CITY OF CAPE GIRARDEAU, MISSOURI
City Council
Council Regular Session Agenda

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

City Hall Council Chambers
44 N. Lorimier Street
Cape Girardeau, MO 63701

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

November 3, 2025
5:00 PM

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

Invocation

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

Pledge of Allegiance

Study Session

Presentations

Technology Development for Public Safety - Chief Adam Glueck

Communications/Reports

Items for Discussion

Appearances by Advisory Board Applicants

Consent Agenda Review

Regular Session

A. Call to Order/Roll Call

B. Adoption of the Agenda

C. Public Hearings

C.1. A Public Hearing to consider a request to rezone property located at 121 South Sprigg Street from CBD (Central Business District) and DCC (Downtown Commercial Corridor Overlay District) to C-2 (Highway Commercial District). (Item No. F.1., BILL NO. 25-111)

D. 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.

D.1. Approval of the October 20, 2025 Regular Session and Closed Session Council Minutes.

D.2. BILL NO. 25-109, an Ordinance accepting a Permanent Sanitary Sewer Easement from South K, Inc., for property located at 211 South Kingshighway, in the City of Cape Girardeau, Missouri. Second and Third Readings.

D.3. BILL NO. 25-110, an Ordinance accepting Permanent Utility Easements from various property owners between South Sprigg Street and South Ellis Street, in the City of Cape Girardeau, Missouri. Second and Third Readings.

D.4. Motion to accept the sanitary sewer main improvements to serve 211 South Kingshighway (Hobby Lobby), into the City of Cape Girardeau.

D.5. A motion to accept the water and sanitary sewer main improvements to serve the Church of Latter Day Saints at 4450 LaSalle Avenue, in the City of Cape Girardeau.

E. Items Removed from Consent Agenda

F. 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.

F.1. BILL NO. 25-111, an Ordinance amending Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, by changing the zoning of property located at 121 South Sprigg Street, in the City and County of Cape Girardeau, Missouri, from CBD and DCC to C-2. First Reading. DEV - Ryan Shrimplin

F.2. BILL NO. 25-112, an Ordinance amending Chapter 25 of the Code of Ordinances of the City of Cape Girardeau, Missouri, regarding Number and Spacing of Driveways. First Reading. DEV - Ryan Shrimplin

F.3. BILL NO. 25-113, an Ordinance authorizing the issuance of a Special Tax Bill for property located at 1202 South Ellis Street Rear for the demolition of a dangerous building. First Reading. DEV - Ryan Shrimplin

G. Other Business

H. 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 Golf Course Advisory Board

Appointment to the Liquor License Review Board

Appointment to the River Campus Board of Managers

Appointments to the RCC Community Improvement District Board of Directors

Appointment to the Show Me Center Board of Managers

Silver Springs Community Improvement District Annual Report Fiscal Year ending June 30, 2025.

Advisory Board Minutes

Advisory Board Minutes

Staff:

AGENDA REPORT
Cape Girardeau City Council

Agenda: November 3, 2025

TITLE

Technology Development for Public Safety - Chief Adam Glueck

SUMMARY

Technology Development for Public Safety - Chief Adam Glueck

STAFF RECOMMENDATION

Technology Development for Public Safety - Chief Adam Glueck

ATTACHMENTS

- CGPD_DFR_Presentation_Packet (3).pdf

Cape Girardeau Police Department

Drone as First Responder (DFR) Program Overview

Prepared by: Patrolman Kyle Myrick
Presented to: City Management and Administrative Leadership

Program Overview

The Drone as First Responder (DFR) system enables CGPD to autonomously deploy a drone within seconds of a 911 call. The drone launches from an automated dock and streams real-time aerial video to officers and dispatchers, improving safety, transparency, and efficiency.

Key Capabilities

- Automated launch from Paladin Dock 1 / DJI Dock 1 in under 60 seconds.
- Real-time situational awareness prior to officer arrival.
- Thermal imaging, long-range hybrid zoom, and night-vision capabilities.
- Approx. 3-mile coverage radius with ~40-minute endurance (mission-dependent).
- Compatible with Dronesense and Paladin Watchtower for secure operations.

Funding & Assets

This initiative is partially funded through the **Hero's Fund (50% matching grant)** and the **Blue Shield Foundation**. CGPD will add the **DJI M4TD** (outdoor/tactical sensors) and **DJI Avata 2** (indoor/confined-space operations) to expand capability.

Community Benefits

- Faster, safer responses to emergencies.
- Improved situational awareness for officers and command.
- Enhanced transparency with recorded aerial footage.
- Positions Cape Girardeau as a statewide leader in public safety innovation.

The DFR Program represents a transformative step toward a modern, efficient, and transparent public-safety response capability for the City of Cape Girardeau.

Staff: Ryan Shrimplin, City Planner

Agenda: November 3, 2025

AGENDA REPORT
Cape Girardeau City Council

TITLE

A Public Hearing to consider a request to rezone property located at 121 South Sprigg Street from CBD (Central Business District) and DCC (Downtown Commercial Corridor Overlay District) to C-2 (Highway Commercial District). (Item No. F.1., BILL NO. 25-111)

SUMMARY

A rezoning application has been submitted for the property at 121 South Sprigg Street. The applicant is requesting that the property be rezoned from CBD (Central Business District) and DCC (Downtown Commercial Corridor Overlay District) to C-2 (Highway Commercial District). The immediately surrounding properties are zoned CBD (Central Business District) and DCC (Downtown Commercial Corridor Overlay District) to the north, east, and south, and C-1 (General Commercial District), C-2 (Highway Commercial District), and R-4 (Medium Density Multifamily Residential District) to the west. This area is characterized by commercial and residential uses. The Cape Vision 2040 Comprehensive Plan's Future Land Use Map shows the subject property as Urban Mixed Use.

A public hearing on the rezoning request has been scheduled for November 3, 2025. An ordinance rezoning the property to C-2 is on this agenda as a separate item.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

In considering a rezoning request, the Planning & Zoning Commission and the City Council must determine if the proposed zoning district is reasonable and in reasonable conformity with the existing uses and value of the immediately surrounding properties. The subject property is approximately 2.3 acres in area. It contains a large, vacant building (built in 1977) and a parking lot that covers 60% of the property. The building was last occupied by a grocery store. The property has been zoned CBD and DCC for many years, presumably because it has frontage on South Sprigg Street and is located downtown. While the property's location is appropriate for CBD and DCC zoning, its other characteristics are more typical of C-2 zoned properties. One of the adjacent properties to the west is zoned C-2, as are several properties on William Street further west. The property is for sale, and rezoning it to C-2 would allow it to be sold and occupied by a use that would fully utilize the space. For these reasons, the proposed zoning district is reasonable and in reasonable conformity with the existing uses and value of the immediately surrounding properties.

STAFF RECOMMENDATION

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

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission held a public hearing at its October 8, 2025 meeting and

recommended approval of the rezoning request by a vote of 9 in favor, 0 in opposition, and 0 abstaining.

PUBLIC OUTREACH

The City Council's public hearing was advertised in the Southeast Missourian on October 11, 2025. In addition, a sign containing the date, time, location, and subject of the Planning and Zoning Commission and City Council public hearings was posted on the property. Notices were also mailed to the adjacent property owners.

ATTACHMENTS

- Staff Review-Referral-Action Form.pdf
- Map - 121 South Sprigg Street - Zoning.pdf
- Map - 121 South Sprigg Street - FLU.pdf
- Application - 121 S Sprigg St REZ.pdf
- Sec. 30-65. - CBD, Central Business District.pdf
- Sec. 30-73. - DCC, Downtown Commercial Corridor Overlay District.pdf
- Sec. 30-67. - C-2, Highway Commercial District.pdf

CITY OF CAPE GIRARDEAU, MISSOURI

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

FILE NO. **1490** LOCATION: 121 South Sprigg Street

STAFF REVIEW & COMMENTS:

The City of Cape Girardeau is requesting to rezone the above listed property from CBD (Central Business District) to C-2 (Highway Commercial). SEE STAFF REPORT FOR FURTHER INFORMATION

City Planner _____ Date 9/30/25

City Attorney _____ Date 9/30/25

CITY MANAGER REFERRAL TO THE PLANNING AND ZONING COMMISSION:

City Manager _____ Date 10/1/25

Planning & Zoning Commission

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

RECOMMENDED ACTION:

	Favor	Oppose	Abstain		Favor	Oppose	Abstain
Trae Bertrand	☑	☐	☐	Gerry Jones	☑	☐	☐
Scott Blank	☑	☐	☐	Chris Martin	☑	☐	☐
Kevin Greaser	☑	☐	☐	Nick Martin	☑	☐	☐
Robbie Guard	☑	☐	☐	Emily McElreath	☑	☐	☐
Derek Jackson	☑	☐	☐				

VOTE COUNT: 9 **Favor** 0 **Oppose** 0 **Abstain**

COMMENTS:

CITIZENS COMMENTING AT MEETING:

Chris Martin
Planning & Zoning Commission Secretary

City Council Action

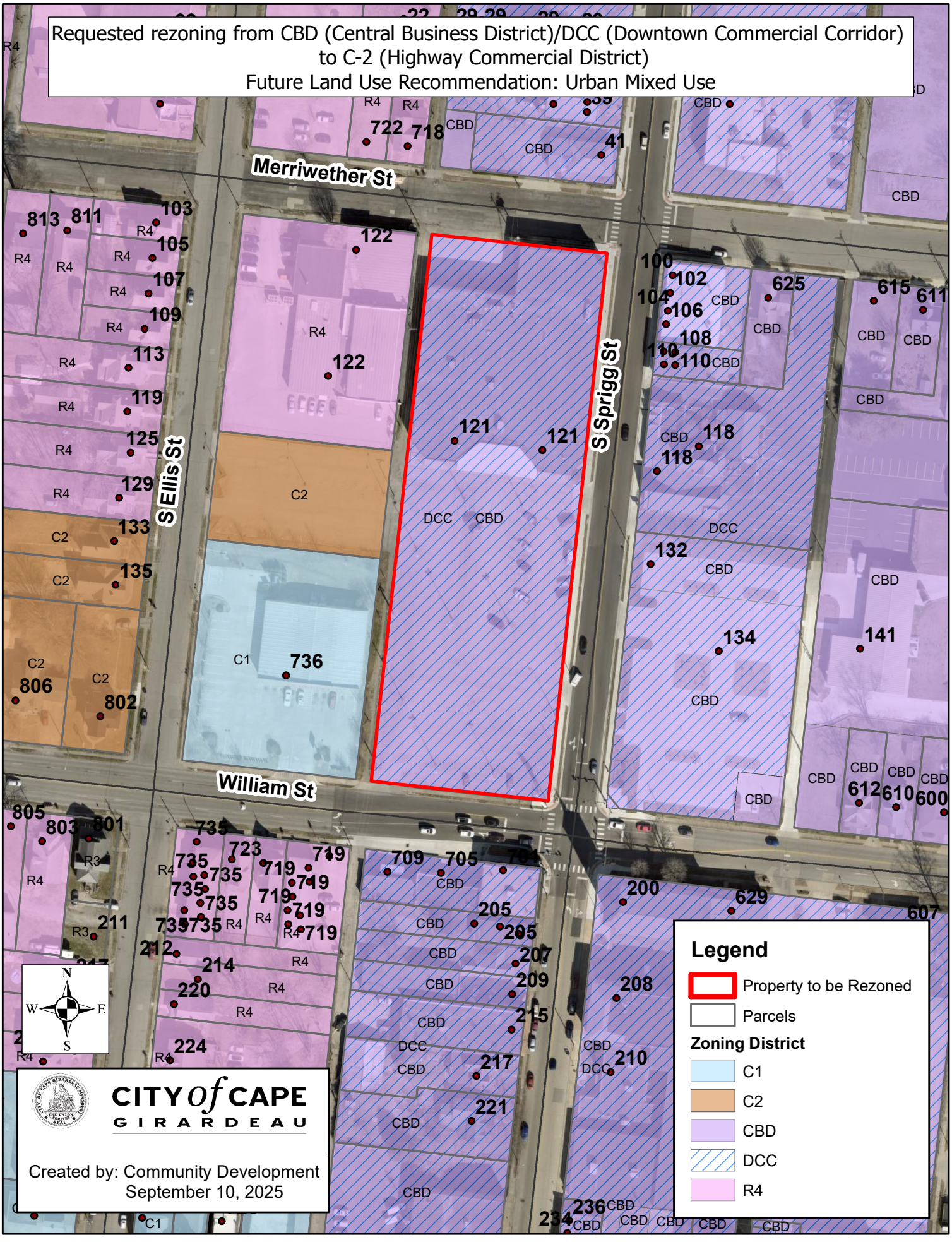
Posting Dates: Sign _____ *Newspaper* _____ *Public Hearing Date:* _____

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

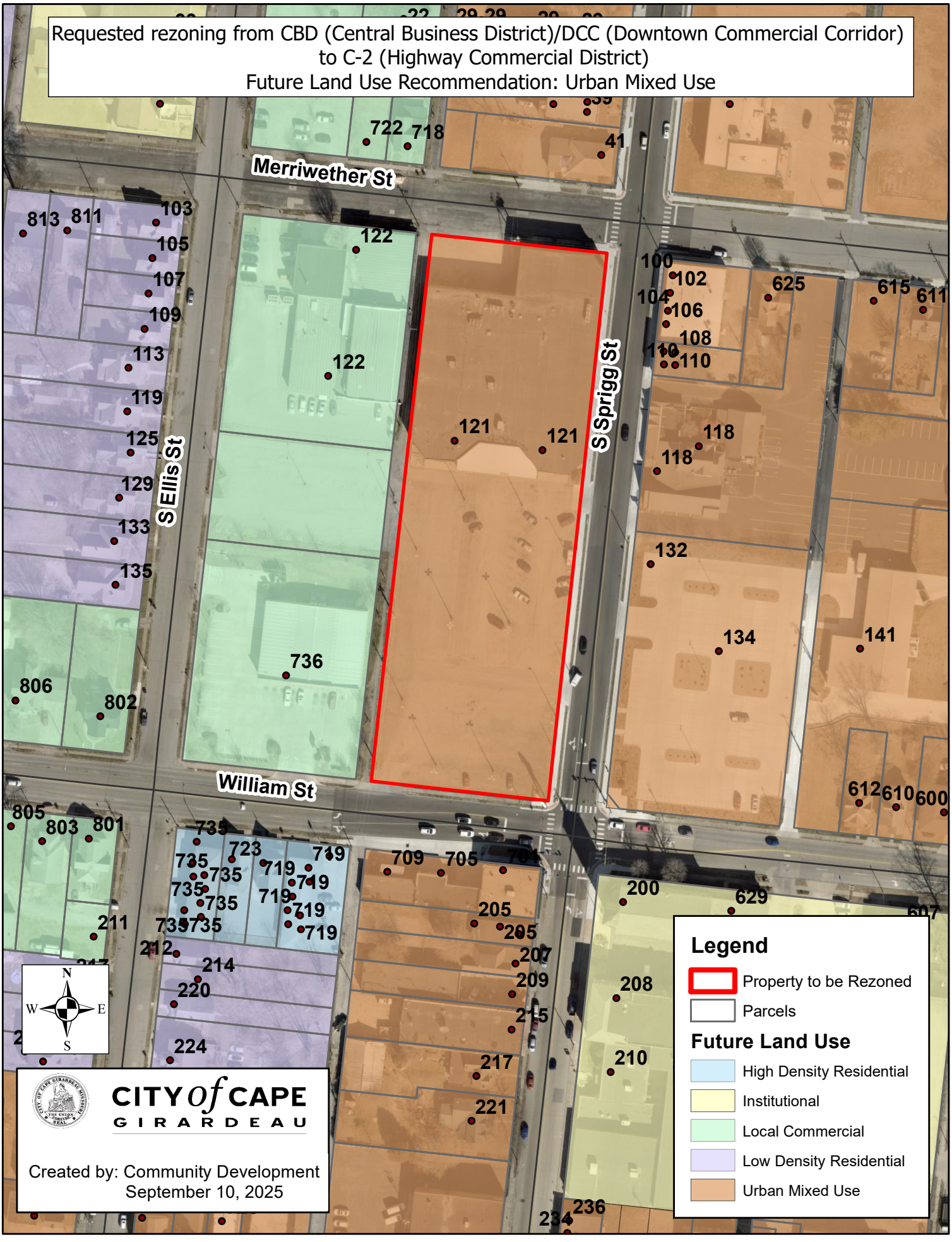
VOTE COUNT: _____ **Favor** _____ **Oppose** _____ **Abstain**

ORDINANCE # _____ **Effective Date:** _____

Rezoning Request - 121 South Sprigg Street



Rezoning Request - 121 South Sprigg Street



REZONING / SPECIAL USE PERMIT APPLICATION

CITY *of* CAPE GIRARDEAU

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

Property Address/Location

121 South Sprigg Street

Applicant		**Property Owner of Record** ☐ **Same as Applicant**	
City of Cape Girardeau		J & B Foods of Sikeston, Inc.	
Mailing Address 44 North Lorimier Street	City, State, Zip Cape Girardeau, MO 63701	Mailing Address P.O. Box 827	City, State, Zip Sikeston, MO 63801
Telephone (573) 339-6327	Email cityplanning@cityofcape.org	Telephone	Email
Contact Person Ryan Shrimplin		*(Attach additional owners information, if necessary)*	
Type of Request ☑ **Rezoning** ☐ **Special Use Permit** ☐ **Both**		**Proposed Special Use (Special Use Permit requests only)**	
Existing Zoning District CBD, Central Business District & DCC (Downtown Commercial Corridor)		**Proposed Zoning District (Rezoning requests only)** C-2, Highway Commercial District	

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

All of Lots 45, 46, 47, 48, and 49 in Range "A" of the Plat of the City of Cape Girardeau, Missouri as recorded in Plat Book 1 at Page 5 of the County land records, in the City and County of Cape Girardeau, Missouri.

Describe the proposed use of the property.

Vacant commercial building, formerly occupied by a grocery store. Proposed use is TBD.

Application continues on next page

OFFICE USE ONLY

Date Received & By 09-09-25 File # 1490 MUNIS Application # 17185 MUNIS Permit # _____

Application Fee Received $ N/A ☐ Check # _____ ☐ Credit Card ☐ Cash

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

Special Use Criteria (Special Use Permit requests only)
Explain how the special use permit request meets the criteria below. Attach additional sheets, if necessary.

1) *The proposed special use will not substantially increase traffic hazards or congestion.*

2) *The proposed special use will not substantially increase fire hazards.*

3) *The proposed special use will not adversely affect the character of the neighborhood.*

4) *The proposed special use will not adversely affect the general welfare of the community.*

5) *The proposed special use will not overtax public utilities.*

ADDITIONAL ITEMS REQUIRED

See Instructions for more information.

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

___ Base Application fee - $155.00 payable to City of Cape Girardeau
___ Planned Development rezoning only - Additional $92 payable to City of Cape Girardeau
✓ List of adjacent property owners *(see Instructions for requirements)*
✓ One (1) set of mailing envelopes, stamped and addressed to adjacent property owners OR $3.00 per adjacent property owner, if stamped envelopes are not submitted
___ One (1) full size copy of a plat or survey of the property, if available
___ One (1) full size set of plans, drawn to an appropriate scale, depicting existing features to be removed, existing features to remain, and all proposed features such as: buildings and structures, paved areas, curbing, driveways, parking stalls, trash enclosures, fences, retaining walls, light poles, detention basins, landscaping areas, freestanding signs, etc. (Planned Development rezonings and Special Use Permits only)
___ One (1) set of Planned Development documents (Planned Development rezonings only)

CERTIFICATIONS

The undersigned hereby certifies that:

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

Property Owner of Record Signature and Printed Name — Date

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

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

Applicant Signature and Printed Name — Date

9/15/25

DR. KENNETH HASKIN
CITY MANAGER

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. 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) Funeral homes or mortuaries.

(10) Governmental facilities.

(11) Health or fitness centers.

(12) Hospitals.

(13) Hotels or motels.

(14) Institutions of higher education, including universities and business, career, or technology schools.

(15) Instructional schools for art, dance, music, martial arts, or other disciplines.

(16) Libraries.

(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.

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.

(Ord. No. 5694, art. 1, 11-6-2023; Ord. No. 5831, art. 1, 5-5-2025)

Editor's note— Ord. No. 5694, art. 1, adopted Nov. 6, 2023, repealed the former § 30-65 and enacted a new section as set out herein. The former § 30-65 pertained to similar subject matter and derived from Ord. No. 5607, art. 1, adopted Dec. 19, 2022; and Ord. No. 5615, art. 2, adopted Feb. 6, 2023.

Sec. 30-73. - DCC, Downtown Commercial Corridor Overlay District.

(a) *Purpose.* This overlay district is designed to preserve the commercial integrity of major corridors in the downtown area. While this district permits residential uses on upper floors of buildings, or in the rear areas of the street level of buildings, commercial and retail uses on the street level storefronts promote the commercial integrity of these major corridors.

(b) *Permitted uses.* Residential uses, on upper floors only and rear of street level of buildings only.

(c) *Special uses.* First floor residential street frontage may be permitted in new construction and redevelopment projects.

(Code 1990, § 30-355; Ord. No. 4206, art. 31, 3-7-2011)

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

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

(b) *Permitted principal uses.*

(1) Arenas or stadiums.

(2) Art galleries or museums.

(3) Auditoriums or theaters.

(4) Banks or other financial institutions.

(5) Banquet facilities.

(6) Bed and breakfasts.

(7) Commercial day cares.

(8) Commercial recreation facilities.

(9) Comprehensive marijuana dispensary facilities, medical marijuana dispensary facilities, or microbusiness dispensary facilities, as permitted in section 30-118.

(10) Driving ranges.

(11) Funeral homes or mortuaries.

(12) Governmental facilities.

(13) Health or fitness centers.

(14) Helicopter landing pads, heliports or other landing areas in relationship with a hospital.

(15) Hospitals.

(16) Hotels or motels.

(17) Institutions of higher education, including business, career or technology schools.

(18) Instructional schools for art, dance, music, martial arts or other disciplines.

(19) Kennels.

(20) Libraries.

(21) Meeting halls.

(22) Microbreweries.

(23) Mini warehouses or self-storage units.

(24) Nurseries or greenhouses.

(25) Nursing homes.

(26) Offices.

(27) Outdoor storage facilities for recreational vehicles or watercraft.

(28) Parks or playgrounds.

(29) Personal service establishments.

(30) Pet grooming facilities.

(31) Police or fire stations.

(32) Residential treatment facilities.

(33) Restaurants or bars.

(34) Retail or rental establishments.

(35) Television or radio studios, including any transmitting facilities.

(36) Transit terminals.

(37) Transitional housing.

(38) Vehicle fueling, service or repair facilities, excluding body or paint shops.

(39) Vehicle washing facilities, automatic or hand wash.

(40) Veterinary clinics or animal hospitals.

(41) Warehouses or distribution centers.

(42) Wineries.

(c) *Permitted accessory uses.*

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

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

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

(d) *Special uses.*

(1) Amusement parks.

(2) Billboards, as permitted elsewhere in the city Code.

(3) Campgrounds, travel trailer or recreational vehicle parks.

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

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

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

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

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

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

(10) Vehicle body or paint shops.

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

(e) *Standards.*

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

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

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

c. Displays shall not impede vehicular or pedestrian access.

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

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

f. Displays shall be well kept and orderly.

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

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

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

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

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

(2) Minimum lot area: None.

(3) Minimum lot width: None.

(4) Minimum setbacks:

a. Front yard: 25 feet.

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

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

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

(Code 1990, § 30-334; Ord. No. 5211, art. 5, 7-15-2019; Ord. No. 5551, art. 1, 6-20-2022; Ord. No. 5615, art. 4, 2-6-2023)

Staff: Courtney Davis, Deputy City Clerk

AGENDA REPORT
Cape Girardeau City Council

Agenda: November 3, 2025

TITLE

Approval of the October 20, 2025 Regular Session and Closed Session Council Minutes.

STAFF RECOMMENDATION

Approve

ATTACHMENTS

- 2025.10.20 Council Minutes DRAFT.pdf

DRAFT

STUDY SESSION – October 20, 2025

NO ACTION TAKEN DURING THE STUDY SESSION

The Cape Girardeau City Council held a study session at the Cape Girardeau City Hall on Monday, October 20, 2025, at 5:00 p.m. with Mayor Stacy Kinder presiding and Council Members Mark Bliss, David Cantrell, Bryan Johnson, and Nate Thomas present. Dan Presson and Tameka Randle were absent.

REGULAR SESSION – October 20, 2025

CALL TO ORDER

The Cape Girardeau City Council convened in regular session at the Cape Girardeau City Hall on Monday, October 20, 2025, at 5:22 p.m. with Mayor Stacy Kinder presiding and Council Members Mark Bliss, David J. Cantrell, Bryan Johnson and Nate Thomas present. Dan Presson and Tameka Randle were absent.

ADOPTION OF THE AGENDA

A Motion was made by Mark Bliss, Seconded by Nate Thomas, to approve and adopt the agenda. Motion passed. 5-0. Ayes: Bliss, Cantrell, Johnson, Kinder, Thomas. Absent: Presson, Randle

CONSENT AGENDA

Approval of the October 6, 2025, Regular Session City Council Minutes.

BILL NO. 25-101, an Ordinance Establishing Utility Rates for the City of Cape Girardeau, Missouri, by Amending Chapter 29 Relating to Water Rates. Second and Third Readings.

BILL NO. 25-102, an Ordinance appropriating funds for operating expenditures, capital expenditures, and transfers for the fiscal year ending June 30, 2025. Second and Third Readings.

BILL NO. 25-103, an Ordinance approving the record plat of Park West Hospitality Center No. 6 Subdivision. Second and Third Readings.

BILL NO. 25-104, an Ordinance amending Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, by changing the zoning of property located at 815 Themis Street, in the City and County of Cape Girardeau, Missouri, from C-1 to RUMD. Second and Third Readings.

BILL NO. 25-105, an Ordinance granting a special use permit to Michael Morrow for the purposes of constructing, maintaining, and operating a vehicle tire sales, service and repair facility on property located at 401 and 415 South Sprigg Street, in the City and County of Cape Girardeau, Missouri. Second and Third Readings.

BILL NO. 25-106, an Ordinance vacating the City's interest in a portion of an alley right of way between South Sprigg Street and South Ellis Street, in the City of Cape Girardeau, Missouri. Second and Third Readings.

BILL NO. 25-107, a Resolution authorizing the City Manager to execute an agreement with Donohue & Associates, Inc., for Water System Capital Improvement Projects, in the City of Cape Girardeau, Missouri. Reading and Passage.

BILL NO. 25-108, a Resolution authorizing the City Manager to execute a License and Indemnity Agreement for installation of a sign in the Right Of Way adjacent to 531 Broadway, in the City of Cape Girardeau, Missouri. Reading and Passage

A Motion was made by David J. Cantrell, Seconded by Nate Thomas, to approve and adopt. Following discussion, Motion passed. 5-0. Ayes: Bliss, Cantrell, Johnson, Kinder, Thomas. Absent: Presson, Randle.

BILL NO. 25-101 will be Ordinance NO. 5865. BILL NO. 25-102 will be Ordinance NO. 5866. BILL NO. 25-103 will be Ordinance NO. 5867. BILL NO. 25-104 will be Ordinance NO. 5868. BILL NO. 25-105 will be Ordinance NO.5869. BILL NO. 25-106 will be Ordinance NO.5870. BILL NO 25-107 will be Resolution NO. 3687. BILL NO. 25-108 will be Resolution NO. 3688.

NEW ORDINANCES

BILL NO. 25-109, an Ordinance accepting a Permanent Sanitary Sewer Easement from South K, Inc., for property located at 211 South Kingshighway, 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 Nate Thomas, Seconded by Bryan Johnson, to approve. Following council discussion, motion passed. 5-0. Ayes: Bliss, Cantrell, Johnson, Kinder, Thomas. Absent: Presson, Randle

BILL NO. 25-110, an Ordinance accepting Permanent Utility Easements from various property owners between South Sprigg Street and South Ellis 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 David J. Cantrell, Seconded by Mark Bliss, to approve. Motion passed. 5-0. Ayes: Bliss, Cantrell, Johnson, Kinder, Thomas. Absent: Presson, Randle.

