

Attachment A

Response to Question #11 How does this project meet a need identified in the statewide comprehensive historic preservation plan and/or a local or regional master plan?

This project will meet the following goals of the Statewide Comprehensive Historic Preservation Plan:

- Goal 1: Understand the value of historic preservation.
 - Objective 1.A. Develop educational and informational materials and programs highlighting the rich diversity of Missouri's historic and cultural resources; Action Plan 1.A.1. Provide practical, achievable, and up-to-date preservation information in a range of formats, including books, publications, and electronic media.
 - This project will be providing practical, achievable, and up-to-date preservation techniques via hands-on demonstrations, and possibly electronic media.
 - Objective 1.B. Assist preservation planning and activities; Action Plan 1.B.1. Gather and disseminate information on current preservation practices, such as available services, incentives; and case studies that illustrate "best practices."
 - This project will disseminate information on current preservation practices and available services on through handouts, access to list of local contractors, discussion of websites and access to those sites, and possibly creating a video of the workshop.
 - Objective 1.F. Provide preservation training to professionals, government officials, and the general public; Action Plan 1.F.3. Provide specialized information and training programs for craftsmen and do-it-yourselfers.
 - This project will provide hands-on workshops on exterior painting of historic structures. Local craftsmen and do-it-yourselfers will be invited.

- Goal 5: Integrate historic preservation strategies into planning and routine procedures at all levels of government: local, regional, and state.
 - Objective 5.B.4. Support preservation efforts of local governments and designate new CLGs.
 - This project will support the City of Ste. Genevieve and its effort to better foster and encourage historic preservation, restoration, and rehabilitation.

- Goal 6: Improve the delivery of historic preservation services to include innovative technologies and an expanded information network.
 - Objective 6.A. Use technology to improve public access to historic preservation information; Action Plan 6.A.6. Make more information available through social media.

- This project will be advertised on the City's Facebook page and the workshop will possibly be recorded and made available on the City's Facebook page.

In addition to the Statewide Comprehensive Historic Preservation Plan goals, this project will also meet the following purpose of the City of Ste. Genevieve Historic Preservation Ordinance (copy submitted with supporting documentation):

- Section 410.010, sub-section A (6) states: The purpose of this Chapter is to promote the educational, cultural, economic and general welfare of the community by fostering and encouraging preservation, restoration and rehabilitation of the City's historic structures, areas and neighborhoods.

Attachment B

Response to Question #12 Did the applicant solicit public opinion concerning this project with the past 12 months?

Public input concerning this type project has been given during the Historic Preservation Workshop we held this year and at some of our meetings over the past year (listed below), specifically regarding more outreach and public engagement concerning preservation and access to local craftsmen and preservation techniques. The Heritage Commission Administrator has also received calls requesting more access to information on preservation contractors and preservation techniques.

- April 19, 2021 during "other business" portion of the Heritage Commission meeting, some of the commissioners and some of the applicants in attendance discussed the benefits of the upcoming workshops and how that will help get more information out to our historic district property owners.
- May 14, 15, & 16, 2021 during the Historic Preservation Workshop, several attendees stated more frequent workshops would be appreciated and could help local owners get valuable preservation information.
- August 19, 2021 during the Ste. Genevieve Board of Aldermen work session, some aldermen stated they had received feedback from the public regarding the need for more preservation-focused workshops and that these grants were a tremendous help with achieving that.

Attachment C

Response to Question #16 Provide detailed information about the budget items within each cost category.

Contractor: \$10,500 (cost for historic preservationist 2-day event, based on research into similar workshops and fee schedules from available online contractor information)

Personnel \$1,959.00 (cost of staff to administer and bid grant, and staff and volunteers to assist with setup and takedown on days of workshop)

- Cost of City Community Development Administrator to bid and administer project, & perform administrative functions associated with grant process: 50 hours @ \$24.19/hr = \$1209.50
- Cost of City Operations Supervisor to manage safe setup and takedown of tents for workshop: 3.25 hours @ 2 days @ \$24.15/hr = \$157.00
- Value of volunteers to setup and takedown tents and assist contractor with setup and takedown before and after workshop: 16 hours @ \$10.30/hr = \$165

Fringe Benefits (for City staff identified in Personnel budget): $\$1,366.50 \times .3129 = \427

