July 15, 2024
5:00 PM

- City residents desiring to speak about items NOT on the agenda must register no later than 8:00 am, on Monday, July 15, 2024, by using the form found at cityofcape.org/council, by emailing cityclerk@cityofcape.org, or by calling 573-339-6320.

Invocation
Pastor Zack Strong of Christ Church of the Heartland in Cape Girardeau

Pledge of Allegiance

Study Session

- M12 Operating Systems Presentation

Presentations

- Recognition of Wes Blair for retirement from the Police Department
- Recognition of Jay Freeman for retirement from the Police Department
- Recognition of Klaus Mueller for retirement from the Information Technology Department

Communications/Reports

Items for Discussion

- Appearances by Advisory Board Applicants
- Planning and Zoning Commission Report
- Star Vue Groves Tax Credit Project – Starview Development
- Consent Agenda Review
Regular Session

Call to Order/Roll Call

Adoption of the Agenda

Public Hearings

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.

1. Approval of the July 1, 2024, City Council Regular Session Minutes.
2. BILL NO. 24-69, 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 2530 Marsha Kay Drive, in the City and County of Cape Girardeau, Missouri, from R-1 to R-4. Second and Third Readings.
3. BILL NO. 24-68, an Ordinance accepting an easement from Catholic Charities of Southern Missouri, Inc., for property located at 475 North Main Street, in the City of Cape Girardeau, Missouri. Second and Third Readings.
4. BILL NO. 24-70, a Resolution authorizing the City Manager to execute a Lease Agreement with BNSF Railway Company for a storage and maintenance facility along Aquamsi Street, in the City of Cape Girardeau, Missouri. Reading and Passage.
5. BILL NO. 24-71, a Resolution of support for the proposal from Starview Development, LLC, for the Star Vue Groves housing development in the City of Cape Girardeau, Missouri. Reading and Passage.
6. BILL NO. 24-72, a Resolution authorizing the City Manager to execute a Demolition Contract with JAC3 Contracting LLC, for the demolition of buildings at various locations in the City of Cape Girardeau, Missouri. Reading and Passage.
7. BILL NO. 24-73, a Resolution acknowledging receipt of an annexation petition for property located at 560 Silverado Trail and setting a public hearing regarding the proposed annexation. Reading and Passage.

Items Removed from Consent Agenda

New Ordinances

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

Appointments

Other Business

Appearances regarding items not listed on the agenda.
This is an opportunity for the City Council to listen to comments regarding items not listed on the agenda.
The Mayor may refer any matter brought up to the City Council to the City Manager if action is needed. Individuals who wish to make comments must first be recognized by the Mayor or Mayor Pro Tempore. Each speaker is allowed 3 minutes. Please face and speak directly to the City Council as a whole. The Mayor and Council Members will not engage or answer questions during the speaker's time at the podium. The timer will sound at the end of the speaker's time.

**Meeting Adjournment**

**Closed Session**

The City Council of the City of Cape Girardeau, Missouri, may, as a part of a study session or regular or special City Council meeting, vote to hold a closed session to discuss issues listed in RSMo. Section 610.021, including but not limited to: legal actions, causes of legal action or litigation, leasing, purchasing or sale of real estate, hiring, firing, disciplining, personnel issues, or confidential or privileged communications with its attorneys.

**Future Appointments and Memos**

**Advisory Board Minutes**

- **Advisory Board Minutes**
  - Airport Advisory Board -
  - CVB Executive Board -
  - Golf Course Advisory Board -
  - Historic Preservation Commission - 06/18/24 draft
  - Parks and Recreation Advisory Board - 06/10/24 draft
  - Planning and Zoning Commission - 07/10/24 draft
STAR VUE GROVES
CAPE GIRARDEAU, CAPE GIRARDEAU COUNTY, MISSOURI

INDEX TO DRAWINGS

- AP0 COVER SHEET
- AP1 UNIT & BUILDING TYPE MATRIX
- AP2 ARCHITECTURAL SITE PLAN
- AP3 RESIDENTIAL BUILDING FLOOR PLANS
- AP4 RESIDENTIAL BUILDING FLOOR PLANS
- AP5 RESIDENTIAL 2-BR UNIT FLOOR PLANS
- AP6 RESIDENTIAL 2-BR UNIT FLOOR PLANS
- AP7 RESIDENTIAL 3-BR UNIT FLOOR PLANS
- AP8 RESIDENTIAL 3-BR UNIT FLOOR PLANS
- AP9 RESIDENTIAL BUILDING EXTERIOR ELEVATIONS
- AP10 RESIDENTIAL BUILDING EXTERIOR ELEVATIONS
- AP11 SAMPLE RENDERINGS

PROJECT LOCATION

SITE

ADDRESS
3100 & 3130 N. RAGAN ST.,
CAPE GIRARDEAU, MO 63701

SAMPLE DUPLEX "B" RENDERING
**UNIT & BUILDING TYPE MATRIX**

**NET RENTABLE AREA (NRA)** - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS

<table>
<thead>
<tr>
<th>UNIT LEVEL</th>
<th>BEDROOM(S) PER UNIT</th>
<th>BATHROOM(S) PER UNIT</th>
<th>NRA PER UNIT</th>
<th>PORCH / PATIO / BALCONY AREA PER UNIT</th>
<th>GARAGE AREA PER UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-BR</td>
<td>2</td>
<td>2</td>
<td>1,067 SF</td>
<td>88 SF</td>
<td>252 SF</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3-BR</td>
<td>3</td>
<td>2</td>
<td>1,225 SF</td>
<td>88 SF</td>
<td>254 SF</td>
</tr>
</tbody>
</table>

**BUILDING IDENTIFICATION**

<table>
<thead>
<tr>
<th>BUILDING IDENTIFICATION</th>
<th>TOTAL NUMBER OF BUILDING(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NUMBER OF UNIT(S) PER BUILDING</th>
<th>NUMBER OF UNIT(S) PER UNIT TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>2-BR UNIT(S) 82%</td>
</tr>
<tr>
<td></td>
<td>3-BR UNIT(S) 18%</td>
</tr>
</tbody>
</table>

**BUILDING IDENTIFICATION**

<table>
<thead>
<tr>
<th>BUILDING IDENTIFICATION</th>
<th>TOTAL NUMBER OF BUILDING(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**UNIT LEVEL**

- **2-BR UNIT(S) 82%**
  - FHAUD AUDIO/VISUAL
  - UFAS/UD

- **3-BR UNIT(S) 18%**
  - FHAUD
  - UFAS/UD

**TOTAL NUMBER OF UNITS PER BUILDING**: 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2

**TOTAL NRA PER BUILDING**: 2,134 SF

**TOTAL RESIDENTIAL AREA**: 63,188 SF

**TOTAL NON-RESIDENTIAL AREA**: -

**TOTAL DEVELOPMENT AREA**: 63,188 SF
### DUPLEX TYPE "A" BUILDING PLAN

**SCALE: 3/32" = 1'-0"**
### SQUARE FOOT CALCULATIONS PER BUILDING

NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUT TO OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION

<table>
<thead>
<tr>
<th>AREA TYPE</th>
<th>#2</th>
<th>#3</th>
<th>#4</th>
<th>#5</th>
<th>#6</th>
<th>#7</th>
<th>#8</th>
<th>#9</th>
<th>#10</th>
<th>#11</th>
<th>#12</th>
<th>#13</th>
<th>#14</th>
<th>#15</th>
<th>#16</th>
<th>#17</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL NFA</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,450 SF</td>
</tr>
<tr>
<td>UNIT PORCHES/PATIOS/BALKONY</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
</tr>
<tr>
<td>GARAGE</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>508 SF</td>
</tr>
</tbody>
</table>

**TOTAL BUILDING AREA PER BUILDING:**

- #2: 2,814 SF
- #3: 2,814 SF
- #4: 2,814 SF
- #5: 2,814 SF
- #6: 2,814 SF
- #7: 2,814 SF
- #8: 2,814 SF
- #9: 2,814 SF
- #10: 2,814 SF
- #11: 2,814 SF
- #12: 2,814 SF
- #13: 2,814 SF
- #14: 2,814 SF
- #15: 2,814 SF
- #16: 2,814 SF
- #17: 2,814 SF
- TOTAL: 3,134 SF

**SCALE:** 3/32" = 1'-0"

---

**DUPLICATE TYPE "B" BUILDING PLAN**

**STAR VUE GROVES**

CAPE GIRARDEAU COUNTY, MISSOURI

**4500 AP4**

MAY 2004

4:50 PM

5/24/2004 12:56:01 PM
UNIT MATRIX

<table>
<thead>
<tr>
<th>UNIT LABEL</th>
<th>BR(s) PER UNIT</th>
<th>BA(s) PER UNIT</th>
<th>NRA PER UNIT</th>
<th>PORCH / PATIO / BALCONY AREA PER UNIT</th>
<th>GARAGE AREA PER UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-BR UNIT(s)</td>
<td>2</td>
<td>2</td>
<td>1,067 SF</td>
<td>88 SF</td>
<td>252 SF</td>
</tr>
<tr>
<td>FHA/UD 2-BR</td>
<td>2</td>
<td>2</td>
<td>1,067 SF</td>
<td>88 SF</td>
<td>252 SF</td>
</tr>
<tr>
<td>FHA/UD AUDIO/VISUAL 2-BR</td>
<td>2</td>
<td>2</td>
<td>1,067 SF</td>
<td>88 SF</td>
<td>252 SF</td>
</tr>
<tr>
<td>UFAS/UD 2-BR</td>
<td>2</td>
<td>2</td>
<td>1,067 SF</td>
<td>88 SF</td>
<td>252 SF</td>
</tr>
<tr>
<td>3-BR UNIT(s)</td>
<td>3</td>
<td>2</td>
<td>1,225 SF</td>
<td>88 SF</td>
<td>254 SF</td>
</tr>
<tr>
<td>FHA/UD 3-BR</td>
<td>3</td>
<td>2</td>
<td>1,225 SF</td>
<td>88 SF</td>
<td>254 SF</td>
</tr>
<tr>
<td>UFAS/UD 3-BR</td>
<td>3</td>
<td>2</td>
<td>1,225 SF</td>
<td>88 SF</td>
<td>254 SF</td>
</tr>
</tbody>
</table>

FHA/UD 3-BR UNIT PLAN

SCALE: 1/8" = 1'-0"
BLDG. TYPE "B" FRONT ELEVATION

BLDG. TYPE "B" TYP. SIDE ELEVATION

BLDG. TYPE "B" REAR ELEVATION
SAMPLE DUPLEX "A" RENDERING
<table>
<thead>
<tr>
<th>UNIT &amp; BUILDING TYPE MATRIX</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>UNIT LEVEL</strong></td>
</tr>
<tr>
<td><strong>TOTAL NUMBER OF BUILDING(S)</strong></td>
</tr>
<tr>
<td><strong>2-BR UNIT(S)</strong></td>
</tr>
<tr>
<td>FHAUD AUDIO/VISUAL 2-BR</td>
</tr>
<tr>
<td>UFAS/UD 2-BR</td>
</tr>
<tr>
<td><strong>TOTAL NUMBER OF UNIT(S) PER BUILDING</strong></td>
</tr>
</tbody>
</table>

**RESIDENTIAL AREA PER UNIT:**

<table>
<thead>
<tr>
<th><strong>TOTAL AREA</strong></th>
<th><strong>TOTAL PORCH/PATIO/Balcony AREA</strong></th>
<th><strong>GARAGE AREA</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2,134 SF</strong></td>
<td><strong>2,134 SF</strong></td>
<td><strong>2,134 SF</strong></td>
</tr>
</tbody>
</table>

**TOTAL NUMBER OF UNITS PER BUILDING:**

<table>
<thead>
<tr>
<th><strong>TOTAL AREA</strong></th>
<th><strong>TOTAL NON-RESIDENTIAL AREA</strong></th>
<th><strong>TOTAL DEVELOPMENT AREA</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>63,188 SF</strong></td>
<td>-</td>
<td><strong>63,188 SF</strong></td>
</tr>
</tbody>
</table>
UNIT TYPE LEGEND
FHA = FAIR HOUSING
UFAS = UNIFORM FEDERAL ACCESSIBILITY STANDARDS
A/V = AUDIO/VISUAL
UD = UNIVERSAL DESIGN

UNIT QTY
<table>
<thead>
<tr>
<th>TYPE</th>
<th>QUANTITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-BR (UNITS)</td>
<td>30</td>
</tr>
<tr>
<td>3-BR (UNITS)</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>44</td>
</tr>
</tbody>
</table>

AMENITIES
1) DOG PARK
2) PLAYGROUND

PARKING PROVIDED
<table>
<thead>
<tr>
<th>TYPE</th>
<th>QUANTITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>GARAGE</td>
<td>44</td>
</tr>
<tr>
<td>DRIVEWAY SPACE(S)</td>
<td>44</td>
</tr>
<tr>
<td>TOTAL PARKING PROVIDED</td>
<td>88</td>
</tr>
</tbody>
</table>

SITE INFORMATION
LAND AREA: +/- 7.15 ACRE(S)
EXISTING USE: UNDEVELOPED
PROPOSED USE: MULTIFAMILY APARTMENTS

SCALE: 1" = 100'-0"
SQUARE FOOT CALCULATIONS PER BUILDING

NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUT TO OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION.

