

STUDY SESSION – November 4, 2024

NO ACTION TAKEN DURING THE STUDY SESSION

The Cape Girardeau City Council held a study session at the Cape Girardeau City Hall on Monday, November 4, 2024, starting at 5:00 p.m. with Mayor Stacy Kinder presiding and Council Members Mark Bliss, Ryan Essex, Dan Presson, Tameka Randle and Nate Thomas present. David J. Cantrell was absent.

REGULAR SESSION – November 4, 2024

CALL TO ORDER

The Cape Girardeau City Council convened in regular session at the Cape Girardeau City Hall on Monday, November 4, 2024, starting at 5:12 p.m. with Mayor Stacy Kinder presiding and Council Members Mark Bliss, Ryan Essex, Dan Presson, Tameka Randle and Nate Thomas present. David J. Cantrell was absent.

ADOPTION OF THE AGENDA

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

PUBLIC HEARINGS

A public hearing to consider a request for a special use permit for purposes of constructing, maintaining and operating a billboard at 3849 Business Park Place.

The Agenda report in the Agenda packet presented for the record includes a certified copy of the following items: (1) Section 30-104 entitled “Special Use Permits” from the City Code; (2) the application for Special Use Permit; and (3) the application file.

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

CONSENT AGENDA

Approval of the October 21, 2024, city council regular session minutes and the October 23, 2024 closed session minutes.

BILL NO. 24-104, an Ordinance amending Chapter 25 of the Code of Ordinances of the City of Cape Girardeau, Missouri, regarding Improvement of Parking Areas. Second and Third Readings.

BILL NO. 24-105, an Ordinance Amending Chapter 25 of the Code of Ordinances of the City of

Cape Girardeau, Missouri, regarding Access Management. Second and Third Readings.

BILL NO. 24-106, an Ordinance Amending Chapter 25 of the Code of Ordinances of the City of Cape Girardeau, Missouri, regarding Utilities. Second and Third Readings.

BILL NO. 24-107, an Ordinance Amending Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, regarding Accessory Structures and Uses. Second and Third Readings.

BILL NO. 24-108, an Ordinance authorizing the issuance of Tax Bills for various properties for the demolition of dangerous buildings, located in the City and County of Cape Girardeau, Missouri. Second and Third Readings.

BILL NO. 24-109, an Ordinance accepting Easements from various property owners for Whitener Street Sanitary Sewer relocation, in the City of Cape Girardeau, Missouri. Second and Third Readings.

BILL NO. 24-110, a Resolution authorizing the City Manager to execute a License and Indemnity Agreement with Broadway Theater, LLC, to place certain improvements at 805 Broadway, in the City of Cape Girardeau, Missouri. Reading and Passage.

BILL NO. 24-111, a Resolution authorizing the City Manager to execute License And Indemnity Agreements with property owners along Minnesota Avenue as part of the Minnesota Avenue and Highway 74 Intersection Improvement Project. Reading and Passage.

BILL NO. 24-112, a Resolution authorizing the City Manager to execute an agreement with Nip Kelley Equipment Company, Inc. for the Cape Rock Water Treatment Plant – Hydraulic Bottleneck Improvements. Reading and Passage.

Accept the improvements and Authorize Final Payment to Apex Paving Co., Inc. DBA ASA Asphalt for the 2023 Asphalt Overlay Program in the City of Cape Girardeau, Missouri.

Acceptance of the Bellevue Street Extension east of North Main Street.

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

BILL NO. 24-104 will be Ordinance NO. 5783; BILL NO. 24-105 will be Ordinance NO. 5784; BILL NO. 24-106 will be Ordinance NO. 5785; BILL NO. 24-107 will be Ordinance NO. 5786; BILL NO. 24-108 will be Ordinance NO. 5787; BILL NO. 24-109 will be Ordinance NO. 5788; BILL NO. 24-110 will be Resolution NO. 3630; BILL NO. 24-111 will be Resolution NO. 3631; and BILL NO. 24-112 will be Resolution NO. 3632.