Supplies \$1500 (cost of lunch for contractor, workshop participants, & volunteers for both days (60 x \$12.00 = \$720.00); water & ice for both days (\$30.00); and any possible materials needed for workshop including paint and painting supplies(\$750.00))

Equipment \$400 (use of 20' x 20' tent @ \$200 per day) donated by local Lions Club which have allowed the city to use for past workshops

"Other" costs listed in Question 15:

Advertising, Marketing, & Postage \$1,000 (cost to advertise bid @ \$50, advertise event twice @ \$215 each & cost to print and mail invitation to workshop to addresses within historic district @ \$520.00 (Postage for postcards 800 x .35 = \$280 and printing at approximately \$240.00))

Attachment D

Response to Question #18 Provide a detailed narrative of the timeline for the project. Please plan on a project that is achievable within a twelve-month period. The narrative should include plans for procurement, public meetings, project activities, and reimbursement.

Once the grant is approved, the City will discuss the grant during Heritage Commission and Board of Aldermen meetings in order to solicit public feedback on the project. In consideration of the feedback, the City will solicit bids from historic preservationist firms interested in the outreach program we are proposing. Once the City has negotiated a contract with the firm and selected dates in the Spring or Summer of 2022, the City will begin working with local historic district residents and/or non-profits to secure a building to host the hands-on workshop. Once the workshop is fully scheduled, the City will begin work on marketing materials and promoting the event through multiple local organizations, online, social media, and some paid advertising in the local paper and possibly surrounding print publications. The City will also mail postcards notifying all residents living within the downtown historic district. The City will also work with our local access TV channel to possibly schedule a videographer for the event at this time. Two to four weeks prior to event, the City will schedule staff to setup and takedown the tent at the identified location, work with the Foundation for Restoration to secure volunteers for the workshop, and purchase any needed materials for the workshop. One to two weeks out, the City will begin gathering, printing and copying materials that may be needed for the event and re-confirm with our workshop contractor and host residence. On the days of the event, City staff will host the event and participate as applicable, and work with our contractor and volunteers to setup and takedown as necessary. Within two to four weeks after the event, as invoices are paid, the City will submit required grant closeout paperwork and paid invoices for reimbursement as necessary.

Response to Question #19 Deliverable timeline/month.

1. Receive grant approval; place grant on public meeting agendas; solicit public feedback
2. Place contractor work out for bid
3. Receive bids; negotiate contract; select dates for program
4. Secure facility for program and participant parking; develop marketing materials; mail program invitation to historic district residents; begin advertising online
5. Continue advertising; confirm facilities; place ads in print publications; schedule City staff needed for event; possibly host event
6. Possibly host event
7. Possibly host event
8. Pay invoices as submitted by vendors; begin grant closeout paperwork
9. Submit paid invoices and grant closeout paperwork for grant reimbursement
10. Submit paid invoices and grant closeout paperwork for grant reimbursement

Staff Report

October 28, 2021



To: Board of Aldermen
From: Happy Welch
Re: Welcome Center Alarms

Issue:

We budgeted \$20,000 for the burglar and fire alarms to be replaced at the Welcome Center. We had 3 bids submitted with the bid opening on Thursday, October 21, 2021.

The low bid is the current vendor we use H&R Alarms from Cape Girardeau.

All bids included the necessary equipment, backup battery power, and cellular phone emergency backup as stipulated in the specifications.

Recommendation:

After a close review of all of the bids I recommend approving H&R Alarms low bid for the Welcome Center Alarm replacement at a cost of \$5,430 plus \$70.00/month monitoring.

RESOLUTION 2022- 13

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI ACCEPTING THE RECOMMENDED LOW BID OF H & R ALARMS FROM CAPE GIRARDEAU TO REPLACE THE BURGLAR & FIRE ALARMS AT THE WELCOME CENTER.

WHEREAS, the City advertised for bids in the *Herald* newspaper, a paper of public record and notified 3 qualified consultants by email; and

WHEREAS, bids were received on October 21, 2021 at 2:00 p.m. and publicly opened in the city hall board room; and

WHEREAS, a total of three qualified bids were received and recorded by the City Clerk (Exhibit "A"); and

WHEREAS, the Board of Aldermen have reviewed the bid summary and agree with the recommendation of staff to award the bid that is in the best interests of the City.

BE IT THEREFORE, RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI AS FOLLOWS:

SECTION 1. The Ste. Genevieve Board of Aldermen have reviewed the bid summary and agree with the recommendation of staff to award the bid that was submitted by H & R Alarms, Inc.as reflected in Attachment "B" as the lowest responsible bid.