<table>
<thead>
<tr>
<th>AREA TYPE</th>
<th>#2</th>
<th>#3</th>
<th>#4</th>
<th>#5</th>
<th>#6</th>
<th>#8</th>
<th>#9</th>
<th>#10</th>
<th>#12</th>
<th>#14</th>
<th>#15</th>
<th>#16</th>
<th>#18</th>
<th>#19</th>
<th>#20</th>
<th>#21</th>
<th>#1</th>
<th>#7</th>
<th>#11</th>
<th>#17</th>
<th>DEV. TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL NFA</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,450 SF</td>
<td>2,450 SF</td>
<td>2,450 SF</td>
<td>2,450 SF</td>
<td>40,212 SF</td>
</tr>
<tr>
<td>UNIT PORCHES/PATIOS/BALCONIES</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>3,872 SF</td>
<td></td>
</tr>
<tr>
<td>GARAGE</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>11,104 SF</td>
<td></td>
</tr>
<tr>
<td>TOTAL BUILDING AREA PER UNIT</td>
<td>2,814 SF</td>
<td>2,814 SF</td>
<td>2,814 SF</td>
<td>2,814 SF</td>
<td>2,814 SF</td>
<td>2,814 SF</td>
<td>2,814 SF</td>
<td>2,814 SF</td>
<td>2,814 SF</td>
<td>2,814 SF</td>
<td>2,814 SF</td>
<td>2,814 SF</td>
<td>2,814 SF</td>
<td>2,814 SF</td>
<td>2,814 SF</td>
<td>2,814 SF</td>
<td>2,814 SF</td>
<td>3,134 SF</td>
<td>3,134 SF</td>
<td>3,134 SF</td>
<td>3,134 SF</td>
</tr>
</tbody>
</table>

SCALE: 3/32" = 1'-0"

DUPLEX TYPE "A" BUILDING PLAN
SQUARE FOOT CALCULATIONS PER BUILDING

NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUT TO OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION

<table>
<thead>
<tr>
<th>AREA TYPE</th>
<th>#2</th>
<th>#3</th>
<th>#4</th>
<th>#5</th>
<th>#6</th>
<th>#7</th>
<th>#8</th>
<th>#9</th>
<th>#10</th>
<th>#11</th>
<th>#12</th>
<th>#13</th>
<th>#14</th>
<th>#15</th>
<th>#16</th>
<th>#17</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL NFA</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,450 SF</td>
</tr>
<tr>
<td>UNIT PORCH(ES)/PATIO(S)/BALCONY</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
</tr>
<tr>
<td>GARAGE</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
</tr>
<tr>
<td>TOTAL BUILDING AREA PER BUILDING</td>
<td>2,314 SF</td>
<td>2,314 SF</td>
<td>2,314 SF</td>
<td>2,314 SF</td>
<td>2,314 SF</td>
<td>2,314 SF</td>
<td>2,314 SF</td>
<td>2,314 SF</td>
<td>2,314 SF</td>
<td>2,314 SF</td>
<td>2,314 SF</td>
<td>2,314 SF</td>
<td>2,314 SF</td>
<td>2,314 SF</td>
<td>2,314 SF</td>
<td>2,314 SF</td>
<td>2,314 SF</td>
</tr>
</tbody>
</table>

DUPLEX TYPE "B" BUILDING PLAN
UNIT MATRIX

ROOM(S) PER UNIT
BEDROOM(S) PER UNIT
BATHROOM(S) PER UNIT
NRA PER UNIT
PORCH / PATIO / BALCONY AREA PER UNIT
GARAGE AREA PER UNIT

(36) 2-BR UNIT(S) 82%
FHA/UD 2-BR 2 2    1,067 SF 88 SF 252 SF
UFAS/UD 2-BR 2 2    1,067 SF 88 SF 252 SF

(8) 3-BR UNIT(S) 18%
FHA/UD 3-BR 3 2    1,225 SF 88 SF 254 SF
UFAS/UD 3-BR 3 2    1,225 SF 88 SF 254 SF

SCALE:  1/8" = 1'-0"
SUBJECT

Approval of the July 1, 2024, City Council Regular Session Minutes.

**ATTACHMENTS:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>DRAFT_Council.RegularSession_Minutes.07-01-2024.pdf</td>
<td>Regular Session Minutes 07-01-2024</td>
</tr>
</tbody>
</table>
STUDY SESSION – July 1, 2024

NO ACTION TAKEN DURING THE STUDY SESSION

The Cape Girardeau City Council held a study session at the Cape Girardeau City Hall on Monday, July 1, 2024, starting at 5:00 p.m. with Mayor Stacy Kinder presiding and Council Members Mark Bliss, David J. Cantrell, Rhett Pierce, Dan Presson, Tameka Randle, and Nate Thomas present.

REGULAR SESSION – July 1, 2024

CALL TO ORDER

The Cape Girardeau City Council convened in regular session at the Cape Girardeau City Hall on Monday, July 1, 2024, starting at 5:14 p.m. with Mayor Stacy Kinder presiding and Council Members Mark Bliss, David J. Cantrell, Rhett Pierce, Dan Presson, Tameka Randle, and Nate Thomas present.

ADOPTION OF THE AGENDA

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

PUBLIC HEARING

A public hearing to consider rezoning the property at 2530 Marsha Kay Drive from R-1 (Single-Family Suburban Residential District) to R-4 (Medium Density Multifamily Residential District).

Mayor Stacy Kinder opened the Public hearing.
Moleen Gross, applicant for the rezoning, spoke about the project.
Stacy Lane, resident of 2415 Perryville, appeared in favor of the rezoning.
There being no other appearances, the public hearing was closed.

CONSENT AGENDA

Approval of the June 17, 2024, City Council Regular Session Minutes and the June 14, 2024, City Council Closed Session Minutes.

BILL NO. 24-64, an Ordinance annexing land located at 212 Misty Hollow Lane into the city limits of the City of Cape Girardeau, Missouri. Second and Third Readings.

BILL NO. 24-65, an Ordinance amending Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, by zoning newly annexed property located at 212 Misty Hollow Lane as R-1, Single-Family Suburban Residential District. Second and Third Readings.
BILL NO. 24-66, an Ordinance extending the boundaries of Ward 4 to include property newly annexed into the city limits of the City of Cape Girardeau, Missouri. Second and Third Readings.

Bill NO. 24-67, a Resolution authorizing the City Manager to execute an Agreement with All Clear Pumping and Sewer LLC, for the Lead Service Line Inventory Project, in the City of Cape Girardeau, Missouri. Reading and Passage.

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

BILL NO. 24-64 will be Ordinance NO. 5763; BILL NO. 24-65 will be Ordinance NO. 5764; BILL NO. 24-66 will be Ordinance NO. 5765; and BILL NO. 24-67 will be Resolution NO. 3611.

NEW ORDINANCES

BILL NO. 24-69, 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 2530 Marsha Kay Drive, in the City and County of Cape Girardeau, Missouri, from R-1 to R-4. First Reading. Mayor Kinder called for public appearances regarding this Bill. No one appeared.

A Motion was made by Tameka Randle, Seconded by David J. Cantrell, to approve.

Council Members Cantrell, Presson, Thomas, and Bliss spoke in favor of the zoning change. Council Member Pierce noted he had received calls with concerns about the zoning change. Motion passed. 7-0. Ayes: Bliss, Cantrell, Kinder, Pierce, Presson, Randle, Thomas.

BILL NO. 24-68, an Ordinance accepting an easement from Catholic Charities of Southern Missouri, Inc., for property located at 475 North Main 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 Dan Presson, Seconded by Mark Bliss, to approve. Motion passed. 7-0. Ayes: Bliss, Cantrell, Kinder, Pierce, Presson, Randle, Thomas.

APPOINTMENTS

Appointments to the Cape Dogwood Community Improvement District Board of Directors.

A Motion was made by Dan Presson, Seconded by David J. Cantrell, to approve Mayor Stacy Kinder’s appointment of Anand Kumar Patel Jr, James P. Limbaugh, and Mark Chapman Hogan to the Cape Dogwood Community Improvement District Board of Directors for terms expiring July 1, 2028. Motion passed. 7-0. Ayes: Bliss, Cantrell, Kinder, Pierce, Presson, Randle, Thomas.
MEETING ADJOURNMENT

A Motion was made to adjourn by Dan Presson, Seconded by Tameka Randle. Motion passed. 7-0. Ayes: Bliss, Cantrell, Kinder, Pierce, Presson, Randle, Thomas. The regular session ended at 5:31 pm.

__________________________
Bruce Taylor, Deputy City Clerk

Stacy Kinder, Mayor
SUBJECT

An Ordinance amending Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, by changing the zoning of property located at 2530 Marsha Kay Drive, in the City and County of Cape Girardeau, Missouri, from R-1 to R-4.

EXECUTIVE SUMMARY

The attached ordinance rezones the property at 2530 Marsha Kay Drive from R-1 (Single-Family Suburban Residential District) to R-4 (Medium Density Multifamily Residential District). The City Council's public hearing on the rezoning was held on July 1, 2024.

BACKGROUND/DISCUSSION

A rezoning application was recently submitted for the property at 2530 Marsha Kay Drive. The applicant requested that the property be rezoned from R-1 (Single-Family Suburban Residential District) to NC (Neighborhood Commercial District) in order to use the property for a church and a commercial day care. The Planning and Zoning Commission held a public hearing on the rezoning request at its June 12, 2024 meeting. At the hearing, some of the neighbors indicated that they were not opposed to a commercial day care per se, but they did not want the property to be rezoned to a commercial district due to the surrounding residential properties. Staff then stated in the meeting that the R-4 (Medium Density Multifamily Residential) district, like the NC district, permits churches and commercial day cares by right but does not permit any other commercial uses. The Planning and Zoning Commission unanimously passed a motion recommending that the property be rezoned to R-4 instead of NC.

The immediately surrounding properties are zoned R-1 (Single-Family Suburban Residential District) on all sides. This area is characterized by single-family residential and commercial uses. The Cape Vision 2040 Comprehensive Plan’s Future Land Use Map shows the subject property as Institutional.

The attached ordinance rezones the property to R-4. The City Council's public hearing on the rezoning was held on July 1, 2024.

STAFF RECOMMENDATION

The staff report to the Planning and Zoning Commission recommended approval of the applicant's request to rezone the property to NC.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission held a public hearing at its June 12, 2024 meeting and recommended rezoning the property to R-4 by a vote of 7 in favor, 0 in opposition, and 0 abstaining.