ITEMS REMOVED FROM CONSENT AGENDA

Mayor removed from the table the second and third readings of BILL NO. 24-101 from the October 21, 2024, council meeting.

BILL NO. 24-101, an Ordinance granting a special use permit to KEENMAC, LLC for the purposes of constructing, maintaining, and operating a restaurant drive-through at 716 and 718 Broadway, in the City of Cape Girardeau, Missouri. Second and Third Readings.

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A Motion was made by Stacy Kinder, Seconded by Dan Presson, to amend the ordinance to include the new map in the Agenda packet that depicts the proposed traffic patterns in the Alleyway allowing ,
two-way traffic in the Alley on the north portion of the Alleyway, and one-way traffic in the Alley southbound to Broadway on the southern portion of the Alleyway.

David Atkins, 133 East Cape Rock Drive, spoke in opposition to the special use permit.

Jim Maevers, 727 Bellevue, spoke in opposition to the special use permit.

Joe Uzoaru, 612 Deevers Crossing, spoke in opposition to the special use permit.

Brandon Beninati, Todt Roofing and general contractor for Roni's Mac Bar, spoke in favor of the special use permit.

Dr. Steve Stovall, Professor of Management and Entrepreneurship at SEMO and Old Town Cape Board of Directors, spoke in favor of the special use permit.

Lee Schlitt, 2101 Woodhaven, owner of 710/714 Broadway, spoke in opposition to the special use permit.

Liz Haynes, Executive Director of Old Town Cape, spoke in favor of the special use permit.

Grace Keen, 1112 Meadow Lane and owner of Roni's Mac Bar, spoke in favor of the special use permit.

Janet Wilfong, 522 Broadway, spoke in opposition to the special use permit.

Amending motion passed. 6-0. Ayes: Bliss, Essex, Kinder, Randle, Presson, Thomas. Absent: Cantrell.

The original motion as amended to approve second and third reading passed. Motion passed. 6-0. Ayes: Bliss, Essex, Kinder, Randle, Presson, Thomas. Absent: Cantrell.

BILL NO. 24-101 will be Ordinance NO. 5789.

NEW ORDINANCES

BILL NO. 24-113, an Ordinance granting a special use permit to Derek and Karla Cornelius for purposes of constructing, maintaining, and operating a billboard at 3849 Business Park Place, in the City and County of Cape Girardeau, Missouri. First Reading. Mayor Kinder called for public appearances regarding this Bill. No one appeared.

A Motion was made by Mark Bliss, Seconded by Dan Presson, to approve.
Motion passed. 6-0. Ayes: Bliss, Essex, Kinder, Randle, Presson, Thomas. Absent: Cantrell.

BILL NO. 24-114, an Ordinance approving the record plat of Kneezle Shed Subdivision. First Reading. Mayor Kinder called for public appearances regarding this Bill. No one appeared.

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A Motion was made by Mark Bliss, Seconded by Dan Presson, to approve.
Motion passed. 6-0. Ayes: Bliss, Essex, Kinder, Randle, Presson, Thomas. Absent: Cantrell.

BILL NO. 24-115, an Ordinance approving the record plat of Lutheran Home Southwest Subdivision. First Reading. Mayor Kinder called for public appearances regarding this Bill. No one appeared.

A Motion was made by Ryan Essex, Seconded by Dan Presson, to approve.
Motion passed. 6-0. Ayes: Bliss, Essex, Kinder, Randle, Presson, Thomas. Absent: Cantrell.

BILL NO. 24-116, an Ordinance annexing land located at 3082 County Road 620 into the city limits of the City of Cape Girardeau, Missouri. First Reading. Mayor Kinder called for public appearances regarding this Bill. No one appeared.

A Motion was made by Dan Presson, Seconded by Mark Bliss, to approve.
Motion passed. 6-0. Ayes: Bliss, Essex, Kinder, Randle, Presson, Thomas. Absent: Cantrell.

BILL NO. 24-117, an Ordinance amending Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, by zoning newly annexed property located at 3082 County Road 620 as M-1, Light Manufacturing/Industrial District. First Reading. Mayor Kinder called for public appearances regarding this Bill. No one appeared.