APPOINTMENTS

Appointment to the Board of Adjustment

A motion was made by Nate Thomas Seconded by Mark Bliss to appoint Jordan Drury and Dave Hinton as alternates to the Board of Adjustment for a term set to expire September 4, 2030.
Motion passed. 5-0. Ayes: Bliss, Cantrell, Johnson, Kinder, Thomas. Absent: Presson, Randle

Appointment to the Historic Preservation Commission

A motion was made by Mark Bliss Seconded by Nate Thomas to appoint Molly McNabb to the Historic Preservation Commission for a term set to expire April 16, 2027.
Motion passed. 5-0. Ayes: Bliss, Cantrell, Johnson, Kinder, Thomas. Absent: Presson, Randle

Appointment to the Planning and Zoning Commission.

A motion was made by Nate Thomas Seconded by David J. Cantrell to appoint Gerald Jones and Blake Hagedorn to the Planning and Zoning Commission for a term set to expire November 01, 2029.
Motion passed. 5-0. Ayes: Bliss, Cantrell, Johnson, Kinder, Thomas. Absent: Presson, Randle

Appointment to the Parks and Recreation Board

A motion was made by David J. Cantrell Seconded by Nate Thomas to appoint Tamera Buck, Percy Huston and John Spear to the Parks and Recreation Board for a term set to expire October 29, 2028.
Motion passed. 5-0. Ayes: Bliss, Cantrell, Johnson, Kinder, Thomas. Absent: Presson, Randle

OTHER BUSINESS

Set Regular City Council Meetings for the 2026 calendar year.

A motion was made by Mark Bliss Seconded by Nate Thomas to change the following council meetings in 2026 and adopt the council meeting schedule as listed in the council report.

Motion passed. 5-0. Ayes: Bliss, Cantrell, Johnson, Kinder, Thomas. Absent: Presson, Randle

MEETING ADJOURNMENT

A Motion was made by David J. Cantrell, Seconded by Nate Thomas, to adjourn to closed session, pursuant to RSMo. Sections 610.021(2) to discuss leasing, purchase or sale of real estate.

Motion passed. 5-0. Ayes: Bliss, Cantrell, Johnson, Kinder, Thomas. Absent: Presson, Randle

The regular session ended at 5:32 p.m.

_____
Stacy Kinder, Mayor

_____
Gayle L. Conrad, City Clerk

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Staff: Trevor Pulley, Assistant City Manager

AGENDA REPORT
Cape Girardeau City Council

Agenda: November 3, 2025

TITLE

BILL NO. 25-109, an Ordinance accepting a Permanent Sanitary Sewer Easement from South K, Inc., for property located at 211 South Kingshighway, in the City of Cape Girardeau, Missouri. Second and Third Readings.

SUMMARY

The owner of the property with address ranges from 201 - 215 S. Kingshighway, South K, Inc., initiated and completed work to reroute a sanitary sewer line across a section of the parking lot on the south side of the building that contains Hobby Lobby. This sewer line was inspected and meets City Specs for acceptance as City owned infrastructure. However, this new sewer main line lies outside of the existing easement area. A new easement is being granted to cover this new sewer main.

FINANCIAL IMPACT

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

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 Infrastructure in, on, upon, under or across said property, together with all the useful, necessary and proper adjuncts, appurtenances, and appliances in connection therewith.

STAFF RECOMMENDATION

Staff recommends approval of the attached Ordinance accepting a Permanent Sanitary Sewer Easement from South K, Inc. at 211 S Kingshighway.

ATTACHMENTS

- 25-109_PSSE__South_K_211_s.Kingshighway.doc
- Signed Easement Hobby Lobby.pdf
- GOOD Sewer Esmt Exhibit - Updated 5.pdf
- South K Inc Sub w Addressing.pdf

BILL NO. 25-109 ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A PERMANENT SANITARY SEWER EASEMENT FROM SOUTH K, INC., FOR PROPERTY LOCATED AT 211 SOUTH KINGSHIGHWAY, IN THE CITY OF CAPE GIRARDEAU, MISSOURI

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

ARTICLE 1. The City of Cape Girardeau, Missouri, hereby accepts, and agrees to accept, a Permanent Sanitary Sewer Easement from South K, Inc., for property located at 211 South Kingshighway, in the City of Cape Girardeau, Missouri, described as follows:

ALL THAT PART OF LOT 1 OF SOUTH K, INC., A SUBDIVISION RECORDED IN THE CAPE GIRARDEAU COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2016-14506, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERN MOST POINT OF LOT 2 OF SOUTH K, INC., A SUBDIVISION RECORDED IN THE CAPE GIRARDEAU COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2016-14506, STATE OF MISSOURI; THENCE SOUTH 37°52'50" WEST, 633.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42°13'29" WEST, 32.92 FEET; THENCE NORTH 84°01'04" WEST, 199.65 FEET; THENCE NORTH 26°10'26" WEST, 23.62 FEET; THENCE SOUTH 84°01'05" EAST, 202.08 FEET; THENCE NORTH 42°13'29" EAST, 22.78 FEET; THENCE SOUTH 47°46'31" EAST, 20.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.12 ACRES, MORE OR LESS.

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

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

_____
Stacy Kinder, Mayor

ATTEST:

_____
Courtney Davis, Deputy City Clerk

CITY OF CAPE GIRARDEAU MISSOURI
THE UNION FOREVER
SEAL

PERMANENT SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS: **SOUTH K, INC.,** a Missouri Corporation, 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:

ALL THAT PART OF LOT 1 OF SOUTH K, INC., A SUBDIVISION RECORDED IN THE CAPE GIRARDEAU COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2016-14506, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERN MOST POINT OF LOT 2 OF SOUTH K, INC., A SUBDIVISION RECORDED IN THE CAPE GIRARDEAU COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2016-14506, STATE OF MISSOURI; THENCE SOUTH 37°52'50" WEST, 633.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42°13'29" WEST, 32.92 FEET; THENCE NORTH 84°01'04" WEST, 199.65 FEET; THENCE NORTH 26°10'26" WEST, 23.62 FEET; THENCE SOUTH 84°01'05" EAST, 202.08 FEET; THENCE NORTH 42°13'29" EAST, 22.78 FEET; THENCE SOUTH 47°46'31" EAST, 20.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.12 ACRES, MORE OR LESS.

Said right, privilege, permission and authority to enter in and upon said property above described is granted for the purpose of enabling the City of Cape Girardeau, Missouri, its agents, servants and assigns to excavate, build, maintain, construct, operate, and repair said sanitary sewer 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.

(Signature Page to Follow)

This area intentionally left blank.

The undersigned covenant that they are 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 25TH day of SEPTEMBER, 2025.

Signature

SCOTT A. RHODES,
Printed Name and Title
VICE PRESIDENT

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

BE IT REMEMBERED, that on this 25th day of September, 2025, before me, the undersigned notary public, personally appeared Scott Rhodes who did state they are the Vice President of **SOUTH K, INC.**, a Missouri Corporation, who being by me duly sworn, did state that they are owners in fee of the above said property, have executed the within instrument as a free act and deed as owners of said property and acknowledge that they have executed the same for the purposes therein contained.

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

Notary Public

K ROMANO
Notary Public - Notary Seal
STATE OF MISSOURI
Scott County
My Commission Expires: Apr. 20, 2029
Commission #13772983

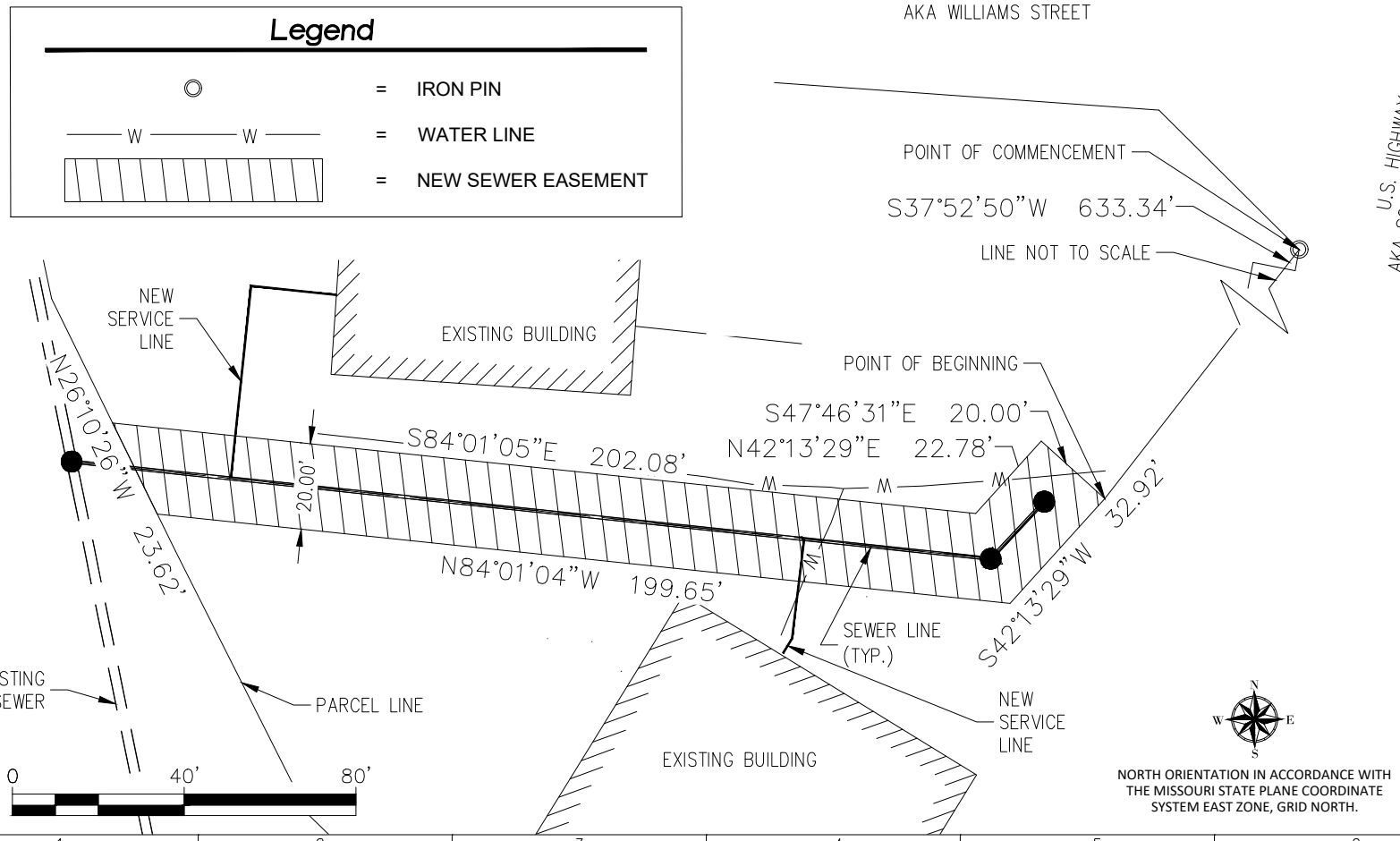
My Commission Expires:

April 20, 2029

DESCRIPTION

ALL THAT PART OF LOT 1 OF SOUTH K, INC., A SUBDIVISION RECORDED IN THE CAPE GIRARDEAU COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2016–14506, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERN MOST POINT OF LOT 2 OF SOUTH K, INC., A SUBDIVISION RECORDED IN THE CAPE GIRARDEAU COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2016–14506, STATE OF MISSOURI; THENCE SOUTH 37°52'50" WEST, 633.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42°13'29" WEST, 32.92 FEET; THENCE NORTH 84°01'04" WEST, 199.65 FEET; THENCE NORTH 26°10'26" WEST, 23.62 FEET; THENCE SOUTH 84°01'05" EAST, 202.08 FEET; THENCE NORTH 42°13'29" EAST, 22.78 FEET; THENCE SOUTH 47°46'31" EAST, 20.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.12 ACRES, MORE OR LESS.



KOEHLER ENGINEERING AND LAND SURVEYING, INC.
MO LS COA: LS 000262 MO ENGINEERING COA: 2003019634
Civil Engineering and Surveying Services
1640 Carter Lane, Cape Girardeau, Missouri 63701
Phone: 573.335.3026 - www.koehlerengineering.com

SEWER EASEMENT FOR SOUTH K, INC.
211 S KINGSHIGHWAY
CAPE GIRARDEAU, MO 63703

DATE: 15 JUL 2025

DRAWING 1 OF 1

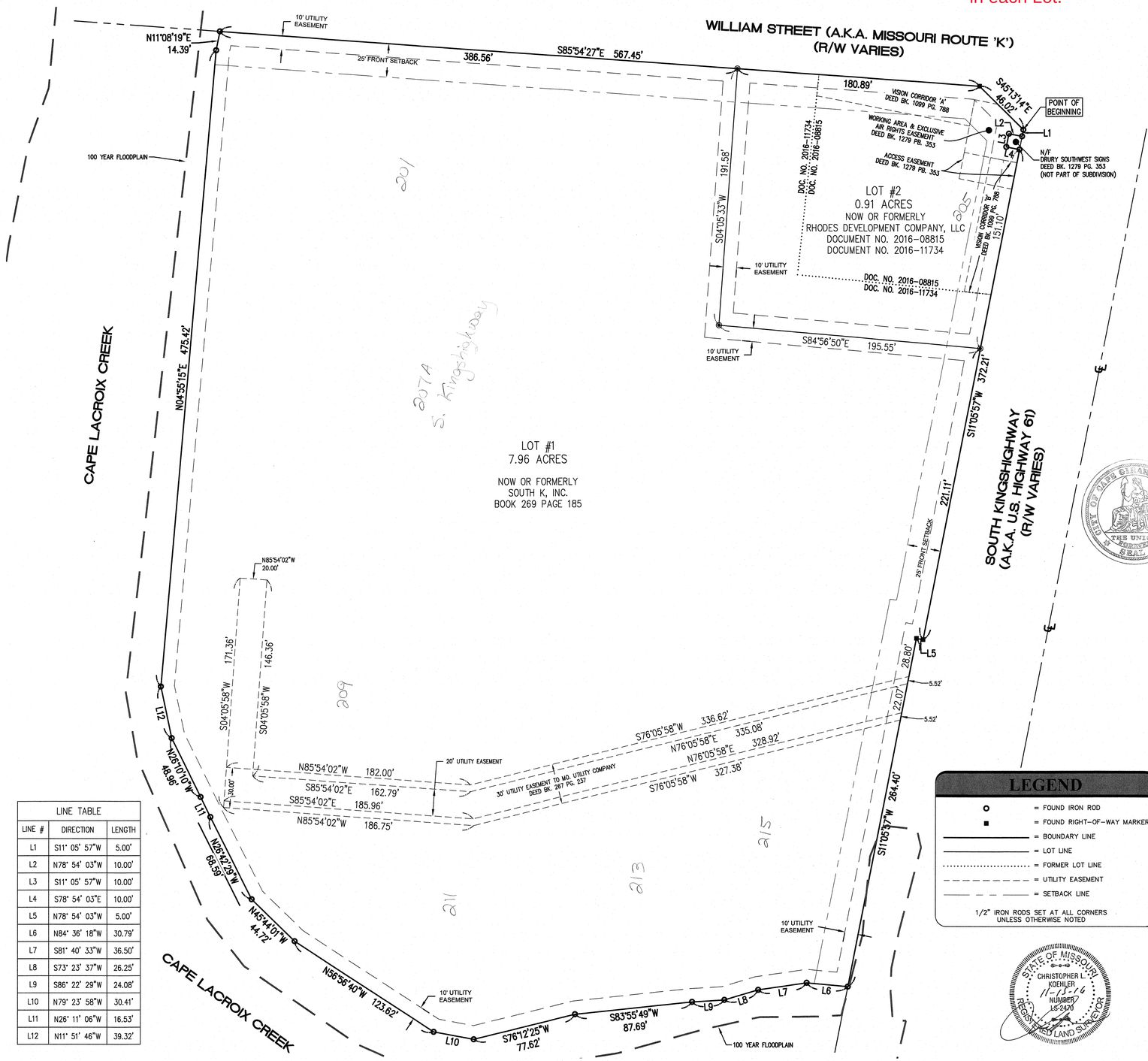
RECORD PLAT OF
SOUTH K, INC.

THAT PART OF RODNEY 400 ARPEN TRACT IN U.S.P.S. 2199, TOWNSHIP 30 NORTH, RANGE 13 EAST OF FIFTH PRINCIPAL MERIDIAN IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

Addresses are hand written in each Lot.

N
W E
S

NORTH ORIENTATION IN ACCORDANCE WITH THE MISSOURI STATE PLANE COORDINATE SYSTEM EAST ZONE



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S11° 05' 57"W	5.00'
L2	N78° 54' 03"W	10.00'
L3	S11° 05' 57"W	10.00'
L4	S78° 54' 03"E	10.00'
L5	N78° 54' 03"W	5.00'
L6	N84° 36' 18"W	30.79'
L7	S81° 40' 33"W	36.50'
L8	S73° 23' 37"W	26.25'
L9	S86° 22' 29"W	24.08'
L10	N79° 23' 58"W	30.41'
L11	N26° 11' 06"W	16.53'
L12	N11° 51' 46"W	39.32'

LEGEND

- = FOUND IRON ROD
- = FOUND RIGHT-OF-WAY MARKER
- = BOUNDARY LINE
- = LOT LINE
- = FORMER LOT LINE
- = UTILITY EASEMENT
- = SETBACK LINE

1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED

STATE OF MISSOURI
CHRISTOPHER L. KOEHLER
11-15-16
NUMBER LS-2470
REGISTERED LAND SURVEYOR

SUBDIVISION DEDICATION

WE THE UNDERSIGNED SOUTH K, INC., AND RHODES DEVELOPMENT COMPANY, LLC., OWNERS IN FEE OF THAT PART OF UNITED STATES PRIVATE SURVEY NO. 2199, TOWNSHIP 30 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Begin at the point of intersection of the West right-of-way line of U.S. Highway 61 with the South right-of-way line of Missouri State Route "K"; thence with said West right-of-way line, South 11°05'57" West, 5.00 feet; thence leaving said West Right of Way, North 78°54'03" West, 10.00 feet; thence South 11°05'57" West, 10.00 feet; thence South 78°54'03" East, 10.00 feet to a point on said West Right of Way; thence with said West Right of Way, South 11°05'57" West, 372.21 feet; thence North 78°54'03" West, 5.00 feet; thence South 11°05'57" West, 264.40 feet to a point on the North Right of Way line of Cape LaCroix Creek; thence leaving said West Right of Way line and with the North and East Right of Way line of said Cape LaCroix Creek, North 84°36'18" West, 30.79 feet; thence South 81°40'33" West, 36.50 feet; thence South 73°23'37" West, 26.25 feet; thence South 86°22'29" West, 24.08 feet; thence South 83°55'49" West, 87.69 feet; thence South 76°12'25" West, 77.62 feet; thence North 79°23'58" West, 30.41 feet; thence North 56°56'40" West, 123.62 feet; thence North 45°44'01" West, 44.72 feet; thence North 26°42'29" West, 68.59 feet; thence North 26°10'10" West, 48.96 feet; thence North 11°51'46" West, 39.32 feet; thence North 04°55'15" East, 475.42 feet; thence North 11°08'19" East, 14.39 feet to a point on the South Right of Way line of Missouri State Route "K"; thence leaving said East Right of Way line of said Cape LaCroix Creek and with said South Right of Way line, South 85°54'27" East, 567.45 feet; thence South 45°13'14" East, 46.02 feet to the point of beginning and containing 8.87 acres, more or less, subject to any easements of record. We do hereby declare that we have caused said land to be subdivided into lots as shown and designated hereon, and do hereby name said subdivision "South K, Inc.", and do hereby establish permanent easements as shown hereon. The utility easements shown hereon are hereby dedicated to the City of Cape Girardeau, Missouri in perpetuity for public purposes, including the installation, maintenance, repair, replacement, and expansion of City water and sewer systems, and as may be authorized by the City of Cape Girardeau, Missouri to be used by a public or private utility for purposes related to the installation, maintenance, repair, replacement, and expansion of such utility systems. A non-exclusive cross access easement is hereby established across all of Lots 1 and 2 for the use and benefit of the current and future owners of Lots 1 and 2 and their respective tenants and invitees, for the sole purpose of providing ingress and egress between Lots 1 and 2 and between said Lots and South Kingshighway and William Street. Said cross access easement shall be solely over such drive aisles as may from time to time be constructed and maintained for such use. A non-exclusive cross parking easement is hereby established across all of Lots 1 and 2 for the use and benefit of the current and future owners of Lots 1 and 2 and their respective tenants and invitees. Said cross parking easement shall be solely over such parking spaces as may from time to time be constructed and maintained for such use.

IN WITNESS WHEREOF, I hereunto set my hand this 20 day of December A.D., 2016

South K, Inc.

By Mark E. Rhodes
Mark E. Rhodes, President

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU) SS

On this 20th day of December, A.D. 2016, before me, a Notary Public for said County and State, personally appeared Mark E. Rhodes, President of South K, Inc., who is authorized to execute the forgoing instrument and who acknowledged that he executed the same as the free act and deed of said company.

IN WITNESS WHEREOF, I hereunto set my hand and affix my official seal this 20th day of December, A.D. 2016

My term expires 9-21-20
Pamela Rutherford
Notary Public

PAMELA RUTHERFORD
Notary Public - Notary Seal
STATE OF MISSOURI
Cape Girardeau County
Commission # 12457366
My Commission Expires: 09-21-2020

IN WITNESS WHEREOF, I hereunto set my hand this 20th day of December A.D., 2016

Rhodes Development Company, LLC
By AR & AR Assets, LLLP, Member

By
Scott M. Rhodes, Trustee of the Scott M. Rhodes Revocable Living Trust Agreement Dated June 23, 1999 (a/k/a Scott M. Rhodes Amended and Restated Revocable Living Trust Agreement dated October 24, 2007), Managing General Partner of AR & AR Assets, LLLP

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU) SS

On this 20th day of December, A.D. 2016 before me, a Notary Public for said County and State, personally appeared Scott M. Rhodes, Trustee of the Scott M. Rhodes Revocable Living Trust Agreement Dated June 23, 1999 (a/k/a Scott M. Rhodes Amended and Restated Revocable Living Trust Agreement dated October 24, 2007), Managing General Partner of AR & AR Assets, LLLP, who is authorized to execute the forgoing instrument and who acknowledged that he executed the same as the free act and deed of said company.

IN WITNESS WHEREOF, I hereunto set my hand and affix my official seal this 20th day of December, A.D. 2016

My term expires 9-21-20
Pamela Rutherford
Notary Public

PAMELA RUTHERFORD
Notary Public - Notary Seal
STATE OF MISSOURI
Cape Girardeau County
Commission # 12457366
My Commission Expires: 09-21-2020

I, Brooke Taylor, Deputy, 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. 4920, passed and approved this 5th day of December, A.D., 2016

Deputy City Clerk of Cape Girardeau, Missouri

Filed for record in the office of the Recorder of Deeds of Cape Girardeau County, Missouri, in Document No. 2016-14508 at Jackson, Missouri, on the 22nd day of December, A.D., 2016

Andrew David Blattner
Recorder of Deeds of Cape Girardeau County, Missouri

NOTES

SUBDIVISION & LOT SIZES

NO. OF LOTS = 2
TOTAL SUBDIVISION AREA : 386,294 SQ. FT. (8.87 ACRES)
SMALLEST LOT SIZE: 39,434 SQ. FT. (0.91 ACRES)
LARGEST LOT SIZE: 346,860 SQ. FT. (7.96 ACRES)

ZONING & SETBACK INFORMATION

ALL LOTS ARE ZONED C-2, HIGHWAY COMMERCIAL DISTRICT
THE SETBACKS FOR THE LOTS ARE AS FOLLOWS:

FRONT YARD SETBACK OF TWENTY-FIVE (25) FEET
NO REAR YARD SETBACK EXCEPT 20 FEET WHEN ABUTTING A RESIDENTIAL USE OR DISTRICT AND 10 FEET WHEN ABUTTING AN AGRICULTURAL USE OR DISTRICT
NO SIDE YARD SETBACK EXCEPT 20 FEET WHEN ABUTTING A RESIDENTIAL USE OR DISTRICT AND 10 FEET WHEN ABUTTING AN AGRICULTURAL USE OR DISTRICT
MINIMUM LOT AREA - NONE
MINIMUM LOT WIDTH - NONE
MINIMUM OPEN SPACE - 15% OF THE LOT AREA
HEIGHT - MAXIMUM HEIGHT OF BUILDINGS PERMITTED SHALL BE SIXTY (60) FEET; 5 STORIES

SURVEYOR'S CERTIFICATION

THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS MADE EFFECTIVE OCTOBER 30, 2003.

PLAT PREPARED BY AND ENGINEERING AND LAND SURVEYING SERVICES PROVIDED BY:

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

FLOODPLAIN NOTE

A PORTION OF THE SURVEYED TRACT FALLS WITHIN AN AREA PROTECTED FROM THE 1 PERCENT ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A FLOODWAY CHANNEL, AS INDICATED ON THE FLOOD INSURANCE RATE MAP NUMBER 29031C0266E, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

RECORD OWNERS

PARCEL NO:
20-308-00-13-00200-9001
20-308-00-13-00200-9002
20-308-00-13-00200-9003
20-308-00-13-00200-9004
20-308-00-13-00200-9005
20-308-00-13-00200-9006
SOUTH K, INC.
BOOK 269 PAGE 185

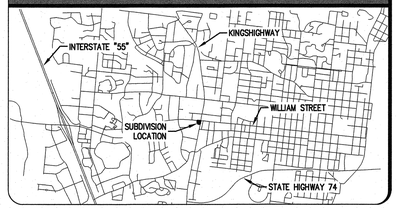
PARCEL NO:
20-308-00-13-00100-0000
RHODES DEVELOPMENT COMPANY, LLC.
DOCUMENT NO. 2016-08815
DOCUMENT NO. 2016-11734

DEVELOPERS OF SUBDIVISION AND PLAT PREPARED FOR:

SOUTH K, INC.
C/O: MARK E. RHODES
2301 BLOOMFIELD ROAD
CAPE GIRARDEAU, MO 63703

RHODES DEVELOPMENT COMPANY, LLC.
C/O: SCOTT M. RHODES
2149 WILLIAM STREET
CAPE GIRARDEAU, MO 63703

VICINITY MAP



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

KOEHLER
Professional Engineers & Land Surveyors
194 Coker Lane
Cape Girardeau, Missouri 63701
Ph: (573) 335 - 3026 Fax: (573) 335 - 3049

DRAWN BY:	NATHANIEL BERRY	REV	DATE	DESCRIPTION	INITIALS
CHECKED BY:	CHRIS KOEHLER	1	11-7	ADDRESS CITY COMMENTS	DH
SURVEY DATE:	N.A.	2	11-15	ADDRESS CITY COMMENTS	DH
DRAWING DATE:	10-18-2016				
DRAWING NO:	36452				

Staff: Trevor Pulley, Assistant City Manager

AGENDA REPORT
Cape Girardeau City Council

Agenda: November 3, 2025

TITLE

BILL NO. 25-110, an Ordinance accepting Permanent Utility Easements from various property owners between South Sprigg Street and South Ellis Street, in the City of Cape Girardeau, Missouri. Second and Third Readings.

SUMMARY

The property owners of 538, 542 and 549 S Sprigg St., Third Gen, L.L.C and CLILA L.P., agreed to donate Permanent Utility Easements to the City for the sake of the City being able to access underground utility infrastructure for repair and maintenance. These easements come in tandem with the execution of a vacation of the City owned alley to the west of 549 S Sprigg St.

FINANCIAL IMPACT

None. The easements were donated. The property owners will pay for the cost of recording the new easements.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

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

STAFF RECOMMENDATION

Staff recommends approval of the attached Ordinance accepting Permanent Utility Easements from Third Gen, L.L.C and CLILA L.P.