PUBLIC OUTREACH
The City Council's public hearing was advertised in the Southeast Missourian on June 15, 2024. In addition, a sign containing the date, time, location, and subject of the Planning and Zoning Commission and City Council public hearings was posted on the property. Notices were also mailed to the adjacent property owners.

**ATTACHMENTS:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2530_Marsha_Kay_Dr_Rezone.doc</td>
<td>Ordinance</td>
</tr>
<tr>
<td>Staff_Review-Referral-Action_Form_-_R-4.pdf</td>
<td>2530 Marsha Kay Drive - Staff RRA Form</td>
</tr>
<tr>
<td>Map_-<em>2530_Marsha_Kay_Dr</em>-_Zoning.pdf</td>
<td>2530 Marsha Kay Drive - Zoning Map</td>
</tr>
<tr>
<td>Map_-<em>2530_Marsha_Kay_Dr</em>-_FLU.pdf</td>
<td>2530 Marsha Kay Drive - FLU Map</td>
</tr>
<tr>
<td>Application_-_2530_Marsha_Kay_Drive_Rezoning.pdf</td>
<td>2530 Marsha Kay Drive - Application</td>
</tr>
<tr>
<td>Sec.<em>30-57.</em>-R-1_Single-Family_Suburban_Residential_District.pdf</td>
<td>R-1 District Regulations</td>
</tr>
<tr>
<td>Sec.<em>30-60.</em>-R-4_Medium_Density_Multifamily_Residential_District.pdf</td>
<td>R-4 District Regulations</td>
</tr>
</tbody>
</table>
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 2530 MARSHA KAY DRIVE, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, MISSOURI, FROM R-1 TO R-4

WHEREAS, the City Planning and Zoning Commission has recommended rezoning all of the property described in Article 1 of this ordinance from R-1, Single-Family Suburban Residential District, to R-4, Medium Density Multifamily Residential 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, July 1, 2024; and

WHEREAS, the City Council of the City of Cape Girardeau, Missouri, has elected to rezone the property described in Article 1 of this ordinance from R-1, Single-Family Suburban Residential District, to R-4, Medium Density Multifamily Residential 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 R-1, Single-Family Suburban Residential District, to R-4, Medium Density Multifamily Residential District, for the following described property:

2530 Marsha Kay Drive

All that part of what is known as the Northwest Quarter of Out Lot Eighty (80), U.S.P. Survey 2199, Township 31 North, Range 13 East, in the City of Cape Girardeau, Missouri, described as follows: Start at the Northeast corner of what is known as the Northwest Quarter of Out Lot 80; thence South 8 degrees West with the East line of said Northwest Quarter of Out Lot 80, 429.0 feet; thence North 82 degrees West, 28.8 feet, more or less, to a corner on the West right of way line of Cape Rock Road, said corner being the Southeast corner of Lot 1 of Hillcrest
Subdivision as recorded in Plat Book 4 on Page 21 in the land records of Cape Girardeau County, Missouri; thence North 82 degrees West with the South line of said Lot 1, 180.0 feet to the Southwest corner of said Lot 1 for a beginning corner; thence continue North 82 degrees West with the South line of Fairview Place, as recorded in Plat Book 4 on Page 55 in the land records of Cape Girardeau County, Missouri, 180.7 feet, more or less, to the Northeast corner of a lot conveyed by the Bast Heirs to Kathryn Swan by deed dated August 22, 1950, and recorded in Book 148 at page 279 of the land records of Cape Girardeau County, Missouri; thence South 8 degrees West, 150.0 feet to the North line of a forty foot street; thence South 82 degrees East with said North line, 180.7 feet, more or less, to the Southwest corner of a lot conveyed by the Bast Heirs to David O. Howe and Augusta A. Howe by deed dated April 14, 1941 and recorded in Book 121 at page 262 of the land records of Cape Girardeau county, Missouri; thence North 8 degrees East, 150.0 feet to the beginning corner.

Subject to easements, restrictions, reservations, and covenants of record, if any

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 R-4, Medium Density Multifamily Residential District, and that such changes authorized hereby are reasonable and in reasonable conformity with the existing uses and value of the immediately surrounding properties.

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

PASSED AND APPROVED THIS _____ DAY OF ____________, 2024.

Stacy Kinder, Mayor

ATTEST:

Bruce Taylor, Deputy City Clerk
**CITY OF CAPE GIRARDEAU, MISSOURI**

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

**FILE NO. 1470**

**LOCATION:** 2530 Marsha Kay Drive

**STAFF REVIEW & COMMENTS:**

Maurice and Moleen Gross are requesting to rezone the above listed property from R-1 (Single-family Suburban Residential) to NC (Neighborhood Commercial). SEE STAFF REPORT FOR FURTHER INFORMATION

**City Planner**

5/29/24

**City Attorney**

5/31/24

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

**City Manager**

5/31/24

---

**Planning & Zoning Commission**

**Public Hearing Sign Posting Date:** 6-5-24  
**Public Hearing Date:** 6-12-24

**RECOMMENDED ACTION:**

<table>
<thead>
<tr>
<th></th>
<th>Favor</th>
<th>Oppose</th>
<th>Abstain</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trae Bertrand</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Scott Blank</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Kevin Greaser</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Robbie Guard</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Derek Jackson</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

**VOTE COUNT:** 7 Favor 0 Oppose 0 Abstain

**COMMENTS:** The Planning & Zoning Commission voted unanimously to recommend rezoning to R-4 (Medium Density Multifamily Residential) instead of NC (Neighborhood Commercial) as listed in the staff report.

**Scott Blank**  
Planning & Zoning Commission Chairman

---

**City Council Action**

**Posting Dates: Sign**  
**Newspaper**

**Public Hearing Date:**

**Ordinance 1st Reading**

**Ordinance 2nd & 3rd Reading:**

**VOTE COUNT:** Favor Oppose Abstain

**ORDINANCE #**

**Effective Date:**
Rezoning Request - 2530 Marsha Kay Drive

Requested rezoning from R-1 (Single-family Suburban Residential District) to NC (Neighborhood Commercial District)
Future Land Use Recommendation: Institutional

Legend
- Property to be Rezoned
- Parcels
- Zoning District
  - C2
  - R1

Created by: Community Development
Carol Peters
May 30, 2024
Rezoning Request - 2530 Marsha Kay Drive

Requested rezoning from R-1 (Single-family Suburban Residential District) to NC (Neighborhood Commercial District)
Future Land Use Recommendation: Institutional

Legend
- Property to be Rezoned
- Parcels

Future Land Use
- Regional Commercial
- Low Density Residential
- Institutional

Created by: Community Development
Carol Peters
May 31, 2024
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

2530 Marsha Kay Drive, Cape Girardeau, MO 63701

Applicant
Maurice & Molten Gross

Mailing Address
1615 Lexington Avenue, Cape Girardeau

City, State, Zip
Cape Girardeau, MO 63701

Telephone
573-803-1607

Email
Moltenchakonda@yahoo.com

Contact Person

Property Owner of Record
M. N. Gibson

Mailing Address
2530 Marsha Kay Dr, Cape Girardeau, MO 63701

City, State, Zip

Telephone

Email
(Attach additional owners information, if necessary)

Type of Request
☒ Rezoning ☐ Special Use Permit ☐ Both

Existing Zoning District
R 1

Proposed Special Use (Special Use Permit requests only)

Proposed Zoning District (Rezoning requests only)

Choose a Zoning District
NC

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

Currently there is a church building and an office building.

Describe the proposed use of the property.

There will be a church and a daycare.

Application continues on next page

OFFICE USE ONLY

Date Received & By 5/15/24

File # 1470

MUNIS Application # 15310

MUNIS Permit #

Application Fee Received $ 141 ☐ Check # 1320 ☐ Credit Card ☐ Cash

Planning & Zoning Commission Recommendation Date City Council Final Action Date

Revised 07/01/23
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. Church over the weekend and clay care Monday - Friday. Parents drop off and pick up are at different times.

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

3) No fire hazard increase.

4) The proposed special use will not adversely affect the character of the neighborhood. Majority of activity/activities are done inside. Character of neighborhood is not affected.

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

This will not affect the general welfare of the community.

This special use will not overtax public utilities.

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

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

CERTIFICATIONS

The undersigned hereby certifies that:

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

Property Owner of Record Signature and Printed Name
(Provide additional owners signatures and printed names in the space below, if applicable)

Date

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

Applicant Signature and Printed Name

05/15/24

Date

Revised 07/01/23
<table>
<thead>
<tr>
<th>LOCATION</th>
<th>PROPERTY OWNER</th>
<th>MAILING ADDRESS</th>
<th>CITY</th>
<th>ST</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>2528 MARSHA KAY</td>
<td>LESLIE LEE JR &amp; HELEN M LINDY</td>
<td>PO BOX 20</td>
<td>GORDONVILLE</td>
<td>MO</td>
<td>63752</td>
</tr>
<tr>
<td>2504 FAIRVIEW PLACE DR</td>
<td>JOHN A &amp; DEBORAH CLIFTON</td>
<td>2504 FAIRVIEW PLACE DR</td>
<td>CAPE GIRARDEAU</td>
<td>MO</td>
<td>63701</td>
</tr>
<tr>
<td>2502 FAIRVIEW PLACE DR</td>
<td>DEBORAH KAYE CLIFTON</td>
<td>2504 FAIRVIEW PLACE DR</td>
<td>CAPE GIRARDEAU</td>
<td>MO</td>
<td>63701</td>
</tr>
<tr>
<td>915 N CAPE ROCK DR</td>
<td>ALVIN ROCKETT</td>
<td>915 N CAPE ROCK DR</td>
<td>CAPE GIRARDEAU</td>
<td>MO</td>
<td>63701</td>
</tr>
<tr>
<td>907 N CAPE ROCK DR</td>
<td>WILLIAM J &amp; MAUREEN M DUFFY</td>
<td>907 N CAPE ROCK DR</td>
<td>CAPE GIRARDEAU</td>
<td>MO</td>
<td>63701</td>
</tr>
<tr>
<td>901 N CAPE ROCK DR</td>
<td>FIELD PROPERTY MANAGEMENT LLC</td>
<td>1140 N VAN HOME WAY</td>
<td>ANAHEIM</td>
<td>CA</td>
<td>92806</td>
</tr>
<tr>
<td>860 POPPY LN</td>
<td>TABITHA MARTIN &amp; ANTHONY HERNANDEZ</td>
<td>860 POPPY LN</td>
<td>CAPE GIRARDEAU</td>
<td>MO</td>
<td>63701</td>
</tr>
<tr>
<td>2533 MARSHA KAY DR</td>
<td>FOX FAMILY PROPERTIES LLC</td>
<td>832 N KINGSHIGHWAY</td>
<td>CAPE GIRARDEAU</td>
<td>MO</td>
<td>63701</td>
</tr>
<tr>
<td>2535 MARSHA KAY DR</td>
<td>CROSNOE PROPERTIES LLC</td>
<td>862 N KINGSHIGHWAY</td>
<td>CAPE GIRARDEAU</td>
<td>MO</td>
<td>63701</td>
</tr>
</tbody>
</table>
Sec. 30-57. - R-1, Single-Family Suburban Residential District.

(a) **Purpose.** The R-1 district is intended primarily for single-family detached dwellings with a maximum density of four units per acre. It is designed to provide for quality single-family residential neighborhoods in a conventional subdivision setting, while encouraging a mix of housing styles, designs and development. Certain other structures and uses necessary to serve the area are allowed as permitted uses or through the approval of a special use permit, subject to restrictions intended to preserve and protect the single-family residential character of the district.