SECTION 2. EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI THIS 28th DAY OF OCTOBER, 2021.

Approved as to form:

Paul Hassler , Mayor

Mark Bishop, City Attorney

SEAL

Reviewed by:

Pam Meyer, City Clerk

Happy Welch, City Administrator

WELCOME CENTER ALARM BID OPENING

10/20/2021 *SP*

Name	Address	Bid Amount	
Multi-Link Home Systems		1. Alarm \$1503.75 2. Fire Alarm \$9739.55 Total \$11,243.30	\$940 month
H & R Alarms, Inc		1. Alarm - \$1235.00 2. Fire - \$4195.00 Total \$5430.00	\$700 month
Alarm Security, LLC		1. Alarm - 999.00 2. Fire 4,499.00	\$1009 month
		\$5,498.00	

Those present for the bid:

Jerry Welch

Pam Meyer



338 Limbaugh Lane
Cape Girardeau, MO 63701
(573) 334-4456

Proposal # 805	Customer # 940	System Type Burglar/Fire Alarm	PO Number	Term Upon Completion	Proposal Date October 12, 2021
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Customer:
STE.GENEVIEVE WELCOME CENTER
66 SOUTH MAIN
STE GENEVIEVE, MO 63670

Site Location:
THE GREAT RIVER ROAD INTRP CTR.
66 SOUTH MAIN
STE GENEVIEVE, MO 63670

Contact Information: Customer Contact STE.GENEVIEVE WELCOME CENTER Phone: (573) 883-7097 Email: pmaeyer@stegenevieve.org Salesperson Name: Terry Scholl Phone: (573) 334-4456 x102 Email: ts@hralarms.com	Brief Description: Security System:
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Charges

Description	QTY	Rate	Amount
Installation of System	1.00	200.00	200.00
Neo Control panel/keypad	1.00	450.00	450.00
Alarm.com Neo Cellular Communicator	1.00	200.00	200.00
Door Contact	3.00	65.00	195.00
DSC Wireless Panic Button	1.00	65.00	65.00
DSC Wireless Pet Immune Motion	1.00	125.00	125.00
Total Charges:			1,235.00
Sales Tax:			0.00
Amount: 0			Grand Total: \$1,235.00

Recurring Services Added

Description	Activation Date	Next Invoice Date	Billing Cycle	Monthly Amount	Cycle Amount
Cellular Monitoring Service	10/12/21	10/01/21	Annual	30.00	360.00
Total Recurring Services:					\$30.00

Notes

Note	Modified Date	User
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x _____
Agreed To By Name Date

CONTACT US

Billing Questions (573) 334-4456	Sales (573) 334-4456	Central Station (573) 398-7900	Service (573) 334-4456	Email info@hralarms.com
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To view this proposal online, please visit: <https://handralarms.alarmbiller.com> | Registration Key: BD853B

(Run October 13th, 2021 – 1 week only)

NOTICE OF PUBLIC HEARING
REZONING

The Mayor and Board of Aldermen of the City of Ste. Genevieve, Missouri will hold a public hearing on Thursday, October 28, 2021 at 6:00 p.m. at City Hall, 165 South Fourth Street. The purpose of the hearing will be to consider the Rezoning of the following property from an "R-1" Single Family Residential District to an "I-2" Heavy Industrial District:

Part of U.S. Survey 272 and Part of Fractional Section 29 and Part of Blocks 1, 2 and 6 of Geneva Homesites in Township 38 North, Range 9 East of the Fifth Principal Meridian in Ste. Genevieve County/City, Missouri. Also known as 175 Coyne Street.

More specifically, the northwestern corner of this parcel, sitting between Coyne Street and MaryEllen Street, and along Market Street, comprises approximately 1.5 acres of the 10.22 total acres of this lot and is zoned differently than the remaining 8.72 acres. The majority of the parcel is currently zoned "I-2" and used for manufacturing and warehousing, and the applicants are asking for the entire parcel to be zoned as such.

All interested parties are invited to attend.

BILL NO. 4456

ORDINANCE NO.

AN ORDINANCE APPROVING A ZONING CHANGE FROM AN "R-1" SINGLE FAMILY RESIDENTIAL TO AN "I-2" GENERAL COMMERCIAL DISTRICT FOR A PORTION OF 175 COYNE STREET.

