demolition. This includes demonstrating to the Inspection Services Division that any private sanitary sewer lines existing on the Property are not shared with/do not serve other properties. If shared lines or lines serving other properties are found, then the contractor must notify the Inspection Services Division right away and suspend work until authorized to proceed.
3. All rubbish and debris shall be removed from the Property and properly and legally disposed. All holes left by removal of the basement, foundation, footings, etc. shall be filled with good dirt, free of debris, and compacted to a density equal to the surrounding ground (there shall be no burying of concrete or other materials). Dirt required for filling any holes shall be obtained from a site satisfactory to the City. Septic tanks and cisterns shall have tops removed, be pumped out, and filled with sand.
4. The Contractor shall be responsible for any damage to the sidewalks, alleys, or streets adjoining the Property. The Contractor shall take all necessary care to protect the nearby buildings, drives, motor vehicles, and all adjoining properties, and shall leave the same in a condition equal to that which now exists.
5. The Contractor shall provide all labor and materials, and furnish and direct, at its own expense, whatever equipment or work that may be necessary for the expeditious and proper execution of its duties under this Contract.
6. The Contractor shall secure, at its own expense, all permits, licenses, and consents required by law or necessary to perform the work and shall give all notices and pay all fees and otherwise comply with all applicable federal, state, and local laws, ordinances, rules, and regulations.

7. Prior to commencing the work, the Contractor shall furnish to the City a certified check or surety bond satisfactory to the City, in the amount of Five Thousand Two Hundred Dollars (\$5,200.00), conditioned on the performance by the Contractor of all its duties hereunder.
8. Prior to commencing the work, the Contractor shall file with the City a certificate of insurance naming the City as coinsured and showing that the Contractor has in force, for a period equal to the entire term of this Contract, a policy of comprehensive general and professional liability insurance insuring the Contractor against liability for personal injuries and property damage arising out of the work performed under this Contract, in a minimum amount of Five Hundred Seventeen Thousand Three Hundred Six Dollars (\$517,306.00) for injuries to any one (1) person, Three Million Four Hundred Forty-Eight Thousand Seven Hundred Ten Dollars (\$3,448,710.00) for injuries arising from any one (1) accident, and Three Million Four Hundred Forty-Eight Thousand Seven Hundred Ten Dollars (\$3,448,710.00) for property damage arising from any one (1) accident. If the State of Missouri raises the liability limits for municipalities, then the contractor shall increase its insurance to an amount equal to those increased liability limits. Furthermore, the Contractor shall provide and maintain, during the entire term of this Contract and until final acceptance of the work by the City, workers compensation insurance for all of its employees at the site of the work, in full compliance with federal and state requirements.
9. Prior to commencing the work, the Contractor shall participate in a pre-demolition meeting with the Inspection Services Division.
10. The Contractor shall complete the work herein described no later than forty-five (45) days after the date of this Contract. In the event that the work is not completed by the forty-five (45) day deadline, excepting extensions granted to the Contractor for delays caused by circumstances beyond their control, the Contractor shall pay to the City damages in the sum of Fifty Dollars (\$50.00) per day for each day over the forty-five (45) day deadline.
11. Upon satisfactory performance by the Contractor of its duties under this Contract, the submission of an invoice and lien waivers, and acceptance of the work by the City, the City shall pay the Contractor the sum of Five Thousand Two Hundred Dollars (\$5,200.00).
12. Should the Contractor at any time refuse or neglect to supply adequate materials or equipment, or a sufficient number of properly skilled workers, or fail in any respect to prosecute the work with promptness and diligence, or fail to comply with the terms of this Contract, the City may, at its election, immediately terminate this Contract, giving notice to the Contractor in writing of such election, and enter upon the Property and take possession of the same for the purpose of completing the work covered under this Contract, and may employ any other person or persons to finish the work and to provide the materials therefor at the expense of the Contractor.
13. By executing this Contract, the Contractor hereby indemnifies the City from all claims, demands, suits, and actions of every name and description brought against the City for, or on account of, any injuries or damages received or sustained by any parties by, or as a result of, the acts or omissions of the Contractor, their servants or agents, in doing the work herein described, or by, or as a result of, any negligence in guarding the same, or on account of any improper equipment or materials utilized in performing the work.
14. By executing this Contract, the Contractor hereby certifies that it is in compliance with all applicable OSHA training requirements.
15. The Contractor shall not assign or sublet this Contract or any portion thereof without the prior written consent of the City, nor shall the Contractor allow any person who is not an employee of the Contractor to perform any of the work herein described.
16. Failure of the City to insist in any one (1) or more instances on a strict performance of all of the terms or conditions of this Contract, or to exercise any right herein contained, shall not be construed as a future waiver

or relinquishment of the provisions or rights, but the same shall continue and remain in full force and effect. None of the terms or conditions of this Contract shall be altered, waived, modified, or abandoned in any manner except by written instrument executed by the Parties.

*(Signatures on the following page)*

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

CITY OF CAPE GIRARDEAU, MISSOURI

\_\_\_\_\_  
Dr. Kenneth Haskin, City Manager

ATTEST:

\_\_\_\_\_  
City Clerk

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

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned notary public, personally appeared Dr. Kenneth Haskin, City Manager of the City of Cape Girardeau, Missouri, a municipal corporation and political subdivision organized and existing under the laws of the State of Missouri, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that the foregoing instrument was signed and sealed on behalf of said City by authority of its City Council, 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 official seal in the State and County aforesaid, the date first above written.

\_\_\_\_\_  
Notary Public

My Commission Expires:

TWIN CEDARS TREE LLC

\_\_\_\_\_  
Gavin Kemper, Member

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

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned notary public, personally appeared Gavin Kemper, Member of Twin Cedars Tree LLC, a Missouri Limited Liability Company, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as the free act and deed of said Limited Liability Company.

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

\_\_\_\_\_  
Notary Public

My Commission Expires:

# City of Cape Girardeau

## Demolition Bid Opening – February 11, 2025

### Tabulation of Bids

<b>Contractor</b>	<b>LUMP SUM FOR FOUR BUILDINGS*</b>	<b>27 South Benton Street</b>	<b>1226 Ranney Avenue</b>
Steve's Hauling & Excavating	27,300.00	7,600.00	6,600.00
Twin Cedars Tree Service, LLC	35,600.00	11,300.00	5,200.00
JAC3 Contracting	29,800.00	7,800.00	6,000.00
Herzog Excavating & Demolition LLC	34,850.00	13,900.00	8,183.00

\*301 Mill Street, 915 Hickory Street, 107 South Hanover Street, 1024 Jefferson Avenue

	Steve's Hauling & Excavating	Twin Cedars Tree Service, LLC	JAC3 Contracting	Herzog Excavating & Demolition LLC
301 Mill Street	7,700.00	6,500.00	7,900.00	7,183.00
915 Hickory Street	7,700.00	10,000.00	8,900.00	11,271.00
107 South Hanover Street	5,900.00	7,100.00	7,000.00	7,263.00
1024 Jefferson Avenue	6,000.00	12,000.00	6,000.00	9,133.00
LUMP SUM FOR 4 BUILDINGS	27,300.00	35,600.00	29,800.00	34,850.00



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

**AGENDA REPORT**  
Cape Girardeau City Council

**SUBJECT**

A Resolution authorizing the City Manager to execute a Demolition Contract with Steve's Hauling and Excavating, LLC, for the demolition of buildings at various locations in the City of Cape Girardeau, Missouri.

**EXECUTIVE SUMMARY**

The attached resolution authorizes the City Manager to execute a contract for the demolition of five condemned buildings.