ATTACHMENTS

- 25-110_PUE_S_Sprigg-Ellis_vacated_alley.doc
- THIRD GEN PUE Dollar General property ESMT 549 S Sprigg.pdf
- THIRD GEN Easement EXHIBIT Lots 132-135 - Exhibit A - (Rev0 8-1-25) GOOD.pdf
- CLILA PUE Dollar General property ESMT 538 & 542 S Ellis.pdf
- CLILA Easement EXHIBIT Lots 136-139 - Exhibit A (Rev0 8-1-25) GOOD.pdf
- Alley Vacation Exhibit A - Alley Vacation (2025-8-1 Rev 0) GOOD.pdf

BILL NO. 25-110 ORDINANCE NO. _____

AN ORDINANCE ACCEPTING PERMANENT UTILITY EASEMENTS FROM VARIOUS PROPERTY OWNERS BETWEEN SOUTH SPRIGG STREET AND SOUTH ELLIS STREET, IN THE CITY OF CAPE GIRARDEAU, MISSOURI

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

ARTICLE 1. The City of Cape Girardeau, Missouri, hereby accepts, and agrees to accept, Permanent Utility Easements for a portion of a vacated alley right of way between South Sprigg Street and South Ellis Street, in the City of Cape Girardeau, Missouri, described as follows:

549 S. Sprigg Street from Third Gen, L.L.C.

The easterly half of a vacated 16 foot wide Alley, said vacation is recorded in the County Land Records in Document No. 2025-_____, running north to south between South Sprigg Street and South Ellis Street from the northerly right of way line of US Route 74 (AKA Shawnee Parkway) to the north line of Lots 132 and 139 in Range R of Moses McLean's Addition to the City of Cape Girardeau, being a part of Out Lot 23, U.S.P.S. 2199, T 30 N, R 14 E of the 5th P.M., Cape Girardeau County, Missouri, being more particularly described as follows:

Beginning at the northwest corner of Lot 132 and the easterly right of way line of a 16 foot Vacated Alley, said corner is monumented with a 1/2" Iron Rod; Thence N84°04'04"W 8.00 feet to the centerline of said Vacated Alley; Thence along said centerline, S06°10'49"W 173.73 feet to the northerly right of way line of US Route 75 (AKA Shawnee Parkway); Thence along a non-tangent curve to the right with chord bearing S85°38'04"E 8.00 feet, a radius of 2924.79 feet, and an arc length of 8.00 feet to said easterly right of line of said Vacated Alley; Thence along said easterly right of way line of the vacated alley, N06°10'49"E 173.51 feet to the Point of Beginning, containing 0.032± Ac (1,388.97 Sq Ft) more or less.

538 & 542 S. Ellis Street from CLILA, L.P.

The westerly half of a vacated 16 foot wide Alley, said vacation is recorded in the County Land Records in Document No. 2025-_____, running north to south between South Sprigg Street and South Ellis Street from the northerly right of way line of US Route 74 (AKA Shawnee Parkway) to the north line of Lots 132 and 139 in Range R of Moses McLean's Addition to the City of Cape Girardeau, being a part of Out Lot 23, U.S.P.S. 2199, T 30 N, R 14 E of the 5th P.M., Cape Girardeau County, Missouri, being more particularly described as follows:

Beginning at the northeast corner of Lot 139 of McLean's Addition, said corner is witnessed by a 1/2" Iron Rod with Red Cap labeled "LS Corp 000262" located on the north line of said Lot and 0.15' west northwest of the westerly right of way line of a 16 foot wide Alley; Thence along said westerly right of way line of said Vacated Alley, S06°10'49"W 173.97 feet to the northerly right of way line of US Route 74 (AKA Shawnee Parkway); Thence along a non-tangent curve to the right with chord bearing S85°47'28"E 8.00 feet, a radius of 2924.79 feet, and an arc length of 8.00 feet to the centerline of said Vacated Alley; Thence along said centerline, N06°10'49"E 173.73 feet to a point; Thence N84°04'04"W 8.00 feet to the Point of Beginning, containing 0.032± Ac (1,390.76 Sq Ft) more or less.

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

ARTICLE 3. 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:

_____
Courtney Davis, Deputy City Clerk

PERMANENT UTILITY EASEMENT
549 S. Sprigg St

KNOW ALL MEN BY THESE PRESENTS: **Third Gen, L.L.C.,** a Missouri Limited Liability Company, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does 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:

> The easterly half of a vacated 16 foot wide Alley, said vacation is recorded in the County Land Records in Document No. 2025-_____, running north to south between South Sprigg Street and South Ellis Street from the northerly right of way line of US Route 74 (AKA Shawnee Parkway) to the north line of Lots 132 and 139 in Range R of Moses McLean's Addition to the City of Cape Girardeau, being a part of Out Lot 23, U.S.P.S. 2199, T 30 N, R 14 E of the 5th P.M., Cape Girardeau County, Missouri, being more particularly described as follows:
>
> Beginning at the northwest corner of Lot 132 and the easterly right of way line of a 16 foot Vacated Alley, said corner is monumented with a 1/2" Iron Rod; Thence N84°04'04"W 8.00 feet to the centerline of said Vacated Alley; Thence along said centerline, S06°10'49"W 173.73 feet to the northerly right of way line of US Route 75 (AKA Shawnee Parkway); Thence along a non-tangent curve to the right with chord bearing S85°38'04"E 8.00 feet, a radius of 2924.79 feet, and an arc length of 8.00 feet to said easterly right of line of said Vacated Alley; Thence along said easterly right of way line of the vacated alley, N06°10'49"E 173.51 feet to the Point of Beginning, containing 0.032± Ac (1,388.97 Sq Ft) more or less.

Said right, privilege, permission and authority to enter in and upon said property above described is granted for the purpose of enabling the City, its agents, servants, and assigns to use said property to excavate, build, maintain, construct, operate, and repair Utility Infrastructure and its related components 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 are perpetual and shall run with the land.

(Signature page to follow)

The undersigned covenant that they are 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 _____ day of _____, 2025.

_____
Signature

_____
Printed Name and Title

STATE OF _____)
) ss.
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of_____, 2025 before me, the undersigned notary public, personally appeared, _____, who being by me duly sworn, did state that he/she has the authority to sign for **Third Gen, LLC,** a Missouri Limited Liability Company, as a free act and deed of the above said property, that the within instrument was executed on behalf of said LLC, 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.

My Commission Expires:

_____
Notary Public

_____
Notary Printed Name

BASIS OF BEARINGS: WEST ROW LINE S SPRIGG ST
ALSO REFERENCED IN TRACT 2 DESCRIPTION
MO STATE PLANE COORD. SYSTEM - EAST ZONE
HORIZONTAL DATUM: NAD83

PROPOSED LEGAL DESCRIPTION

The easterly half of a vacated 16 foot wide Alley, said vacation is recorded in the County Land Records in Document No. 2025-_____, running north to south between South Sprigg Street and South Ellis Street from the northerly right of way line of US Route 74 (AKA Shawnee Parkway) to the north line of Lots 132 and 139 in Range R of Moses McLean's (AKA McClean's) Addition to the City of Cape Girardeau, being a part of Outlot 23, U.S.P.S. 2199, T 30 N, R 14 E of the 5th P.M., Cape Girardeau County, Missouri, being more particularly described as follows:

Beginning at the northwest corner of Lot 132 and the easterly right of way line of a 16 foot Vacated Alley, said corner is monumented with a 1/2" Iron Rod;

Thence N84°04'04"W 8.00 feet to the centerline of said Vacated Alley;

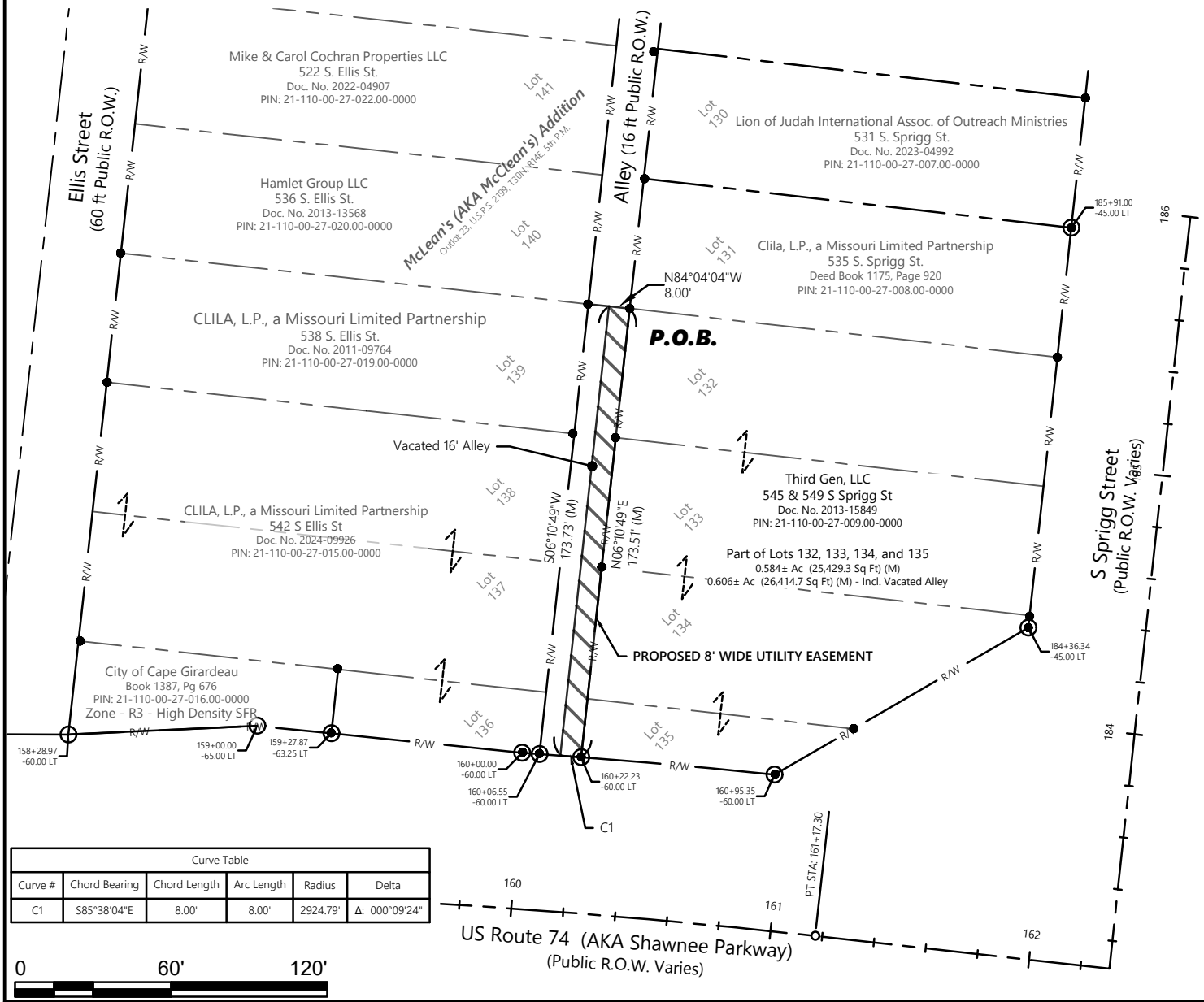
Thence along said centerline, S06°10'49"W 173.73 feet to the northerly right of way line of US Route 75 (AKA Shawnee Parkway);

Thence along a non-tangent curve to the right with chord bearing S85°38'04"E 8.00 feet, a radius of 2924.79 feet, and an arc length of 8.00 feet to said easterly right of line of said Vacated Alley;

Thence along said easterly right of way line of the vacated alley, N06°10'49"E 173.51 feet to the Point of Beginning, containing 0.032± Ac (1,388.97 Sq Ft) more or less.

INTENT

To provide a legal description and exhibit to for a proposed utility easement running North to South from the South Line of Lot 135 to the North Line of Lot 132.



Curve Table					
Curve #	Chord Bearing	Chord Length	Arc Length	Radius	Delta
C1	S85°38'04"E	8.00'	8.00'	2924.79'	Δ: 000°09'24"

0 60' 120'

EXHIBIT A

DOLLAR GENERAL STORE

549 SOUTH SPRIGG ST., CAPE GIRARDEAU, CAPE GIRARDEAU, MO 63703

HUBBARD ENTERPRISES, LLC
70 East School Street, Bonne Terre, St. Francois,MO 63628

PR. EASEMENT - LOTS 132 - 135

Owen Civil, PLLC
Engineering & Land Surveying
(618) 297-0353 www.owencivil.com
6530 Highway 13 West, Harrisburg, Illinois 62946

DESIGNED BY:	ISSUE DATE: 8/1/25 (Revision 0)
DRAWN BY: DRO	ENGINEER PROJ. NO.: 2025-002
CHECKED BY: DRO	CLIENT PROJECT NO.:
SUBMITTED BY: DRO	CLIENT CONTACT: C. WALKER
PLOTTED PAGE SIZE: ANSI FULL BLEED A (8.50 X 11.00 INCHES)	SCALE: 1" = 60'

PERMANENT UTILITY EASEMENT
538 & 542 S. Ellis St

KNOW ALL MEN BY THESE PRESENTS: **CLILA, L.P.,** a Missouri Limited Partnership, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does 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:

> The westerly half of a 16 vacated 16 foot wide Alley, said vacation is recorded in the County Land Records in Document No. 2025-_____, running north to south between South Sprigg Street and South Ellis Street from the northerly right of way line of US Route 74 (AKA Shawnee Parkway) to the north line of Lots 132 and 139 in Range R of Moses McLean's Addition to the City of Cape Girardeau, being a part of Out Lot 23, U.S.P.S. 2199, T 30 N, R 14 E of the 5th P.M., Cape Girardeau County, Missouri, being more particularly described as follows:
>
> Beginning at the northeast corner of Lot 139 of McLean's Addition, said corner is witnessed by a 1/2" Iron Rod with Red Cap labeled "LS Corp 000262" located on the north line of said Lot and 0.15' west northwest of the westerly right of way line of a 16 foot wide Alley; Thence along said westerly right of way line of said Vacated Alley, S06°10'49"W 173.97 feet to the northerly right of way line of US Route 74 (AKA Shawnee Parkway); Thence along a non-tangent curve to the right with chord bearing S85°47'28"E 8.00 feet, a radius of 2924.79 feet, and an arc length of 8.00 feet to the centerline of said Vacated Alley; Thence along said centerline, N06°10'49"E 173.73 feet to a point; Thence N84°04'04"W 8.00 feet to the Point of Beginning, containing 0.032± Ac (1,390.76 Sq Ft) (M) more or less.

Said right, privilege, permission and authority to enter in and upon said property above described is granted for the purpose of enabling the City, its agents, servants, and assigns to use said property to excavate, build, maintain, construct, operate, and repair Utility Infrastructure and its related components 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 are perpetual and shall run with the land.

(Signature page to follow)

The undersigned covenant that they are 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 _____ day of _____, 2025.

_____
Signature

_____
Printed Name and Title

STATE OF _____)
) ss.
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of_____, 2025 before me, the undersigned notary public, personally appeared, _____, who being by me duly sworn, did state that he/she has the authority to sign for **CLILA, L.P.,** a Missouri Limited Partnership, as a free act and deed of the above said property, that the within instrument was executed on behalf of said L.P., 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.

My Commission Expires:

_____
Notary Public

_____
Notary Printed Name

BASIS OF BEARINGS: WEST ROW LINE S SPRIGG ST
ALSO REFERENCED IN TRACT 2 DESCRIPTION
MO STATE PLANE COORD. SYSTEM - EAST ZONE
HORIZONTAL DATUM: NAD83

PROPOSED LEGAL DESCRIPTION

The westerly half of a vacated 16 foot wide Alley, said vacation is recorded in the County Land Records in Document No. 2025-_____, running north to south between South Sprigg Street and South Ellis Street from the northerly right of way line of US Route 74 (AKA Shawnee Parkway) to the north line of Lots 132 and 139 in Range R of Moses McLean's (AKA McClean's) Addition to the City of Cape Girardeau, being a part of Outlot 23, U.S.P.S. 2199, T 30 N, R 14 E of the 5th P.M., Cape Girardeau County, Missouri, being more particularly described as follows:

Beginning at the northeast corner of Lot 139 of McLean's Addition, said corner is witnessed by a 1/2" Iron Rod with Red Cap labeled "LS Corp 000262" located on the north line of said Lot and 0.15' west northwest of the westerly right of way line of a 16 foot wide Alley;

Thence along said westerly right of way line of said Vacated Alley, S06°10'49"W 173.97 feet to the northerly right of way line of US Route 74 (AKA Shawnee Parkway);

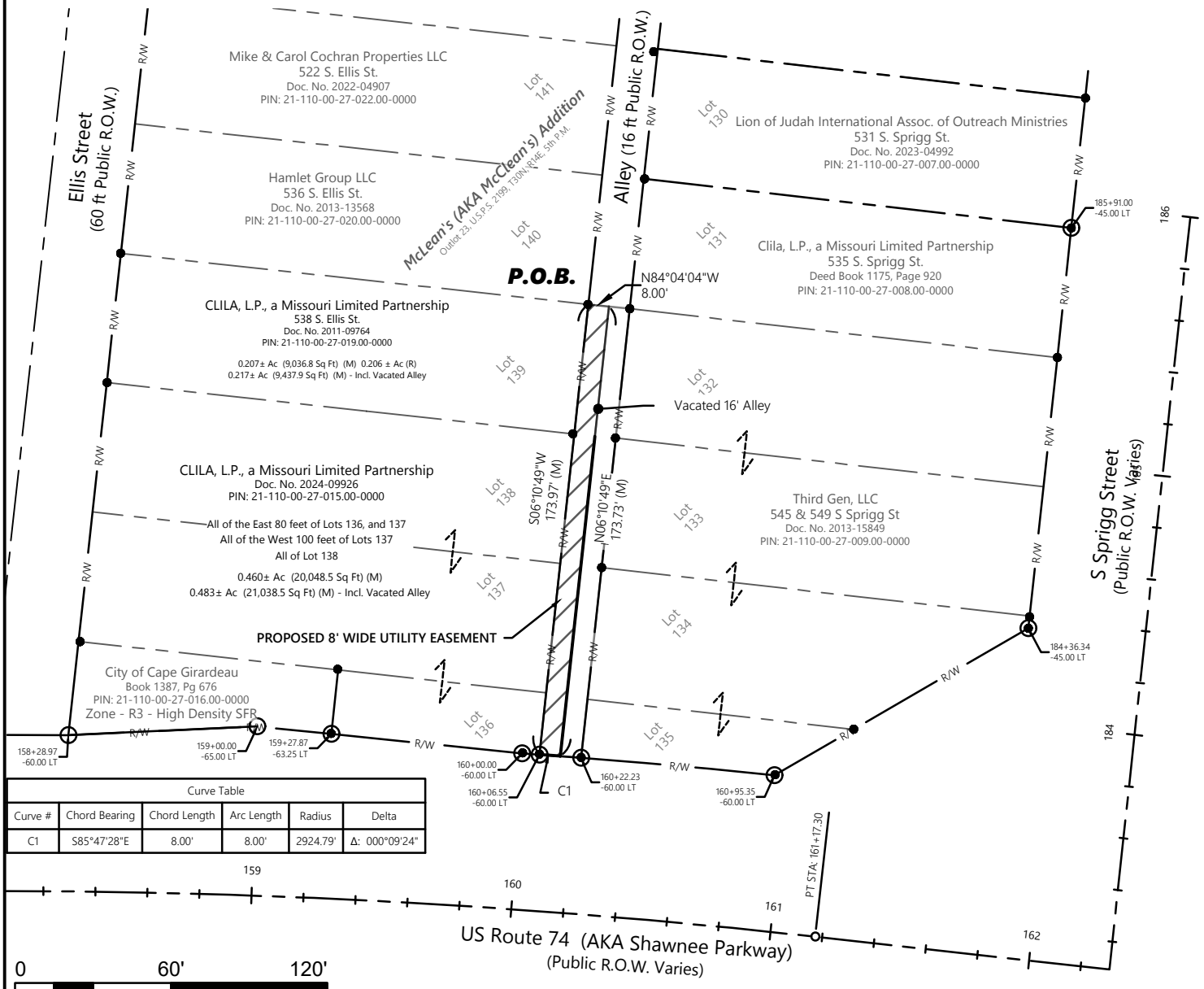
Thence along a non-tangent curve to the right with chord bearing S85°47'28"E 8.00 feet, a radius of 2924.79 feet, and an arc length of 8.00 feet to the centerline of said Vacated Alley;

Thence along said centerline, N06°10'49"E 173.73 feet to a point;

Thence N84°04'04"W 8.00 feet to the Point of Beginning, containing 0.032± Ac (1,390.76 Sq Ft) (M) more or less.

INTENT

To provide a legal description and exhibit to for a proposed utility easement running North to South from the South Line of Lot 136 to the North Line of Lot 139.



Curve Table					
Curve #	Chord Bearing	Chord Length	Arc Length	Radius	Delta
C1	S85°47'28"E	8.00'	8.00'	2924.79'	Δ: 000°09'24"

EXHIBIT A

DOLLAR GENERAL STORE

549 SOUTH SPRIGG ST., CAPE GIRARDEAU, CAPE GIRARDEAU, MO 63703

HUBBARD ENTERPRISES, LLC
70 East School Street, Bonne Terre, St. Francois,MO 63628

PR. EASEMENT - LOTS 136-139

Owen Civil, PLLC
Engineering & Land Surveying
(618) 297-0353 www.owencivil.com
6530 Highway 13 West, Harrisburg, Illinois 62946

DESIGNED BY:	ISSUE DATE: 8/1/25 (Revision 0)
DRAWN BY: DRO	ENGINEER PROJ. NO.: 2025-002
CHECKED BY: DRO	CLIENT PROJECT NO.:
SUBMITTED BY: DRO	CLIENT CONTACT: C. WALKER
PLOTTED PAGE SIZE: ANSI FULL BLEED A (8.50 X 11.00 INCHES)	SCALE: 1" = 60'

BASIS OF BEARINGS: WEST ROW LINE S SPRIGG ST
ALSO REFERENCED IN TRACT 2 DESCRIPTION
MO STATE PLANE COORD. SYSTEM - EAST ZONE
HORIZONTAL DATUM: NAD83

PROPOSED LEGAL DESCRIPTION

A 16 foot wide Alley running north to south between South Sprigg Street and South Ellis Street from the northerly right of way line of US Route 74 (AKA Shawnee Parkway) to the north line of Lots 132 and 139 in Range R of Moses McLean's (AKA McClean's) Addition to the City of Cape Girardeau, being a part of Outlot 23, U.S.P.S. 2199, T 30 N, R 14 E of the 5th P.M., Cape Girardeau County, Missouri, being more particularly described as follows:

Beginning at the northwest corner of Lot 132 and the easterly right of way line of a 16 foot Alley, said corner is monumented with a 1/2" Iron Rod;

Thence N84°04'04"W 16.00 feet to the westerly right of way line of said Alley, said corner is witnessed by a 1/2" Iron Rod with Red Cap labeled "LS Corp 000262" located on the north line of Lot 139 and 0.15' west northwest of said westerly right of way line;

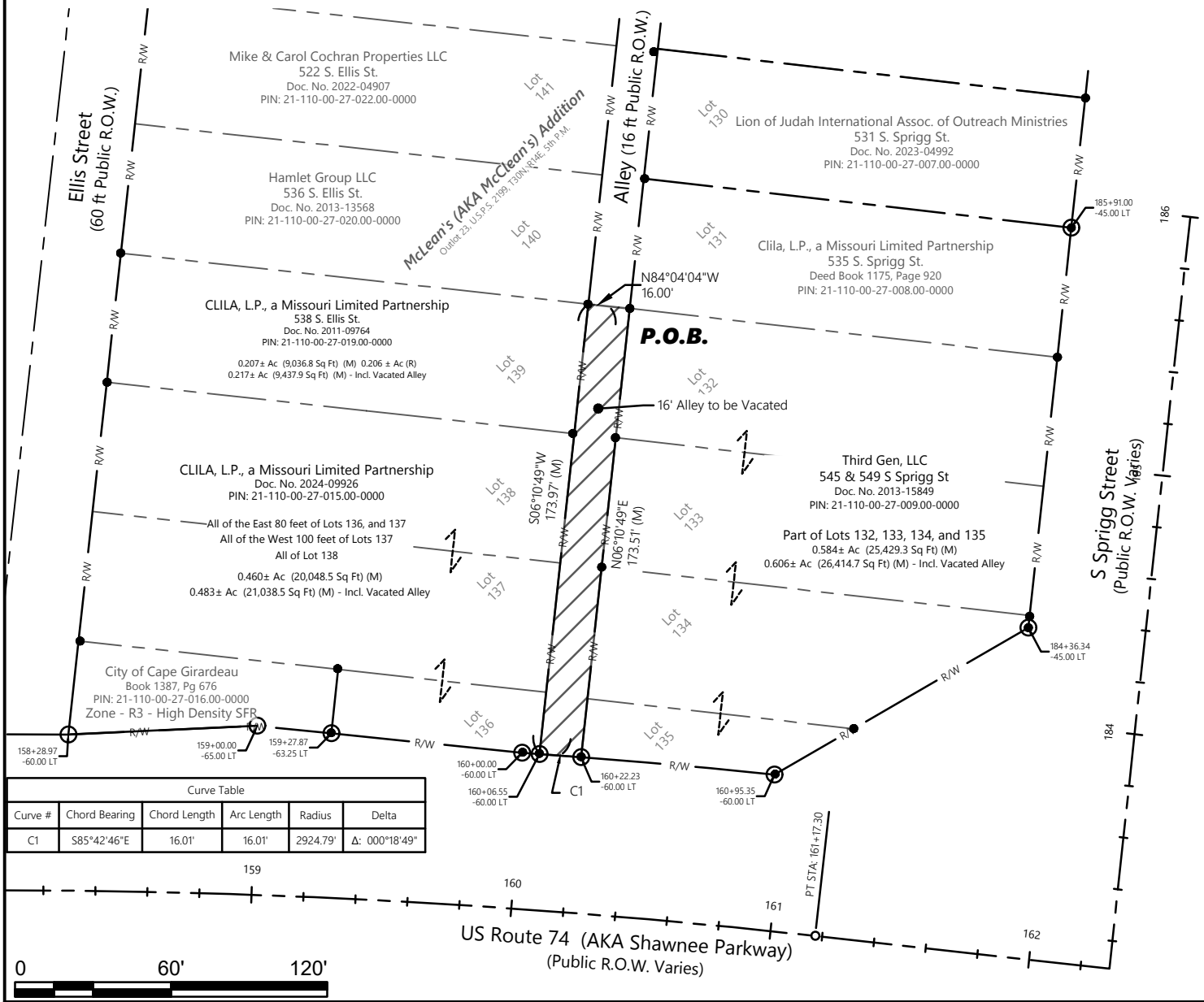
Thence along said westerly right of way line, S06°10'49"W 173.97 feet to the northerly right of way line of US Route 74 (AKA Shawnee Parkway);

Thence along a non-tangent curve to the right with chord bearing S85°42'46"E 16.01 feet, a radius of 2924.79 feet, and an arc length of 16.01 feet to the easterly right of way line of the Alley;

Thence along said easterly right of way line, N06°10'49"E 173.51 feet to the Point of Beginning, containing 0.064± Ac (2,779.71 Sq Ft) (M) more or less.

INTENT

To provide a legal description and Exhibit to aid in the vacation a 16 ft Alley running North to South adjacent to Lots 132 thru 139.



Curve Table					
Curve #	Chord Bearing	Chord Length	Arc Length	Radius	Delta
C1	S85°42'46"E	16.01'	16.01'	2924.79'	Δ: 000°18'49"

EXHIBIT A

DOLLAR GENERAL STORE

549 SOUTH SPRIGG ST., CAPE GIRARDEAU, CAPE GIRARDEAU, MO 63703

HUBBARD ENTERPRISES, LLC
70 East School Street, Bonne Terre, St. Francois,MO 63628

ALLEY VACATION - LOTS 132-139

Owen Civil, PLLC
Engineering & Land Surveying
(618) 297-0353 www.owencivil.com
6530 Highway 13 West, Harrisburg, Illinois 62946

DESIGNED BY:	ISSUE DATE: 8/1/25 (Revision 0)
DRAWN BY: DRO	ENGINEER PROJ. NO.: 2025-002
CHECKED BY: DRO	CLIENT PROJECT NO.:
SUBMITTED BY: DRO	CLIENT CONTACT: C. WALKER
PLOTTED PAGE SIZE: ANSI FULL BLEED A (8.50 X 11.00 INCHES)	SCALE: 1" = 60'

Staff: Trevor Pulley, Assistant City Manager

AGENDA REPORT
Cape Girardeau City Council

Agenda: November 3, 2025

TITLE

Motion to accept the sanitary sewer main improvements to serve 211 South Kingshighway (Hobby Lobby), into the City of Cape Girardeau.

SUMMARY

Public sanitary sewer main improvements constructed to serve 211 South Kingshighway (Hobby Lobby) are as follows:

SEWER MAIN

- 227 LF of 8" PVC (SDR 35) Sanitary Sewer Pipe
- (2) Sanitary Sewer Standard Manholes
- (1) Sanitary Sewer Outside Drop Manhole

These improvements were inspected by City Staff and were completed generally in accordance with the approved plans.

FINANCIAL IMPACT

The sanitary sewer main improvements were installed by private contractor. Once accepted into the City system, the City will pay for routine maintenance and, if necessary, any repairs.