(b) **Permitted principal uses.**

1. Single-family detached dwelling, with only one dwelling per lot.
2. Cluster subdivisions, as permitted in chapter 25.
3. Golf courses; this shall not include separate miniature golf courses, driving ranges and other similar activities operated as a business.
4. Public parks, playgrounds, and recreational facilities.
5. Police and fire stations.
6. Elementary and middle schools, or development centers for elementary and middle school age children with handicaps or development disabilities, on a minimum of five acres of land.
7. Noncommercial, not-for-profit residential neighborhood facilities consisting of indoor and outdoor recreational facilities, offices of property owners' associations, and maintenance facilities operated by a neighborhood or community organization or a property owners' association.
8. Home for eight or fewer unrelated mentally or physically handicapped persons, including no more than two additional persons acting as house parents or guardians who need not be related to each other or to any of the handicapped persons residing in the home, provided that:
   a. The exterior appearance of the home and property shall reasonably conform to the exterior appearance of other dwellings and property in the neighborhood; and
   b. Such home shall not be located closer than 370 feet to any other such home.
9. A private residence licensed by the state division of family services or state department of mental health to provide foster care to one or more, but less than seven, children who are unrelated to either foster parent by blood, marriage or adoption, provided that all applicable building and safety codes are met, and an occupancy permit issued therefor.

(c) **Permitted accessory uses.**

1. Private garages, carports and accessory structures, as permitted in section 30-106.
2. In home elderly care, with a maximum of three persons as permitted in section 30-114.
(3) Home occupations, as permitted in section 30-108.

(4) Home day cares, with no more than four unrelated children in a 24-hour period as permitted in section 30-111.

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

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

d) Special uses.

(1) Home day cares, with five or more unrelated children in a 24-hour period, as permitted in section 30-111.

(2) Libraries, on a minimum of two acres of land.

(3) Cemeteries, on a minimum of ten acres of land.

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

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

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

e) Height, area, bulk and setback regulations.

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

(2) Minimum lot area: 10,000 square feet.

(3) Maximum density: Four units per one acre. Higher densities may be approved with a cluster subdivision, as permitted in chapter 25.

(4) Minimum lot width: 80 feet.

(5) Minimum yard requirements:
   a. Front yard: 30 feet.
   b. Rear yard: 25 feet.
   c. Side yard: Six feet.

(f) Parking regulations. Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in section 25-46. No parking, stopping, or standing of trucks or commercial motor vehicles licensed for a gross weight in excess of 24,000 pounds, except as provided in sections 26-147 and 26-298.

(Code 1990, § 30-322; Ord. No. 5012, art. 4, 10-2-2017)
Sec. 30-60. - R-4, Medium Density Multifamily Residential District.

(a) **Purpose.** The R-4 district provides for multifamily dwellings and other residential uses with a maximum density of 18 units per one acre. Single-family detached and two-family (duplex) dwellings are permitted in order to accommodate existing R-4 zoned lots that either contain such uses or are not large enough to be developed for multifamily dwellings. It is not intended for new single-family detached or two-family subdivisions, which are prohibited.

(b) **Permitted principal uses.**

1. Single-family detached dwellings, with only one dwelling per lot, and excluding new single-family detached subdivisions.
2. Two-family (duplex) dwellings, excluding new two-family subdivisions.
3. Multifamily dwellings.
4. Townhouses.
5. Cluster subdivisions, as permitted elsewhere in the city Code.
6. Nursing homes, senior citizen housing and retirement homes.
7. Noncommercial, not-for-profit residential neighborhood facilities consisting of indoor and/or outdoor recreational facilities, offices of property owners' associations, and maintenance facilities operated by a neighborhood or community organization or a property owners' association.
8. Public parks, playgrounds, and recreational facilities.
10. Elementary, middle and secondary schools, and development centers for elementary, middle and secondary school age children with physical, mental or developmental disabilities.
11. Commercial day cares.

(c) **Permitted accessory uses.**

1. Private garages, carports and accessory structures, as permitted in section 30-106.
2. Home occupations, as permitted in section 30-108.
3. Solar energy systems, as permitted in section 30-113.
4. Short-term use of shipping containers for accessory uses, as permitted in section 30-105.

(d) **Special uses.**

1. Bed and breakfasts.
2. Boutique hotels. The term "boutique hotel" shall mean an establishment containing a minimum of five and a maximum of 20 rooming units, which is used or advertised as a place where lodging accommodations are supplied for pay to guests for lodging occupancy with
rooms having access to the outside through an interior hallway connected to the main lobby of the building, and which may provide additional services such as restaurants, meeting rooms, entertainment and recreational facilities.

(3) Cemeteries, on a minimum of ten acres of land.
(4) Long-term use of shipping containers for accessory uses, as permitted in section 30-105.
(5) Public utilities, except for buildings and accessory structures that are normal and customary in a zoning district which would allow other buildings of the same nature as a use-by-right.
(6) Residential treatment facilities.
(7) Transitional housing.
(8) Wind energy conversion systems, as permitted in section 30-113.

(e) Height, area, bulk and setback regulations.

(1) Maximum height: Five stories not to exceed 60 feet.
(2) Minimum lot area:
   a. Each townhouse must be on a separate platted lot consisting of at least 1,400 square feet.
   b. All other uses: 3,750 square feet.
(3) Maximum density: 18 units per one acre. Higher densities may be approved with a cluster subdivision, as permitted elsewhere in the city Code.
(4) Minimum lot width:
   a. Each townhouse: 20 feet.
   b. All other uses: None.
(5) Minimum yard requirements:
   a. Front yard:
      1. Each townhouse: Ten feet.
      2. All other uses: 25 feet.
   b. Rear yard:
      1. Each townhouse: 20 feet.
      2. All other uses: 25 feet.
   c. Side yard:
      1. Each townhouse: None.
      2. All other uses: Five feet.
(6) Maximum building coverage, including accessory buildings: 50 percent of the lot for all uses except townhouses.
(7)
Open space requirements: For any multifamily residential uses or nonresidential uses, a minimum of 20 percent of the total lot area shall be devoted to open space, including required yards and bufferyards.

(f) Parking regulations. Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in section 25-46. There shall be no parking, stopping, or standing of trucks or commercial motor vehicles licensed for a gross weight in excess of 24,000 pounds, except as provided in sections 26-147 and 26-298.

(Code 1990, § 30-325; Ord. No. 5012, art. 4, 10-2-2017; Ord. No. 5550, art. 1, 6-20-2022; Ord. No. 5635, art. 1, 4-17-2023)
SUBJECT

An Ordinance accepting a Permanent Public Stormwater Easement and Public Utility and Sewer Easement from Catholic Charities of Southern Missouri at 475 N. Main Street in the City of Cape Girardeau, Missouri.

EXECUTIVE SUMMARY

An Ordinance accepting a Permanent Public Stormwater Easement and Public Utility and Sewer Easement from Catholic Charities of Southern Missouri at 475 N. Main Street in the City of Cape Girardeau, Missouri.

BACKGROUND/DISCUSSION

During the installation of the storm water pipes, it became necessary to relocate them eastward from their originally planned position. As a result, these pipes are now situated just 1 to 1.5 feet from the edge of the existing easement on the subdivision plat. Due to this change, an additional 5 feet of easement is required to ensure adequate coverage. This expanded easement will run in parallel with the current one, remaining within the confines of the parking lot area. The additional space will help accommodate the pipes and any potential future adjustments or maintenance needs.

FINANCIAL IMPACT

The easement was donated. The property owners 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 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 a Permanent Public Stormwater Easement and Public Utility and Sewer Easement from Catholic Charities of Southern Missouri for the Lifehouse Subdivision.
## ATTACHMENTS:

<table>
<thead>
<tr>
<th>Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Easements Catholic Charities 475 N Main St.doc</td>
<td>Ordinance</td>
</tr>
<tr>
<td>GOOD Lifehouse Easement Exhibit 05.07.2024.pdf</td>
<td>Exhibit</td>
</tr>
<tr>
<td>GOOD Lifehouse Legal Description 05.07.24.docx</td>
<td>Legal Description</td>
</tr>
<tr>
<td>EXECUTED Lifehouse Permanent Public Stomwater ESMT and Public Utility Sewer ESMT.pdf</td>
<td>Easement Agreement</td>
</tr>
</tbody>
</table>
AN ORDINANCE ACCEPTING AN EASEMENT FROM CATHOLIC CHARITIES OF SOUTHERN MISSOURI, INC., FOR PROPERTY LOCATED AT 475 NORTH MAIN 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, a Permanent Public Stormwater Easement and a Public Utility and Sewer Easement from Catholic Charities of Southern Missouri, Inc., in the City of Cape Girardeau, Missouri, described as follows:

Permanent Public Stormwater Easement and Public Utility & Sewer Easement

PART OF LOT 1 OF LIFEHOUSE SUBDIVISION AS RECORDED IN DOCUMENT #2021-15248 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH SPANISH STREET; THENCE WITH SAID RIGHT OF WAY LINE, NORTH 06°14'09" EAST, 160.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 83°55'21" EAST, 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 83°55'21" EAST, 5.00 FEET; THENCE SOUTH 06°14'09" WEST, 40.00 FEET; THENCE NORTH 83°55'21" WEST, 5.00 FEET; THENCE NORTH 06°14'09" EAST, 40.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 200 SQUARE FEET, 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 ____________, 2024.

________________________
Stacy Kinder, Mayor
ATTEST:

Bruce Taylor, Deputy City Clerk
LOT 1
78,310 SQ. FT.
1.80 AC.

1.80 AC.

25’ FRONT SETBACK
5’ SIDE SETBACK

PUBLIC STORMWATER EASEMENT AND PUBLIC UTILITY & SEWER EASEMENT
DOCUMENT #2021-15248

10’ PRIVATE STORMWATER EASEMENT AND PUBLIC UTILITY & SEWER EASEMENT
DOCUMENT #2021-15248

PART OF LOT 1 OF LIFEHOUSE SUBDIVISION AS RECORDED IN DOCUMENT #2021-15248 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH SPANISH STREET; THENCE WITH SAID RIGHT OF WAY LINE, NORTH 06°14'09" EAST, 160.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 83°55'21" EAST, 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 83°55'21" EAST, 5.00 FEET; THENCE SOUTH 06°14'09" WEST, 40.00 FEET; THENCE NORTH 83°55'21" WEST, 5.00 FEET; THENCE NORTH 06°14'09" EAST, 40.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 200 SQUARE FEET, MORE OR LESS.

LEGEND

EASEMENT EXHIBIT FOR LIFEHOUSE SUBDIVISION

= SUBDIVISION BOUNDARY LINE
= NEW EASEMENT LINE
= SET 1/2" IRON ROD
= FOUND CUT CROSS
= BUILDING SETBACK LINE
= EXTERNAL PROPERTY LINE
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF ROAD
= CENTERLINE OF RO
Extra Easement at Lifehouse Subdivision

Permanent Public Stormwater Easement and Public Utility & Sewer Easement

PART OF LOT 1 OF LIFEHOUSE SUBDIVISION AS RECORDED IN DOCUMENT #2021-15248 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH SPANISH STREET; THENCE WITH SAID RIGHT OF WAY LINE, NORTH 06°14'09" EAST, 160.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 83°55'21" EAST, 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 83°55'21" EAST, 5.00 FEET; THENCE SOUTH 06°14'09" WEST, 40.00 FEET; THENCE NORTH 83°55'21" WEST, 5.00 FEET; THENCE NORTH 06°14'09" EAST, 40.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 200 SQUARE FEET, MORE OR LESS.
PERMANENT PUBLIC STORMWATER EASEMENT AND PUBLIC UTILITY & SEWER EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS: Catholic Charities of Southern Missouri, Inc., a Missouri Nonprofit corporation, of the County of Cape Girardeau, in the State of Missouri, GRANTOR, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to the CITY OF CAPE GIRARDEAU, MISSOURI, a Municipal Corporation, organized and existing under the laws of the State of Missouri, of the County of Cape Girardeau in the State of Missouri, GRANTEE (hereinafter, 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:

PART OF LOT 1 OF LIFEHOUSE SUBDIVISION AS RECORDED IN DOCUMENT #2021-15248 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH SPANISH STREET; THENCE WITH SAID RIGHT OF WAY LINE, NORTH 06°14'09" EAST, 160.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 83°55'21" EAST, 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 83°55'21" EAST, 5.00 FEET; THENCE SOUTH 06°14'09" WEST, 40.00 FEET; THENCE NORTH 83°55'21" WEST, 5.00 FEET; THENCE NORTH 06°14'09" EAST, 40.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 200 SQUARE FEET, MORE OR LESS.