**BACKGROUND/DISCUSSION**

Certain buildings located at 301 Mill Street, 915 Hickory Street, 107 South Hanover Street, 1024 Jefferson Avenue, and 27 South Benton Street were declared "dangerous buildings" per Chapter 7, Article XIII of the City's Code of Ordinances. Pursuant to the Code, public hearings were held for all five buildings. The Building Supervisor issued an order to repair or demolish each building by a certain deadline. The deadlines have passed, and none of the property owners have taken action to comply with their respective orders. As provided for in the Code, the City may cause the buildings to be demolished and special tax bills issued for the costs of the demolitions. The City solicited bids for the demolition of four of the buildings as a group and the fifth one as a separate bid. Four bids were received. The bids ranged from \$27,300.00 to \$35,600.00 for the group of four buildings and \$7,600.00 to \$13,900.00 for the fifth building. Steve's Hauling and Excavating, LLC was the lowest and best bidder. References have been submitted and approved. The demolition contract is attached, along with the bid tabulation.

**FINANCIAL IMPACT**

The City will use funds from the condemnation budget to cover the costs of the demolitions. Special tax bills will be issued to recover the costs.

**STAFF RECOMMENDATION**

Staff recommends approval of the resolution authorizing the City Manager to execute the demolition contract.

**ATTACHMENTS:**

Name:	Description:
<a href="#">25-25_Demolition_Contract_Steve_s_Hauling_various_locations.doc</a>	Resolution
<a href="#">Demolition_Contract_-_301_Mill_915_Hickory_107_S_Hanover_1024_Jefferson_27_S_Benton_-_Steve_s_Hauling_Excavating_LLC.pdf</a>	Demolition Contract - Steve's Hauling and Excavating, LLC
<a href="#">Bid_Tabulation.pdf</a>	Bid Tabulation



BILL NO. 25-25

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

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A DEMOLITION CONTRACT WITH STEVE'S HAULING AND EXCAVATING, LLC, FOR THE DEMOLITION OF BUILDINGS AT VARIOUS LOCATIONS IN THE CITY OF CAPE GIRARDEAU, MISSOURI

---

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

ARTICLE 1. The City Manager, for and on behalf of the City of Cape Girardeau, Missouri, is hereby authorized to execute a Demolition Contract with Steve's Hauling and Excavating, LLC, for the demolition of buildings located at 301 Mill Street, 915 Hickory Street, 107 South Hanover Street, 1024 Jefferson Avenue, and 27 South Benton Street, in the City of Cape Girardeau, Missouri. The Contract shall be in substantially the form attached hereto, which document is hereby approved by the City Council, and incorporated herein by reference, with such changes or amendments as shall be approved by the officers of the City executing the same. The officers, agents, and employees of the City are hereby authorized to execute all documents and take steps as they deem necessary and advisable to carry out and perform the purpose of this Resolution.

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

---

Stacy Kinder, Mayor

ATTEST:

---

Traci Weissmueller, Deputy City Clerk



## DEMOLITION CONTRACT

THIS DEMOLITION CONTRACT, hereinafter referred to as this "Contract", is entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the CITY OF CAPE GIRARDEAU, MISSOURI, a municipal corporation and political subdivision organized and existing under the laws of the State of Missouri, hereinafter referred to as the "City", and STEVE'S HAULING AND EXCAVATING, LLC, a Missouri Limited Liability Company, having its principal office and place of business at 789 County Road 416, Oak Ridge, Missouri 63769, hereinafter referred to as the "Contractor". The City and the Contractor collectively are hereinafter referred to as the "Parties".

IN CONSIDERATION OF the mutual covenants contained herein and other good and valuable consideration, the Parties agree as follows:

1. The Contractor shall perform all of the below-described work on the following properties, located in the City and County of Cape Girardeau, Missouri, hereinafter referred to as the "Properties":

Location: 301 Mill Street

Scope of Work:

1. Remove vegetation around structure.
2. Remove all asbestos-containing materials (ACMs) in accordance with Missouri Department of Natural Resources regulations.
3. Completely demolish and remove one-and-one-half-story single-family residence with basement.
4. Remove all foundations, footings, slabs, steps, and walkways.
5. Remove, and properly and legally dispose of, all rubbish and debris from site.
6. Deposit clean fill and grade site.
7. Apply grass seed and straw to site.

Location: 915 Hickory Street

Scope of Work:

1. Remove all asbestos-containing materials (ACMs) in accordance with Missouri Department of Natural Resources regulations.
2. Completely demolish and remove one-story single-family residence with basement.
3. Completely demolish and remove detached garage.
4. Remove all foundations, footings, slabs, steps, and walkways (excluding driveway apron)
5. Remove, and properly and legally dispose of, all rubbish and debris from site.
6. Deposit clean fill and grade site.
7. Apply grass seed and straw to site.

Location: 107 South Hanover Street

Scope of Work:

1. Remove all asbestos-containing materials (ACMs) in accordance with Missouri Department of Natural Resources regulations.
2. Completely demolish and remove one-story single-family residence.
3. Remove all foundations, footings, slabs, steps, and walkways (excluding public sidewalk in front of residence).
4. Remove, and properly and legally dispose of, all rubbish and debris from site.
5. Deposit clean fill and grade site.
6. Apply grass seed and straw to site.

Location: 1024 Jefferson Avenue

Scope of Work:

1. Remove all asbestos-containing materials (ACMs) in accordance with Missouri Department of Natural Resources regulations.
2. Completely demolish and remove one-and-one-half-story single-family residence with basement.
3. Completely demolish and remove detached garage.
4. Remove all foundations, footings, slabs, steps, and walkways (excluding public sidewalk along front and side of residence and driveway north of/adjacent to detached garage).
5. Remove retaining wall along front and side of residence. Grade to 4:1 slope.
6. Remove, and properly and legally dispose of, all rubbish and debris from site.
7. Deposit clean fill and grade site.
8. Apply grass seed and straw to site.

Location: 27 South Benton Street

Scope of Work:

1. Remove all asbestos-containing materials (ACMs) in accordance with Missouri Department of Natural Resources regulations.
  2. Completely demolish and remove one-and-one-half-story single-family residence with basement.
  3. Completely demolish and remove detached shed.
  4. Remove all foundations, footings, slabs, steps, and walkways (excluding public sidewalk in front of residence and adjacent driveway).
  5. Remove, and properly and legally dispose of, all rubbish and debris from site.
  6. Deposit clean fill and grade site.
  7. Apply grass seed and straw to site.
2. The Contractor shall be responsible for ensuring that all utilities are properly disconnected prior to demolition. This includes demonstrating to the Inspection Services Division that any private sanitary sewer lines existing on the Properties are not shared with/do not serve other properties. If shared lines or lines serving other properties are found, then the contractor must notify the Inspection Services Division right away and suspend work until authorized to proceed.
  3. All rubbish and debris shall be removed from the Properties and properly and legally disposed. All holes left by removal of the basement, foundation, footings, etc. shall be filled with good dirt, free of debris, and compacted to a density equal to the surrounding ground (there shall be no burying of concrete or other materials). Dirt required for filling any holes shall be obtained from a site satisfactory to the City. Septic tanks and cisterns shall have tops removed, be pumped out, and filled with sand.
  4. The Contractor shall be responsible for any damage to the sidewalks, alleys, or streets adjoining the Properties. The Contractor shall take all necessary care to protect the nearby buildings, drives, motor vehicles, and all adjoining properties, and shall leave the same in a condition equal to that which now exists.
  5. The Contractor shall provide all labor and materials, and furnish and direct, at its own expense, whatever equipment or work that may be necessary for the expeditious and proper execution of its duties under this Contract.
  6. The Contractor shall secure, at its own expense, all permits, licenses, and consents required by law or necessary to perform the work and shall give all notices and pay all fees and otherwise comply with all applicable federal, state, and local laws, ordinances, rules, and regulations.