STAFF RECOMMENDATION

Staff recommends the Council accept, by motion, the sanitary sewer main improvements to serve 211 South Kingshighway (Hobby Lobby), into the City System.

ATTACHMENTS

- Hobby Lobby Sewer Extension As Builts.pdf

Quantities Table For:
The Rhodes Group
211 S Kingshighway, Cape Girardeau, MO

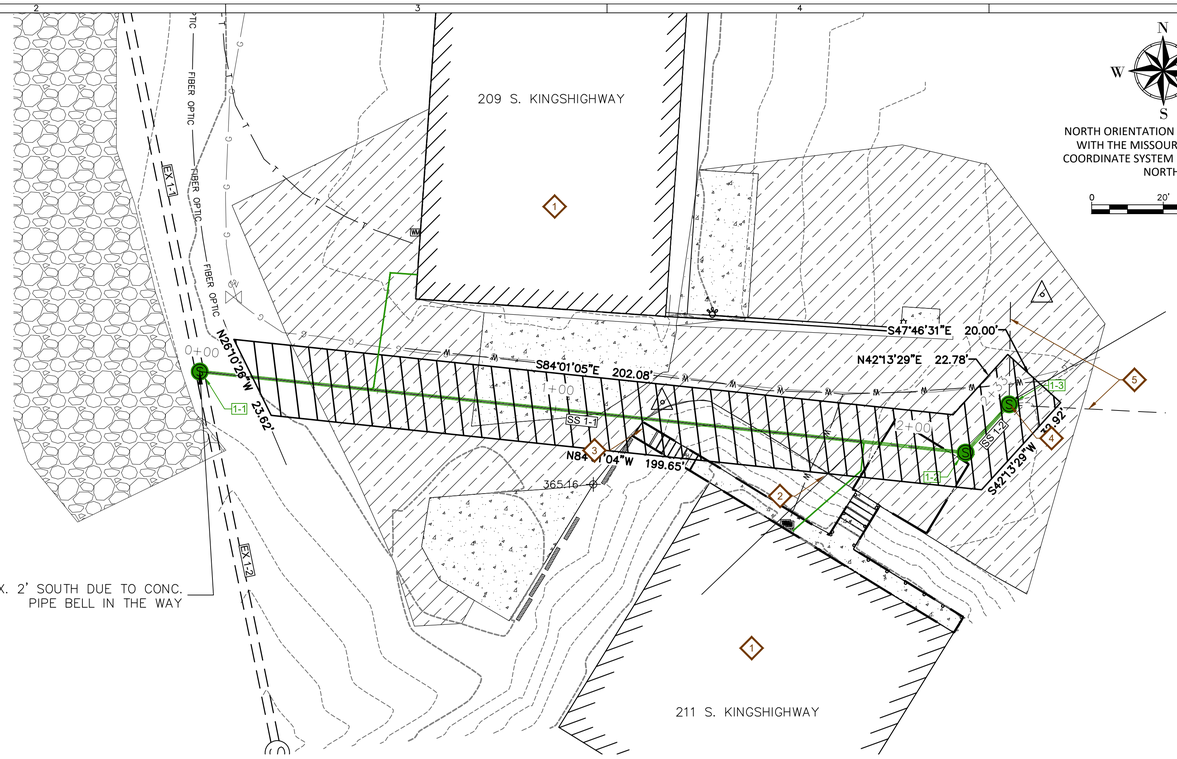
ITEM NO.	DESCRIPTION	UNIT	QUANTITY
1	8" PVC Pipe	LF	227
2	Connection to Existing Manhole (MH-19)	Each	1
3	Sanitary Sewer Standard Manhole	Each	2
4	Sanitary Sewer Outside Drop Manhole	Each	1

Results Certified by:

Chris Koehler, PE, PLS

STATE OF MISSOURI
7/31/2025
CHRISTOPHER L. KOEHLER
NUMBER PE-28374
PROFESSIONAL ENGINEER
SEAL

SANITARY SEWER WYE REPORT				
FROM MH	TO MH	STA.	R/L	LENGTH
MH-1	MH-2	0+48	L	5' ±
MH-1	MH-2	1+86	R	4' ±





NORTH ORIENTATION IN ACCORDANCE WITH THE MISSOURI STATE PLANE COORDINATE SYSTEM EAST ZONE, GRID NORTH.

0 20' 40'

Legend

- WM = WATER METER
- = CLEAN OUT
- S = SEWER MANHOLE
- = HANDRAIL
- = CONCRETE
- = ASPHALT
- G — G = GAS LINE
- W — W = WATER LINE
- T = TELEPHONE LINE
- FIBER OPTIC = FIBER LINE

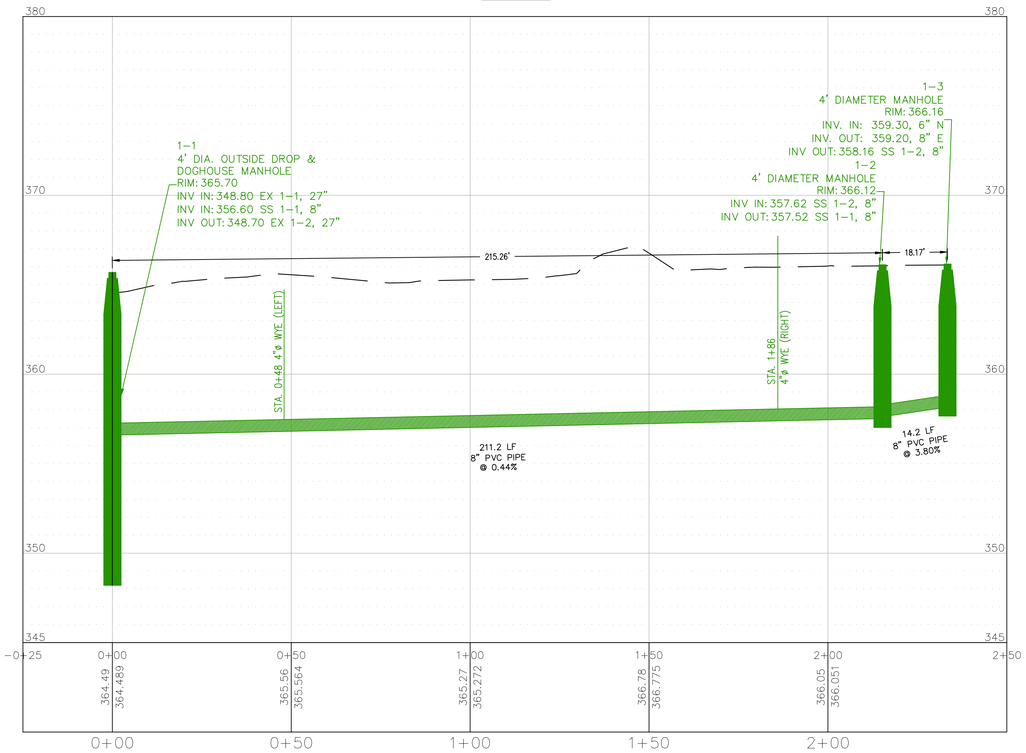
SITE PLAN NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CAPE GIRARDEAU STANDARD SPECIFICATIONS.
2. ALL DISTURBED AREAS NOT INDICATED AS PAVEMENT SHALL BE SOD OR SEEDED AND STRAWED PER EROSION AND SEDIMENT CONTROL REQUIREMENTS IN SECTION 23-8 (12).
3. FULL TRENCH DEPTH GRANULAR BACKFILL WHERE PROPOSED UTILITY PIPES CROSS UNDER PAVEMENT. REFER TO TYPICAL UTILITY TRENCH DETAIL ON SHEET C2.2.
4. A PAVEMENT WAIVER IS ASSOCIATED WITH THE CONCRETE ABOVE THE SEWER RECORDED AT DOCUMENT NUMBER

KEYED NOTES

ITEM	NOTE
1	BUILDING FOOTPRINT. EXISTING BUILDING TO REMAIN.
2	PROPOSED 4"ø SDR-35 SANITARY SEWER SERVICE LINE AT 1% MINIMUM SLOPE. MAINTAIN MINIMUM OF 3' OF COVER OVER PROPOSED SERVICE LINE. INSTALL SEWER CLEANOUTS TO FINISHED GRADE AT ALL BENDS AND AT A MAXIMUM OF 100' ALONG PIPE. REFER TO TYPICAL SEWER CLEANOUT DETAIL ON SHEET C2.2.
3	SIDEWALK SHALL BE REMOVED AND REPLACED AS NECESSARY TO MATCH EXISTING GRADES.
4	MANHOLE 1-3 IS LOCATED IN THE POSITION OF AN EXISTING MANHOLE. TO AFFECT THE REALIGNMENT INDICATED AND ENSURE THAT SEWERAGE TO THIS LOCATION FLOWS INTO THE NEW MAIN, A NEW MANHOLE IS REQUIRED WITH THE NEW INVERT 12" BELOW THE EXISTING LOWEST INVERT. ALL INVERTS SHALL BE SHAPED IN THE NEW BASE, AND ALL EXISTING PIPES SHALL BE RECONNECTED AT THEIR PRESENT ELEVATION USING A-LOK CONNECTORS THROUGH THE NEW MANHOLE WALLS.
5	EXISTING SEWER SERVICE LINE. LOCATION SHOWN IS APPROXIMATE BASED ON SURVEY DATA AND CITY GIS SYSTEM. CONTRACTOR SHALL FIELD VERIFY LOCATION / ORIENTATION OF SERVICE LINES AND FIELD ADJUST CONNECTIONS TO NEW MANHOLE 1-3 AS NECESSARY TO ENSURE COMPETENT CONNECTIONS.

SS Line 1



0 4' 8'
VERTICAL SCALE

0 20' 40'
HORIZONTAL SCALE

MH1-3 to serve as overflow manhole for sewer to the east.

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

RECORD PLANS FOR
THE RHODES GROUP
211 S KINGSHIGHWAY, CAPE GIRARDEAU, MO 63703
C/O: SCOTT RHODES, (573) 339-1300
THE RHODES GROUP
2075 CORPORATE CIR., CAPE GIRARDEAU, MO 63703

TheRhodesGroup

SEAL
STATE OF MISSOURI
01/14/25
CHRISTOPHER L. KOEHLER
NUMBER PE-28374
PROFESSIONAL ENGINEER
CHRISTOPHER L. KOEHLER - ENGINEER
PE-28374

THIS DRAWING IS NOT TO BE REPRODUCED WITHOUT THE PERMISSION OF KOEHLER ENGINEERING. NOT VALID FOR PROFESSIONAL PURPOSES UNLESS SIGNED AND SEALED.

REV	DATE	DESCRIPTION

CoCG DIGITAL STAMP

SANITARY SEWER
PLAN & PROFILE

KELS PJCT NO. 39554	OWNR PJCT NO.
DESIGNED BY RE	
DRAWN BY CE	SHEET NO.
CHECKED BY CK	C2.1
DATE 26 MAR 2025	

Staff: Trevor Pulley, Assistant City Manager

AGENDA REPORT
Cape Girardeau City Council

Agenda: November 3, 2025

TITLE

A motion to accept the water and sanitary sewer main improvements to serve the Church of Latter Day Saints at 4450 LaSalle Avenue, in the City of Cape Girardeau.

SUMMARY

Public water and sanitary sewer main improvements constructed to serve the Church of Latter Day Saints are as follows:

WATER MAIN
• 8" PVC C900 Water Main - 275 LF
• Fire Hydrant - 1 Each
• 8" Gate Valve - 2 Each
• 12"x12"x8" Tapping Tee and Valve - 1 Each

SANITARY SEWER MAIN
• 8" SDR-35 PVC Sewer Main - 1249 LF
• Standard 4' Sanitary Manhole - 8 Each

These improvements were inspected by City Staff and were completed generally in accordance with the approved plans.

FINANCIAL IMPACT

The water and sanitary sewer main improvements were installed by private contractor. Once accepted into the City system, the City will pay for routine maintenance and, if necessary, any repairs.

STAFF RECOMMENDATION

Staff recommends the Council accept, by motion, the water and sanitary sewer main improvements to serve the Church of Latter Day Saints into the City System.

ATTACHMENTS

- 2025-08-20 LDS RECORD WATER AND SEWER PLANS.pdf

RECORD WATER AND SEWER PLANS FOR

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

4450 LASALLE AVE.

CAPE GIRARDEAU, MISSOURI, 63701

RECORD OWNER

CHURCH OF CHRIST OF LATTER DAY SAINTS
50 E NORTH TEMPLE FL12
SALT LAKE CITY, UT 84150

FLOODPLAIN NOTES

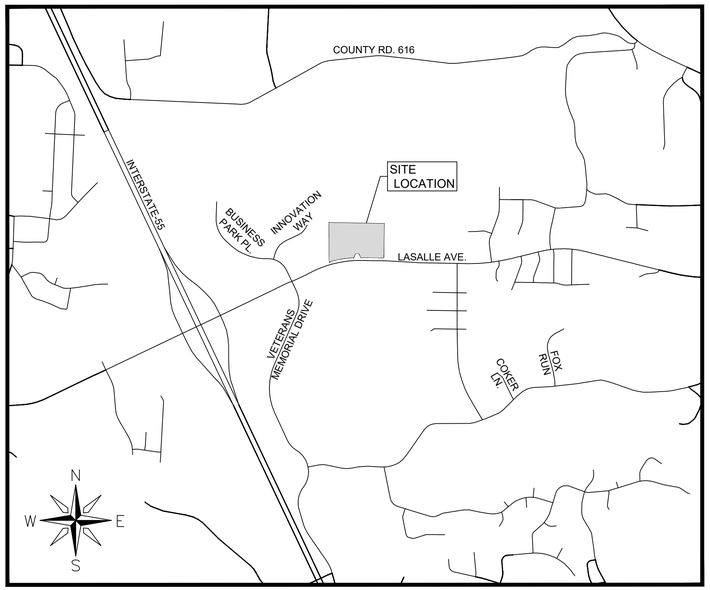
A PORTION OF THE SUBJECT PROPERTY FALLS WITHIN ZONE 'AE' OF THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP NUMBER 29031C0163E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

SANITARY SEWER SCHEDULE

STRUCTURE NAME	RIM ELEV	INV ELEV	NORTHING	EASTING
MH-1	471.56	455.36	565808.52	1078542.07
MH-2	470.38	466.38	565840.50	1078624.10
MH-3	472.04	467.34	565860.28	1078693.95
MH-4	476.92	471.52	565909.41	1078859.48
MH-5	484.89	478.49	565938.33	1079047.58
MH-6	497.63	492.83	565959.60	1079293.96
MH-7	508.10	500.30	565936.85	1079547.91
MH-8	517.35	510.65	565914.49	1079798.20

SANITARY SEWER PIPE SCHEDULE

PIPE	SIZE & TYPE	LENGTH	SLOPE	U.S. FL	D.S. FL
Pipe - 1	8" PVC Pipe	84.1 LF	3.59%	463.36	466.38
Pipe - 2	8" PVC Pipe	68.6 LF	1.27%	466.48	467.34
Pipe - 2 (1)	8" PVC Pipe	168.7 LF	2.42%	467.44	471.52
Pipe - 3	8" PVC Pipe	186.3 LF	3.69%	471.62	478.49
Pipe - 4	8" PVC Pipe	243.3 LF	5.77%	478.79	492.83
Pipe - 5	8" PVC Pipe	251.0 LF	2.90%	493.03	500.30
Pipe - 6	8" PVC Pipe	247.3 LF	4.14%	500.40	510.65



LOCATION MAP
NOT TO SCALE

SHEET INDEX

R0.1	COVER SHEET, GENERAL NOTES, SHEET INDEX
R2.0	OVERALL CIVIL SITE PLAN
R3.6	SANITARY SEWER LINE PROFILE
R3.7	WATER LINE PROFILE

PUBLIC INFRASTRUCTURE IMPROVEMENT QUANTITIES

ITEM NO.	DESCRIPTION	UNIT	QUANTITY
	WATER:		
1	8" C-900 PVC WATER MAIN	LF	275
2	FIRE HYDRANT ASSEMBLY	EA	1
3	12"X12"X8" TAPPING TEE AND VALVE	EA	1
4	8" GATE VALVE	EA	2
	SANITARY SEWER:		
5	STANDARD SANITARY MANHOLE	EA	8
6	8" SDR-35 SANITARY SEWER MAIN	LF	1249
7	WYE CONNECTION TO SANITARY SEWER MAIN	EA	2

SANITARY SEWER WYE REPORT

FROM MH	TO MH	STA.	R/L	LENGTH
MH-4	MH-5	0+45	L	14'
MH-6	MH-7	1+23	L	14'

AS-BUILT ENGINEER'S STATEMENT

THE AS-BUILT / RECORD PLAN INFORMATION FOR THE SANITARY SEWER MANHOLES AND MAINS IS BASED ON POST-CONSTRUCTION FIELD SURVEYED INFORMATION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE LOCATION OF VALVES, HYDRANTS, AND OTHER WATER FACILITIES ARE BASED ON POST-CONSTRUCTION FIELD SURVEYED INFORMATION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SANITARY SEWER SERVICE LINE INFORMATION IS BASED ON INFORMATION OBTAINED FROM CITY INSPECTION SERVICES.

GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF AUGUST, 2025.

KOEHLER

ENGINEERING & LAND SURVEYING, INC.
194 COKER LANE
CAPE GIRARDEAU, MO. 63701
PH: (573) 335-3026
WWW.KOEHLERENGINEERING.COM

KELS PROJECT NUMBER: 38541

PURSUANT TO FEDERAL, STATE, AND LOCAL STATUTES, NOTIFY MISSOURI ONE-CALL SYSTEM, INC. AT LEAST 48 HOURS PRIOR TO ANY DIGGING, TRENCHING, EXCAVATION, ETC.

CoCG DIGITAL STAMP

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

STATE OF MISSOURI
08/20/25
CHRISTOPHER L. KOEHLER
NUMBER PE-2004
PROFESSIONAL ENGINEER

Risk Management Rebuild Granger 250SC
Cape Girardeau &
Cape Girardeau MO Stake
4450 Lasalle Ave. East of Veterans Memorial Dr.
Cape Girardeau, Cape Girardeau County, MO 63701

Record Plans for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS
50 EAST NORTH TEMPLE
SALT LAKE CITY, UT 84150

GHN Project Number: 23.007.00
Work Order No.:
LDS Prop. No.: 50184962201010 1

Sheet Title:
COVER SHEET
GENERAL NOTES
SHEET INDEX

August 20, 2025

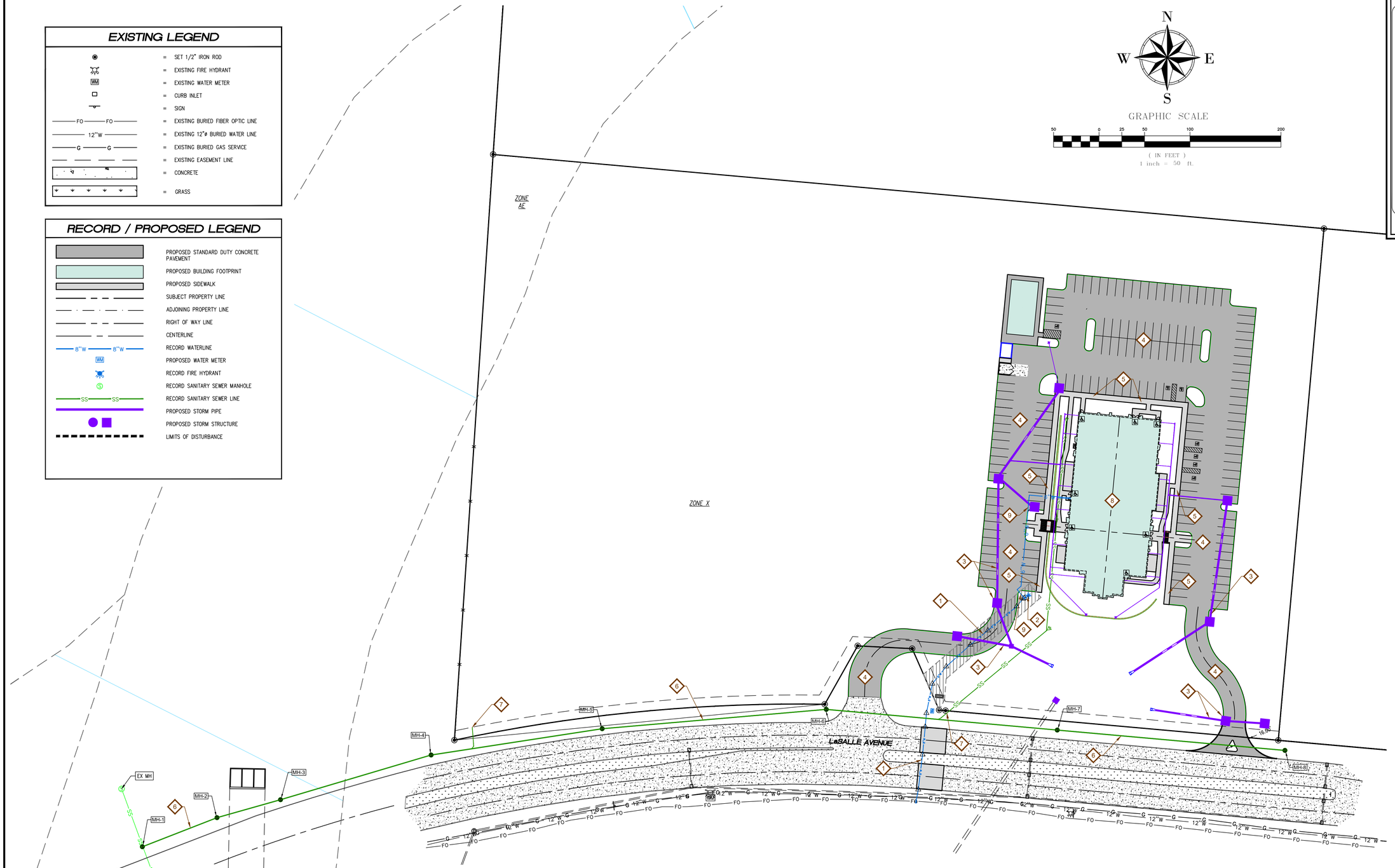
Sheet:
Co.1

EXISTING LEGEND

◉	= SET 1/2" IRON ROD
	= EXISTING FIRE HYDRANT
WM	= EXISTING WATER METER
	= CURB INLET
	= SIGN
FO FO	= EXISTING BURIED FIBER OPTIC LINE
12"W	= EXISTING 12"ø BURIED WATER LINE
G G	= EXISTING BURIED GAS SERVICE
	= EXISTING EASEMENT LINE
	= CONCRETE
	= GRASS

RECORD / PROPOSED LEGEND

	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED BUILDING FOOTPRINT
	PROPOSED SIDEWALK
	SUBJECT PROPERTY LINE
	ADJOINING PROPERTY LINE
	RIGHT OF WAY LINE
	CENTERLINE
8"W 8"W	RECORD WATERLINE
WM	PROPOSED WATER METER
	RECORD FIRE HYDRANT
S	RECORD SANITARY SEWER MANHOLE
SS SS	RECORD SANITARY SEWER LINE
	PROPOSED STORM PIPE
	PROPOSED STORM STRUCTURE
	LIMITS OF DISTURBANCE



N
W E
S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

KEYED NOTES

ITEM	NOTE
1	AS-BUILT 8" C-900 PVC WATER MAIN WITH TRACER WIRE. REFER TO SHEET C3.7 FOR PLAN / PROFILE.
2	AS-BUILT FIRE HYDRANT ASSEMBLY
3	PROPOSED STORM LINES AND STRUCTURES, TYP. (UNDER CONSTRUCTION).
4	PROPOSED CONCRETE PAVEMENT, TYP. (UNDER CONSTRUCTION).
5	PROPOSED SIDEWALK, TYP. (UNDER CONSTRUCTION).
6	AS-BUILT 8" SDR-35 PVC SANITARY SEWER MAIN, REFER TO SHEET C3.6 FOR PLAN / PROFILE.
7	AS-BUILT 4" SCH. 40 PVC SANITARY SEWER SERVICE, TYP. REFER TO SHEET C0.1 FOR WYE TABLE.
8	PROPOSED BUILDING (UNDER CONSTRUCTION).
9	PRIVATE FIRE LINE WITH AS-BUILT DEMARCATION VALVE.