Said right, privilege, permission, and authority to enter on and upon the above described property is granted for the purpose of enabling the City as well as its agents, servants, and assigns to use said property to excavate, build, and construct certain utility improvements in, on, upon, or across said property, together with all of the useful, necessary, and proper adjuncts, appurtenances, and appliances in connection therewith.

This easement and the right, privilege, permission, and authority herein granted are perpetual and shall run with the land.

(Reminder of this page intentionally left blank)
The undersigned covenant that it is the owner in fee simple of the above-described property and has the legal right to convey same.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand by its authorized representative on this __23rd__ day of __May__, 2024.

Catholic Charities of Southern Missouri, Inc.

By: ____________________________
    NAME

Ken Palermo, Executive Director

PRINTED NAME AND TITLE

STATE OF MISSOURI

) ss.

COUNTY OF Greene

BE IT REMEMBERED, that on this __23rd__ day of __May__, 2024, before me, the undersigned a Notary Public in and for the County and State aforesaid, came Ken Palermo to me personally known, who, being by me duly sworn, did state that they are the Executive Director of Catholic Charities of Southern Missouri, Inc., a Missouri Nonprofit corporation, and that said instrument was signed on behalf of said corporation and acknowledged said instrument to be the free act and deed of said corporation.

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

RHEA KELLER
Notary Public — Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Apr. 12, 2026
Commission #18556297

My Commission expires:

4/12/26
SUBJECT

A Resolution authorizing the City Manager to execute a Lease Agreement with BNSF Railway Company for the extra storage yard area located south of the BNSF Office Lease property along Aquamsi Street.

EXECUTIVE SUMMARY

The attached resolution authorizes the City Manager to execute a new Lease Agreement to extend the current BNSF Lease for an extra Storage Yard area along Aquamsi Street for 1 additional year until September 25, 2025.

BACKGROUND/DISCUSSION

Since 2002, the City has leased property on Aquamsi Street to BNSF Railway Company (formerly known as The Burlington Northern and Santa Fe Railway Company) for use as a storage and maintenance facility yard. The current lease expired on September 25, 2023. BNSF has expressed a desire to execute a new lease agreement with the City of Cape Girardeau. City Management discussed this request and is offering BNSF an extension for the current extra Storage Yard Area Lease for a 1 year term until September 25, 2025. The BNSF executed agreement is attached.

FINANCIAL IMPACT

Per the Lease Agreement, BNSF shall pay to the City an annual rent, with the first payment in the amount of $3,574.82. Thereafter, the rent amount increases by an annual inflation rate of 3%.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

The lease agreement will allow BNSF to continue to operate a storage and maintenance facility on the premises and provide the City with an income stream.

STAFF RECOMMENDATION

Staff recommends approval of the resolution authorizing the execution of the Lease Agreement with BNSF.
<table>
<thead>
<tr>
<th>Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lease_Agreement_BNSF_Railway_Aquarsi_St_2024.doc</td>
<td>Resolution</td>
</tr>
<tr>
<td>BNSF_Lease_2024.pdf</td>
<td>2024-2025 Lease</td>
</tr>
<tr>
<td>Exhibit_A_from_BNSF_for_Lease_Agreement_Areas__8791r2.pdf</td>
<td>Exhibit A Lease areas</td>
</tr>
<tr>
<td>Exhibit_B_Map_of_Storage_Lease_Area.pdf</td>
<td>Exhibit B Map of Storage Area</td>
</tr>
<tr>
<td>Legal_Description_of_Premises_per_BNSF.docx</td>
<td>Legal Description</td>
</tr>
</tbody>
</table>
A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH BNSF RAILWAY COMPANY FOR A STORAGE AND MAINTENANCE FACILITY ALONG AQUAMSI STREET, IN THE CITY OF CAPE GIRARDEAU, MISSOURI

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

ARTICLE 1. The City Manager, for and on behalf of the City of Cape Girardeau, Missouri, is hereby authorized to execute a lease agreement through September 25, 2025, with BNSF Railway Company for a storage and maintenance facility along Aquamsi Street. The Agreement shall be in substantially the form attached hereto, which document is hereby approved by the City Council, and incorporated herein by reference, with such changes or amendments as shall be approved by the officers of the City executing the same.

PASSED AND ADOPTED THIS _______ DAY OF ____________, 2024.

____________________________________
Stacy Kinder, Mayor

ATTEST:

____________________________________
Bruce Taylor, Deputy City Clerk
SECOND AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT TO LEASE AGREEMENT ("Second Amendment") is dated the ___ day of __________, 2024 (the "Effective Date"), by and between the CITY OF CAPE GIRARDEAU, MISSOURI, a municipal corporation of the State of Missouri ("LESSOR") and BNSF RAILWAY COMPANY, a Delaware corporation (f/k/a The Burlington Northern and Santa Fe Railway Company) ("LESSEE").

RECITALS

A. Lessor and Lessee entered into that certain Lease Agreement dated September 24, 2013 (the "Original Lease"), under which Lessee leased from Lessor that certain tract of land along the river front consisting of approximately 21,000 square feet, as further described in the Original Lease (the "Premises").

B. The Original Lease was scheduled to expire September 25, 2023. Lessor and Lessee entered into that certain First Amendment to Lease dated February 7, 2024 (the "First Amendment") to extend the term for one (1) additional year. The Original Lease, as modified by the First Amendment and the provisions of this Second Amendment, shall be referred to herein as the "Lease."

C. The Lease is scheduled to expire by lapse of time on September 25, 2024.

D. Lessor and Lessee desire to amend the Lease on the terms and conditions set forth in this Second Amendment.

AGREEMENT

In consideration of the covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Extension of Lease Term. The Term of the Lease shall be extended for a period of one (1) year, commencing on September 26, 2024, and expiring on September 25, 2025, (the "Second Extended Term") unless the Lease is cancelled or sooner terminated as may be provided therein.

2. Rent. During the first year of the Second Extended Term, rent shall be Three Thousand Six Hundred Eighty-Two and 06/100 Dollars ($3,682.06) (the "Rent"). Lessee shall pay the Rent within thirty (30) days of the execution of this Second Amendment.

3. Ratification. Except as expressly modified by this Second Amendment, all other terms and conditions of the Lease are hereby ratified and affirmed and remain in full force and effect. All capitalized terms in this Second Amendment shall have the same meaning as given in the Lease unless otherwise specifically defined herein. However, where any terms and provisions of this Second Amendment conflict or are inconsistent with the Lease, the terms and provisions of this Second Amendment shall govern, control, and prevail.
4. **Counterparts.** This Second Amendment may be executed in multiple counterparts, each of which shall, for all purposes, be deemed an original but which together shall constitute one and the same instrument, and the signature pages from any counterpart may be appended to any other counterpart to assemble fully executed documents, and counterparts of this Second Amendment may also be exchanged via electronic facsimile machines and any electronic facsimile of any party's signature shall be deemed to be an original signature for all purposes.

**THIS SECOND AMENDMENT TO LEASE AGREEMENT** is executed by each party as of the date set forth below each party’s signature; to be effective, however, as of the Effective Date set forth above.

**LESSOR:**

**CITY OF CAPE GIRARDEAU**
a municipal corporation of the State of Missouri

By: __________________________
Name: ________________________
Title: _________________________
Date: _________________________

**LESSEE:**

**BNSF RAILWAY COMPANY**
a Delaware corporation

By: __________________________
Name: ________________________
Title: _________________________
Date: _________________________
Description of Premises per BNSF

The premises hereby leased is a tract of land along the riverfront beginning at a point on the east line of Aquamsi Street and the north line of Good Hope Street extended, continuing south approximately 350 feet to a point; then east approximately 60 feet to a point; then north approximately 350 feet to a point; then west to the point of beginning, being approximately 21,000 square feet in area.
SUBJECT
A Resolution of support for the proposal from Starview Development, LLC, for the Star Vue Groves housing development in the City of Cape Girardeau, Missouri.

EXECUTIVE SUMMARY
The attached resolution ratifies the City Council's support of the Star Vue Groves housing development proposed by Starview Development, LLC. A presentation on the project will be given during the City Council's study session.

BACKGROUND/DISCUSSION
Starview Development, LLC is proposing to develop the property at 3100 and 3130 Ragan Street for the Star Vue Groves housing development. The proposed development, consisting of 44 affordable workforce multi-family units, will be located next to Star Vue Apartments at 1850/1860/1870 Star Vue Court. As was done for Star Vue Apartments, Starview Development will be submitting an application for financing and tax credits, available through the Missouri Housing Development Commission (MHDC), to assist with the project costs. The financing and tax credits are limited and competitive resources. Starview Development is requesting a resolution of support from the City Council to include with its application. A presentation on the project will be given during the City Council's study session.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS
The project will help the City further the goals and objectives of the comprehensive plan related to the provision of different housing types meeting all socio-economic needs of the community.

STAFF RECOMMENDATION
Staff recommends approval of the resolution of support for the Star Vue Groves housing development.

ATTACHMENTS:
<table>
<thead>
<tr>
<th>Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resolution-Support_Starview_Development.2024.doc</td>
<td>Resolution</td>
</tr>
<tr>
<td>4500_-<em>Application</em>-<em>24May24_BW</em>(1).pdf</td>
<td>Star Vue Groves Tax Credit Project</td>
</tr>
</tbody>
</table>
WHEREAS, Starview Development, LLC, is proposing to develop the property at 3100 and 3130 North Ragan Street for a workforce multi-family unit housing development; and

WHEREAS, Starview Development, LLC, wishes to apply for financing and tax credits available through the Missouri Housing Development Commission as stated in the 2024 MHDC Multi-family Rental Production Program Notice of Funding Availability; and

WHEREAS, the financing and tax credits available through the Missouri Housing Development Commission will provide the financial resources to develop these multi-family units with affordable rents; and

WHEREAS, the financing and tax credits available through the Missouri Housing Development Commission are limited and competitive resources; and

WHEREAS, the City of Cape Girardeau, Missouri, recognizes the need for safe, affordable, quality workforce housing, and supports the proposal from Starview Development, LLC.

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

ARTICLE 1. The City Council hereby expresses its support for the proposal from Starview Development, LLC, for the 2024 MHDC Multi-family Rental Production Program Notice of Funding Availability, for the Star Vue Groves housing development.

PASSED AND ADOPTED THIS _____ DAY OF ________, 2024.

Stacy Kinder, Mayor

ATTEST:

Bruce Taylor, Deputy City Clerk
# Star Vue Groves

## Cape Girardeau, Cape Girardeau County, Missouri

### Index to Drawings

<table>
<thead>
<tr>
<th>AP0</th>
<th>Cover Sheet</th>
</tr>
</thead>
<tbody>
<tr>
<td>AP1</td>
<td>Unit &amp; Building Type Matrix</td>
</tr>
<tr>
<td>AP2</td>
<td>Architectural Site Plan</td>
</tr>
<tr>
<td>AP3</td>
<td>Residential Building Floor Plans</td>
</tr>
<tr>
<td>AP4</td>
<td>Residential Building Floor Plans</td>
</tr>
<tr>
<td>AP5</td>
<td>Residential 2-BR Unit Floor Plans</td>
</tr>
<tr>
<td>AP6</td>
<td>Residential 2-BR Unit Floor Plans</td>
</tr>
<tr>
<td>AP7</td>
<td>Residential 3-BR Unit Floor Plans</td>
</tr>
<tr>
<td>AP8</td>
<td>Residential 3-BR Unit Floor Plans</td>
</tr>
<tr>
<td>AP9</td>
<td>Residential Building Exterior Elevations</td>
</tr>
<tr>
<td>AP10</td>
<td>Residential Building Exterior Elevations</td>
</tr>
<tr>
<td>AP11</td>
<td>Sample Renderings</td>
</tr>
</tbody>
</table>

### Project Location

**Address:**

3100 & 3130 N. Raglan St.,

Cape Girardeau, MO 63701

**GPS Waypoint:**

37°20'01" N, 89°34'45" W

**Site:**

A part of the site is highlighted in yellow.