A Motion was made by Dan Presson, Seconded by Nate Thomas, to approve.
Motion passed. 6-0. Ayes: Bliss, Essex, Kinder, Randle, Presson, Thomas. Absent: Cantrell.

BILL NO. 24-118, an Ordinance extending the boundaries of Ward 4 to include property newly annexed into the city limits of the City of Cape Girardeau, Missouri. First Reading. Mayor Kinder called for public appearances regarding this Bill. No one appeared.

A Motion was made by Dan Presson, Seconded by Mark Bliss, to approve.
Motion passed. 6-0. Ayes: Bliss, Essex, Kinder, Randle, Presson, Thomas. Absent: Cantrell.

BILL NO. 24-119, an Ordinance annexing land located at 3268 Perryville Road into the city limits of the City of Cape Girardeau, Missouri. First Reading. Mayor Kinder called for public appearances regarding this Bill. No one appeared.

A Motion was made by Dan Presson, Seconded by Mark Bliss, to approve.
Motion passed. 6-0. Ayes: Bliss, Essex, Kinder, Randle, Presson, Thomas. Absent: Cantrell.

BILL NO. 24-120, an Ordinance amending Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, by zoning newly annexed property located at 3268 Perryville Road as R-1, Single-Family Suburban Residential District. First Reading. Mayor Kinder called for public appearances regarding this Bill. No one appeared.

A Motion was made by Mark Bliss, Seconded by Dan Presson, to approve.
Motion passed. 6-0. Ayes: Bliss, Essex, Kinder, Randle, Presson, Thomas. Absent: Cantrell.

BILL NO. 24-121, an Ordinance extending the boundaries of Ward 4 to include property newly annexed into the city limits of 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 Ryan Essex, Seconded by Dan Presson, to approve.
Motion passed. 6-0. Ayes: Bliss, Essex, Kinder, Randle, Presson, Thomas. Absent: Cantrell.

APPOINTMENTS

Appointments to the Golf Course Advisory Board

A Motion was made by Dan Presson, Seconded by Ryan Essex, to appoint Josh Parham and Janet Esicar to the Golf Course Advisory Board for terms expiring November 12, 2027.
Motion passed. 6-0. Ayes: Bliss, Essex, Kinder, Randle, Presson, Thomas. Absent: Cantrell.

Appointment to the Tree Board

A Motion was made by Dan Presson, Seconded by Nate Thomas, to appoint Jonathan Notch to the Tree Board for a term expiring February 1, 2025.
Motion passed. 6-0. Ayes: Bliss, Essex, Kinder, Randle, Presson, Thomas. Absent: Cantrell.

OTHER BUSINESS

Appointment of Deputy City Clerk pursuant to Section 2-53 of the City Code.

A Motion was made by Dan Presson, Seconded by Mark Bliss, to appoint Traci Weissmueller as Deputy City Clerk effective October 21, 2024.
Motion passed. 6-0. Ayes: Bliss, Essex, Kinder, Randle, Presson, Thomas. Absent: Cantrell.

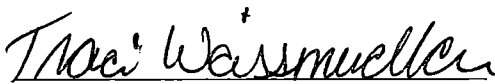
Set Regular City Council Meetings for the 2025 calendar year.

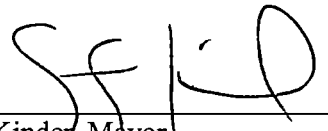
A Motion was made by Mark Bliss, Seconded by Dan Presson, to set the 2025 City Council Meetings per the recommendations of city staff.
Motion passed. 6-0. Ayes: Bliss, Essex, Kinder, Randle, Presson, Thomas. Absent: Cantrell.

MEETING ADJOURNMENT

A Motion was made to adjourn by Ryan Essex, Seconded by Dan Presson.
Motion passed. 6-0. Ayes: Bliss, Essex, Kinder, Randle, Presson. Thomas. Absent: Cantrell.

The regular session ended at 6:13 pm.


Traci Weissmueller, Deputy City Clerk


Stacy Kinder, Mayor



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