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

STATE OF MISSOURI
08/20/25
CHRISTOPHER L. KOEHLER
NUMBER PE-2009021454
PROFESSIONAL ENGINEER

Risk Management Rebuild Granger 250SC
Cape Girardeau &
Cape Girardeau MO Stake
4450 Lasalle Ave. East of Veterans Memorial Dr.
Cape Girardeau, Cape Girardeau County, MO 63701

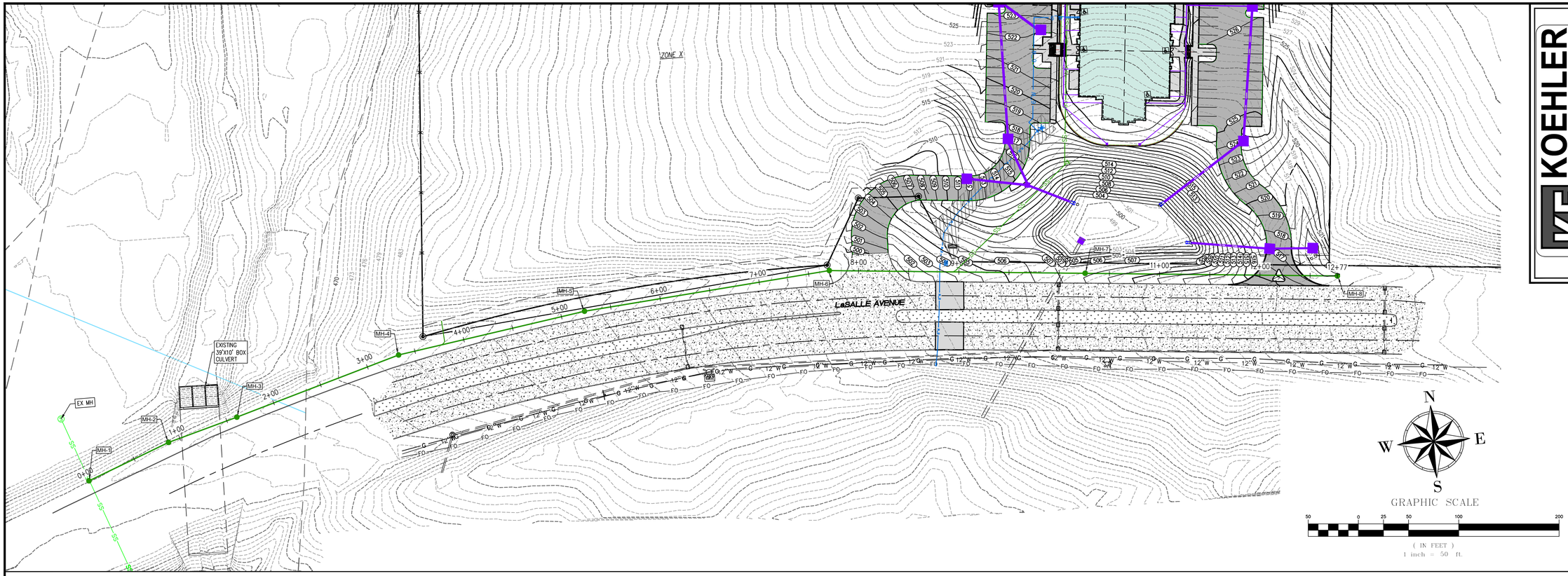
Record Plans for:
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50 EAST NORTH TEMPLE
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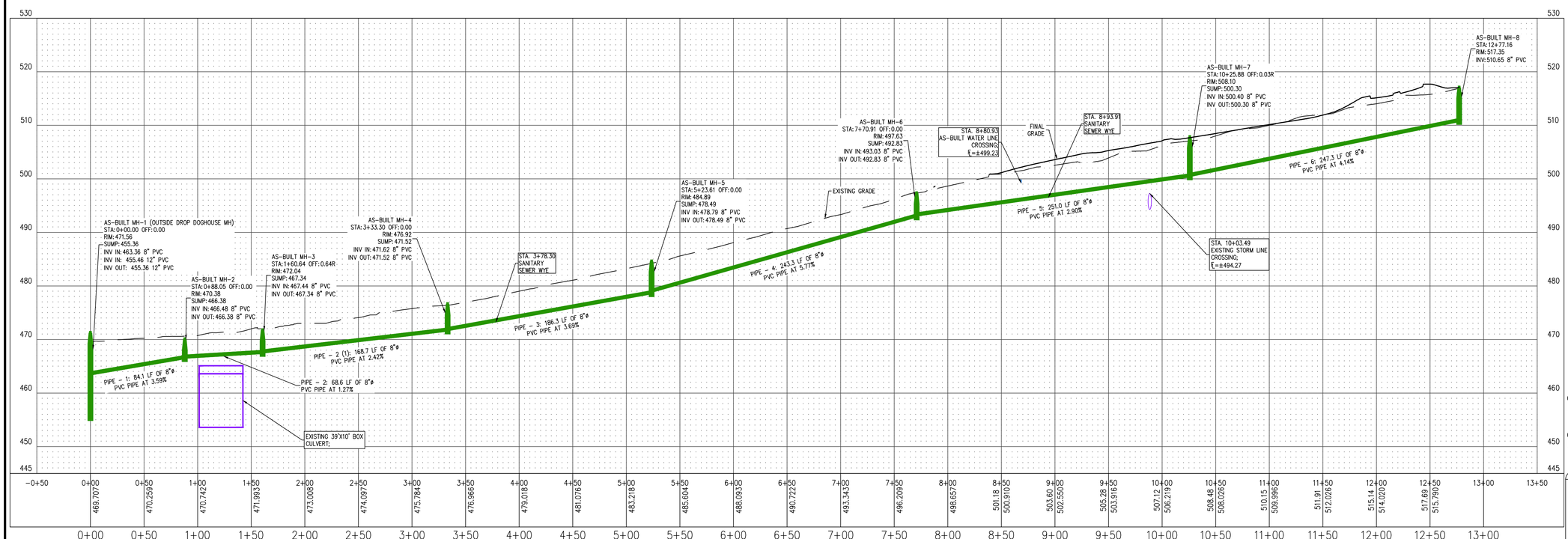
GHN Project Number: 23.007.00
Work Order No.:
LDS Prop. No.: 501849622010101

Sheet Title:
OVERALL CIVIL SITE PLAN

August 20, 2025

Sheet:
C2.0





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

STATE OF MISSOURI
08/20/25
CHRISTOPHER L. KOEHLER
NUMBER PE-2010021
PROFESSIONAL ENGINEER

Risk Management Rebuild Granger 250SC
Cape Girardeau &
Cape Girardeau MO Stake
4450 Lasalle Ave. East of Veterans Memorial Dr.
Cape Girardeau, Cape Girardeau County, MO 63701

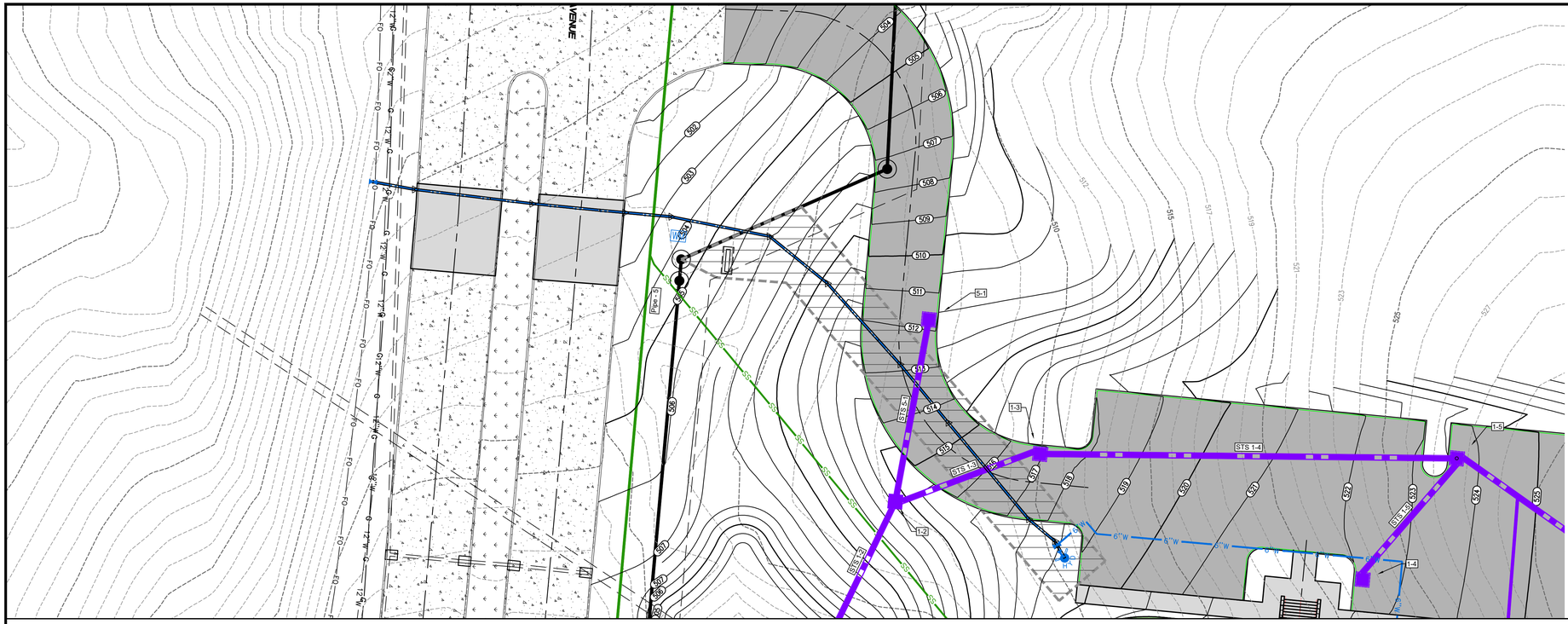
Record Plans for:
THE CHURCH OF
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OF LATTER-DAY SAINTS
50 EAST NORTH TEMPLE
SALT LAKE CITY, UT 84150

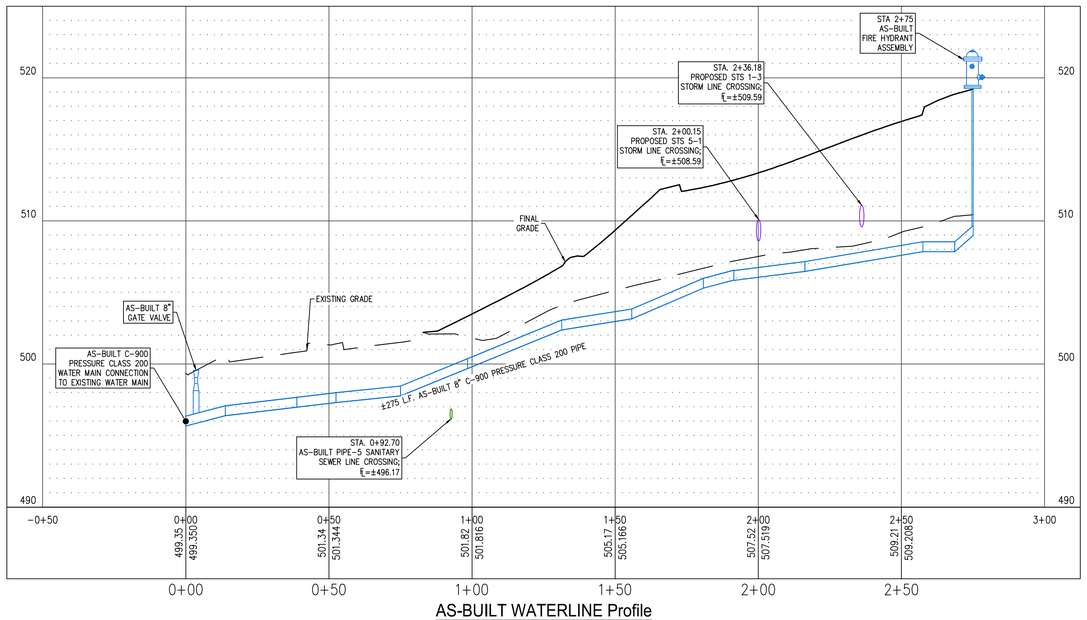
GHN Project Number:
23.007.00
Work Order No.:
LDS Prop. No.:
50184962201010 1

Sheet Title:
AS-BUILT
SANITARY
SEWER
LINE PROFILE

August 20, 2025

Sheet:
C3.6





AS-BUILT WATERLINE Profile

0 25' 50'
HORIZONTAL SCALE

0 5' 10'
VERTICAL SCALE

CoCG DIGITAL STAMP

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

STATE OF MISSOURI
08/20/25
CHRISTOPHER L. KOEHLER
NUMBER PE-2009021758
PROFESSIONAL ENGINEER

Risk Management Rebuild Granger 2505C
Cape Girardeau &
Cape Girardeau MO Stake
4450 Lasalle Ave. East of Veterans Memorial Dr.
Cape Girardeau, Cape Girardeau County, MO 63701

Record Plans for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS
50 EAST NORTH TEMPLE
SALT LAKE CITY, UT 84150

GHN Project Number:
23.007.00
Work Order No.:
LDS Prop. No.:
501849622010101

Sheet Title:
AS-BUILT
WATER LINE
PROFILE

August 20, 2025

Sheet:
C3.7

Staff: Ryan Shrimplin, City Planner

Agenda: November 3, 2025

AGENDA REPORT
Cape Girardeau City Council

TITLE

BILL NO. 25-111, an Ordinance amending Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, by changing the zoning of property located at 121 South Sprigg Street, in the City and County of Cape Girardeau, Missouri, from CBD and DCC to C-2. First Reading. DEV - Ryan Shrimplin

SUMMARY

A rezoning application has been submitted for the property at 121 South Sprigg Street. The applicant is requesting that the property be rezoned from CBD (Central Business District) and DCC (Downtown Commercial Corridor Overlay District) to C-2 (Highway Commercial District). The immediately surrounding properties are zoned CBD (Central Business District) and DCC (Downtown Commercial Corridor Overlay District) to the north, east, and south, and C-1 (General Commercial District), C-2 (Highway Commercial District), and R-4 (Medium Density Multifamily Residential District) to the west. This area is characterized by commercial and residential uses. The Cape Vision 2040 Comprehensive Plan's Future Land Use Map shows the subject property as Urban Mixed Use.

The attached ordinance rezones the property to C-2. A public hearing on the rezoning request was held on November 3, 2025.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

In considering a rezoning request, the Planning & Zoning Commission and the City Council must determine if the proposed zoning district is reasonable and in reasonable conformity with the existing uses and value of the immediately surrounding properties. The subject property is approximately 2.3 acres in area. It contains a large, vacant building (built in 1977) and a parking lot that covers 60% of the property. The building was last occupied by a grocery store. The property has been zoned CBD and DCC for many years, presumably because it has frontage on South Sprigg Street and is located downtown. While the property's location is appropriate for CBD and DCC zoning, its other characteristics are more typical of C-2 zoned properties. One of the adjacent properties to the west is zoned C-2, as are several properties on William Street further west. The property is for sale, and rezoning it to C-2 would allow it to be sold and occupied by a use that would fully utilize the space. For these reasons, the proposed zoning district is reasonable and in reasonable conformity with the existing uses and value of the immediately surrounding properties.

STAFF RECOMMENDATION

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

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission held a public hearing at its October 8, 2025 meeting and recommended approval of the rezoning request by a vote of 9 in favor, 0 in opposition, and 0 abstaining.

PUBLIC OUTREACH

The City Council's public hearing was advertised in the Southeast Missourian on October 11, 2025. In addition, a sign containing the date, time, location, and subject of the Planning and Zoning Commission and City Council public hearings was posted on the property. Notices were also mailed to the adjacent property owners.

ATTACHMENTS

- 25-111_121_S_Sprigg_Rezone.doc
- Staff Review-Referral-Action Form.pdf
- Map - 121 South Sprigg Street - Zoning.pdf
- Map - 121 South Sprigg Street - FLU.pdf
- Application - 121 S Sprigg St REZ.pdf
- Sec. 30-65. - CBD, Central Business District.pdf
- Sec. 30-73. - DCC, Downtown Commercial Corridor Overlay District.pdf
- Sec. 30-67. - C-2, Highway Commercial District.pdf

BILL NO. 25-111 ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 30 OF THE CODE OF ORDINANCES OF THE CITY OF CAPE GIRARDEAU, MISSOURI, BY CHANGING THE ZONING OF PROPERTY LOCATED AT 121 SOUTH SPRIGG STREET, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, MISSOURI, FROM CBD AND DCC TO C-2

WHEREAS, the City Planning and Zoning Commission has recommended rezoning all of the property described in Article 1 of this ordinance from CBD, Central Business District and DCC, Downtown Commercial Corridor Overlay District to C-2, Highway Commercial District; and

WHEREAS, Public Notice of such change was given as prescribed in Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, and a public hearing was held on Monday, November 3, 2025; and

WHEREAS, the City Council of the City of Cape Girardeau, Missouri has elected to rezone the property described in Article 1 of this ordinance from CBD, Central Business District and DCC, Downtown Commercial Corridor Overlay District to C-2, Highway Commercial District.

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

ARTICLE 1. Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, is hereby amended to change the zoning from the present CBD, Central Business District and DCC, Downtown Commercial Corridor Overlay District to C-2, Highway Commercial District, for the following described property:

121 South Sprigg Street

All of Lots 45, 46, 47, 48, and 49 in Range "A" of the Plat of the City of Cape Girardeau, Missouri as recorded in Plat Book 1 at Page 5 of the County land records, in the City and County of Cape Girardeau, Missouri.

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

with the existing uses and value of the immediately surrounding properties.

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

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

_____
Stacy Kinder, Mayor

ATTEST:

_____
Courtney Davis, Deputy City Clerk

CITY OF CAPE GIRARDEAU, MISSOURI

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

FILE NO. **1490** LOCATION: 121 South Sprigg Street

STAFF REVIEW & COMMENTS:

The City of Cape Girardeau is requesting to rezone the above listed property from CBD (Central Business District) to C-2 (Highway Commercial). SEE STAFF REPORT FOR FURTHER INFORMATION

City Planner _____ Date 9/30/25

City Attorney _____ Date 9/30/25

CITY MANAGER REFERRAL TO THE PLANNING AND ZONING COMMISSION:

City Manager _____ Date 10/1/25

Planning & Zoning Commission

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

RECOMMENDED ACTION:

	Favor	Oppose	Abstain		Favor	Oppose	Abstain
Trae Bertrand	☑	☐	☐	Gerry Jones	☑	☐	☐
Scott Blank	☑	☐	☐	Chris Martin	☑	☐	☐
Kevin Greaser	☑	☐	☐	Nick Martin	☑	☐	☐
Robbie Guard	☑	☐	☐	Emily McElreath	☑	☐	☐
Derek Jackson	☑	☐	☐				

VOTE COUNT: 9 **Favor** 0 **Oppose** 0 **Abstain**

COMMENTS:

CITIZENS COMMENTING AT MEETING:

Chris Martin
Planning & Zoning Commission Secretary

City Council Action

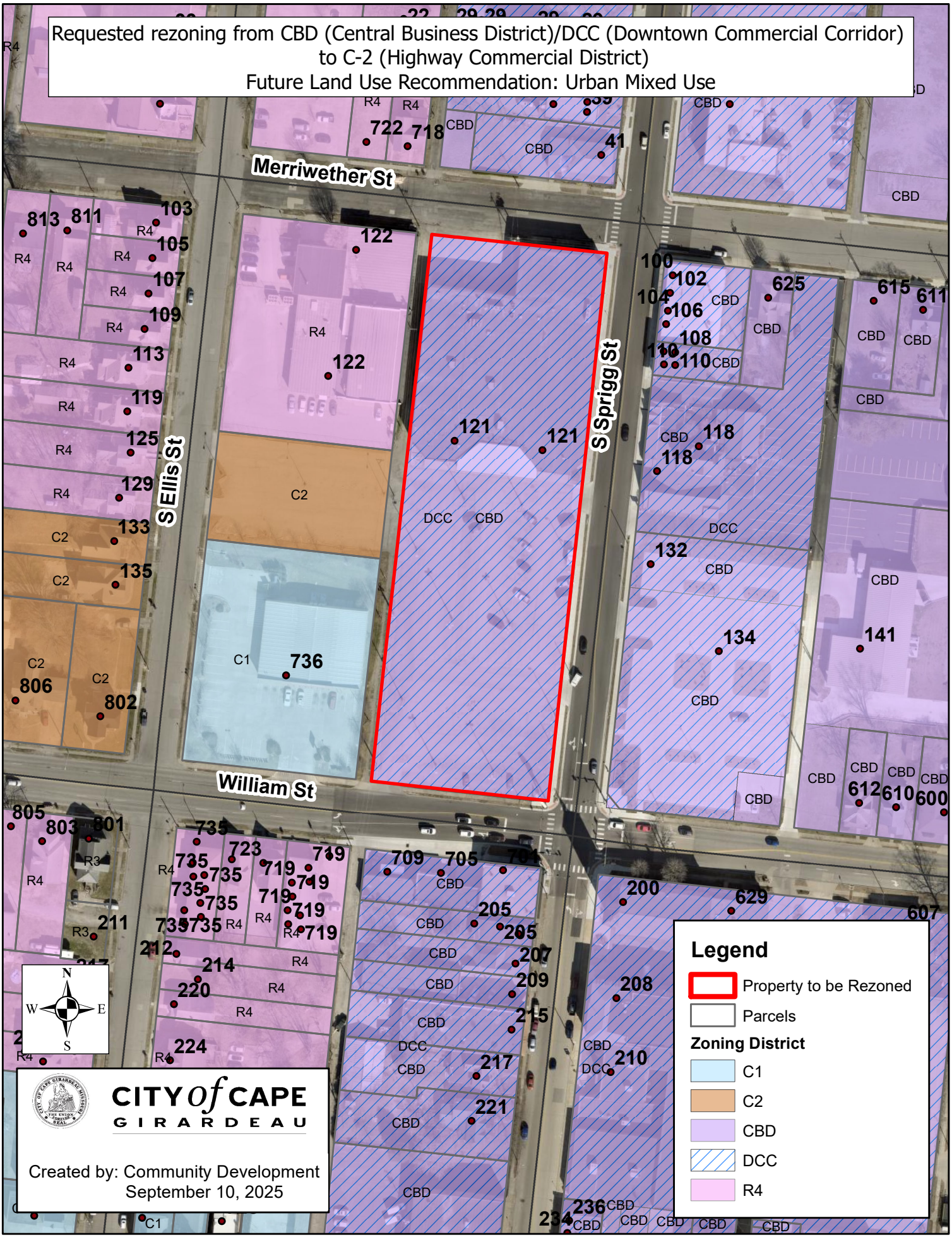
Posting Dates: Sign _____ *Newspaper* _____ *Public Hearing Date:* _____

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

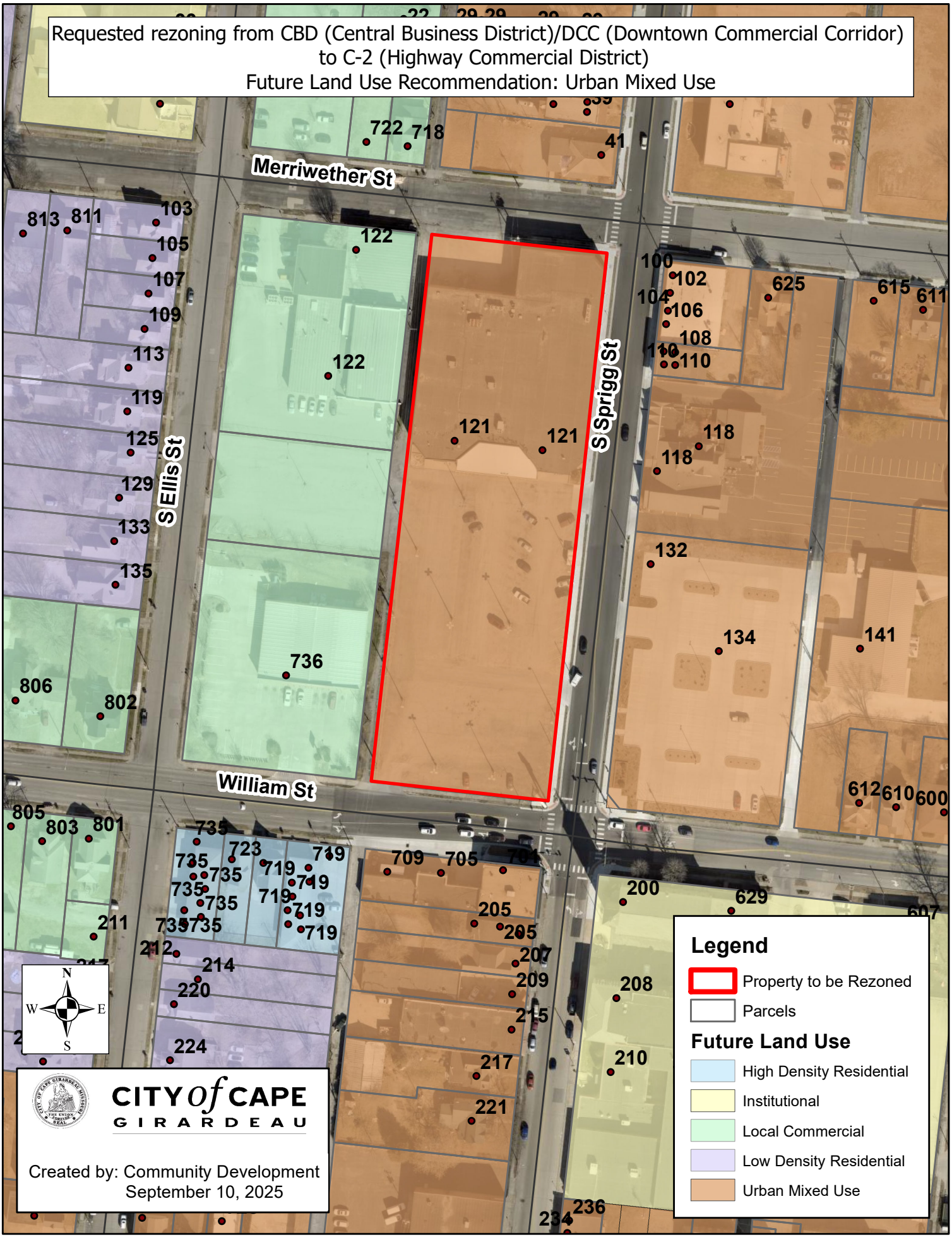
VOTE COUNT: _____ **Favor** _____ **Oppose** _____ **Abstain**

ORDINANCE # _____ **Effective Date:** _____

Rezoning Request - 121 South Sprigg Street



Rezoning Request - 121 South Sprigg Street



REZONING / SPECIAL USE PERMIT APPLICATION

CITY *of* CAPE GIRARDEAU

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

Property Address/Location

121 South Sprigg Street

Applicant		**Property Owner of Record** ☐ **Same as Applicant**	
City of Cape Girardeau		J & B Foods of Sikeston, Inc.	
Mailing Address 44 North Lorimier Street	City, State, Zip Cape Girardeau, MO 63701	Mailing Address P.O. Box 827	City, State, Zip Sikeston, MO 63801
Telephone (573) 339-6327	Email cityplanning@cityofcape.org	Telephone	Email
Contact Person Ryan Shrimplin		*(Attach additional owners information, if necessary)*	
Type of Request ☑ **Rezoning** ☐ **Special Use Permit** ☐ **Both**		**Proposed Special Use (Special Use Permit requests only)**	
Existing Zoning District CBD, Central Business District & DCC (Downtown Commercial Corridor)		**Proposed Zoning District (Rezoning requests only)** C-2, Highway Commercial District	

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

All of Lots 45, 46, 47, 48, and 49 in Range "A" of the Plat of the City of Cape Girardeau, Missouri as recorded in Plat Book 1 at Page 5 of the County land records, in the City and County of Cape Girardeau, Missouri.

Describe the proposed use of the property.

Vacant commercial building, formerly occupied by a grocery store. Proposed use is TBD.

Application continues on next page

OFFICE USE ONLY

Date Received & By 09-09-25 File # 1490 MUNIS Application # 17185 MUNIS Permit # _____

Application Fee Received $ N/A ☐ Check # _____ ☐ Credit Card ☐ Cash

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

Special Use Criteria (Special Use Permit requests only)
Explain how the special use permit request meets the criteria below. Attach additional sheets, if necessary.

1) *The proposed special use will not substantially increase traffic hazards or congestion.*

2) *The proposed special use will not substantially increase fire hazards.*

3) *The proposed special use will not adversely affect the character of the neighborhood.*

4) *The proposed special use will not adversely affect the general welfare of the community.*

5) *The proposed special use will not overtax public utilities.*

ADDITIONAL ITEMS REQUIRED

See Instructions for more information.

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

___ Base Application fee - $155.00 payable to City of Cape Girardeau
___ Planned Development rezoning only - Additional $92 payable to City of Cape Girardeau
✓ List of adjacent property owners *(see Instructions for requirements)*
✓ One (1) set of mailing envelopes, stamped and addressed to adjacent property owners OR $3.00 per adjacent property owner, if stamped envelopes are not submitted
___ One (1) full size copy of a plat or survey of the property, if available
___ One (1) full size set of plans, drawn to an appropriate scale, depicting existing features to be removed, existing features to remain, and all proposed features such as: buildings and structures, paved areas, curbing, driveways, parking stalls, trash enclosures, fences, retaining walls, light poles, detention basins, landscaping areas, freestanding signs, etc. (Planned Development rezonings and Special Use Permits only)
___ One (1) set of Planned Development documents (Planned Development rezonings only)

CERTIFICATIONS

The undersigned hereby certifies that:

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

Property Owner of Record Signature and Printed Name — Date

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

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

Applicant Signature and Printed Name — Date

9/15/25

DR. KENNETH HASKIN
CITY MANAGER

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. 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) Funeral homes or mortuaries.

(10) Governmental facilities.

(11) Health or fitness centers.

(12) Hospitals.

(13) Hotels or motels.

(14) Institutions of higher education, including universities and business, career, or technology schools.

(15) Instructional schools for art, dance, music, martial arts, or other disciplines.

(16) Libraries.

(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.

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.

(Ord. No. 5694, art. 1, 11-6-2023; Ord. No. 5831, art. 1, 5-5-2025)

Editor's note— Ord. No. 5694, art. 1, adopted Nov. 6, 2023, repealed the former § 30-65 and enacted a new section as set out herein. The former § 30-65 pertained to similar subject matter and derived from Ord. No. 5607, art. 1, adopted Dec. 19, 2022; and Ord. No. 5615, art. 2, adopted Feb. 6, 2023.

Sec. 30-73. - DCC, Downtown Commercial Corridor Overlay District.

(a) *Purpose.* This overlay district is designed to preserve the commercial integrity of major corridors in the downtown area. While this district permits residential uses on upper floors of buildings, or in the rear areas of the street level of buildings, commercial and retail uses on the street level storefronts promote the commercial integrity of these major corridors.

(b) *Permitted uses.* Residential uses, on upper floors only and rear of street level of buildings only.

(c) *Special uses.* First floor residential street frontage may be permitted in new construction and redevelopment projects.

(Code 1990, § 30-355; Ord. No. 4206, art. 31, 3-7-2011)

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

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

(b) *Permitted principal uses.*

(1) Arenas or stadiums.

(2) Art galleries or museums.

(3) Auditoriums or theaters.

(4) Banks or other financial institutions.

(5) Banquet facilities.

(6) Bed and breakfasts.

(7) Commercial day cares.

(8) Commercial recreation facilities.

(9) Comprehensive marijuana dispensary facilities, medical marijuana dispensary facilities, or microbusiness dispensary facilities, as permitted in section 30-118.

(10) Driving ranges.

(11) Funeral homes or mortuaries.

(12) Governmental facilities.

(13) Health or fitness centers.

(14) Helicopter landing pads, heliports or other landing areas in relationship with a hospital.

(15) Hospitals.

(16) Hotels or motels.

(17) Institutions of higher education, including business, career or technology schools.

(18) Instructional schools for art, dance, music, martial arts or other disciplines.

(19) Kennels.

(20) Libraries.

(21) Meeting halls.

(22) Microbreweries.

(23) Mini warehouses or self-storage units.

(24) Nurseries or greenhouses.

(25) Nursing homes.

(26) Offices.

(27) Outdoor storage facilities for recreational vehicles or watercraft.

(28) Parks or playgrounds.

(29) Personal service establishments.

(30) Pet grooming facilities.

(31) Police or fire stations.

(32) Residential treatment facilities.

(33) Restaurants or bars.