**Sample Duplex "B" Rendering:**

A rendering of a duplex is shown with a woman standing in front of it.

**Scale:**

1/8" = 1'-0" (25.4mm = 12.7cm)

**Date:**

May 2023

**Company:**

H.R.M. Services, LLC

© 2023

4500
# UNIT & BUILDING TYPE MATRIX

<table>
<thead>
<tr>
<th>UNIT LABEL</th>
<th>BEDROOM(S) PER UNIT</th>
<th>BATHROOM(S) PER UNIT</th>
<th>NRA PER UNIT</th>
<th>PORCH / PATIO / BALCONY AREA PER UNIT</th>
<th>GARAGE AREA PER UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-BR UNIT(S)</td>
<td>2</td>
<td>2</td>
<td>1,067 SF</td>
<td>88 SF</td>
<td>252 SF</td>
</tr>
<tr>
<td>FHAUD AUDIO/VISUAL 2-BR</td>
<td>2</td>
<td>2</td>
<td>1,067 SF</td>
<td>88 SF</td>
<td>252 SF</td>
</tr>
<tr>
<td>UFAS/UD 2-BR</td>
<td>2</td>
<td>2</td>
<td>1,067 SF</td>
<td>88 SF</td>
<td>252 SF</td>
</tr>
<tr>
<td>3-BR UNIT(S)</td>
<td>3</td>
<td>2</td>
<td>1,225 SF</td>
<td>88 SF</td>
<td>254 SF</td>
</tr>
<tr>
<td>FHAUD 3-BR</td>
<td>3</td>
<td>2</td>
<td>1,225 SF</td>
<td>88 SF</td>
<td>254 SF</td>
</tr>
</tbody>
</table>

### Building Identification

<table>
<thead>
<tr>
<th>BUILDING IDENTIFICATION</th>
<th>TOTAL NUMBER OF BUILDING(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1</td>
</tr>
<tr>
<td>B</td>
<td>1</td>
</tr>
<tr>
<td>...</td>
<td>...</td>
</tr>
<tr>
<td>TOTAL NUMBER OF BUILDING(S)</td>
<td>20</td>
</tr>
</tbody>
</table>

### Residential Area Per Unit Type:

<table>
<thead>
<tr>
<th>NUMBER OF UNIT(S)</th>
<th>PER UNIT TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-BR UNIT(S)</td>
<td>82%</td>
</tr>
<tr>
<td>3-BR UNIT(S)</td>
<td>18%</td>
</tr>
</tbody>
</table>

### Total Residential Area:

<table>
<thead>
<tr>
<th>TOTAL RESIDENTIAL AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>63,188 SF</td>
</tr>
</tbody>
</table>

### Total Non-Residential Area:

<table>
<thead>
<tr>
<th>TOTAL NON-RESIDENTIAL AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
</tr>
</tbody>
</table>

### Total Development Area:

<table>
<thead>
<tr>
<th>TOTAL DEVELOPMENT AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>63,188 SF</td>
</tr>
</tbody>
</table>
UNIT TYPE LEGEND
FHA = FAIR HOUSING
UFAS = UNIFORM FEDERAL ACCESSIBILITY STANDARDS
A/V = AUDIO/VISUAL
UD = UNIVERSAL DESIGN

UNIT QUANTITIES

<table>
<thead>
<tr>
<th>Type</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-BR Units</td>
<td>30</td>
</tr>
<tr>
<td>3-BR Units</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>44</td>
</tr>
</tbody>
</table>

AMENITIES

(1) DOG PARK
(1) PLAYGROUND

SITE INFORMATION

LAND AREA: +/- 7.15 ACRES
EXISTING USE: UNDEVELOPED
PROPOSED USE: MULTIFAMILY APARTMENTS

ARCHITECTURAL SITE PLAN

SCALE: 1" = 100'-0"
SQUARE FOOT CALCULATIONS PER BUILDING

NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUT TO OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION

<table>
<thead>
<tr>
<th>AREA TYPE</th>
<th>BUILDING IDENTIFICATION</th>
<th>&quot;A&quot;</th>
<th>&quot;B&quot;</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>#2</td>
<td>#3</td>
<td>#4</td>
<td>#5</td>
</tr>
<tr>
<td>TOTAL NFA</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
<td>2,134 SF</td>
</tr>
<tr>
<td>UNIT PORCH(ES)/PATIO(S)/BALCONY</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
<td>176 SF</td>
</tr>
<tr>
<td>GARAGE</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
<td>504 SF</td>
</tr>
<tr>
<td>TOTAL BUILDING AREA PER BUILDING</td>
<td>2,814 SF</td>
<td>2,814 SF</td>
<td>2,814 SF</td>
<td>2,814 SF</td>
</tr>
</tbody>
</table>

SCALE: 3/32" = 1'-0"

DUPLEX TYPE "B" BUILDING PLAN

STAR VUE GROVES
CAPE GIRARDEAU, CAPE GIRARDEAU COUNTY, MISSOURI
4500
AP4
UNIT MATRIX

<table>
<thead>
<tr>
<th>UNIT LABEL</th>
<th>BEDROOM(S) PER UNIT</th>
<th>BATHROOM(S) PER UNIT</th>
<th>NRA PER UNIT</th>
<th>PORCH / PATIO / BALCONY AREA PER UNIT</th>
<th>GARAGE AREA PER UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>(36) 2-BR UNIT(S)</td>
<td>FHA/UD 2-BR 2</td>
<td>2</td>
<td>1,067 SF</td>
<td>88 SF</td>
<td>252 SF</td>
</tr>
<tr>
<td>(36) 2-BR UNIT(S)</td>
<td>FHA/UD AUDIO/VISUAL 2-BR 2</td>
<td>2</td>
<td>1,067 SF</td>
<td>88 SF</td>
<td>252 SF</td>
</tr>
<tr>
<td>(36) 2-BR UNIT(S)</td>
<td>UFAS/UD 2-BR 2</td>
<td>2</td>
<td>1,067 SF</td>
<td>88 SF</td>
<td>252 SF</td>
</tr>
<tr>
<td>(9) 3-BR UNIT(S)</td>
<td>FHA/UD 3-BR 3</td>
<td>2</td>
<td>1,225 SF</td>
<td>88 SF</td>
<td>254 SF</td>
</tr>
<tr>
<td>(9) 3-BR UNIT(S)</td>
<td>UFAS/UD 3-BR 3</td>
<td>2</td>
<td>1,225 SF</td>
<td>88 SF</td>
<td>254 SF</td>
</tr>
</tbody>
</table>

(36) 2-BR UNIT(S) 82%
FHA/UD 2-BR 2 2 1,067 SF 88 SF 252 SF
FHA/UD AUDIO/VISUAL 2-BR 2 2 1,067 SF 88 SF 252 SF
UFAS/UD 2-BR 2 2 1,067 SF 88 SF 252 SF
(9) 3-BR UNIT(S) 18%
FHA/UD 3-BR 3 2 1,225 SF 88 SF 254 SF
UFAS/UD 3-BR 3 2 1,225 SF 88 SF 254 SF

SCALE: 1/8" = 1'-0"
SUBJECT

A Resolution authorizing the City Manager to execute a Demolition Contract with JAC3 Contracting LLC, for the demolition of buildings at various locations in the City of Cape Girardeau, Missouri.

EXECUTIVE SUMMARY

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

BACKGROUND/DISCUSSION

Certain buildings located at 416 North Frederick Street, 36/38 North Henderson Avenue, 139 South Pacific Street, and 1108 William Street were declared "dangerous buildings" per Chapter 7, Article XIII of the City's Code of Ordinances. Pursuant to the Code, public hearings were held for all four buildings. The Building Supervisor issued an order to repair or demolish each building by a certain deadline. The deadlines have passed, and none of the property owners have taken action to comply with their respective orders. As provided for in the Code, the City may cause the buildings to be demolished and special tax bills issued for the costs of the demolitions. The City solicited bids for the demolition of the group of all four buildings. Seven bids were received, one of which was disqualified because it did not include sub-bids for all four buildings. The qualifying bids ranged from $43,800.00 to $176,400.00. JAC3 Contracting LLC was the lowest and best bidder. References have been submitted and approved. The demolition contract is attached, along with the bid tabulation.

FINANCIAL IMPACT

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

STAFF RECOMMENDATION

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

<table>
<thead>
<tr>
<th>ATTACHMENTS:</th>
<th>Description:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition_Contract_JAC3_Various_locations_2024.doc</td>
<td>Resolution</td>
</tr>
<tr>
<td>Demolition_Contract - 416_Frederick_36-38_Henderson_139_Pacific_1108_William - JAC3_Contracting.pdf</td>
<td>Demolition Contract - JAC3 Contracting LLC</td>
</tr>
<tr>
<td>Bid_Tabulation.pdf</td>
<td>Bid Tabulation</td>
</tr>
</tbody>
</table>
A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A DEMOLITION CONTRACT WITH JAC3 CONTRACTING LLC, FOR THE DEMOLITION OF BUILDINGS AT VARIOUS LOCATIONS IN THE CITY OF CAPE GIRARDEAU, MISSOURI

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

ARTICLE 1. The City Manager, for and on behalf of the City of Cape Girardeau, Missouri, is hereby authorized to execute a Demolition Contract with JAC3 Contracting LLC, for the demolition of buildings located at 416 North Frederick Street, 36/38 North Henderson Avenue, 139 South Pacific Street, and 1108 William Street, in the City of Cape Girardeau, Missouri. The Contract shall be in substantially the form attached hereto, which document is hereby approved by the City Council, and incorporated herein by reference, with such changes or amendments as shall be approved by the officers of the City executing the same.

PASSED AND ADOPTED THIS _______ DAY OF __________, 2024.

Stacy Kinder, Mayor

ATTEST:

Bruce Taylor, Deputy City Clerk
DEMOLITION CONTRACT

THIS DEMOLITION CONTRACT, hereinafter referred to as this “Contract”, is entered into this _____ day of __________________, 2024, by and between the CITY OF CAPE GIRARDEAU, MISSOURI, a municipal corporation and political subdivision organized and existing under the laws of the State of Missouri, hereinafter referred to as the "City", and JAC3 CONTRACTING LLC, a Missouri Limited Liability Company, having its principal office and place of business at 18 Carlyle Drive, Scott City, Missouri 63780, hereinafter referred to as the "Contractor". The City and the Contractor collectively are hereinafter referred to as the “Parties”.

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

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

416 North Frederick Street

1. Remove all asbestos-containing materials (ACM) in accordance with Missouri Department of Natural Resources regulations.
2. Completely demolish and remove two-and-one-half-story two-family residence with basement.
3. Remove all foundations, footings, slabs, steps, and walkways (excluding public sidewalk in front of residence, both adjacent driveways, and rear retaining wall).
4. Remove all rubbish and debris and haul to a disposal site approved by the City.
5. Deposit clean fill and grade site.
6. Apply grass seed and straw to site.

36 / 38 North Henderson Avenue

1. Remove vegetation around structure.
2. Remove all asbestos-containing materials (ACM) in accordance with Missouri Department of Natural Resources regulations.
3. Completely demolish and remove one-and-one-half-story two-family residence with basement.
4. Remove all foundations, footings, slabs, steps, walkways, and driveways (excluding public sidewalk in front of residence, adjacent retaining wall, and first flight of steps at each end of retaining wall).
5. Remove all rubbish and debris and haul to a disposal site approved by the City.
6. Deposit clean fill and grade site.
7. Apply grass seed and straw to site.