7. Prior to commencing the work, the Contractor shall furnish to the City a certified check or surety bond satisfactory to the City, in the amount of Thirty-Four Thousand Nine Hundred Dollars (\$34,900.00), conditioned on the performance by the Contractor of all its duties hereunder.
8. Prior to commencing the work, the Contractor shall file with the City a certificate of insurance naming the City as coinsured and showing that the Contractor has in force, for a period equal to the entire term of this Contract, a policy of comprehensive general and professional liability insurance insuring the Contractor against liability for personal injuries and property damage arising out of the work performed under this Contract, in a minimum amount of Five Hundred Seventeen Thousand Three Hundred Six Dollars (\$517,306.00) for injuries to any one (1) person, Three Million Four Hundred Forty-Eight Thousand Seven Hundred Ten Dollars (\$3,448,710.00) for injuries arising from any one (1) accident, and Three Million Four Hundred Forty-Eight Thousand Seven Hundred Ten Dollars (\$3,448,710.00) for property damage arising from any one (1) accident. If the State of Missouri raises the liability limits for municipalities, then the contractor shall increase its insurance to an amount equal to those increased liability limits. Furthermore, the Contractor shall provide and maintain, during the entire term of this Contract and until final acceptance of the work by the City, workers compensation insurance for all of its employees at the site of the work, in full compliance with federal and state requirements.
9. Prior to commencing the work, the Contractor shall participate in a pre-demolition meeting with the Inspection Services Division.
10. The Contractor shall complete the work herein described no later than ninety (90) days after the date of this Contract. In the event that the work is not completed by the ninety (90) day deadline, excepting extensions granted to the Contractor for delays caused by circumstances beyond their control, the Contractor shall pay to the City damages in the sum of Fifty Dollars (\$50.00) per day for each day over the ninety (90) day deadline.
11. Upon satisfactory performance by the Contractor of its duties under this Contract, the submission of an invoice and lien waivers, and acceptance of the work by the City, the City shall pay the Contractor the sum of Thirty-Four Thousand Nine Hundred Dollars (\$34,900.00).
12. Should the Contractor at any time refuse or neglect to supply adequate materials or equipment, or a sufficient number of properly skilled workers, or fail in any respect to prosecute the work with promptness and diligence, or fail to comply with the terms of this Contract, the City may, at its election, immediately terminate this Contract, giving notice to the Contractor in writing of such election, and enter upon the Properties and take possession of the same for the purpose of completing the work covered under this Contract, and may employ any other person or persons to finish the work and to provide the materials therefor at the expense of the Contractor.
13. By executing this Contract, the Contractor hereby indemnifies the City from all claims, demands, suits, and actions of every name and description brought against the City for, or on account of, any injuries or damages received or sustained by any parties by, or as a result of, the acts or omissions of the Contractor, their servants or agents, in doing the work herein described, or by, or as a result of, any negligence in guarding the same, or on account of any improper equipment or materials utilized in performing the work.
14. By executing this Contract, the Contractor hereby certifies that it is in compliance with all applicable OSHA training requirements.
15. The Contractor shall not assign or sublet this Contract or any portion thereof without the prior written consent of the City, nor shall the Contractor allow any person who is not an employee of the Contractor to perform any of the work herein described.
16. Failure of the City to insist in any one (1) or more instances on a strict performance of all of the terms or conditions of this Contract, or to exercise any right herein contained, shall not be construed as a future waiver

or relinquishment of the provisions or rights, but the same shall continue and remain in full force and effect. None of the terms or conditions of this Contract shall be altered, waived, modified, or abandoned in any manner except by written instrument executed by the Parties.

*(Signatures on the following page)*

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

CITY OF CAPE GIRARDEAU, MISSOURI

\_\_\_\_\_  
Dr. Kenneth Haskin, City Manager

ATTEST:

\_\_\_\_\_  
City Clerk

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

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned notary public, personally appeared Dr. Kenneth Haskin, City Manager of the City of Cape Girardeau, Missouri, a municipal corporation and political subdivision organized and existing under the laws of the State of Missouri, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that the foregoing instrument was signed and sealed on behalf of said City by authority of its City Council, 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 official seal in the State and County aforesaid, the date first above written.

\_\_\_\_\_  
Notary Public

My Commission Expires:

STEVE’S HAULING AND EXCAVATING, LLC

\_\_\_\_\_  
Steve Pleimann, Manager

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

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned notary public, personally appeared Steve Pleimann, Manager of Steve’s Hauling and Excavating, LLC, a Missouri Limited Liability Company, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as the free act and deed of said Limited Liability Company.

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

\_\_\_\_\_  
Notary Public

My Commission Expires:

# City of Cape Girardeau

## Demolition Bid Opening – February 11, 2025

### Tabulation of Bids

<b>Contractor</b>	<b>LUMP SUM FOR FOUR BUILDINGS*</b>	<b>27 South Benton Street</b>	<b>1226 Ranney Avenue</b>
Steve's Hauling & Excavating	27,300.00	7,600.00	6,600.00
Twin Cedars Tree Service, LLC	35,600.00	11,300.00	5,200.00
JAC3 Contracting	29,800.00	7,800.00	6,000.00
Herzog Excavating & Demolition LLC	34,850.00	13,900.00	8,183.00

\*301 Mill Street, 915 Hickory Street, 107 South Hanover Street, 1024 Jefferson Avenue

	Steve's Hauling & Excavating	Twin Cedars Tree Service, LLC	JAC3 Contracting	Herzog Excavating & Demolition LLC
301 Mill Street	7,700.00	6,500.00	7,900.00	7,183.00
915 Hickory Street	7,700.00	10,000.00	8,900.00	11,271.00
107 South Hanover Street	5,900.00	7,100.00	7,000.00	7,263.00
1024 Jefferson Avenue	6,000.00	12,000.00	6,000.00	9,133.00
LUMP SUM FOR 4 BUILDINGS	27,300.00	35,600.00	29,800.00	34,850.00



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

**AGENDA REPORT**  
Cape Girardeau City Council

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**SUBJECT**

A Resolution acknowledging receipt of an annexation petition for property located at 126 Dogwood Street and setting a public hearing regarding the proposed annexation.

**EXECUTIVE SUMMARY**

The City received a voluntary annexation petition for the property at 126 Dogwood Street. The property is contiguous and compact to the existing corporate limits of the City and therefore can be annexed at this time. The attached resolution acknowledges receipt of the petition and sets a public hearing for April 7, 2025.

**BACKGROUND/DISCUSSION**

The City received a voluntary annexation petition for the property at 126 Dogwood Street. The property is contiguous and compact to the existing corporate limits of the City and therefore can be annexed at this time. In order to move forward with annexation of the property, the City Council must pass a resolution acknowledging receipt of the annexation petition and setting a public hearing on the proposed annexation and zoning of the property. The attached resolution acknowledges receipt of the petition and sets a public hearing for April 7, 2025.

**STAFF RECOMMENDATION**

Staff recommends approval of the resolution acknowledging receipt of the annexation petition and setting a public hearing.