(34) Retail or rental establishments.

(35) Television or radio studios, including any transmitting facilities.

(36) Transit terminals.

(37) Transitional housing.

(38) Vehicle fueling, service or repair facilities, excluding body or paint shops.

(39) Vehicle washing facilities, automatic or hand wash.

(40) Veterinary clinics or animal hospitals.

(41) Warehouses or distribution centers.

(42) Wineries.

(c) *Permitted accessory uses.*

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

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

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

(d) *Special uses.*

(1) Amusement parks.

(2) Billboards, as permitted elsewhere in the city Code.

(3) Campgrounds, travel trailer or recreational vehicle parks.

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

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

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

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

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

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

(10) Vehicle body or paint shops.

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

(e) *Standards.*

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

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

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

c. Displays shall not impede vehicular or pedestrian access.

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

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

f. Displays shall be well kept and orderly.

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

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

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

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

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

(2) Minimum lot area: None.

(3) Minimum lot width: None.

(4) Minimum setbacks:

a. Front yard: 25 feet.

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

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

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

(Code 1990, § 30-334; Ord. No. 5211, art. 5, 7-15-2019; Ord. No. 5551, art. 1, 6-20-2022; Ord. No. 5615, art. 4, 2-6-2023)

Staff: Ryan Shrimplin, City Planner

Agenda: November 3, 2025

AGENDA REPORT
Cape Girardeau City Council

TITLE

BILL NO. 25-112, an Ordinance amending Chapter 25 of the Code of Ordinances of the City of Cape Girardeau, Missouri, regarding Number and Spacing of Driveways. First Reading. DEV - Ryan Shrimplin

SUMMARY

Attached is a proposed amendment to Section 25-250, Number and Spacing of Driveways; Multifamily Residential and Nonresidential Uses, of the Development Code (Chapter 25 of the City's Code of Ordinances). Currently, this section limits multifamily residential and nonresidential uses to one driveway for each full 150-foot section of lot frontage along an arterial street or each full 75-foot section of lot frontage along a collector or local street. The amendment adds a provision allowing, for nonresidential uses, one additional driveway for each full 150-foot or 75-foot section of lot frontage (depending on the street classification) if each of the driveways is designated as one-way (enter only or exit only) by means of signs and pavement markings. Adding this provision provides flexibility for developers and property owners because they can choose between having one full-movement driveway or two one-way driveways per section of lot frontage.

STAFF RECOMMENDATION

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

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission reviewed the amendment at its meeting on October 8, 2025 and recommended approval by a vote of 9 in favor, 0 in opposition, and 0 abstaining.

ATTACHMENTS

- 25-112_Amending_Ch_25_Driveways.doc
- Chapter 25 Amendment Regarding Number and Spacing of Driveways - October 8, 2025 (Edits Copy).pdf
- Chapter 25 Amendment Regarding Number and Spacing of Driveways - October 8, 2025 (Clean Copy).pdf

BILL NO. 25-112 ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 25 OF THE CODE OF ORDINANCES OF THE CITY OF CAPE GIRARDEAU, MISSOURI, REGARDING NUMBER AND SPACING OF DRIVEWAYS

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

ARTICLE 1. Section 25-250, entitled "Number and spacing of driveways; multifamily residential and nonresidential uses.", of Article IX of Chapter 25 of the City Code, reading as follows:

Sec. 25-250. Number and spacing of driveways; multifamily residential and nonresidential uses.

(a) For multifamily residential and nonresidential uses, one driveway shall be permitted for each full 150-foot section of lot frontage along an arterial street or each full 75-foot section of lot frontage along a collector or local street. A lot frontage less than 150 feet along an arterial street or 75 feet along a collector or local street shall be permitted one driveway. A circular driveway shall count as two driveways. The minimum spacing between driveways shall be per the city's standard specifications and drawings. Where a lot lacks sufficient frontage to meet the requirements in this section or in the city's standard specifications and drawings, the property owner may:

(1) Apply for an exception; or

(2) Establish a common driveway with an adjacent lot in accordance with section 25-248(1).

(b) The required spacing between driveways may be waived due to topographical constraints, as approved by the city manager.

is hereby repealed in its entirety and a new Section 25-250, entitled "Number and spacing of driveways; multifamily residential and nonresidential uses.", of Article IX of Chapter 25 of the City Code, is hereby enacted in lieu thereof, in words and figures, to read as follows, to-wit:

Sec. 25-250. Number and spacing of driveways; multifamily residential and nonresidential uses.

(a) For multifamily residential and nonresidential uses, one driveway shall be permitted for each full 150-foot section of lot frontage along an arterial street or each full 75-foot section of lot frontage along a collector or local street. A lot frontage less than 150 feet along an arterial street or 75 feet along a collector or local street shall be permitted one driveway. A circular driveway shall count as two driveways. The minimum spacing between driveways shall be per the city's standard specifications and drawings. Where a lot lacks sufficient frontage to meet the requirements in this section or in the city's standard specifications and drawings, the property owner may:

(1) Apply for an exception; or

(2) Establish a common driveway with an adjacent lot in accordance with section 25-248(1).

(b) Nonresidential uses shall be permitted one additional driveway for each full 150-foot section of lot frontage along an arterial street or each full 75-foot section of lot frontage along a collector or local street if each of the driveways is designated as one-way (enter only or exit only) by means of signs and pavement markings, as approved by the city manager.

(c) The required spacing between driveways may be waived due to topographical constraints, as approved by the city manager.

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

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

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

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

_____
Stacy Kinder, Mayor

ATTEST:

_____
Courtney Davis, Deputy City Clerk

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. 25-250. Number and spacing of driveways; multifamily residential and nonresidential uses.

(a) For multifamily residential and nonresidential uses, one driveway shall be permitted for each full 150-foot section of lot frontage along an arterial street or each full 75-foot section of lot frontage along a collector or local street. A lot frontage less than 150 feet along an arterial street or 75 feet along a collector or local street shall be permitted one driveway. A circular driveway shall count as two driveways. The minimum spacing between driveways shall be per the city's standard specifications and drawings. Where a lot lacks sufficient frontage to meet the requirements in this section or in the city's standard specifications and drawings, the property owner may:

(1) Apply for an exception; or

(2) Establish a common driveway with an adjacent lot in accordance with section 25-248(1).

(b) Nonresidential uses shall be permitted one additional driveway for each full 150-foot section of lot frontage along an arterial street or each full 75-foot section of lot frontage along a collector or local street if each of the driveways is designated as one-way (enter only or exit only) by means of signs and pavement markings, as approved by the city manager.

~~(b)~~(c) The required spacing between driveways may be waived due to topographical constraints, as approved by the city manager.

Sec. 25-250. Number and spacing of driveways; multifamily residential and nonresidential uses.

(a) For multifamily residential and nonresidential uses, one driveway shall be permitted for each full 150-foot section of lot frontage along an arterial street or each full 75-foot section of lot frontage along a collector or local street. A lot frontage less than 150 feet along an arterial street or 75 feet along a collector or local street shall be permitted one driveway. A circular driveway shall count as two driveways. The minimum spacing between driveways shall be per the city's standard specifications and drawings. Where a lot lacks sufficient frontage to meet the requirements in this section or in the city's standard specifications and drawings, the property owner may:

(1) Apply for an exception; or

(2) Establish a common driveway with an adjacent lot in accordance with section 25-248(1).

(b) Nonresidential uses shall be permitted one additional driveway for each full 150-foot section of lot frontage along an arterial street or each full 75-foot section of lot frontage along a collector or local street if each of the driveways is designated as one-way (enter only or exit only) by means of signs and pavement markings, as approved by the city manager.

(c) The required spacing between driveways may be waived due to topographical constraints, as approved by the city manager.

Staff: Ryan Shrimplin, City Planner

Agenda: November 3, 2025

AGENDA REPORT
Cape Girardeau City Council

TITLE

BILL NO. 25-113, an Ordinance authorizing the issuance of a Special Tax Bill for property located at 1202 South Ellis Street Rear for the demolition of a dangerous building. First Reading. DEV - Ryan Shrimplin

SUMMARY

A certain building at 1202 South Ellis Street (Rear) was condemned under Chapter 7, Article XIII of the City's Code of Ordinances. The City mailed a notice to the property owner, ordering them to repair or demolish the condemned building within 30 days. In addition, a sign was posted on the building giving notice of the condemnation. After the owner failed to comply by the deadline, the City held a hearing and the Building Supervisor issued an order to repair or demolish the building by a certain deadline. The owner again failed to comply by the deadline. As provided for in Chapter 7, Article XIII, the City hired a contractor to demolish the building. Prior to hiring the contractor, the City procured an asbestos inspection report for the building. Pursuant to an order issued by the Building Supervisor, a special tax bill has been prepared to recover these costs. The special tax bill, the order, and the invoices are attached.

FINANCIAL IMPACT

The amount for the special tax bill is $5,550 ($250 for the asbestos inspection report plus $5,300 for the demolition). The special tax bill will bear an interest rate of eight percent (8%) annually on the outstanding balance until it is paid.

STAFF RECOMMENDATION

Staff recommends approval of the ordinance authorizing the issuance of the special tax bill for 1202 South Ellis Street (Rear).

ATTACHMENTS

- 25-113_Ord_Special_Tax_Bill_1202_S_Ellis_Rear.doc
- Tax Bill Demolition - 1202 S Elllis Rear.doc
- Order Causing Issuance of Special Tax Bill - Tract 1085 - Signed.pdf

BILL NO. 25-113 ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL TAX BILL FOR PROPERTY LOCATED AT 1202 SOUTH ELLIS STREET REAR FOR THE DEMOLITION OF A DANGEROUS BUILDING

WHEREAS, the Building Supervisor of the City of Cape Girardeau, Missouri, issued an Order causing a certain dangerous building located at 1202 South Ellis Street Rear to be demolished; and

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

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

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

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

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

1202 South Ellis Street Rear - $5,550.00

East Fifty (50) feet of Lot Fifteen (15) in Block Four (4) in Giboney Houck's Fourth Subdivision to the City of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 3 at Page 12.

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

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

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

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

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

_____
Stacy Kinder, Mayor

ATTEST:

_____
Courtney Davis, Deputy City Clerk

No. 321-0001 Amount $ 5,550.00

SPECIAL TAX BILL FOR DEMOLITION OF A DANGEROUS BUILDING

To the City of Cape Girardeau, Missouri:

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

Montez Moss c/o Beverly Delph
2548 Melrose Avenue
Cape Girardeau, MO 63701

for the following property:

1202 South Ellis Street Rear, Cape Girardeau, MO

East Fifty (50) feet of Lot Fifteen (15) in Block Four (4) in Giboney Houck's Fourth Subdivision to the City of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 3 at Page 12.

Parcel No. 211140022016000000

in the City of Cape Girardeau, Missouri; said building has been demolished in accordance with the Order of the Building Supervisor dated May 7, 2025, and the cost incurred for said demolition, including an asbestos inspection report required for demolition, was Five Thousand, Five Hundred, Fifty dollars ($5,550.00).

I, Gayle L. Conrad, City Clerk of the City of Cape Girardeau, Missouri, do hereby certify that the demolition work was completed as reported to the City Building Supervisor under the provisions of Section 7-353(6), said report dated October 8, 2025.

I also certify that the costs and expenses incurred by the City for said demolition were Five Thousand, Five Hundred, Fifty dollars ($5,550.00), which amount the City Council has ordered assessed as a special tax against the following described property, to-wit:

1202 South Ellis Street Rear, Cape Girardeau, MO

East Fifty (50) feet of Lot Fifteen (15) in Block Four (4) in Giboney Houck's Fourth Subdivision to the City of Cape

Girardeau, Missouri, as shown by plat recorded in Plat Book 3 at Page 12.

Parcel No. 211140022016000000

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

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

Issued by authority of Ordinance No. _____ passed and approved November 17, 2025.

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

_____
Gayle L. Conrad, City Clerk

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

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

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

_____
Notary Public

My commission expires:

_____

ORDER OF BUILDING SUPERVISOR
CAUSING A SPECIAL TAX BILL
TO BE ISSUED AGAINST PROPERTY

COMES NOW the Building Supervisor of the City of Cape Girardeau, Missouri on this 8th day of October, 2025, and hereby makes the following findings:

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

   1202 South Ellis Street Rear, Cape Girardeau, MO

   East Fifty (50) feet of Lot Fifteen (15) in Block Four (4) of Giboney Houck's Fourth Subdivision to the City of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 3 at Page 12

   has been demolished in accordance with the Order of the Building Supervisor dated the 7th day of May, 2025.

2. That the City of Cape Girardeau, Missouri incurred the following costs in causing said dangerous building to be demolished:

   Asbestos inspection report $250.00
   Demolition $5,300.00

   Total $5,550.00

   A true and accurate copy of such costs is attached as "Exhibit A".

3. That Chapter 7, Article XIII of the Code of Ordinances of the City of Cape Girardeau, Missouri authorizes the issuance of a special tax bill to recover said costs.

WHEREFORE, the Building Supervisor hereby issues an order directing the City Clerk of the City of Cape Girardeau, Missouri to issue a special tax bill against the above-described property in the amount of Five Thousand Five Hundred and Fifty Dollars ($5,550.00) to recover the above-described costs.

Stephen Southard
Building Supervisor

EXHIBIT A

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

Phone 5732704029

Invoice

Date	Invoice #
8/3/2025	5450

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

P.O. No.
260311

Item	Description	Qty	Rate	Amount
inspection	Asbestos inspection at 1806 William St. in Cape Girardeau		350.00	350.00
inspection	Asbestos inspection at 620 S. Henderson		250.00	250.00
inspection	Asbestos inspection at 1103 S. Ellis		275.00	275.00
inspection	Asbestos inspection at 1202 S. Ellis Rear		250.00	250.00

Total	$1,125.00
Balance Due	$1,125.00

EXHIBIT A

INVOICE

JAC3 Contracting, LLC
18 Carlyle Dr
Scott City, MO 63780-8208

jac3contracting@gmail.com
+1 (573) 579-1731

JAC3 contracting
EXCAVATING • HAULING • CLEARING

City of Cape Girardeau*

Bill to
City of Cape Girardeau
44 North Lorimier Street
Cape Girardeau, MO 63702

Ship to
City of Cape Girardeau
44 North Lorimier Street
Cape Girardeau, MO 63702

Invoice details
Invoice no.: 6809
Terms: Due on receipt
Invoice date: 10/07/2025
Due date: 11/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**02.10 Demo**	Demo - 1202 S Ellis (REAR)	1	$5,300.00	$5,300.00

Total **$5,300.00**

Ways to pay

VISA DISCOVER AMEX BANK PayPal venmo

Contact JAC3 Contracting, LLC to pay.

View and pay

Staff: Courtney Davis, Deputy City Clerk

AGENDA REPORT
Cape Girardeau City Council

Agenda: November 3, 2025

TITLE

Appointments to the Golf Course Advisory Board

SUMMARY

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.

Kristen Jones and Dale Pingel's terms will expire November 12, 2025. They are both eligible for and interested in reappointment.

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

APPLICANT	WARD	CITIZENS ACADEMY
Brian Belmonte	4	NO
Lacy Burnette	5	YES
C. Donald Harris	5	NO
Kristen Jones*	6	NO
Patrick Koetting	4	NO
Amy McDonald	4	NO
John McGowan	4	NO
Dale Pingel*	5	YES
Eric Redinger	5	NO
Jared Snell	5	NO
Dan Stitz	5	NO
*Incumbent		

STAFF RECOMMENDATION

Unless directed otherwise, two appointments to the Golf Advisory Board for terms expiring November 12, 2028, will appear on a future City Council Agenda.

BOARD OR COMMISSION RECOMMENDATION

The Golf Board met on October 23, 2025 and have recommended Kristin Jones and Dale Pingel for reappointment.

ATTACHMENTS

- Roster 10-17-2025.pdf
- Current attendance 10-17-25.pdf

GOLF COURSE ADVISORY BOARD

9/16/2025

NAME	TERM #	APPOINTED	TERM EXPIRES
Jarod Handley (Jaycees)	P	5/5/2025	9/4/2026
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
Kelley, Timothy	P	3/18/2025	1/18/2026
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

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.

NUMBER OF MEMBERS: 9
MEETING TIME: Bi-Monthly (even months), Fourth Thursday at noon at the Osage Centre
TERM LIMIT: 3 Full Term Limits (3-Year Terms)
RESIDENCY: City of Cape Girardeau
STAFF LIAISON: Doug Gannon, Parks Director (Coordinator: Natalia Beasley)
COUNCIL LIAISON:

GOLF COURSE ADVISORY BOARD - ATTENDANCE RECORDS

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

Ordinance Effective: 04/13/2000

2025	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Warning Letters			Termination Letter
		27		24		26		28		23		?				
Craiglow, Eric (Jaycees)	NM	P	NM	Resigned												
Esicar, Janet	NM	A	NM	P	NM	A	NM	P	NM							
Gannon, Cindy	NM	P	NM	P	NM	P	NM	P	NM							
Handley, Jarod (Jaycee)	Apptd 5/5/25					P	NM	A	NM							
Jones, Kristen	NM	A	NM	P	NM	P	NM	P	NM							
Kelley, Timothy			NM	P	NM	P	NM	P	NM							
Kneer, Claire	NM	P	NM	P	NM	P	NM	A	NM							
Parham, Josh	NM	P	NM	P	NM	P	NM	P	NM							
Pingel, Dale	NM	P	NM	P	NM	A	NM	P	NM							
Pippins, Lindsey	NM	P	NM	A	NM	A	NM	P	NM				7/3/2025			
Wittenborn, Brad	NM	P														
AGENDA RCVD	NM	x	NM	x	NM	X	NM	x	NM							
MINUTES RCVD	NM	x	NM	x	NM	x	NM	x	NM							

2024	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Warning Letters			Termination Letter
		22		25		27		22		24		5				
Craiglow, Eric (Jaycees)	NM	A	NM	P	NM	A	NM	A	NM	P	NM	SMp	08/28/24			
Esicar, Janet	NM	A	NM	P	NM	P	NM	P	NM	P	NM	SMa				
Gannon, Cindy	NM	P	NM	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				
AGENDA RCVD	NM	x	NM	x	NM	x	NM	x	NM	x	NM	x				
MINUTES RCVD	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

Staff: Gayle Conrad, Director of Citizen Services/City Clerk

AGENDA REPORT
Cape Girardeau City Council

Agenda: November 3, 2025

TITLE

Appointment to the Liquor License Review Board

SUMMARY

The purpose of the Liquor License Review Board is to hear appeals regarding a denial, suspension or revocation of a liquor license.

Brandon Cooper has a term on Liquor License Review Board that is set to expire December 1, 2025. He has met his term limits and is not eligible for reappointment.

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

APPLICANT	WARD	CITIZENS ACADEMY GRAD
Lacy Burnette	5	YES
Patrick Koetting	4	NO

STAFF RECOMMENDATION

Unless directed otherwise, one appointment to the Liquor License Review Board for a term expiring December 1, 2028, will appear on a future City Council Agenda.

BOARD OR COMMISSION RECOMMENDATION

The Liquor License Review Board has not met in over a year and has not made a recommendation for appointment.

ATTACHMENTS

- Liquor Board Roster.pdf
- Current Attendance 10-17-25.pdf

LIQUOR LICENSE REVIEW BOARD

10/23/2025

NAME	TERM #	APPOINTED	TERM EXPIRES
Cooper, Brandon (CRO)	2	11/21/2022	12/1/2025
	1	12/16/2019	12/1/2022
	P	8/7/2017	7/1/2020
Fehr, Richard	2	12/4/2023	12/1/2026
	1	11/16/2020	12/1/2023
Newman, James	2	11/18/2024	12/1/2027
	1	11/15/2021	12/1/2024
	P	12/16/2019	12/1/2021
Griffin, Christen (ALT)	ALT	12/4/2023	12/1/2026

P = Partial Term

DESCRIPTION: Hear appeals from denial of liquor license application. Hear appeals from suspension or revocation of liquor license. Hear appeals from objecting neighbor of a liquor license application.

NUMBER OF MEMBERS: 3 (plus 1 alternate)
MEETING TIME: Meetings as Needed
TERM LIMIT: 2 Full Term Limits (3-Year Terms)
RESIDENCY: City of Cape Girardeau
STAFF LIAISON: Gayle Conrad, City Clerk
COUNCIL LIAISON:

LIQUOR LICENSE REVIEW BOARD - ATTENDANCE RECORDS

Meeting Time: Meetings as Needed
Ordinance Effective: 04/13/2000

2025	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Warning Letters			Termination Letter
Cooper, Brandon	NM	NM	NM	NM	NM	NM	NM	NM	NM							
Fehr, Richard	NM	NM	NM	NM	NM	NM	NM	NM	NM							
Newman, James	NM	NM	NM	NM	NM	NM	NM	NM	NM							
Griffin, Christen (ALT)	NM	NM	NM	NM	NM	NM	NM	NM	NM							
AGENDA RCVD	NM	NM	NM	NM	NM	NM	NM	NM	NM							
MINUTES RCVD	NM	NM	NM	NM	NM	NM	NM	NM	NM							

2024	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Warning Letters			Termination Letter
Cooper, Brandon	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM				
Fehr, Richard	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM				
Newman, James	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM				
Griffin, Christen (ALT)	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM				
AGENDA RCVD	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM				
MINUTES RCVD	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM				

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

SMp = Special Meeting Present
SMa = Special Meeting Absent

Staff: Gayle Conrad, Director of Citizen Services/City Clerk

AGENDA REPORT
Cape Girardeau City Council

Agenda: November 3, 2025

TITLE

Appointment to the River Campus Board of Managers

SUMMARY

The River Campus Board of Managers is not subject to the code requirements relating to term limits or board attendance. Three members are appointed by the Council and three by the Semo University Board of Regents. At least one of the city's appointees shall be from the hotel/motel industry. Attached is a copy of the roster for the Board.

Currently Danielle Poyner has a term set to expire December 1, 2025 and is eligible and interested in reappointment. She represents the hotel/motel industry, and no other city-appointed board member meets that requirement. Therefore, the person appointed to this position must be from the hotel/motel industry.

Board members serve a three-year term.

Applicant	Ward	Citizens Academy Graduate
Arlo Ehly	4	YES
Danielle Poyner **	6	NO

** represents hotel/motel industry

STAFF RECOMMENDATION

Unless directed otherwise, one appointment to the River Campus Board of Managers for a term expiring December 1, 2028, will appear on a future agenda.

ATTACHMENTS

- Roster 10-17-25.pdf

River Campus Board of Managers

9/16/2025

NAME		APPOINTED	TERM EXPIRES
Lauren Jones	**City Council**	9/15/2025	12/1/2026
Haskin, Kenneth	**City Council**	11/18/2024	12/1/2027
		11/15/2021	12/1/2024
		8/2/2021	12/1/2021
Poyner, Danielle	**City Council**	11/21/2022	12/1/2025
		12/2/2019	12/1/2022
Koester, Brad	Board of Governors	12/1/2023	12/1/2025
Skinner, Bruce	Board of Governors	6/25/2024	12/1/2026
Weller-Stilson, Rhonda	Board of Governors	12/17/2021	12/1/2027
		12/14/2018	x
		10/21/2011	x

DESCRIPTION: Supervises the use of the River Campus facility. Proposes written policies for use of the River Campus facility. Three appointed by Council and three by Semo University Board of Regents. At least one of the city's appointees shall be from the hotel/motel industry.
TYPE OF BOARD: Advisory
MEETING TIME: Board meets quarterly as needed.
TERM LIMIT: 3-Year Terms
STAFF LIAISON: Kenneth Haskin, City Manager, 339-6320
COORDINATOR: Brittany Schroeder, SEMO Admin Asst, 573-651-2210

Staff: Gayle Conrad, Director of Citizen Services/City Clerk

AGENDA REPORT
Cape Girardeau City Council

Agenda: November 3, 2025

TITLE

Appointments to the RCC Community Improvement District Board of Directors

SUMMARY

The Ordinance approving the petition for the formation of the RCC Community Improvement District was approved and adopted by the City Council on October 2, 2023. The Petition Authorizing the Formation of a Community Improvement District called for the appointment of five directors appointed by the Mayor with the consent of the City Council. The appointees must each be at least 18 years of age, an owner or legally authorized representative of owner of real property within the district or a registered voter residing within the proposed district, and be a resident of the State of Missouri for at least one year prior to their appointment. One director (Wyky Jean) is a "Disinterested Director" as described in the Petition who has no financial interest in any real property or business operating in the District. Directors serve a four-year term.

Nick Martin, Eric Williams and Wyky Jean are currently serving on the board with terms set to expire November 5, 2025, and have all expressed interest in reappointment. There are no other applications or letters of interest on file.

STAFF RECOMMENDATION

Unless directed otherwise, three appointments to the RCC Community Improvement District Board of Directors for terms expiring November 5, 2029, will appear on a future City Council Agenda.

ATTACHMENTS

- Roster RCC CID 10-17-25.pdf
- Wyky Jean Letter for Director Reappointment.pdf
- Nick Martin letter for reappt.2025.10-15.pdf
- Williams,Eric.Letter for Reappt.2025-10-06.pdf

RCC (River City Centre) Community Improvement District Board of Directors

9/16/2025

NAME	APPOINTED	TERM EXPIRES
Haley, Lucas	11/6/2023	11/5/2027
Jean, Wyky	11/6/2023	11/5/2025
Martin, John Nicholas	11/6/2023	11/5/2025
Williams, Eric	11/6/2023	11/5/2025
Williams, Michael	11/6/2023	11/5/2027

DESCRIPTION: On October 2, 2023, the City Council adopted Ordinance No. 5686 establishing the RCC CID. Directors serve four year terms, appointed by Mayor with consent of Council. Directors must be at least 18 years of age, an owner or legally authorized representative of owner of real property within the district or a registered voter residing within the proposed district, and be a resident of the State of Missouri for at least one year prior to their appointment. One director is to be a "Disinterested Director" as described in the Petition who has no financial interest in any real property or business operating in the District.

TERM LIMIT: 4-Year Terms

MEETING TIME: The Board is required to meet one time per year.

STAFF LIAISON: Assistant City Manager, Development Services, 339-6300.

September 29, 2025

SENT VIA ELECTRONIC MAIL

Mayor Stacy Kinder
City of Cape Girardeau
44 North Lorimier Street
Cape Girardeau, Missouri 63701

Dear Mayor Kinder,

Please accept this as an expression of my interest in continuing to serve as a member on the RCC Community Improvement District Board. It has been a pleasure to help plan and witness the improvements over the past couple years. My current term expires in November, and the board supports my reappointment for a full 4-year term and has encouraged me to send this letter of interest. I will appreciate your favorable consideration for my reappointment.

Please contact me if you would like any further information from me for your consideration. Thank you.

Respectfully yours,



Wyky Jean

cc: Gayle Conrad, City Clerk, cityclerk@cityofcape.org

October 15, 2025

SENT VIA ELECTRONIC MAIL

Mayor Stacy Kinder
City of Cape Girardeau
44 North Lorimier Street
Cape Girardeau, Missouri 63701

Dear Mayor Kinder,

Please accept this as an expression of my interest in continuing to serve as a member on the RCC Community Improvement District Board. It has been a pleasure to help plan and witness the improvements over the past couple years. My current term expires in November, and the board supports my reappointment for a full 4-year term and has encouraged me to send this letter of interest. I will appreciate your favorable consideration for my reappointment.

Please contact me if you would like any further information from me for your consideration. Thank you.

Respectfully yours,

John Nicholas Martin

cc: Gayle Conrad, City Clerk, cityclerk@cityofcape.org

October 6, 2025

SENT VIA ELECTRONIC MAIL

Mayor Stacy Kinder
City of Cape Girardeau
44 North Lorimier Street
Cape Girardeau, Missouri 63701

Dear Mayor Kinder,

Please accept this as an expression of my interest in continuing to serve as a member on the RCC Community Improvement District Board. It has been a pleasure to help plan and witness the improvements over the past couple years. My current term expires in November, and the board supports my reappointment for a full 4-year term and has encouraged me to send this letter of interest. I will appreciate your favorable consideration for my reappointment.

Please contact me if you would like any further information from me for your consideration. Thank you.