139 South Pacific Street

1. Remove all asbestos-containing materials (ACM) in accordance with Missouri Department of Natural Resources regulations.
2. Completely demolish and remove one-and-one-half-story single-family residence with basement.
3. Remove all foundations, footings, slabs, steps, and walkways (excluding public sidewalk in front of residence and chain link fence).
4. Remove all rubbish and debris and haul to a disposal site approved by the City.
5. Deposit clean fill and grade site.
6. Apply grass seed and straw to site.

1108 William Street

1. Remove vegetation around structure.
2. Remove all asbestos-containing materials (ACM) in accordance with Missouri Department of Natural Resources regulations.
3. Completely demolish and remove one-and-one-half-story single-family residence.
4. Remove all foundations, footings, slabs, steps, and walkways (excluding public sidewalk in front of residence and adjacent driveway).
5. Remove all rubbish and debris and haul to a disposal site approved by the City.
6. Deposit clean fill and grade site.
7. Apply grass seed and straw to site.

2. All rubbish and debris shall be removed from the Properties and deposited at a site satisfactory to the City. All holes left by removal of the basement, foundation, footings, etc. shall be filled with good dirt, free of debris, and compacted to a density equal to the surrounding ground (there shall be no burying of concrete or other materials). Dirt required for filling any holes shall be obtained from a site satisfactory to the City. The Contractor shall be responsible for any damage to the sidewalks, alleys, or streets adjoining the Properties. All utilities shall be properly removed prior to demolition. The Contractor shall take all necessary care to protect the nearby buildings, drives, motor vehicles, and all adjoining properties, and shall leave the same in a condition equal to that which now exists.

3. The Contractor shall provide all labor and materials, and furnish and direct, at their own expense, whatever equipment or work that may be necessary for the expeditious and proper execution of their duties under this Contract.

4. The Contractor shall secure, at their own expense, all permits, licenses, and consents required by law or necessary to perform the work and shall give all notices and pay all fees and otherwise comply with all applicable federal, state, and local laws, ordinances, rules, and regulations.

5. Should the Contractor at any time refuse or neglect to supply adequate materials or equipment, or a sufficient number of properly skilled workers, or fail in any respect to prosecute the work with promptness and diligence, or fail to comply with the terms of this Contract, the City may, at its election, immediately terminate this Contract, giving notice to the Contractor in writing of such election, and enter on the premises and take possession for the purpose of completing the work covered under this Contract, and may employ any other person or persons to finish the work and to provide the materials therefor at the expense of the Contractor.

6. The Contractor shall indemnify the City from all claims, demands, suits, and actions of every name and description brought against the City for, or on account of, any injuries or damages received or sustained by any parties by, or as a result of, the acts or omissions of the Contractor, their servants or agents, in doing the work herein described, or by, or as a result of, any negligence in guarding the same, or on account of any improper equipment or materials utilized in performing the work.

7. The Contractor shall, prior to commencing the work, furnish to the City a certified check or surety bond satisfactory to the City, in the amount of Forty-Three Thousand Eight Hundred Dollars ($43,800.00), conditioned on the performance by the Contractor of all their duties hereunder.

8. The Contractor shall file with the City, prior to commencing the work, a certificate of insurance naming the City as coinsured and showing that the Contractor has in force, for a period equal to the entire term of this Contract, a policy of comprehensive general and professional liability insurance insuring the Contractor against liability for personal injuries and property damage arising out of the work performed under this Contract, in a minimum amount of Five Hundred Five Thousand Five Hundred Twenty Dollars ($505,520.00) for injuries to any one (1) person, Three Million Three Hundred Seventy Thousand One Hundred Thirty-Seven Dollars ($3,370,137.00) for injuries arising from any one (1) accident, and Three Million Three Hundred Seventy Thousand One Hundred Thirty-Seven Dollars ($3,370,137.00) for property damage arising from any one (1) accident. If the State of Missouri raises the liability limits for municipalities, then the contractor shall increase its insurance to an amount equal to those increased
liability limits. Furthermore, the Contractor shall provide and maintain, during the entire term of this Contract and until final acceptance of the work by the City, workers compensation insurance for all of their employees at the site of the work, in full compliance with federal and state requirements.

9. Upon satisfactory performance by the Contractor of their duties under this Contract, the submission of an invoice and lien waivers, and acceptance of the work by the City, the City shall pay the Contractor the sum of Forty-Three Thousand Eight Hundred Dollars ($43,800.00).

10. The Contractor shall complete the work herein described no later than ninety (90) days after the date of this Contract. In the event that the work is not completed within this time frame, excepting extensions granted to the Contractor for delays caused by circumstances beyond their control, the Contractor shall pay to the City damages in the sum of Fifty Dollars ($50.00) per day for each day over the ninety (90) day deadline.

11. The Contractor shall not assign or sublet this Contract or any portion thereof without the prior written consent of the City, nor shall the Contractor allow any person who is not an employee of the Contractor to perform any of the work herein described.

12. Failure of the City to insist in any one (1) or more instances on a strict performance of all of the terms or conditions of this Contract, or to exercise any right herein contained, shall not be construed as a future waiver or relinquishment of the provisions or rights, but the same shall continue and remain in full force and effect. None of the terms or conditions of this Contract shall be altered, waived, modified, or abandoned in any manner except by written instrument executed by the Parties.

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

CITY OF CAPE GIRARDEAU, MISSOURI

_________________________________
Dr. Kenneth Haskin, City Manager

ATTEST:

_________________________________
City Clerk

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

BE IT REMEMBERED, that on this _____ day of ________________, 2024, before me, the undersigned notary public, personally appeared Dr. Kenneth Haskin, City Manager of the City of Cape Girardeau, Missouri, a municipal corporation and political subdivision organized and existing under the laws of the State of Missouri, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that the foregoing instrument was signed and sealed on behalf of said City by authority of its City Council, and acknowledged that he executed the same as the free act and deed of said City.

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

_________________________________
Notary Public
BE IT REMEMBERED, that on this _____ day of __________________, 2024, before me, the undersigned notary public, personally appeared Carmon Jackson, Member of JAC3 Contracting LLC, a Missouri Limited Liability Company, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as the free act and deed of said Limited Liability Company.

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

Notary Public
# City of Cape Girardeau

## Demolition Bid Opening – June 11, 2024

### Tabulation of Bids

<table>
<thead>
<tr>
<th>Contractor</th>
<th>LUMP SUM FOR FOUR BUILDINGS</th>
<th>416 North Frederick Street</th>
<th>1108 William Street</th>
<th>36/38 North Henderson Avenue</th>
<th>139 South Pacific Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Herzog Excavating &amp; Demolition</td>
<td>61,348.25</td>
<td>23,661.60</td>
<td>8,673.10</td>
<td>16,125.05</td>
<td>12,888.50</td>
</tr>
<tr>
<td>JAC3 Contracting</td>
<td><strong>43,800.00</strong></td>
<td>13,700.00</td>
<td>9,800.00</td>
<td>9,100.00</td>
<td>11,200.00</td>
</tr>
<tr>
<td>Ronald Kucera Jr.</td>
<td></td>
<td></td>
<td>6,585.00</td>
<td>9,848.00</td>
<td>7,875.00</td>
</tr>
<tr>
<td>Martin Outdoors, LLC</td>
<td>65,500.00</td>
<td>25,000.00</td>
<td>5,000.00</td>
<td>27,000.00</td>
<td>8500.00</td>
</tr>
<tr>
<td>Putz Construction, LLC</td>
<td>52,500.00</td>
<td>17,500.00</td>
<td>7,200.00</td>
<td>14,800.00</td>
<td>13,000.00</td>
</tr>
<tr>
<td>SEMO Underbrushing</td>
<td>176,400.00</td>
<td>49,400.00</td>
<td>38,900.00</td>
<td>44,900.00</td>
<td>43,200.00</td>
</tr>
<tr>
<td>Strack Excavating, LLC</td>
<td>55,000.00</td>
<td>16,000.00</td>
<td>10,000.00</td>
<td>18,000.00</td>
<td>11,000.00</td>
</tr>
</tbody>
</table>
SUBJECT

A Resolution acknowledging receipt of an annexation petition for property located at 560 Silverado Trail and setting a public hearing regarding the proposed annexation.

EXECUTIVE SUMMARY

The City received a voluntary annexation petition for the property at 560 Silverado Trail. The property is contiguous and compact to the existing corporate limits of the City and therefore can be annexed at this time. The attached resolution acknowledges receipt of the petition and sets a public hearing for September 3, 2024.

BACKGROUND/DISCUSSION

The City received a voluntary annexation petition for the property at 560 Silverado Trail. The property is contiguous and compact to the existing corporate limits of the City and therefore can be annexed at this time. In order to move forward with annexation of the property, the City Council must pass a resolution acknowledging receipt of the annexation petition and setting a public hearing on the proposed annexation and zoning of the property. The attached resolution acknowledges receipt of the petition and sets a public hearing for September 3, 2024.

STAFF RECOMMENDATION

Staff recommends approval of the resolution acknowledging receipt of the annexation petition for 560 Silverado Trail and setting a public hearing for September 3, 2024.
WHEREAS, a Petition for voluntary annexation has been presented to the City Council of the City of Cape Girardeau, Missouri, requesting that certain property be annexed into the City of Cape Girardeau, Missouri; and

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

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

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

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

A PARCEL OF LAND BEING PART OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOllOWS:

BEGINNING at a 1/2" Iron Rod at the Southeast Corner of Lot Numbered One-Hundred Eighty-Eight (188) of the Enclave On Silverado-Amended Subdivision, as shown in Document #2011-04087 of the Land Records of Cape Girardeau County, Missouri; thence N.70°57'21"E., a distance of 275.98 feet to a 1/2" Iron Rod; thence N.40°35'15"E., a distance of 226.21 feet to a 1/2" Iron Rod; thence S.63°15'57"E., a distance of 232.82 feet to a 1/2" Iron Rod; thence S.40°59'14"W., a distance of 192.65 feet to a 1/2" Iron Rod; thence S.50°30'51"W., a distance of 343.48 feet to a 1/2" Iron Rod; thence N.50°30'51"W., a distance of 485.25 feet to a 1/2" Iron Rod; thence S.31°38'05"W., a distance of 10.21 feet to a 1/2" Iron Rod; thence S.76°05'20"W., a distance of 249.84 feet to a 1/2" Iron Rod on the Easterly Right-of-Way Line of Silverado Trail; thence N.13°54'40"W., along
said Right-of-Way, a distance of 50.00 feet to a 1/2" Iron Rod; thence departing from said Right-of-Way, N.76°05'20"E., a distance of 147.00 feet to the POINT OF BEGINNING. Containing 2.769 acres, more or less, in Cape Girardeau County, Missouri, dated June of 2024. Subject to existing Easements of Record if any.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES ACROSS ALL OF THE "EASEMENT LOT" AS SHOWN ON THE ENCLAVE ON SILVERADO-AMENDED SUBDIVISION, LOCATED IN DOCUMENT #2011-04087 OF THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, AND ALSO BEING PART OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" Iron Rod at the Southeast Corner of Lot #188 of said The Enclave on Silverado-Amended Subdivision; thence N.70°57'21"E., a distance of 50.20 feet to a Point; thence S.13°54'40"E., a distance of 54.49 feet to a Point; thence S.76°05'20"W., a distance of 197.00 feet to a 1/2" Iron Rod on the Easterly Right-of-Way Line of Silverado Trail; thence N.13°54'40"W., along said Right-of-Way, a distance of 50.00 feet to a 1/2" Iron Rod at the Southwest Corner of said Lot #188; thence N.76°05'20"E., along the South Line thereof, a distance of 147.00 feet to the POINT OF BEGINNING. Containing 0.229 acres, more or less, in Cape Girardeau County, Missouri, dated June of 2024.

ARTICLE 2. In accordance with Chapter 71.012 RSMo, it is now ordered that a public hearing be set for September 3, 2024, at which hearing any interested person, corporation, or political subdivision may present evidence regarding the proposed annexation.