<b>ATTACHMENTS:</b>	
Name:	Description:
<a href="#">25-26 Acknowledge Annexation Petition 126 Dogwood.doc</a>	Resolution
<a href="#">Annexation Petition - 126 Dogwood Street - Executed.pdf</a>	126 Dogwood Street - Annexation Petition
<a href="#">Map - 126 Dogwood Street to be Annexed.pdf</a>	126 Dogwood Street - Annexation Map



A RESOLUTION ACKNOWLEDGING RECEIPT OF AN ANNEXATION PETITION FOR PROPERTY LOCATED AT 126 DOGWOOD STREET AND SETTING A PUBLIC HEARING REGARDING THE PROPOSED ANNEXATION

---

WHEREAS, a Petition for voluntary annexation has been presented to the City Council of the City of Cape Girardeau, Missouri, requesting that certain property be annexed into the City of Cape Girardeau, Missouri; and

WHEREAS, said Petition has been presented in accordance with Chapter 71.012 Revised Statutes of Missouri, which statute provides for voluntary annexation upon request of the affected property owners; and

WHEREAS, it is the desire of the City Council of the City of Cape Girardeau, Missouri, to consider whether such property should be annexed into the City of Cape Girardeau, Missouri.

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

ARTICLE 1. The City Council of the City of Cape Girardeau, Missouri, hereby accepts and receives a Petition for voluntary annexation of certain real estate, described as follows:

All of Lot Number One (1) of Bradley Heights Subdivision, Cape Girardeau County, Missouri as shown on Plat recorded in Plat Book Seven (7) at Page Seven (7), Office of Recorder of Deeds, Cape Girardeau County, Missouri.

ARTICLE 2. In accordance with Chapter 71.012 RSMo, it is now ordered that a public hearing be set for April 7, 2025, at which hearing any interested person, corporation, or political subdivision may present evidence regarding the proposed annexation.

ARTICLE 3. Notice of said public hearing shall be published in a newspaper of general circulation qualified to publish legal matters not less than seven (7) days prior to April 7, 2025.

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

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

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



IN RE: ANNEXATION

ROSE RUN LLC, Petitioner.

**PETITION FOR ANNEXATION**

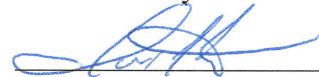
- 1. Comes now Rose Run LLC, a Missouri Limited Liability Company, and states that it is the owner of all fee interest of record of the following-described real property, currently addressed as **126 Dogwood Street**, being in Cape Girardeau County, Missouri:

All of Lot Number One (1) of Bradley Heights Subdivision, Cape Girardeau County, Missouri as shown on Plat recorded in Plat Book Seven (7) at Page Seven (7), Office of Recorder of Deeds, Cape Girardeau County, Missouri.

- 2. Rose Run LLC does hereby petition to have the above-described real property annexed to and included within the city limits of the City of Cape Girardeau, Missouri.
- 3. This Petition shall be a continuing obligation running with the land, and shall bind the subsequent owners as well as any heirs, executors, administrators, successors, assigns, and legal representatives of the current or subsequent owners. It is understood that this Petition will be recorded in the office of the Recorder of Deeds of Cape Girardeau County, Missouri, and will be of record.

WHEREFORE, Rose Run LLC agrees that the City Council of the City of Cape Girardeau, Missouri, should extend the city limits of the City of Cape Girardeau, Missouri, by ordinance to include the above-described real property, taking whatever action necessary to facilitate said annexation.

IN WITNESS WHEREOF, the undersigned has executed this Petition on this 14<sup>th</sup> day of February, 2025.

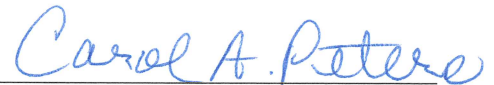


Justin Kertz, Member  
Rose Run LLC

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

BE IT REMEMBERED, that on this 14<sup>th</sup> day of February, 2025, before me, a Notary Public in and for said state, personally appeared Justin Kertz, Member of Rose Run LLC, a Missouri Limited Liability Company, known to me to be the person who executed the foregoing instrument, and acknowledged to me that he executed the same as the free act and deed of said Limited Liability Company for the purposes therein stated.

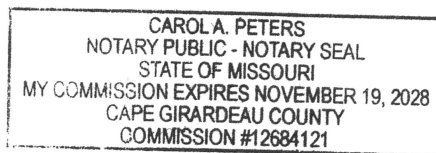
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State and County aforesaid, the date first above written.



(Signature)

Carol A. Peters

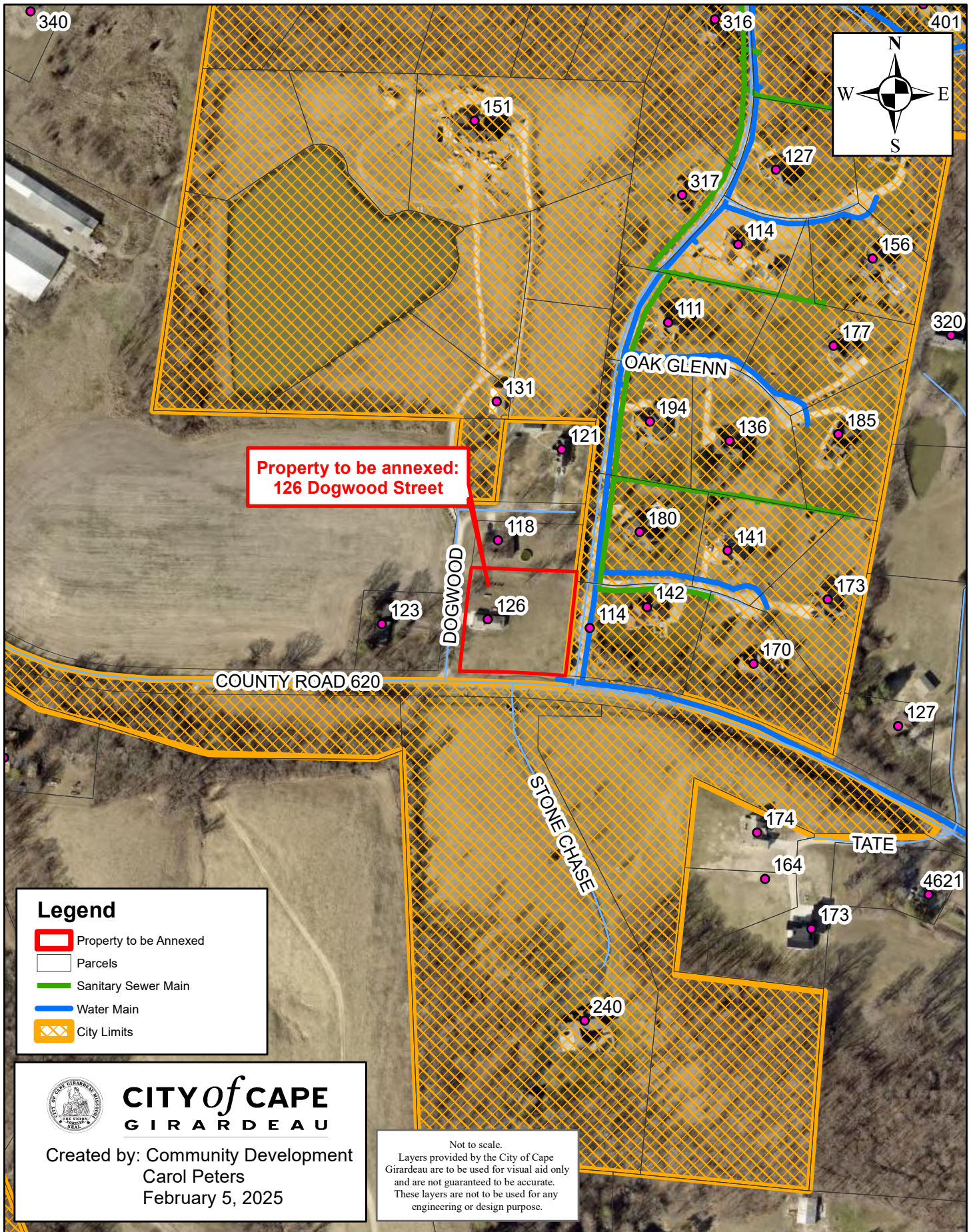
(Printed Name)



My Commission Expires:



# 126 Dogwood Street Annexation Request





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

**AGENDA REPORT**  
Cape Girardeau City Council

**SUBJECT**

An Ordinance approving the record plat of Webster Sprigg Subdivision.