Respectfully yours,

Eric D. Williams

cc: Gayle Conrad, City Clerk, cityclerk@cityofcape.org

Staff: Gayle Conrad, Director of Citizen Services/City Clerk

AGENDA REPORT
Cape Girardeau City Council

Agenda: November 3, 2025

TITLE

Appointment to the Show Me Center Board of Managers

SUMMARY

Two positions on the Show Me Center Board of Managers expire on December 1, 2025. One of the expired positions is a City Council appointed position currently held by City Manager Kenneth Haskin. The other position is appointed by the Board of Regents. The Show Me Center Board of Managers is not subject to the code requirements relating to term limits or board attendance. Attached is a copy of the roster for the Board. The following individuals have submitted an Advisory Board application:

APPLICANT	WARD	CITIZENS ACADEMY GRAD
Dr. Kenneth Haskin*		
C. Donald Harris	5	NO
Lauren Jones	6	NO
Lindsay Parker	5	NO

*incumbent

STAFF RECOMMENDATION

Unless otherwise directed, one appointment to the Show Me Center Board of Managers for a term expiring December 1, 2028, will appear on a future agenda.

ATTACHMENTS

- Roster 10-17-25.pdf

Show Me Center University / City Multi-Use Center Board of Managers

9/16/2025

NAME	APPOINTED BY	APPOINTED	TERM EXPIRES
Ehly, Arlo	**City Council**	11/18/2024	12/1/2027
		6/6/2022	12/1/2024
Haskin, Kenneth	**City Council**	11/21/2022	12/1/2025
		8/2/2021	12/1/2022
McGowan, John	**City Council**	12/4/2023	12/1/2026
Phillips, Kent	Board of Governors	11/9/2022	12/1/2027
Sheriff, Brad	Board of Governors	11/9/2022	12/1/2025
		12/17/2021	x
Scott, Alicia	Board of Governors	12/15/2024	12/1/2026

DESCRIPTION: Supervises the use of the Show Me Center and schedules all multi-use center events. Proposes written policies for use of the Show Me Center. Promotes the use of the Show Me Center for University and community purposes. Three appointed by Council and three by SEMO University Board of Regents.
MEETING TIME: Quarterly at the Show Me Center
TERM LIMIT: 3-Year Terms
STAFF LIAISON: Kenneth Haskin, City Manager

Staff: Gayle Conrad, Director of Citizen Services/City Clerk

AGENDA REPORT
Cape Girardeau City Council

Agenda: November 3, 2025

TITLE

Silver Springs Community Improvement District Annual Report Fiscal Year ending June 30, 2025.

SUMMARY

As required under Missouri State Statute, the attached annual report is submitted to the City for its official records.

STAFF RECOMMENDATION

For your review

ATTACHMENTS

- Annual DED City report re fiscal year ended June 30 2025 SIGNED.pdf

SILVER SPRINGS COMMUNITY IMPROVEMENT DISTRICT
ANNUAL REPORT
FISCAL YEAR ENDED JUNE 30, 2025

This Annual Report is submitted to the City of Cape Girardeau, Missouri (the ***"City"***) the Missouri Department of Revenue, the Office of State Auditor and the Missouri Department of Economic Development in accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the ***"CID Act"***).

On May 2, 2022, the City Council of the City approved Ordinance No. 5535, which became effective on May 12, 2022, approving the establishment of the Silver Springs Community Improvement District (the ***"District"***) as a political subdivision of the State of Missouri in accordance with the CID Act and authorizing the implementation of the below-described project.

The project consists generally of providing funding for those powers of a district provided under Section 67.1461 of the CID Act and various public improvements, within the proposed District's boundaries, which public improvements are anticipated to be made in connection with the development, operation and maintenance of a new commercial retail development within the District (together with any public improvements, activities or services outlined and further described in the Petition for the Creation of a Community Improvement District attached as Exhibit A to Ordinance No. 5535), as allowed under the CID Act.

On May 25, 2022, in accordance with the CID Act, the Board of Directors of the District adopted Resolution No. 22-003 authorizing the imposition of a community improvement district sales and use tax at the rate of one percent (1%) from the date on which such tax is first imposed until no later than May 12, 2049 (the ***"CID Sales Tax"***).

During the fiscal year ended June 30, 2025, (the ***"Fiscal Year"***) the District received CID Sales Tax revenues of approximately $157,415.90 along with interest income of $1,559.78. The District had expenses totaling approximately $154,388.50 during the Fiscal Year.

Included with this report are copies of the written resolutions approved by the District during the Fiscal Year.

Silver Springs Community Improvement District
State of Missouri

SILVER SPRINGS COMMUNITY IMPROVEMENT DISTRICT

Matt Hopkins

Matt Hopkins, Chair Board of Directors

WITNESS my hand and official seal this 21 day of October, 2025.

ATTEST:

Robert Koch

Assistant Secretary, Board of Directors

COPIES OF RESOLUTIONS APPROVED DURING
FISCAL YEAR ENDED JUNE 30, 2025, ARE ATTACHED

RESOLUTION NO. 25-001

A RESOLUTION OF THE SILVER SPRINGS COMMUNITY IMPROVEMENT DISTRICT CONFIRMING AND APPROVING THE PAYMENT OF REIMBURSABLE CID PROJECT COSTS; CONFIRMING AND APPROVING THE PAYMENT OF DISTRICT ADMINISTRATIVE COSTS; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Silver Springs Community Improvement District (the ***"District"***) is a community improvement district and a political subdivision of the State of Missouri organized under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the ***"CID Act"***); and

WHEREAS, on May 25, 2022, in accordance with the CID Act, the District's Board of Directors adopted Resolution No. 22-003, authorizing the District to impose a sales and use tax (the ***"CID Sales Tax"***) on all retail sales made in the District which are subject to taxation pursuant to the provisions of Sections 144.010 to 144.525 of the Revised Statutes of Missouri, as amended, except sales of motor vehicles, trailers, boats or outboard motors and sales to or by public utilities and providers of communications, cable, or video services; and

WHREAS, the CID Sales Tax was approved by the qualified voters within the District in accordance with the CID Act; and

WHEREAS, on May 25, 2022, the District's Board of Directors adopted Resolution No. 22-007, approving and authorizing the execution of a Reimbursement Agreement (the ***"Reimbursement Agreement"***) by and between the District and AMJ, LLC CAPE GIRARDEAU MO (the ***"Developer"***), which authorized the parties to undertake a public-private partnership to finance the construction of, among other things, the CID Project (as defined in the Reimbursement Agreement); and

WHEREAS, pursuant to the Reimbursement Agreement and the CID Act, the Developer submitted a Certificate of Reimbursable CID Project Costs (the ***"Certificate"***) to the District with adequate detail to allow the District to confirm that the amounts advanced constituted Reimbursable CID Project Costs (as defined in the Reimbursement Agreement) related to the CID Project; and

WHEREAS, on November 14, 2023, the District's Board of Directors adopted Resolution No. 23-003, approving the Certificate in the amount of $2,174,816.17; and

WHEREAS, the District desires to confirm and approve the payment for reimbursement of eligible project costs and the payment of certain District's administrative and operating costs pursuant to the Reimbursement Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SILVER SPRINGS COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Confirmation and Approval of Payment of Reimbursable CID Project Costs. The District hereby confirms and approves the payment of Reimbursable CID Project Costs in the total amount of $69,325.12 to the Developer, as set forth in **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. Confirmation and Approval of Payment of District Administrative and Operating Costs. The District hereby confirms and approves the payment of District administrative and operating costs in the total amount of $60,307.67, as set forth in **Exhibit B**, attached hereto and incorporated herein by reference.

Section 3. District Officers to Execute Resolution. The Chair or Vice Chair of the Board of Directors of the District is hereby authorized and directed to execute this Resolution for and on behalf of and as the act and deed of the District and the Secretary or Assistant Secretary of the District is hereby authorized and directed to attest to this Resolution.

Section 4. Further Authority. All actions heretofore taken by the authorized officials, officers, representatives, agents, and employees of the District in connection with the transactions contemplated by this Resolution are hereby confirmed and approved, and the District shall, and the officials, officers, representatives, agents, and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 5. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 6. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 7. Effective Date. This Resolution shall take effect and be in full force upon its passage by the District's Board of Directors.

(*The reminder of this page is left intentionally blank.*)

Passed this 7th day of April, 2025.

I, the undersigned, Chair of the Silver Springs Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on April 7, 2025.

Silver Springs Community Improvement District
State of Missouri

SILVER SPRINGS COMMUNITY IMPROVEMENT DISTRICT

Chair, Board of Directors

WITNESS my hand and official seal this 7th day of April, 2025.

ATTEST:

Assistant Secretary, Board of Directors

EXHIBIT A

SUMMARY OF REIMBURSABLE CID PROJECT COSTS PAID

Reimbursable	**CID Project Costs**	**Submitted by:**	**AJM, LLC Cape Girardeau MO**	
Certificate No./				
Payment	Date	Resolution No.	Amount	Balance
1	November 14, 2023	23-003	$ 2,174,816.17	$ 2,174,816.17
Payment	January, 2024		$ 77,791.47	$ 2,097,024.70
Payment	June, 2024		$ 17,020.15	$ 2,080,004.55
Payment	December, 2024		$ 52,304.97	$ 2,027,699.58
		Total	$ 147,116.59	$ 2,027,699.58

EXHIBIT B

SUMMARY OF DISTRICT ADMINISTRATIVE COSTS PAID

Reimbursable CID Operating Costs		Submitted by: AJM, LLC Cape Girardeau MO	
Resolution No./ Payment	Date	Amount	Balance
24-001	4/19/2024	$ 41,184.61	$ 41,184.61
Payment	June, 2024	$ 41,184.61	$ -

Paid in full

Draw No.	Doc. No.	Payee	Invoice No.	Dated	Amount	Description
1		Armstrong Teasdale LLP	3129614	December 11, 2023	$ 4,285.12	Legal Fees
		7700 Forsyth Blvd. STE 1800				
		St. Louis, MO 63105				
		AJM, LLC Cape Girardeau MO	Resolution No. 23-003	November 14, 2023	$ 77,791.47	Reimbursable CID Project Costs
		c/o Rural King Realty				
		PO Box 1066				
		Mattoon IL 61938				
		Attn: Sherri Aldrich				
Draw No.	Doc. No.	Payee	Invoice No.	Dated	Amount	Description
2		Armstrong Teasdale LLP	3218735	May 22, 2024	$ 5,713.50	Legal Fees
		7700 Forsyth Blvd. STE 1800				
		St. Louis, MO 63105				
		AJM, LLC Cape Girardeau MO	Resolution No. 23-003	November 14, 2023	$ 17,020.15	Reimbursable CID Project Costs
		c/o Rural King Realty	Resolution No. 24-001	April 19, 2024	$ 41,184.61	Reimbursable Admin Costs
		PO Box 1066				
		Mattoon IL 61938				
		Attn: Sherri Aldrich				
Draw No.	Doc. No.	Payee	Invoice No.	Dated	Amount	Description
3		Armstrong Teasdale LLP	3302837	December 4, 2024	$13,409.56	Legal Fees
		7700 Forsyth Blvd. STE 1800				
		St. Louis, MO 63105				
		AJM, LLC Cape Girardeau MO	Resolution No. 23-003	November 14, 2023	$52,304.97	Reimbursable CID Project Costs
		c/o Rural King Realty				
		PO Box 1066				
		Mattoon IL 61938				
		Attn: Sherri Aldrich				

Silver Springs CID
Summary of Payments
June 21, 2024
No. 2

The following payments of funds from the CID's account held at The Bank of Missouri, are hereby requested:

Payee	Invoice No.	Dated	Amount	Description		Payee Total	Check/Wire
Armstrong Teasdale LLP	3218735	May 22, 2024	$ 5,713.50	Legal Fees		$ 5,713.50	Check
7700 Forsyth Blvd. STE 1800							
St. Louis, MO 63105							
AJM, LLC Cape Girardeau MO	Resolution No. 23-003	November 14, 2023	$17,020.15	Reimbursable CID Project Costs			
c/o Rural King Realty	Resolution No. 24-001	April 19, 2024	$41,184.61	Reimbursable Admin Costs		$ 58,204.76	Wire
PO Box 1066							
Mattoon IL 61938							
Attn: Sherri Aldrich					Total Disbursement:	$ 63,918.26	

Marla J Mills

Signature
Name/Title: Marla J. Mills

Dated: 6-21, 2024

Matt Hopkins

Signature
Name/Title: Matt Hopkins Vice Chair

Dated: 6-21, 2024

After signing, please email copies of this signed form and checks issued to:
Angela L. Odlum – aodlum@atllp.com and
Linda AuBuchon – labuchon@atllp.com

Armstrong Teasdale

7700 Forsyth Boulevard, Suite 1800
St. Louis, MO 63105
Phone: 314.621.5070
Fed ID: 43-1274026

Contact us with question or concerns
Accountinginfo@atllp.com or 314.719.8270

Attn: Jason Hortenstine
General Counsel
Rural King Realty, LLC
c/o Silver Springs Community Improvement District
4216 Dewitt Avenue
Mattoon, IL 61938

May 22, 2024
Invoice No. 3218735
File No. 41523

SUMMARY OF INVOICE

For Professional Services through MAY 21, 2024

MATTER	MATTER NAME	FEES	DISBURSEMENTS	TOTAL
1	Cape Girardeau Incentives	5,713.50	0.00	5,713.50

TOTAL AMOUNT DUE: **5,713.50**

Remaining Credits	**235.50**
Remaining Retainer	**0.00**

1 – CAPE GIRARDEAU INCENTIVES

Fee Summary

Date	Name	Hours	Amount	Narrative
12/01/23	A. Odlum	0.10	36.50	Respond to email from Jessica Dapore.
12/03/23	L. AuBuchon	0.20	53.00	Correspondence with Angela L. Odlum, Matt Hopkins re Silver Springs CID; 2 documents for your signature.
12/05/23	A. Odlum	0.10	36.50	Correspondence on meeting follow up to allow for reimbursement to client.
12/07/23	L. AuBuchon	1.00	265.00	Receive District signature page to Certificate of Substantial Completion; update system files and forward original of signature page to S. Sauer; resend copy of Certificate of Reimbursable Reimbursable Costs to Vice Chair; send inquiry to Vice Chair re holding District checkbook; call Vice Chair re follow-up.

PAYMENT IS DUE UPON RECEIPT.

Please Remit Payment To: Armstrong Teasdale LLP| Department Number 478150| PO Box 790100| St. Louis MO 63179-9933
For ACH and WIRE: ATLLP ZBA Remittance Account| Cass Commercial Bank| Routing # 081000605| Account # 40066991

Fee Summary

Date	Name	Hours	Amount	Narrative
12/08/23	L. AuBuchon	0.10	26.50	Receive update from Vice Chair re status of Certificate of Reimbursable Costs to be executed and returned.
12/08/23	A. Odlum	0.40	146.00	Work relating to reimbursement.
12/11/23	L. AuBuchon	0.40	106.00	Receive copies of MODOR sales tax confirmations; update system files and revenue/expense spreadsheet for same; create revenue report; emails to/from A. Odlum and Vice Chair re pending payments by District.
12/12/23	L. AuBuchon	0.20	53.00	Monitor emails re status of certificate of reimbursable project costs from Vice Chair.
12/12/23	A. Odlum	0.20	73.00	Work relating to reimbursement.
12/14/23	L. AuBuchon	0.30	79.50	Receive fully executed copy of Certificate of Reimbursable CID Project Costs from Chair; update system files for same and forward copy to A. Odlum; send inquiry to A. Odlum re timing for submittal of semi-annual disbursement letters.
12/14/23	A. Odlum	1.90	693.50	Work on finalizing certificates and facilitating payments in connection with reviewing applicable organizational documents relating to same.
12/20/23	L. AuBuchon	1.00	265.00	Order checks for District; receive confirmation re pending shipment.
12/21/23	L. AuBuchon	0.10	26.50	Receive delivery update for District check order.
12/26/23	L. AuBuchon	0.90	238.50	Receive notice re resident interest in board membership from Matt Hopkins; forward form of contact information form to Grayson Erlbacher and update District summary; review open terms for pending appointment requests; finalize approved resolutions for signature; forward same to Chair for signature; receive MODOR sales tax interest confirmation; update system files and revenue/expense spreadsheet for same; update checklist and request transmittal.
12/27/23	L. AuBuchon	0.70	185.50	Receive partially executed signature pages to approved resolutions from Chair; forward same to Secretary for attestation; receive copies of fully executed signature pages from Secretary; finalize approved resolutions and update system files; verify index of resolutions updated; receive copy of executed contact information form from Grayson Erlbacher; update system files for same; receive notice re status of check order.
12/27/23	A. Odlum	0.50	182.50	Communications and analysis of appointments.
12/28/23	L. AuBuchon	1.80	477.00	Review outstanding items; emails to/from A. Odlum re payment schedule and procedure; set-up payment calculation spreadsheet for same; draft form of email to board members re payment authorizations and pending transmittal of District checkbook.
12/28/23	A. Odlum	0.10	36.50	Review MODOR interest confirmations.

Fee Summary

Date	Name	Hours	Amount	Narrative
12/28/23	A. Odlum	0.10	36.50	Confer with L. AuBuchon on setting procedure for reimbursement of client.
12/29/23	L. AuBuchon	1.40	371.00	Finalize spreadsheet for calculation of reimbursable costs and admin reserve; forward sample calculation to A. Odlum for review; forward inquiry to A. Odlum for contact information of developer representative to receive check via mail; review outstanding items; send inquiry to Marla Mills requesting confirmation re willingness to serve additional term on board of directors; calendar follow-up.
01/02/24	L. AuBuchon	0.10	29.00	Receive confirmation from Marla Mills re willingness to serve additional term on board of directors.
01/02/24	A. Odlum	0.60	219.00	Correspondence on finalizing certificates to allow for client reimbursement and confer with L. AuBuchon on next steps for same.
01/03/24	L. AuBuchon	0.40	116.00	Emails to/from A. Odlum re pending payments of reimbursable project costs and reimbursable admin costs.
01/03/24	A. Odlum	1.20	438.00	Confer with L. AuBuchon on setting up reimbursements; correspondence with client on same.
01/04/24	L. AuBuchon	1.60	464.00	Draft letter transmitting District checks to Matt Hopkins; draft letter to City requesting board appointments; calendar follow-up regarding same; confer with A. Odlum re form of payment summary; receive Rural King contact information for delivery of checks issued by District for reimbursable costs; update/revise form of payment summary for same; request delivery of checks via UPS and tracking information.
01/04/24	A. Odlum	0.20	73.00	Correspondence to allow for reimbursement.
01/05/24	L. AuBuchon	0.10	29.00	Receive confirmation regarding delivery of District checks to Vice Chair.
01/05/24	A. Odlum	0.20	73.00	Review correspondence and confer with L. AuBuchon on new appointments and check book.
01/09/24	L. AuBuchon	0.40	116.00	Receive copy of December 31 ,2023 bank statement; update system files for same; account reconciliation; update/revise draft form of payment summary.
01/10/24	L. AuBuchon	0.30	87.00	Receive copy of December 2023 bank statement; update system files for same; account reconciliation; finalize payment summary and list of pending payments; forward copy of summary and calculation form to A. Odlum.
01/12/24	L. AuBuchon	0.20	58.00	Receive copies of MODOR sales tax confirmations; update system files and revenue/expense spreadsheet for same.
01/15/24	A. Odlum	0.10	36.50	Confer with L. AuBuchon on request for checks and amounts thereof to be signed then provided to client.
01/18/24	L. AuBuchon	0.40	116.00	Receive notice from City regarding schedule for appointments of board members; update District summary for same.

Fee Summary

Date	Name	Hours	Amount	Narrative
01/24/24	L. AuBuchon	0.70	203.00	Request compilation of newly elected officials' packet; forward notice of appointment to Grayson Erlbacher along with newly elected officials packet; receive copy of newly elected officials packet from Grayson Erlbacher; update District summary and system files for same.
01/30/24	L. AuBuchon	0.20	58.00	Review outstanding items re non-access to MODOR online sales tax data/ resend November 3, 2023 submittal of MODOR form 4379.
01/31/24	A. Odlum	0.10	36.50	Correspondence with incentive manager on status of checks.
02/06/24	L. AuBuchon	0.20	58.00	Receive/research/respond to inquiry from A. Odlum re status of checks being mailed.
02/29/24	L. AuBuchon	0.40	116.00	Review outstanding items; send inquiry to City regarding pending board appointments and dated of meeting for approval; update system files for City communications re appointment of Grayson Erlbacher to board of directors; send inquiry to City regarding meeting room availability.
	Total Hours	18.90		

Total Services	5,713.50
Matter Total	**5,713.50**

Attorney/Paralegal Summary

Name	Rate	Hours	Amount
L. AuBuchon	265.00	8.10	2,146.50
L. AuBuchon	290.00	5.00	1,450.00
A. Odlum	365.00	5.80	2,117.00
Total		**18.90**	**5,713.50**

Silver Springs CID
Summary of Payments
December 20, 2024
No. 3

The following payments of funds from the CID's account held at The Bank of Missouri, are hereby requested:

Payee	Invoice No.	Dated	Amount	Description	Payee Total	Check/Wire
Armstrong Teasdale LLP 7700 Forsyth Blvd. STE 1800 St. Louis, MO 63105	3302837	12/4/2024	$13,409.56	Legal Fees	$13,409.56	Wire
AJM, LLC Cape Girardeau MO c/o Rural King Realty P O Box 1066 Mattoon IL 61938 Attn: Sherri Aldrich	Reso. No. 23-003	11/14/2023	$52,304.97	Reimbursable CID Project Costs	$52,304.97	Wire
				Total Disbursement	$65,714.53	

Matt Hopkins

Signature
Name/Title: Matt Hopkins V-Chair

Dated: 12-20, 2024

Janet Esicar

Signature
Name/Title: JANET ESICAR, CHAIR

Dated: 12/20, 2024

After signing, please email copies of this signed form and checks issued to:
Angela L. Odlum – aodlum@atllp.com and
Linda AuBuchon – labuchon@atllp.com

Armstrong Teasdale

7700 Forsyth Boulevard, Suite 1800
St. Louis, MO 63105
Phone: 314.621.5070
Fed ID: 43-1274026

Contact us with question or concerns
Accountinginfo@atllp.com or 314.719.8270

Attn: Jason Hortenstine
General Counsel
Rural King Realty, LLC
c/o Silver Springs Community Improvement District
4216 Dewitt Avenue
Mattoon, IL 61938

December 4, 2024
Invoice No. 3302837
File No. 41523

THIS INVOICE TO BE PAID BY THE CID

SUMMARY OF INVOICE

For Professional Services through NOVEMBER 30, 2024

MATTER	MATTER NAME	FEES	DISBURSEMENTS	TOTAL
1	Cape Girardeau Incentives	13,549.50	95.56	13,645.06

Credit Adjustment:	-235.50
Current Invoice Total:	**13,409.56**
TOTAL AMOUNT DUE:	**13,409.56**

1 – CAPE GIRARDEAU INCENTIVES

Fee Summary

Date	Name	Hours	Amount	Narrative
01/31/24	L. AuBuchon	0.80	232.00	Forward form of payment summary to board members with request for checks to be cut/signed/mailed; receive call from Vice Chair re payment summary documents to be returned.
02/06/24	A. Odlum	0.10	36.50	Correspondence on mailing of reimbursement checks.
02/07/24	L. AuBuchon	0.10	29.00	Verify receipt of District check.

PAYMENT IS DUE UPON RECEIPT.

Please Remit Payment To: NEW ADDRESS: Armstrong Teasdale|PO Box 87512| Carol Stream, IL 60188-7512
For ACH and WIRE: ATLLP ZBA Remittance Account| Cass Commercial Bank| Routing # 081000605| Account # 40066991

Fee Summary

Date	Name	Hours	Amount	Narrative
02/13/24	L. AuBuchon	0.20	58.00	Receive copies of January 2024 MODOR sales tax confirmations; update system files and revenue/expense spreadsheet; create revenue report; update list for transmittal of same.
02/14/24	L. AuBuchon	0.50	145.00	Receive copy of January, 2024 bank statement; update system files for same and account reconciliation; update list for transmittal; emails to/from board, developer and A. Odlum re check issued for reimbursable costs.
02/14/24	A. Odlum	0.10	36.50	Review MODOR confirmations and bank statements; correspondence with client on status of check receipt relating to reimbursement.
02/22/24	L. AuBuchon	0.10	29.00	Receive confirmation re non-receipt of check.
02/22/24	A. Odlum	0.10	36.50	Correspondence on wires and check cancellation.
02/23/24	L. AuBuchon	0.30	87.00	Receive confirmation to arrange for wire for payment of reimbursable project costs; request and receive wire instructions; update system files for same.
02/26/24	L. AuBuchon	1.20	348.00	Emails to/from bank, board of directors and Sherri Aldrich re payment via wire of reimbursable property costs.
02/27/24	L. AuBuchon	0.20	58.00	Review meeting and A. Odlum's calendars and forward possible meeting dates to A. Odlum.
02/27/24	A. Odlum	0.10	36.50	Confer with L. AuBuchon on scheduling of meeting.
02/28/24	L. AuBuchon	0.30	87.00	Provide new possible meeting dates/times to A. Odlum for review; receive confirmation re same and update meeting calendar.
02/28/24	A. Odlum	0.10	36.50	Correspondence on scheduling of meeting; check on status of wire.
03/05/24	L. AuBuchon	0.40	116.00	Emails to/from City re meeting room availability and pending board appointments; update meeting calendar.
03/10/24	L. AuBuchon	0.20	58.00	Receive copies of MODOR sales tax confirmations; update system files and revenue spreadsheet; create revenue report and update checklist for transmittal.
03/12/24	L. AuBuchon	0.20	58.00	Receive copy of February 2024 bank statement; update system files for same; account reconciliation; update checklist for transmittal of statement.
03/13/24	L. AuBuchon	0.70	203.00	Forward possible meeting dates/times to board members for quorum confirmation; receive same and forward update to board members; confirm meeting room with City; update/revise meeting calendar; forward calendar invite to board members.
03/13/24	A. Odlum	0.10	36.50	Correspondence on holding of annual meeting.
03/15/24	L. AuBuchon	0.20	58.00	Begin drafting board meeting documents.
03/18/24	L. AuBuchon	0.10	29.00	Update/revise meeting calendar and admin listing for District.

Fee Summary

Date	Name	Hours	Amount	Narrative
03/26/24	L. AuBuchon	0.10	29.00	Update/revise form of MODOR revenue confirmation checklist.
03/27/24	S. Anand	0.30	82.50	Download and save MODOR business listing, use tax and sales tax report for February 2024 on filesite; change the password for MODOR to access the account; update Missouri Department of Revenue checklist for the same.
03/27/24	L. AuBuchon	1.10	319.00	Draft/revise board meeting documents.
03/28/24	L. AuBuchon	1.70	493.00	Draft/revise board meeting documents; confer with A. Odlum re upcoming meeting and agenda for same.
03/28/24	A. Odlum	0.10	36.50	Confer with L. AuBuchon on eligible costs for next meeting.
04/04/24	A. Odlum	0.30	109.50	Determine date of calculation of developer reimbursement and provide to client as requested.
04/05/24	A. Odlum	3.30	1204.50	Begin compiling documentation for reimbursement of operating costs; correspondence relating to annual meeting and accounting.
04/10/24	A. Odlum	0.30	109.50	Correspondence on district.
04/12/24	A. Odlum	0.70	255.50	Work on meeting documents.
04/16/24	A. Odlum	0.80	292.00	Work relating to annual meeting documents and questions relating to accounting records.
04/17/24	A. Odlum	0.10	36.50	Correspondence on annual meeting.
04/18/24	A. Odlum	1.80	657.00	Review and revise meeting documents; correspondence thereon.
04/19/24	A. Odlum	1.50	547.50	Preparation of annual meeting documents; client correspondence; outreach to City.
04/22/24	L. AuBuchon	0.60	174.00	Review emails; update reimbursable costs calculation spreadsheet for March, 2024 activity; forward copy of same as requested.
04/24/24	L. AuBuchon	0.10	29.00	Receive notice of meeting follow up from A. Odlum.
04/24/24	A. Odlum	2.20	803.00	Prepare for and coordinate annual meeting; participate in same; provide update on same to client; and perform meeting follow up.
04/29/24	S. Anand	0.20	55.00	Prepare 4379 form for signatures as monthly reports are inaccessible; transmit the same for signatures to L. Aubuchon and others.
04/29/24	L. AuBuchon	2.80	812.00	Draft/revise April 24 2024 minutes; forward same to A. Odlum for review; finalize approved minutes and resolutions; forward approved resolutions to Chair for signature; forward approved minutes to Assistant Secretary for signature; update indexes and District summary; receive/research and respond to inquiry from Jessica Dapore re sales tax receipts; resubmit MODOR form 4379 to State.
04/29/24	A. Odlum	0.10	36.50	Review correspondence between L. AuBuchon and Jessica Dapore.