ARTICLE 3. Notice of said public hearing shall be published in a newspaper of general circulation qualified to publish legal matters not less than seven (7) days prior to September 3, 2024.

PASSED AND ADOPTED THIS _______ DAY OF __________, 2024.

Stacy Kinder, Mayor
560 Silverado Trail Annexation Request

Property to be annexed: 560 Silverado Trail

Legend
- Parcels
- Sanitary Sewer Main
- Water Main
- City Limits

Created by: Community Development
Carol Peters
July 1, 2024

Not to scale:
Layers provided by the City of Cape Girardeau are to be used for visual aid only and are not guaranteed to be accurate. These layers are not to be used for any engineering or design purpose.
Title of Document: Annexation Petition

Date of Document: June 21, 2024

Grantor(s) Name & Address: Tyler D. Haden and Hannah R. Haden, husband and wife
2085 Derbyshire Lane
Cape Girardeau, MO 63701

Grantee(s) Name & Address: City of Cape Girardeau
44 North Lorimier Street
Cape Girardeau, MO 63701

Legal Description: See page 1 of Annexation Petition

Reference Book & Page, if Required:
IN RE: ANNEXATION

TYLER D. HADEN AND HANNAH R. HADEN, Petitioners.

PETITION FOR ANNEXATION

1. Come now Tyler D. Haden and Hannah R. Haden, husband and wife, and state that they are the owners of all fee interest of record of the following-described real property, currently addressed as 560 Silverado Trail, being in Cape Girardeau County, Missouri:

A PARCEL OF LAND BEING PART OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" Iron Rod at the Southeast Corner of Lot Numbered One-Hundred Eighty-Eight (188) of the Enclave On Silverado-Amended Subdivision, as shown in Document #2011-04087 of the Land Records of Cape Girardeau County, Missouri; thence N.70°57'21"E., a distance of 275.98 feet to a 1/2" Iron Rod; thence N.40°35'15"E., a distance of 226.21 feet to a 1/2" Iron Rod; thence S.63°15'57"E., a distance of 232.82 feet to a 1/2" Iron Rod; thence S.40°59'14"W., a distance of 192.65 feet to a 1/2" Iron Rod; thence S.50°30'51"W., a distance of 343.48 feet to a 1/2" Iron Rod; thence N.31°38'05"W., a distance of 214.85 feet to a 1/2" Iron Rod; thence S.76°05'20"W., a distance of 249.84 feet to a 1/2" Iron Rod on the Easterly Right-of-Way Line of Silverado Trail; thence N.13°54'40"W., along said Right-of-Way, a distance of 50.00 feet to a 1/2" Iron Rod; thence departing from said Right-of-Way, N.76°05'20"E., a distance of 147.00 feet to the POINT OF BEGINNING. Containing 2.769 acres, more or less, in Cape Girardeau County, Missouri, dated June of 2024. Subject to existing Easements of Record if any.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES ACROSS ALL OF THE "EASEMENT LOT" AS SHOWN ON THE ENCLAVE ON SILVERADO-AMENDED SUBDIVISION, LOCATED IN DOCUMENT #2011-04087 OF THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, AND ALSO BEING PART OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" Iron Rod at the Southeast Corner of Lot #188 of said The Enclave on Silverado-Amended Subdivision; thence N.70°57'21"E., a distance of 50.20 feet to a Point; thence S.13°54'40"E., a distance of 54.49 feet to a Point; thence S.76°05'20"W., a distance of 197.00 feet to a 1/2" Iron Rod on the Easterly Right-of-Way Line of Silverado Trail; thence N.13°54'40"W., along said Right-of-Way, a distance of 50.00 feet to a 1/2" Iron Rod at the Southwest Corner of said Lot #188; thence N.76°05'20"E., along the South Line thereof, a distance of 147.00 feet to the POINT OF BEGINNING. Containing 0.229 acres, more or less, in Cape Girardeau County, Missouri, dated June of 2024.
2. Tyler D. Haden and Hannah R. Haden, husband and wife, do hereby petition to have the above-described real property annexed to and included within the city limits of the City of Cape Girardeau, Missouri.

3. This Petition shall be a continuing obligation running with the land, and shall bind the subsequent owners as well as any heirs, executors, administrators, successors, assigns, and legal representatives of the current or subsequent owners. It is understood that this Petition will be recorded in the office of the Recorder of Deeds of Cape Girardeau County, Missouri, and will be of record.

WHEREFORE, Tyler D. Haden and Hannah R. Haden, husband and wife, agree that the City Council of the City of Cape Girardeau, Missouri, should extend the city limits of the City of Cape Girardeau, Missouri, by ordinance to include the above-described real property, taking whatever action necessary to facilitate said annexation.

IN WITNESS WHEREOF, the undersigned have executed this Petition on this 21st day of June, 2024.

Tyler D. Haden
Hannah R. Haden

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

BE IT REMEMBERED, that on this 21st day of June, 2024, before me, the undersigned notary public, personally appeared Tyler D. Haden and Hannah R. Haden, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument and who acknowledged that they executed the same as their free act and deed for the purposes therein stated.

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

Brenda Joy Smith
Commission Exp: 04/23/2026
Statewide Commission # 14434707
(Statewide Commission)

My Commission Expires: April 23, 2026

Page 2 of 2
Staff:
Agenda: 7/15/2024

<table>
<thead>
<tr>
<th>Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic_Preservation_Commission_Minutes_06-18-24_-_DRAFT.pdf</td>
<td>Historic Preservation Comm 06/18/24 draft</td>
</tr>
<tr>
<td>Parks_Advisory.Board_Minutes_06-10-2024_Draft.pdf</td>
<td>Park Board 06/10/24 draft</td>
</tr>
</tbody>
</table>
HISTORIC PRESERVATION COMMISSION

MEETING MINUTES

June 18, 2024

City Hall – Council Chambers
44 North Lorimier Street

Commission Members Present: David Atkins, Brian Balsmann, Kirstin Glaser, Ryan Lane, Denise Lincoln, Aaron Modrow, Phyllis Sides, Mary Kay Smith

Commission Members Absent: Meghan Tyson

Staff Present: Carol Peters, Ryan Shrimplin

Others Present: Dr. Steven Hoffman, Southeast Missouri State University Historic Preservation Program Coordinator (Advisor to the Commission), Felix Kinsley (Honorary Member)

Call to Order

Vice Chairman Glaser called the meeting to order at 7:00 p.m.

Approval of Minutes

The minutes of the May 15, 2024 Historic Preservation Commission meeting were unanimously approved upon a motion made by Mr. Modrow and seconded by Mr. Atkins.

OTHER BUSINESS

Turner Hall (300 Broadway) National Register Nomination

The Commission reviewed a National Register nomination for Turner Hall at 300 Broadway. Dr. Hoffman explained that he co-authored the nomination, which was submitted to the State Historic Preservation Office (SHPO). The SHPO team conducted a site visit and issued comments on the draft. He and the other author, Dawson Berglund, will begin making revisions soon. He noted that the building’s interior was altered at various times, and the building suffered a severe fire in 1990. The nomination packet includes several Sanborn maps, which may be somewhat confusing to follow due to the interior changes.

The Commission determined that the nomination met Criterion A (Property is associated with events that have made a significant contribution to our history) and C (Property embodies the distinctive characteristics of a type, period or method of construction, or represents a work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (a district)). The Commission also determined that the property had retained authentic historic character from its period of significance. A motion was made by Ms. Smith and seconded by Mr. Modrow to support the National Register nomination for Turner Hall at 300 Broadway. The motion passed unanimously.

Chairman Lane joined the meeting at this time.
Education Subcommittee Reports and Assignments

Chairman Lane reported that the Education Subcommittee met on June 13, 2024. They discussed how to gather and compile more information for the Holy Family Catholic Church National Register nomination. Dr. Hoffman stated that the Subcommittee has made a lot of progress on the nomination. He encouraged them to continue their efforts and offered to recruit a few individuals to help write the narrative. Chairman Lane stated that the Subcommittee also discussed revising the “History of Cape Girardeau” page on the City’s website with Nicolette Brennan, the City’s Public Information Officer. Ms. Brennan attended the meeting to request assistance with drafting a new narrative. In the meeting, it was suggested that the web page also contain links to other resources for information on local and regional history, such as Cape Girardeau Public Library, Kent Library, Bollinger Center for Regional History, Glenn House, and Red House Interpretive Center. The Subcommittee also discussed how to supplement the original National Trust for Historic Preservation’s Preserving Black Churches grant application for St. James AME Church. Lastly, the Subcommittee discussed creating a self-guided walking/driving tour of historic properties in and around Cape Girardeau. The next Subcommittee meeting will be scheduled for July.

Outreach Subcommittee Reports and Assignments

Ms. Glaser reported that an Outreach Subcommittee meeting was scheduled for June 12, 2024. However, the subcommittee did not meet as planned. She stated that the next Original Treasure selected by the Subcommittee is the Longview House at 1616 Whitener Street. She is checking with the owners to see if they are willing to receive this recognition. The next Subcommittee meeting will be scheduled for August.

Commission Communication

Chairman Lane noted that ribbon-cutting ceremonies were recently held for two historic buildings: the Rockwood Inn (also known as the Himmelberger House) and the Buckner-Ragsdale Event Center. He also noted a recent article in the Southeast Missourian on Scott and Lisa Blank and their work in the Haarig Commercial District.

Ms. Smith stated that the Southeast Missourian also published an article about Charlotte Slinkard’s book.

Ms. Sides stated that the Juneteenth Celebration held at Ivers Square was big success. There were about 275 people from around the country who were in town for the Unity Reunion.

Ms. Lincoln noted that on this day in 1863, African Americans were finally allowed to join the Union Army.

Mr. Atkins asked if any permits have been issued for the apartment building at 419 Bellevue Street. He stated that he has seen people cleaning up the property. Mr. Shrimplin stated that he was unaware of any permit activity pertaining to the property. He noted that the property was included in the Commission’s 2024 Endangered Buildings List.

Staff Communication

Staff had no communication items.
Adjournment

There being no further business, the Commission voted unanimously to adjourn the meeting at 8:00 p.m. upon a motion made by Ms. Glaser and seconded by Ms. Sides.

Respectfully submitted,

Mary Kay Smith
Secretary
Parks and Recreation Department
Advisory Board Meeting Minutes - Draft
Monday, June 10, 2024

Board Members Present:
Percy Huston, Chairperson
Mark Stone, Vice Chairperson
Thomas Drummond
Darrin Bruenderman
Tamara Buck
Jerry Dement
Anne Dohogne
Dr. Beverly Evans, Secretary
Philip Moore

Parks and Recreation Department Staff Present
Doug Gannon, Director of Parks & Recreation
Scott Williams, Recreation Division Manager
Penny Williams, Recreation Division Manager
Moriah Lincoln, Administrative Coordinator

Absent
Mary-Ann Maloney
Lewis Jackson Hill
David Cantrell, Council Liaison

Doug Gannon introduced Thomas Drummond as our new Board Member and introduced Moriah Lincoln as the new Administrative Coordinator.

At 5:30 the Board loaded into the van, and proceeded to tour SportsPlex, Walker Park, Ranney Park, future location of the Youth Sports Complex, Shawnee Park Center, and future location of the Soccer/Football fields and ended at the Osage Centre. The group adjourned at 7:45.

Next Board Meeting – Monday, July 8, 2024.

Minutes reported by Moriah Lincoln, Administrative Coordinator.

The Park and Recreation Advisory Board of the City of Cape Girardeau, Missouri, may, as a part of the regular or special Park and Recreation Advisory Board meeting, hold a closed session to discuss legal action, causes of legal action of litigation, leasing, purchasing or sale of real estate, hiring, firing, disciplining, promotion of personnel or employee labor relations, or confidential or privileged communications with its attorneys. Specifically, the Park and Recreation Advisory Board will hold a closed session to discuss legal actions and litigation, confidential communications with legal counsel, property acquisition and personnel matters, pursuant to RSMo. Sections 610.021(2) and 610.021(3).