**EXECUTIVE SUMMARY**

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

**BACKGROUND/DISCUSSION**

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

**STAFF RECOMMENDATION**

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

**BOARD OR COMMISSION RECOMMENDATION**

The Planning and Zoning Commission, at its February 12, 2025 meeting, recommended approval of the record plat with a vote of 5 in favor, 0 in opposition, and 0 abstaining.

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

BILL NO. 25-27

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

AN ORDINANCE APPROVING THE  
RECORD PLAT OF WEBSTER SPRIGG SUBDIVISION

---

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

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

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

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

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

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

ATTEST:

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




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

FILE: **Webster Sprigg Subdivision**

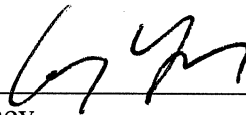
LOCATION: 24 North Sprigg Street

**STAFF REVIEW & COMMENTS:**

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

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

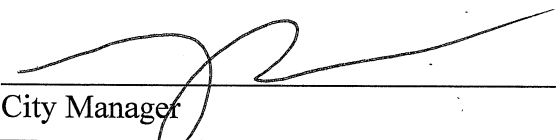
1/30/25  
\_\_\_\_\_  
Date

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

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

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

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

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

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***Planning & Zoning Commission***

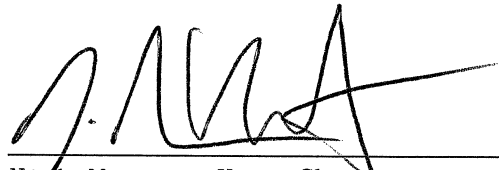
**RECOMMENDED ACTION:**

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

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

**COMMENTS:**

**CITIZENS COMMENTING AT MEETING:**

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

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***City Council Action***

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

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

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

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

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

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

**ADDITIONAL ITEMS REQUIRED**

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

See Instructions for more information.

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

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

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

**CERTIFICATION**

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

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

Applicant Signature and Printed Name

**01-07-2025**

Date

<b>OFFICE USE ONLY</b>			
Date Received & By	File #	MUNIS Application #	MUNIS Permit #
01-15-25		16118	
Review Fee Received \$	Recording Fee Received \$	<input type="checkbox"/> Check #	<input type="checkbox"/> Credit Card <input type="checkbox"/> Cash
220.-	71.-	2734 2736	
<b>Preliminary and Record Plats:</b>			
Planning & Zoning Commission Recommendation	Date	City Council Final Action	Date

# RECORD PLAT OF: WEBSTER SPRIGG SUBDIVISION

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

### SUBDIVISION DEDICATION

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

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

WEBSTER EXECUTIVE RECRUITMENT, LLC

By: JEDEDIAH D. WEBSTER, MEMBER

STATE OF MISSOURI )  
COUNTY OF CAPE GIRARDEAU ) ss.

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

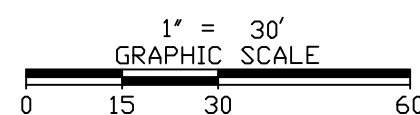
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public

My commission expires:



NORTH BASIS - GRID NORTH PER GPS OBSERVATION



VICINITY MAP



### SYMBOLS LEGEND

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

**NOTES**

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

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

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

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

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

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

I, \_\_\_\_\_, City Clerk of the City of Cape Girardeau, Missouri hereby certify that this plat was approved by the City of Cape Girardeau, Missouri by Ordinance No. \_\_\_\_\_ passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

**SURVEY CERTIFICATION**

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

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

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

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

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

STATE OF MISSOURI )  
COUNTY OF CAPE GIRARDEAU ) ss.

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

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

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

**AGENDA REPORT**  
Cape Girardeau City Council

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**SUBJECT**

An Ordinance approving the record plat of Younghouse Meadowbrook Subdivision.

**EXECUTIVE SUMMARY**

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

**BACKGROUND/DISCUSSION**

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

**STAFF RECOMMENDATION**

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

**BOARD OR COMMISSION RECOMMENDATION**

The Planning and Zoning Commission, at its February 12, 2025 meeting, recommended approval of the record plat with a vote of 5 in favor, 0 in opposition, and 0 abstaining.

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

BILL NO. 25-28

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

AN ORDINANCE APPROVING THE  
RECORD PLAT OF YOUNGHOUSE MEADOWBROOK SUBDIVISION

---

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

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

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

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

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

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Stacy Kinder, Mayor

ATTEST:

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Traci Weissmueller, Deputy City Clerk