Fee Summary

Date	Name	Hours	Amount	Narrative
04/30/24	L. AuBuchon	0.60	174.00	Receive update from MODOR re online access to sales tax data; receive update re status of approved resolutions to be signed by Chair; finalize and forward newly elected officials' packets to Matt Hopkins and Marla Mills.
04/30/24	A. Odlum	0.10	36.50	Review correspondence between L. AuBuchon and Jessica Dapore.
04/30/24	A. Odlum	1.10	401.50	Review and revise meeting minutes and perform additional meeting follow up.
05/02/24	L. AuBuchon	0.10	29.00	Receive executed signature page to approved minutes from Assistant Secretary; finalize system files for same.
05/07/24	L. AuBuchon	0.70	203.00	Receive executed signature pages to approved resolutions from Chair; extract same from email and create PDF's of executed signature pages; forward executed signature pages to Assistant Secretary; receive executed signature pages from Assistant Secretary and finalize approved resolutions; forward certificate of reimbursable admin costs to Vice Chair for signature; receive same and update system files.
05/07/24	A. Odlum	0.30	109.50	Correspondence with client's incentive specialist in relation to revenues of district.
05/08/24	L. AuBuchon	0.10	29.00	Receive copy of executed newly elected officials packet from Marla Mills; update system files.
05/13/24	L. AuBuchon	0.20	58.00	Receive MODOR sales tax confirmations; update system files and revenue/expense spreadsheet; create revenue report.
05/15/24	L. AuBuchon	0.20	58.00	Receive copy of April 2024 bank statement; update system files and account reconciliation.
05/16/24	L. AuBuchon	0.10	29.00	Forward request to A. Odlum to provide invoice for legal fees for June, 2024 disbursement letter.
05/16/24	A. Odlum	0.30	109.50	Correspondence with Rick Choate on remittance of CID Sales Tax and review organizational documents to provide that response.
05/17/24	L. AuBuchon	0.10	29.00	Monitor emails re sales tax inquiries; update/revise revenue/expense spreadsheet for update of system.
05/21/24	L. AuBuchon	0.60	174.00	Receive/research/respond to inquiry from Jessica Dapore re sales tax deposits.
05/21/24	A. Odlum	0.10	36.50	Correspondence from Jessica Dapore.
05/22/24	L. AuBuchon	0.70	203.00	Receive invoice for legal services rendered; update system files and revenue/expense spreadsheet; forward update to A. Odlum re same.
05/29/24	L. AuBuchon	0.10	29.00	Update/revise revenue/expense spreadsheet for system update.
05/31/24	L. AuBuchon	0.10	29.00	Receive copy of completed newly elected officials' packet from Matt Hopkins, update system files for same.
06/11/24	L. AuBuchon	0.10	29.00	Calendar follow up for issuance of disbursement letter upon receipt of May bank statement.

Fee Summary

Date	Name	Hours	Amount	Narrative
06/12/24	L. AuBuchon	0.50	145.00	Receive copy of May 2024 bank statement; update system files and account reconciliation; begin drafting disbursement letter.
06/17/24	L. AuBuchon	0.70	203.00	Draft payment summary and compile backup to same; receive/respond to inquiry from Developer re semi-annual estimated reimbursement for project costs and administrative costs; forward draft payment summary to A. Odlum for review.
06/18/24	L. AuBuchon	0.10	29.00	Receive/research/respond to inquiry from A. Odlum re verification of funds held for operating costs.
06/18/24	A. Odlum	0.40	146.00	Work in relation to new disbursement request.
06/21/24	S. Anand	0.20	55.00	Download and save MODOR business listing, use tax and sales tax report for May 2024 on filesite; change the password for MODOR to access the account; update Missouri Department of Revenue checklist for the same.
06/21/24	L. AuBuchon	0.40	116.00	Finalize payment summary and forward to board members with request for check/wire approval.
06/24/24	L. AuBuchon	0.80	232.00	Request wire from bank for payment of reimbursable costs; emails to/from board members re approval of same; submit annual operating budget filing with Missouri Ethics Commission; receive confirmation from bank re payment; forward notice to Developer re same; receive confirmation re receipt of wire from Developer.
06/24/24	A. Odlum	0.30	109.50	Work in relation to new disbursement request.
06/25/24	L. AuBuchon	0.10	29.00	Receive copy of check for legal fees; update District records for same.
07/02/24	L. AuBuchon	0.70	203.00	Receive inquiry from Jessica (Thompson) Dapore; emails to/from A. Odlum re same; draft form of retailer tracking spreadsheet; forward request to S. Anand for update and maintenance of spreadsheet.
07/08/24	S. Anand	0.80	220.00	Update MODOR sales tax report spreadsheet and email the same to A. Odlum.
07/09/24	L. AuBuchon	0.30	87.00	Receive/review and update list of Rural King sales tax remittances per monthly MODOR reports; forward same to Jessica Dapore.
07/10/24	L. AuBuchon	0.30	87.00	Receive/research/respond to inquiry from Jessica Dapore re timely payment allowance for retailers from department of revenue.
07/10/24	A. Odlum	0.10	36.50	Correspondence on transmission of sales and use tax re Jessica Dapore.
07/12/24	L. AuBuchon	0.30	87.00	Receive copies of MODOR sales tax confirmations; update system files and revenue/expense spreadsheet; create revenue report.
07/12/24	A. Odlum	0.10	36.50	Review revenue reports.
07/15/24	L. AuBuchon	0.10	29.00	Receive copy of June 2024 bank statement.

Fee Summary

Date	Name	Hours	Amount	Narrative
07/16/24	L. AuBuchon	0.20	58.00	Receive copy of June 2024 bank statement; update system files and reconcile account; update checklist for transmittal.
07/22/24	S. Anand	0.20	55.00	Download and save MODOR business listing, use tax and sales tax report for June 2024 on filesite; update Missouri Department of Revenue checklist for the same.
08/12/24	L. AuBuchon	0.80	232.00	Receive copies of MODOR sales tax confirmations; update system files and revenue spreadsheet; create revenue report; receive copy of July 2024 bank statement; update system files and account reconciliation; update list for transmittal of statement.
08/13/24	L. AuBuchon	0.10	29.00	Receive/respond to inquiry from Matt Hopkins.
08/13/24	A. Odlum	0.10	36.50	Review bank statement.
08/13/24	A. Odlum	0.10	36.50	Review MODOR confirmations and revenue report.
08/19/24	S. Anand	0.20	55.00	Download and save MODOR business listing, use tax and sales tax report for July 2024 on filesite; update Missouri Department of Revenue checklist for the same.
08/31/24	L. AuBuchon	0.40	116.00	Draft Annual DED/City report for fiscal year ended June 30 2024; forward same to Chair for signature; update annual checklist; draft revenue/expense summary for FYE June 30, 2024.
09/04/24	L. AuBuchon	0.80	232.00	Receive partially executed signature page to Annual Report from Chair; forward same to Assistant Secretary for signature; receive same and finalize Annual Report; submit Annual Report to City and DED; update/revise checklist.
09/04/24	A. Odlum	1.00	365.00	Review and execute DED report.
09/11/24	A. Odlum	0.10	36.50	Review monthly bank statement.
09/12/24	S. Anand	0.20	55.00	Download and save MODOR business listing, use tax and sales tax report for August 2024 on filesite; change the password for MODOR to access the account; update Missouri Department of Revenue checklist for the same.
09/13/24	A. Odlum	0.10	36.50	Review MODOR Confirmations.
09/15/24	L. AuBuchon	0.30	87.00	Review August 2024 bank statement along with MODOR sales tax confirmations and revenue/expense spreadsheet.
10/10/24	L. AuBuchon	0.20	58.00	Receive copies of MODOR sales and use tax confirmations; update system files and revenue spreadsheet.
10/11/24	A. Odlum	0.10	36.50	Review revenue report and MODOR confirmation.
10/16/24	L. AuBuchon	0.10	29.00	Receive copy of September 2024 bank statement; update system files; account reconciliation; update checklist for transmittal.
10/16/24	A. Odlum	0.10	36.50	Review bank statement.
10/23/24	L. AuBuchon	0.10	29.00	Receive/review and sign MODOR 4379; update system files for same.

Fee Summary

Date	Name	Hours	Amount	Narrative
10/29/24	S. Anand	0.20	55.00	Download and save MODOR business listing, use tax and sales tax report for September 2024 on filesite; update Missouri Department of Revenue checklist for the same.
11/05/24	L. AuBuchon	0.20	58.00	Review and forward MODOR 4379 Form to Chair for signature; update checklist for same.
11/07/24	L. AuBuchon	0.50	145.00	Receive copy of executed MODOR 4379 from Chair; extract photos and create PDF for submittal to department of revenue; forward same to T. Rader for transmittal; receive copy of October 2024 bank statement; update system files and account reconciliation.
11/08/24	L. AuBuchon	0.10	29.00	Receive confirmation re transmittal of bank statement.
11/08/24	A. Odlum	0.10	36.50	Review bank statement.
11/11/24	L. AuBuchon	0.20	58.00	Receive copies of MODOR sales tax confirmations; update system files and revenue spreadsheet; create revenue report and update checklist.
11/12/24	A. Odlum	0.10	36.50	Review MODOR confirmations and report.
	Total Hours	42.60		

Total Services 13,549.50

Disbursement Summary

Date	Cost	Amount
	Total Digital Reproductions – 4 pages	0.56
01/08/24	UPS Overnight Delivery – Vendor: UPS; Inv Date: 01/08/2024; Ship Date: 01/04/24; Broadtek; Track#1Z65X8180194416603	20.95
02/19/24	Miscellaneous – VENDOR: Walmart; INVOICE#: 40-115992672; DATE: 12/20/2023 - Checks - Green Safety (DR/H8 - 300 Singles)	74.05
	Total Disbursements	95.56
	Credit Adjustment	**-235.50**
	Matter Total for Invoice	**13,409.56**

Attorney/Paralegal Summary

Name	Rate	Hours	Amount
S. Anand	275.00	2.30	632.50
L. AuBuchon	290.00	23.90	6,931.00
A. Odlum	365.00	16.40	5,986.00
Total		**42.60**	**13,549.50**

RESOLUTION NO. 25-002

A RESOLUTION OF THE SILVER SPRINGS COMMUNITY IMPROVEMENT DISTRICT AMENDING THE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING JUNE 30, 2025; APPROVING THE PROPOSED BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING JUNE 30, 2026, WITH INSTRUCTIONS TO FORWARD SAME TO THE CITY OF CAPE GIRARDEAU, MISSOURI, IN COMPLIANCE WITH THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Silver Springs Community Improvement District (the ***"District"***) is a community improvement district and a political subdivision of the State of Missouri organized under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the ***"CID Act"***); and

WHEREAS, Section 67.010 of the Revised Statutes of Missouri, as amended, requires each political subdivision of the State of Missouri to prepare an annual budget prior to the beginning of the ensuing fiscal year; and

WHEREAS, Section 67.030 of the Revised Statutes of Missouri, as amended, allows each political subdivision to revise, alter, increase or decrease the items contained in the budget; provided that in no event shall the total authorized expenditures from any fund exceed the estimated revenues to be received plus any unencumbered balance or less any deficit estimated for the beginning of the budget year; and

WHEREAS, Section 67.1471 of the CID Act requires that the District shall submit the proposed annual budget prior to the beginning of each fiscal year to the City Council of the City of Cape Girardeau, Missouri (the ***"City"***).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SILVER SPRINGS COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Amendment of Budget for Fiscal Year 2025. The budget of the District for the fiscal year ending June 30, 2025, is hereby amended as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. Approval of Proposed Budget for Fiscal Year 2026. The proposed budget of the District for the fiscal year ending June 30, 2026, is hereby approved as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 3. Secretary or Assistant Secretary to Forward Proposed Budget to the City. The District's Secretary or Assistant Secretary or his or her designee shall submit a copy of the proposed budget referenced in Section 2 of this Resolution to the City Clerk, with a copy to the City Attorney, for the City's review and comment. If the District does not receive written comments from the City Council on or before the date that is the later of (a) 60 days prior to the first day of the fiscal year ending June 30, 2025, or (b) 30 days after submission of the budget to the City, the proposed budget shall become the final budget.

Section 4. **District Officers to Execute Resolution**. The Chair or Vice Chair of the Board of Directors of the District is hereby authorized and directed to execute this Resolution for and on behalf of and as the act and deed of the District and the Secretary or Assistant Secretary of the District is hereby authorized and directed to attest to this Resolution.

Section 5. **Further Authority**. All actions heretofore taken by the authorized officials, officers, representatives, agents, and employees of the District in connection with the transactions contemplated by this Resolution are hereby confirmed and approved, and the District shall, and the officials, officers, representatives, agents, and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 6. **Severability**. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 7. **Governing Law**. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 8. **Effective Date**. This Resolution shall take effect and be in full force upon its passage by the Board of Directors of the District.

Passed this 4th day of April, 2025.

I, the undersigned, Chair of the Silver Springs Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on April 7, 2024.

Silver Springs Community Improvement District
State of Missouri

SILVER SPRINGS COMMUNITY IMPROVEMENT DISTRICT

Chair, Board of Directors

WITNESS my hand and official seal this 7th day of April, 2024.

ATTEST:

Assistant Secretary, Board of Directors

EXHIBIT A

SILVER SPRINGS
COMMUNITY IMPROVEMENT DISTRICT

AMENDED BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2025

AND

PROPOSED BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2026

Chair/Director
Matt Hopkins

Secretary/Treasurer/Director
Marla Mills

Vice Chair
Grayson Erlbacher

Director
[Vacant]

Director
[Vacant]

Assistant Secretary
Robert Klahr

BUDGET MESSAGE BY ASSISTANT SECRETARY ROBERT KLAHR

Pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the ***"CID Act"***), the Silver Springs Community Improvement District (the ***"District"***) was established by Ordinance No. 5535, effective on May 12, 2022, adopted by the City Council of the City of Cape Girardeau, Missouri (the ***"Ordinance"***). The District is a political subdivision of the State of Missouri.

The Ordinance provided that the District be established for the sole purpose of funding various public improvements within the District boundaries (the ***"Project"***), which public improvements are to be made in connection with the development, operation and maintenance of a new commercial retail development within the District.

On May 25, 2022, pursuant to Section 67.1545 of the CID Act, the District's Board of Directors approved Resolution No. 22-003, authorizing the District to impose a community improvement district sales and use tax on all taxable sales within the District in accordance with Section 67.1545 of the CID Act (the ***"CID Sales Tax"***), which CID Sales Tax became effective following approval of the CID Sales Tax by the qualified voters of the District at an election held in accordance with the CID Act.

On May 25, 2022, the Board of Directors of the District adopted Resolution No. 22-007 approving and authorizing the execution of a Reimbursement Agreement (the ***"Reimbursement Agreement"***) by and between the District and AJM, LLC CAPE GIRARDEAU MO (the ***"Developer"***), pursuant to which the Developer agreed to advance the costs of the Project and certain operating costs of the District, and the District agreed to reimburse the Developer as set forth therein.

During the fiscal year ending June 30, 2022, the District received $0 in CID Sales Tax revenues and had $0 in expenditures.

During the fiscal year ending June 30, 2023, the District received $18,696 in CID Sales Tax revenue, $24 in interest income and $500 of Developer contribution. The District had total expenditures of $19 in miscellaneous banking fees.

On November 14, 2023, the Board of Directors of the District adopted Resolution No. 23-003, approving a certificate of Reimbursable CID Project Costs, as defined in the Reimbursement Agreement, in the amount of $2,174,816.

On April 24, 2024, the Board of Directors of the District adopted Resolution No. 24-001, approving a Certificate of Reimbursable CID Operating Costs, as defined in the Reimbursement Agreement, in the amount of $41,184.61.

During the fiscal year ending June 30, 2024, the District received $141,306 in CID Sales Tax revenues and $1,893 in interest income. The District had total expenditures of $146,065 consisting of $70 in miscellaneous banking fees, $9,999 in legal and administration fees, $0 for insurance, and $135,996 in reimbursement to the Developer (consisting of $41,185 of Reimbursable CID Operating Costs and $94,812 of Reimbursable CID Project Costs). At the end of the fiscal year ending June 30, 2024, the District had fully paid the Developer's Reimbursable CID Operating Costs and there was a Certificate of Reimbursable CID Project Costs outstanding in the amount of $2,080,004.

During the fiscal year ending June 30, 2025, the District anticipates approximately $155,689 in CID Sales Tax revenues. The District anticipates total expenditures of approximately $140,784 consisting

of approximately $70 in miscellaneous banking fees, approximately $15,409 in legal and administration fees, approximately $3,000 for insurance, and approximately $122,305 in reimbursement to the Developer. At the end of the fiscal year ending June 30, 2025, the District anticipates that there will be a Certificate of Reimbursable CID Project Costs outstanding in the amount of $1,957,699.

During the fiscal year ending June 30, 2026, the District anticipates approximately $150,000 in CID Sales Tax revenues. The District anticipates total expenditures of approximately $153,700 consisting of approximately $200 in miscellaneous banking fees, approximately $15,500 in legal and administration fees, approximately $3,000 for insurance, and approximately $135,000 in reimbursement to the Developer. At the end of the fiscal year ending June 30, 2025, the District anticipates that there will be a Certificate of Reimbursable CID Project Costs outstanding in the amount of $1,822,699.

SILVER SPRINGS COMMUNITY IMPROVEMENT DISTRICT

PROPOSED BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2026
AMENDED BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2025

	Budget FYE 6/30/2026	Amended Budget FYE 6/30/2025	Initial Budget FYE 6/30/2025	Actual FYE 6/30/2024	Budget FYE 6/30/2024
Beginning Balance:	$ 32,744	$ 16,335	$ 12,316	$ 19,201	$ 19,201
Revenues:					
CID Sales Tax	$ 150,000	$ 155,689	$ 150,000	$ 141,306	$ 146,750
Developer Contribution					$ -
Interest/Investment Income	$ 1,500	$ 1,504	$ -	$ 1,893	$ 1,500
TOTAL REVENUES	$ 151,500	$ 157,193	$ 150,000	$ 143,199	$ 148,250
Expenditures:					
Misc. Bank Fees/Returned Checks	$ 200	$ 70	$ 200	$ 70	$ 70
Administration Expenses:					
Legal/Administration	$ 15,500	$ 15,409	$ 15,500	$ 9,999	$ 15,285
Insurance	$ 3,000	$ 3,000	$ 3,000	$ -	$ 3,000
CID Project Costs Advanced by Developer	$ 135,000	$ 122,305	$ 135,000	$ 135,996	$ 136,780
TOTAL EXPENDITURES	$ 153,700	$ 140,784	$ 153,700	$ 146,065	$ 155,135
REVENUES OVER (UNDER) EXPENDITURES	$ (2,200)	$ 16,409	$ (3,700)	$ (2,866)	$ (6,885)
Other Financing Sources (Uses):					
Operating Transfers In	$ -	$ -		$ -	$ 500
Operating Transfers Out	$ -	$ -		$ -	$ (500)
TOTAL OTHER FINANCING SOURCES (USES)	$ -	$ -	$ -	$ -	$ -
NET CHANGE IN FUND BALANCES	$ (2,200)	$ 16,409	$ (3,700)	$ (2,866)	$ (6,885)
Beginning Cash on Hand:	$ 32,744	$ 16,335	$ 12,316	$ 19,201	$ 19,201
Ending Balance:	$ 30,544	$ 32,744	$ 8,616	$ 16,335	$ 12,316

Staff: Courtney Davis, Deputy City Clerk

AGENDA REPORT
Cape Girardeau City Council

Agenda: November 3, 2025

TITLE

Advisory Board Minutes

SUMMARY

Planning and Zoning Commission Minutes-October 8, 2025

STAFF RECOMMENDATION

Minutes

ATTACHMENTS

- Planning & Zoning Commission Minutes 10-08-2025 - Draft.pdf

PLANNING & ZONING COMMISSION

Draft

MEETING MINUTES

October 8, 2025

City Hall – Council Chambers
44 North Lorimier Street

Commission Members Present: Trae Bertrand, Scott Blank, Kevin Greaser, Robbie Guard, Derek Jackson, Gerry Jones, Chris Martin, Nick Martin, Emily McElreath

Commission Members Absent: None

Staff Present: Carol Peters, Trevor Pulley, Ryan Shrimplin

Call to Order

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

Approval of Minutes

A motion was made by Mr. Chris Martin and seconded by Mr. Greaser to approve the minutes of the September 10, 2025 meeting as submitted. The motion passed by a unanimous vote.

REZONINGS, SPECIAL USE PERMITS, AND EXCEPTIONS

1. A public hearing was held on the request of the City of Cape Girardeau to rezone property located at 121 South Sprigg Street from CBD (Central Business District) and DCC (Downtown Commercial Corridor Overlay District) to C-2 (Highway Commercial District). Mr. Shrimplin presented the request on behalf of the City. He explained that the property was developed in the 1970s. It was most recently occupied by Save A Lot, which closed earlier in the year. The property is on the market, and he has been contacted by several realtors who inquired about the zoning and the allowable uses. The inquiries prompted him to meet with the City Attorney, Greg Young, to assess the appropriateness of the CBD-DCC zoning for the property. They concluded that, other than location, the characteristics of the property are more typical of C-2 zoned properties, thus making it more appropriate for C-2 uses. They noted that an adjacent property to the west is zoned C-2, as are other properties further west on William Street. He then contacted the property owner, who was in support of the rezoning. Mr. Greaser, noting that the building had been divided into two tenant spaces, asked if the rezoning request covers the entire building. Mr. Shrimplin stated that the request covers the entire building as well as the rest of the parcel. He stated that Tina McMahon with McMahon Properties, LLC, owner of 108 and 110 South Sprigg Street, called him to express her support for the rezoning request.

   Chairman Blank opened the public hearing. Seeing no appearances to speak, he closed the public hearing. A staff report was submitted to the Commission, which recommended approval of the rezoning request. A motion was made by Mr. Greaser and seconded by Mr. Nick Martin to recommend approval of the rezoning request. The motion passed by a roll call vote of 9 in favor, 0 in opposition, and 0 abstaining *(Aye: Bertrand, Blank, Greaser, Guard, Jackson, Jones, C. Martin, N. Martin, McElreath)*.

SUBDIVISION PLATS

2. The record plat of Presley's Addition was reviewed by the Commission. Ms. Leslie Morrow, the applicant, presented the request. She explained that her husband applied for a special use permit for a vehicle tire sales, service and repair facility on the property, which was reviewed by the Commission last month and is pending approval by the City Council. When she met with Mr. Shrimplin to discuss the application, he informed her that the property consists of three tracts and that they would need to submit a record plat to combine the tracts into a single lot to ensure that the parking and other accessory uses are located on the same lot as the building. A staff report was submitted to the Commission, which recommended approval of the record plat, subject to staff's comments being successfully addressed. A motion was made by Mr. Bertrand and seconded by Mr. Chris Martin to recommend approval of the record plat, subject to staff's comments being successfully addressed. The motion passed by a roll call vote of 9 in favor, 0 in opposition, and 0 abstaining *(Aye: Bertrand, Blank, Greaser, Guard, Jackson, Jones, C. Martin, N. Martin, McElreath)*.

3. The record plat of Capaha Place Subdivision was reviewed by the Commission. Mr. Jones recused himself from the discussion and vote due to a financial conflict of interest. Mr. Chris Koehler, Koehler Engineering & Land Surveying, presented the request on behalf of the applicant. He explained that the property is an undeveloped tract that is proposed to be subdivided into 11 townhouse lots and one lot for access, stormwater detention, and open space. Mr. Nick Martin asked how the units would be accessed. Mr. Koehler stated that each unit would have a driveway connecting to the adjacent street. He added that there are no plans to extend the existing private drive connecting to Penny Avenue. A staff report was submitted to the Commission, which recommended approval of the record plat, subject to staff's comments being successfully addressed. A motion was made by Mr. Bertrand and seconded by Mr. Guard to recommend approval of the record plat, subject to staff's comments being successfully addressed. The motion passed by a roll call vote of 8 in favor, 0 in opposition, and 1 abstaining *(Aye: Bertrand, Blank, Greaser, Guard, Jackson, C. Martin, N. Martin, McElreath; Abstain: Jones)*.

OTHER ITEMS AND COMMUNICATION

4. Chapter 25 Amendment Regarding Number and Spacing of Driveways

   Mr. Shrimplin presented a proposed amendment to Section 25-250, Number and Spacing of Driveways; Multifamily Residential and Nonresidential Uses, of the Development Code (Chapter 25 of the City's Code of Ordinances). He stated that, currently, this section limits multifamily residential and nonresidential uses to one driveway for each full 150-foot section of lot frontage along an arterial street or each full 75-foot section of lot frontage along a collector or local street. The amendment adds a provision allowing, for nonresidential uses, one additional driveway for each full 150-foot or 75-foot section of lot frontage (depending on the street classification) if each of the driveways is designated as one-way (enter only or exit only) by means of signs and pavement markings. Adding this provision provides flexibility for developers and property owners because they can choose between having one full-movement driveway or two one-way driveways per section of lot frontage. Mr. Bertrand noted that the amendment would remove the staff's ability to apply discretion in allowing the additional driveway; if approved, it would allow the additional driveway by right. Mr. Shrimplin stated that the City Engineer is the one who suggested amending the code to allow it by right.

A pair of one-way driveways is safer than a full-movement driveway because it restricts turning movements and reduces the potential for conflicts.

A motion was made by Mr. Greaser and seconded by Ms. McElreath to recommend approval of the amendment as submitted. The motion passed by a roll call vote of 9 in favor, 0 in opposition, and 0 abstaining *(Aye: Bertrand, Blank, Greaser, Guard, Jackson, Jones, C. Martin, N. Martin, McElreath)*.

5. Commission Appointment Recommendation

Chairman Blank stated that the Commission needs to make two appointment recommendations: one for Mr. Jones' position and one for Mr. Greaser's position. Mr. Jones' term expires November 1, 2025; he is eligible for reappointment. Mr. Greaser's term also expires November 1, 2025; he has reached his term limit and cannot be reappointed. The Commission reviewed the City Advisory Board and Commission applications on file for those interested in serving on the Planning & Zoning Commission. Mr. Jones expressed interest in being reappointed. A motion was made by Mr. Guard and seconded by Mr. Nick Martin to recommend that the City Council reappoint Mr. Jones and appoint Blake Hagedorn. The motion passed by a unanimous vote.

Commission Communication

Chairman Blank recognized Mr. Greaser for his many years of service on the Commission and thanked him for his dedication to serving the community.

Mr. Greaser stated it was a privilege and an honor to serve on the Commission and work with the City of Cape Girardeau.

Mr. Chris Martin mentioned that he noticed a new wall sign on the building at 632 Broadway. He expressed concern about the sign design and its seemingly random placement on the façade. He asked if the property is zoned CBD (Central Business District) and if so, do the design standards in the ordinance apply to signs such as this one. Mr. Shrimplin confirmed that the property was zoned CBD. He stated that the design standards only apply to buildings. However, the sign in question does require a sign permit and a License and Indemnity Agreement. He stated that, to his knowledge, a License and Indemnity Agreement has not been prepared for the sign. In cases where a License and Indemnity Agreement is required, the Inspection Services Division is not supposed to issue the permit until the Agreement is executed by both the owner and the City. Mr. Martin stated that Columbia, Missouri has launched a sweeping review of its regulations and processes in an effort to curb violence in the community, especially in the downtown area, and to make Columbia more inviting to businesses and people. He emphasized that community image is an important factor in attracting new residents and businesses.

Staff Communication

Mr. Shrimplin gave the following updates:

1. Update on items from previous Commission meetings going on to City Council

The City Council approved the following on September 15, 2025:

- 538 & 542 South Ellis Street and 549 South Sprigg Street Rezoning – 2nd & 3rd Readings
- Chapter 30 amendment regarding R-4, Medium Density Multifamily Residential District – 2nd & 3rd Readings

The City Council approved the following on October 6, 2025:

- 815 Themis Street Rezoning – 1st Reading
- 401 and 415 South Sprigg Street Special Use Permit – 1st Reading
- Park West Hospitality Center No. 6 Subdivision Record Plat – 1st Reading

Mr. Pulley reported that he spoke with the owner of Furniture Finds, 1221 North Kingshighway, regarding the shipping containers. The owner indicated that the business will be moving its inventory to an off-premises warehouse in the near future, after which the shipping containers will be removed.

Adjournment

There being no further business, the Commission voted unanimously to adjourn the meeting at 6:00 p.m. upon a motion made by Mr. Guard and seconded by Mr. Chris Martin.

Respectfully submitted,

Chris Martin, Secretary