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

FILE: **Younghouse Meadowbrook Subdivision**

LOCATION: 1246 & 1248 Meadowbrook Lane

**STAFF REVIEW & COMMENTS:**

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

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

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

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

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

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

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

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

***Planning & Zoning Commission***

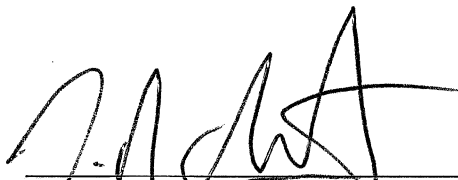
**RECOMMENDED ACTION:**

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

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

**COMMENTS:**

**CITIZENS COMMENTING AT MEETING:**

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

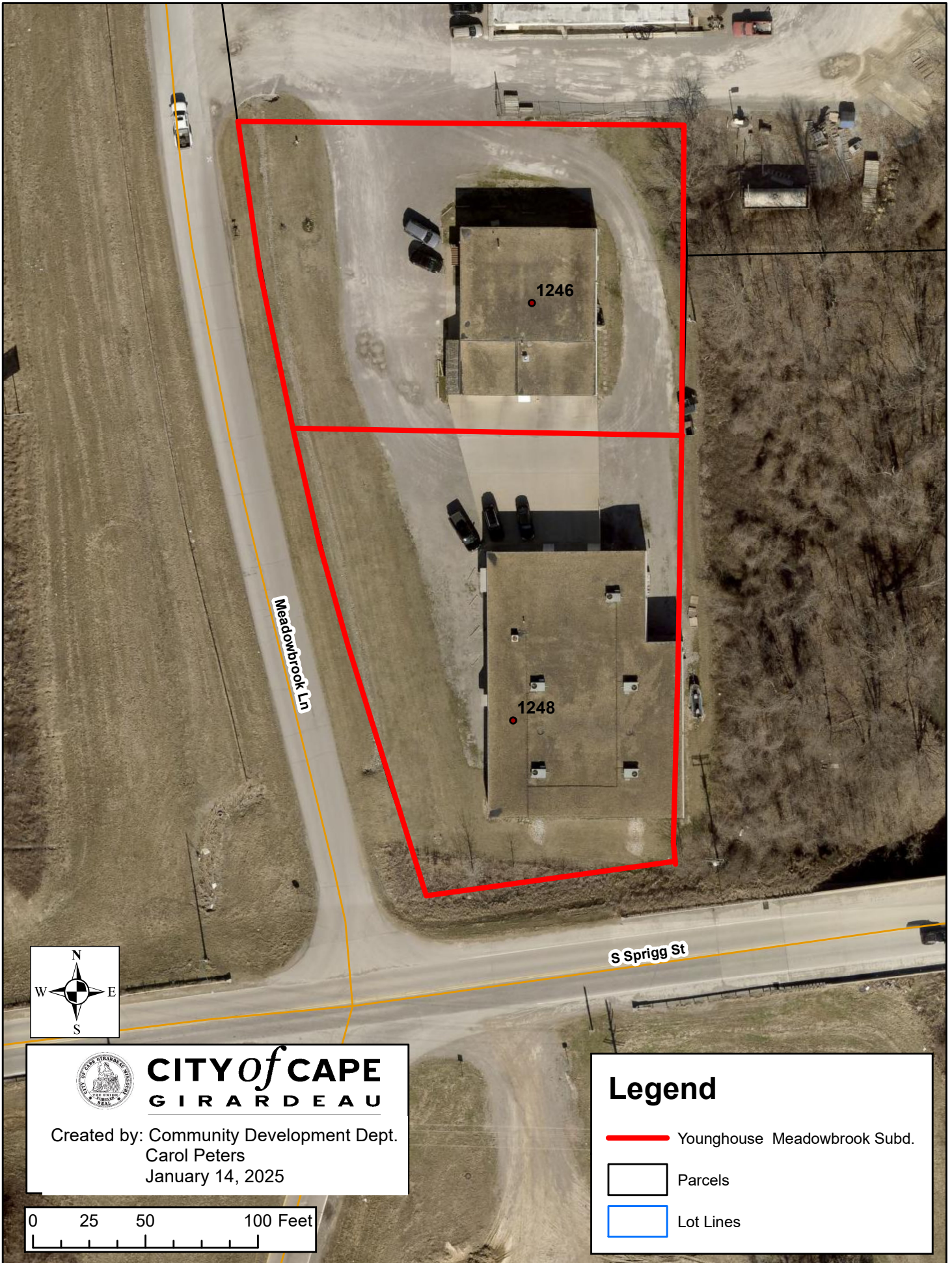
***City Council Action***

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

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

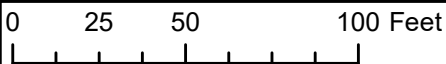


# Younghouse Meadowbrook Subdivision






**CITY of CAPE**  
**GIRARDEAU**

Created by: Community Development Dept.  
Carol Peters  
January 14, 2025



## Legend

-  Younghouse Meadowbrook Subd.
-  Parcels
-  Lot Lines





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

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

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

**ADDITIONAL ITEMS  
REQUIRED**

See Instructions for more information.

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

- Review Fee (payable to City of Cape Girardeau)  
\$21.00 per lot (~~\$210.00~~ minimum) <sup>220</sup>
- Recording Fee Deposit (payable to City of Cape Girardeau) <sup>220</sup>  

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

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

**CERTIFICATION**

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

Fred Younghouse FRED YOUNGHOUSE  
 Applicant Signature and Printed Name

1/8/24  
 Date

OFFICE USE ONLY			
Date Received & By	File #	MUNIS Application #	MUNIS Permit #
01-09-25		16107	
Review Fee Received \$	Recording Fee Received \$	<input type="checkbox"/> Check #	<input type="checkbox"/> Credit Card <input type="checkbox"/> Cash
220.-	71.-	2733	
Preliminary and Record Plats:			
Planning & Zoning Commission Recommendation	Date	City Council Final Action	Date

**City of Cape Girardeau**  
**Subdivision Plat Requirements**  
**(Record Plats)**

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

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

NAME OF SUBDIVISION: YOUNGHOUSE MEADOW BROOK SUBDIVISION

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



**MINIMUM REQUIREMENTS FOR RECORD PLATS (CONTINUED)**

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

# RECORD PLAT OF: YOUNGHOUSE MEADOWBROOK SUBDIVISION

PART OF THE NE 1/4 OF THE NE 1/4 OF FRACTIONAL SECTION 23,  
TOWNSHIP 30 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN,  
IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

### SUBDIVISION DEDICATION

I, THE UNDERSIGNED, FRED YOUNGHOUSE, TRUSTEE OF THE E. C. YOUNGHOUSE INTER VIVOS TRUST AGREEMENT OF APRIL 3, 1992, OWNER IN FEE OF A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF FRACTIONAL SECTION 23, TOWNSHIP 30 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, MISSOURI CONTAINING 1.15 ACRES (49,878.83 SQUARE FEET)(MORE OR LESS), DESCRIBED AS FOLLOWS: COMMENCING at the northeast corner of said fractional Section 23; thence S 01'28'56" E, 341.00 feet; thence S 88'31'04" W, 200.00 feet for the POINT OF BEGINNING; thence S 01'28'56" E, 274.70 feet to a point in the North Right of Way Line of Missouri State Highway 74; thence S 82'29'40" W along said North Right of Way Line, 113.00 feet to a point in the East Right of Way Line of Interstate 55 (Meadowbrook Lane); thence N 12'52'00" W along said East Right of Way Line, 188.00 feet to the point of curve of the arc of a curve to the Right having a radius of 1860.08 feet; thence northwesterly along the arc of said curve and along said East Right of Way Line, 166.14 feet (chord = N 10'17'25" W, 166.08 feet); thence S 89'58'56" E, 174.56 feet; thence S 01'53'56" E, 57.30 feet to the POINT OF BEGINNING; hereby declare that I have caused these presents to be subdivided into two (2) lots as numbered and designated on the annexed plat, which is a true and correct representation of said subdivision, and I have named said subdivision "YOUNGHOUSE MEADOWBROOK SUBDIVISION", subject to all existing easements, rights of way, restrictions and licenses which may exist thereon, either written or implied. The new utility easements shown hereon are hereby granted to the City of Cape Girardeau, Missouri, in perpetuity for public purposes, including the installation, maintenance, repair, replacement, and expansion of City water and sewer systems, and as may be authorized by said City to be used by a public or private utility provider for purposes related to the installation, maintenance, repair, replacement, and expansion of such utility systems. A private, perpetual, non-exclusive access easement is hereby established across all of Lot 1, excluding any portion thereof occupied by a building now or in the future, for the use and benefit of the current and future owners of Lot 2 and their tenants and invitees. Said access easement shall be for the sole purpose of providing ingress and egress for Lot 2.

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

THE E.C. YOUNGHOUSE INTER VIVOS TRUST AGREEMENT OF APRIL 3, 1992

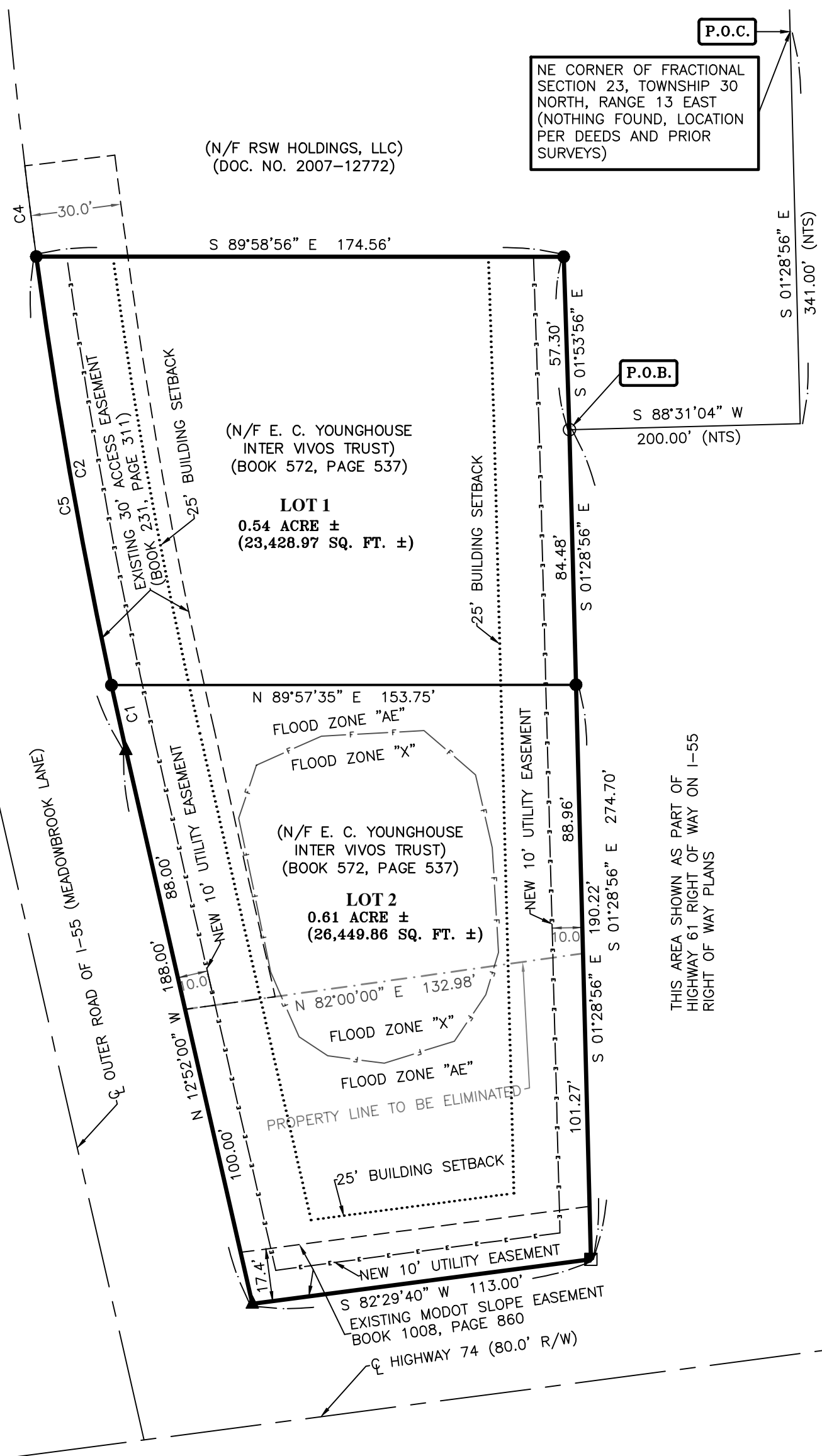
By: FRED YOUNGHOUSE, TRUSTEE

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a Notary Public in and for said State and County, personally appeared Fred Younghouse, who, being by me duly sworn, did say that he is the Trustee of The E. C. Younghouse Inter Vivos Trust Agreement of April 3, 1992, known to me to be the person who executed the within instrument in behalf of said Trust, and acknowledged to me that he executed the same as the free act and deed of said Trust.

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

My commission expires: \_\_\_\_\_  
Notary Public

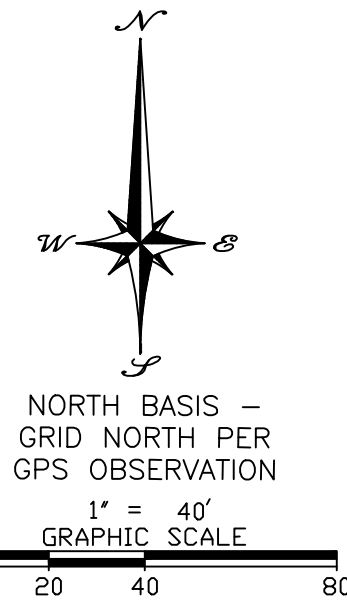


#### SYMBOLS LEGEND

1. ▲ = RIGHT OF WAY MARKER (FND).
2. ■ = 5/8" IRON ROD (FND).
3. ○ = 2" IRON PIPE (FND).
4. ● = 1/2" IRON ROD (SET).
5. ——— SUBDIVISION BOUNDARY LINE.
6. ——— NEW LOT LINE.
7. - - - - - PROPERTY LINE TO BE ELIMINATED.
8. - - - - - EXISTING EASEMENT LINE.
9. — E — E — NEW EASEMENT LINE.
10. - - - - - BUILDING SETBACK LINE.
11. ——— RIGHT-OF-WAY LINE.
12. - - - - - CENTERLINE.
13. ——— FLOOD ZONE BOUNDARY LINE.

#### FLOOD PLAIN STATEMENT

A PORTION OF THE PROPERTY FALLS WITHIN ZONE "AE" AS SET FORTH ON COMMUNITY PANEL NO. 29031C0264E WITH AN EFFECTIVE DATE OF 09/29/2011. ZONE "AE" IS A SPECIAL FLOOD HAZARD AREA WITH A BASE FLOOD ELEVATION ESTABLISHED.



- #### REFERENCES
1. NORTH BASIS = GRID NORTH PER GPS OBSERVATION.
  2. GLO PLAT AND NOTES.
  3. PRIOR SURVEYS BY:  
LARRY DOWDY SURVEYING  
FOR: E.C. YOUNGHOUSE TRUST DATED: 10/04/2010
  4. RIGHT OF WAY PLANS FOR I-55 AND HIGHWAY 74
  5. P.O.C. = POINT OF COMMENCEMENT.
  6. P.O.B. = POINT OF BEGINNING.
  7. N/F = NOW OR FORMERLY.
  8. (NTS) = NOT TO SCALE.

I, \_\_\_\_\_, City Clerk of the City of Cape Girardeau, Missouri hereby certify that this plat was approved by the City of Cape Girardeau, Missouri by Ordinance No. \_\_\_\_\_ passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

#### TITLE REFERENCES

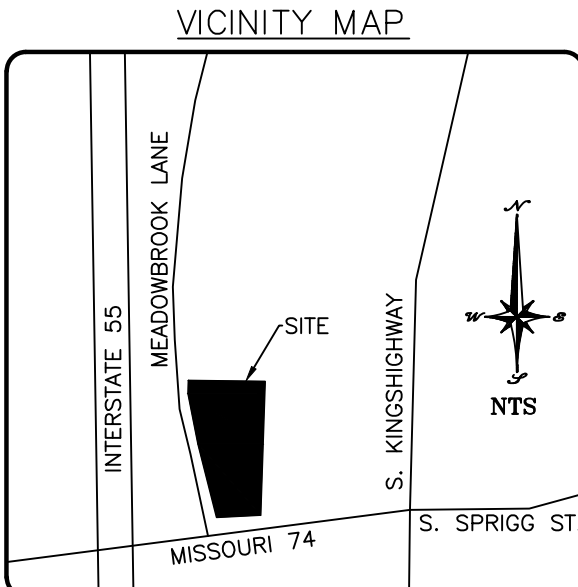
BOOK 572, PAGE 537 (SUB)  
DOC. NO. 2007-12772 (ADJ)  
BOOK 231, PAGE 311 (EASE)  
BOOK 1008, PAGE 860 (EASE)

#### SURVEY CERTIFICATION

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

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

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



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

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

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

#### SUBDIVISION NOTES

**ZONING**  
M-1, LIGHT MANUFACTURING/INDUSTRIAL DISTRICT.  
MINIMUM LOT AREA = NONE.  
MINIMUM LOT WIDTH = NONE.

**SETBACKS**  
FRONT YARD: 25 FEET.  
REAR YARD: 25 FEET.  
SIDE YARD: NONE, EXCEPT 10 FEET WHEN ADJACENT TO A RESIDENTIAL USE OR DISTRICT.

**LOT SIZES**  
TOTAL SUBDIVISION AREA = 1.15 ACRES (49,878.83 SQ. FEET)  
TOTAL NUMBER OF LOTS = 2  
LARGEST LOT = 0.61 ACRE (26,449.86 SQ. FT.)  
SMALLEST LOT = 0.54 ACRE (23,428.97 SQ. FT.)

A VARIANCE IS SHOWN FOR THE OMISSION OF THE REQUIRED 25-FOOT SETBACK ALONG THE REAR (NORTH) LOT LINE OF LOT 2.

AN EXCEPTION IS SHOWN FOR THE OMISSION OF THE REQUIRED 10-FOOT UTILITY EASEMENT ALONG THE REAR (NORTH) LOT LINE OF LOT 2.

**SUBDIVISION PLAT PREPARED FOR:**  
E. C. YOUNGHOUSE INTER VIVOS TRUST  
2537 BRIDLE PATH CT  
CAPE GIRARDEAU, MO 63701

**DOWDY AND DEJOURNETT SURVEYING**  
  
LARRY D. DOWDY, PLS 1518  
MATT DEJOURNETT, PLS 2015000226

DEJOURNETT SURVEYING, LLC.  
PROFESSIONAL LAND SURVEYORS  
(LS-2015007724)  
2401 STATE HIGHWAY PP  
SCOTT CITY, MO 63780  
Ph: (573) 579-4524  
mattdejournett@hotmail.com

MATTHEW D. DEJOURNETT  
PROFESSIONAL LAND  
SURVEYOR 2015000226  
2401 STATE HIGHWAY PP  
SCOTT CITY, MO 63780

E.C. YOUNGHOUSE  
INTER VIVOS TRUST  
1246 MEADOWBROOK LANE &  
1248 MEADOWBROOK LANE  
CAPE GIRARDEAU, MO  
CAPE GIRARDEAU COUNTY

DATE: 01/08/2025	REVISED:
JOB #: 2024-105	REVISED:
DRAWN BY: MDD	REVISED:
SURVEY CLASS: URBAN	REVISED:

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

**MEMORANDUM**  
Cape Girardeau City Council

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**SUBJECT**

Appointment of two members to the Tax Increment Financing Commission to terms expiring April 1, 2029.

**EXECUTIVE SUMMARY**

The appointments to the TIF Commission are made by the Mayor with the consent of a majority of the City Council.

Danny Essner has served on the TIF Commission since 2002. This term is set to expire April 1, 2025. Mr. Essner is not interested in re-appointment.

Albert Spradling III has served on the TIF Commission since 2002. This term is set to expire April 1, 2025. Mr. Spradling is not interested in re-appointment.

Staff has not received any applications from individuals interested in serving on the TIF Commission.

**BACKGROUND/DISCUSSION**

In April of 2002, the City Council appointed an 11-member TIF Commission to review and make recommendations with respect to proposed Tax Increment Financing Projects. Six members of the commission were appointed by the city, two by the school district, two by the county, and one by the outside taxing district that was within the project area. Commission members appointed by the City serve for a four-year term. The City positions on the commission are dedicated positions, while the remaining positions are project specific and are appointed at the time of the creation of a TIF project.

**GENERAL DIRECTION**

Unless directed otherwise, two appointments to the TIF Commission to terms expiring April 1, 2029, will appear on a future agenda for consideration.

**ATTACHMENTS:**

Name:	Description:
 <a href="#">TIF Roster.pdf</a>	TIF Roster

# TIF (Tax Increment Financing) Commission

## 2/18/2025 ROSTER

NAME		APPOINTED	TERM EXPIRES
Essner, Danny	city	4/5/2021	4/1/2025
		4/3/2017	4/1/2021
		3/18/2013	4/1/2017
		4/6/2009	4/1/2013
		4/4/2005	4/1/2008
		4/1/2002	4/1/2005
Gilligan, Rob	city	4/3/2023	4/1/2026
Haynes, Liz	city	5/20/2024	4/1/2028
Henry, Adrienne	city	4/4/2022	4/1/2026
		4/2/2018	4/1/2022
		8/3/2015	4/1/2018
Knudtson, Jay	city	4/15/2024	4/1/2028
		4/20/2020	4/1/2024
		4/4/2016	4/1/2020
		4/2/2012	4/1/2016
Spradling III, Albert	city	4/5/2021	4/1/2025
		4/3/2017	4/1/2021
		3/18/2013	4/1/2017
		4/6/2009	4/1/2013
		4/4/2005	4/1/2008
		4/1/2002	4/1/2005
Earnhart, Katie	other districts	Apr. 2023	to end of project
Glass, Neil	school district	Apr. 2023	to end of project
		Nov. 2018	
Herbst, Charles	county	Apr. 2023	to end of project
		Apr. 2020	
		July 2015	
Hudson, Roger	county	Apr. 2023	to end of project
		Apr. 2020	
		July 2015	
Welker, Matt	school district	Apr. 2023	to end of project
		Apr. 2020	

**DESCRIPTION:** Appointed by Mayor with consent of City Council. Two members appointed by school district, one member appointed by other taxing districts, two members appointed by County, term ending upon final approval of the redevelopment project. RSMo. 99.820.

**MEETING TIME:** Meetings called by Chairman as needed

**TERM LIMIT:** 4-Year Terms

**STAFF LIAISON:** Trevor Pulley, Assistant City Manager

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

**MEMORANDUM**  
Cape Girardeau City Council

**SUBJECT**

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

**EXECUTIVE SUMMARY**

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

**BACKGROUND/DISCUSSION**

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

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

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

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

**GENERAL DIRECTION**

Unless directed otherwise, one appointment to the Golf Course Advisory Board for a term expiring January 18, 2026, will be placed on a future agenda for consideration.

**ATTACHMENTS:**

Name:	Description:
<a href="#">D Dowling_Daniel.10-10-24.pdf</a>	Daniel Dowling Application
<a href="#">D Godwin_Holly.05-13-24.pdf</a>	Holly Godwin Application
<a href="#">D Green_James_W.07-05-2024.pdf</a>	James W Green Application
<a href="#">D HARRIS_C_DONALD_02.05.2025.pdf</a>	C. Donald Harris Application
<a href="#">D Kelley_Timothy_Lynn.09-19-24.pdf</a>	Timothy Kelley Application
<a href="#">D Snell_Jared.09-09-2024.pdf</a>	Jared Snell Application
<a href="#">D STITZ_DAN_02.28.2025.pdf</a>	Dan Stitz Application
<a href="#">D Underwood_Jody.08-14-2024.pdf</a>	Jody Underwood Application
<a href="#">D Golf_Course_AB_Roster.pdf</a>	Golf Course AB Roster
<a href="#">D Golf_Course_AB_Attendance.pdf</a>	Golf Course AB Attendance

# GOLF COURSE ADVISORY BOARD

## 2/18/2025 ROSTER

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

**P = Partial Term**

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

**TYPE OF BOARD:** Advisory

**NUMBER OF MEMBERS:** 9

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

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

**RESIDENCY:** City of Cape Girardeau

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

**COUNCIL LIAISON:**



# GOLF COURSE ADVISORY BOARD - ATTENDANCE RECORDS

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

Ordinance Effective: 04/13/2000

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

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

P = Present

A = Absent

NM = No Meeting or Meeting Cancelled

SMp = Special Meeting Present

SMA = Special Meeting Absent