Whereas, an application by L & H Rental Properties, LLC has been made to the City of Ste. Genevieve to request a zoning change from "R-1" Single Family Residential to "I-2" Heavy Industrial for a portion of 175 Coyne Street.

Whereas, the Planning and Zoning Commission has approved the rezoning of the property named above at their October 7, 2021 meeting and the City of Ste. Genevieve Board of Alderman has conducted the required public hearing on the re-zoning request at the October 28, 2021 Board of Aldermen meeting.

BE IT THEREFORE ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI AS FOLLOWS:

SECTION 1. The Board of Aldermen hereby approves the re-zoning of the following described real properties from "R-1" Single Family Residential to "I-2" Heavy Industrial District:

Part of U.S. Survey 272 and Part of Fractional Section 29 and Part of Blocks 1 and 2 of Geneva Homesites in Township 38 North, Range 9 East of the Fifth Principal Meridian in Ste. Genevieve County/City, Missouri. Also known as 175 Coyne Street. More specifically, the northwestern corner of the parcel located between Coyne Street on the east and Mary Ellen Street on the west and Market Street on the north, comprising approximately 1.5 acres, including lots 1-7 & 22 and the northwest corner of Block 1 between Lots 1 & 22 and Coyne Street.

SECTION 3. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its date of passage.

SECTION 4. REPEALER. All ordinance and parts thereof in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. SEVERABILITY. The invalidity of any section, clause, sentence or provision of this ordinance shall be given effect without such invalid part or parts.

DATE OF FIRST READING: _____.

DATE OF SECOND READING: _____.

PASSED AND APPROVED THIS ___ DAY OF _____, 2021 BY A ROLL CALL VOTE OF THE STE. GENEVIEVE BOARD OF ALDERMEN AS FOLLOWS:

VOTE

**ALDERMAN GARY SMITH
ALDERWOMAN SUSAN JOHNSON
ALDERMAN MIKE JOKERST
ALDERMAN BOB DONOVAN
ALDERMAN MIKE RANEY
ALDERMAN JOE PRINCE
ALDERWOMAN ASHLEY ARMBRUSTER
ALDERMAN JEFF EYDMANN**

___ YES ___ NO ___ ABSENT

APPROVED AS TO FORM:

Paul Hassler, Mayor

Mark Bishop, City Attorney

ATTEST:

REVIEWED BY:

Pam Meyer, City Clerk

Happy Welch, City Administrator

City of Ste. Genevieve
REVIEW AND RECOMMENDATION
 From the
PLANNING & ZONING COMMISSION

APPLICANTS NAME: L & H Rental Properties LLC

ADDRESS : 175 Coyne Street

BRIEF DESCRIPTION OF REQUEST: Re-Zone request for a portion of a tract of land being Part of U.S. Survey 272 and Part of Fractional Section 29 and Part of Blocks 1, 2, and 6 of Geneva Homesites in Township 38 North, Range 9 East of the Fifth Principal Meridian in Ste. Genevieve County/City, Missouri, also known as 175 Coyne Street

DATE OF REQUEST: Sept. 14, 2021

RECOMMENDATION

THE STE GENEVIEVE PLANNING & ZONING COMMISSION RECOMMENDS THAT THIS APPLICATION BE:

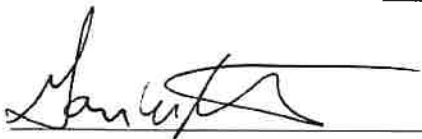
APPROVED () DENIED () TABLED

PLEASE INDICATE ANY TERMS OR CONDITIONS AFFECTING THE APPROVAL OF THIS APPLICATION

None

VOTE OF THE COMMISSION MEMBERS RECORDED AS FOLLOWS:

COMMISSIONERS	YES	NO	ABSENT	ABSTAIN
Gary Roth, Chairman	<u>X</u>	---	---	---
Gina Bryant	<u>X</u>	---	---	---
Joseph Prince, Alderman	<u>X</u>	---	---	---
Anthony Grass	<u>X</u>	---	---	---
Kristi Cleghorn	<u>X</u>	---	---	---
Carl Kinsky	<u>X</u>	---	---	---
Justin Donovan	---	---	<u>X</u>	---
Kathleen Waltz	---	---	<u>X</u>	---



 Gary Roth, Chairman

10-7-21

 Date



STAFF REPORT Planning & Zoning Commission

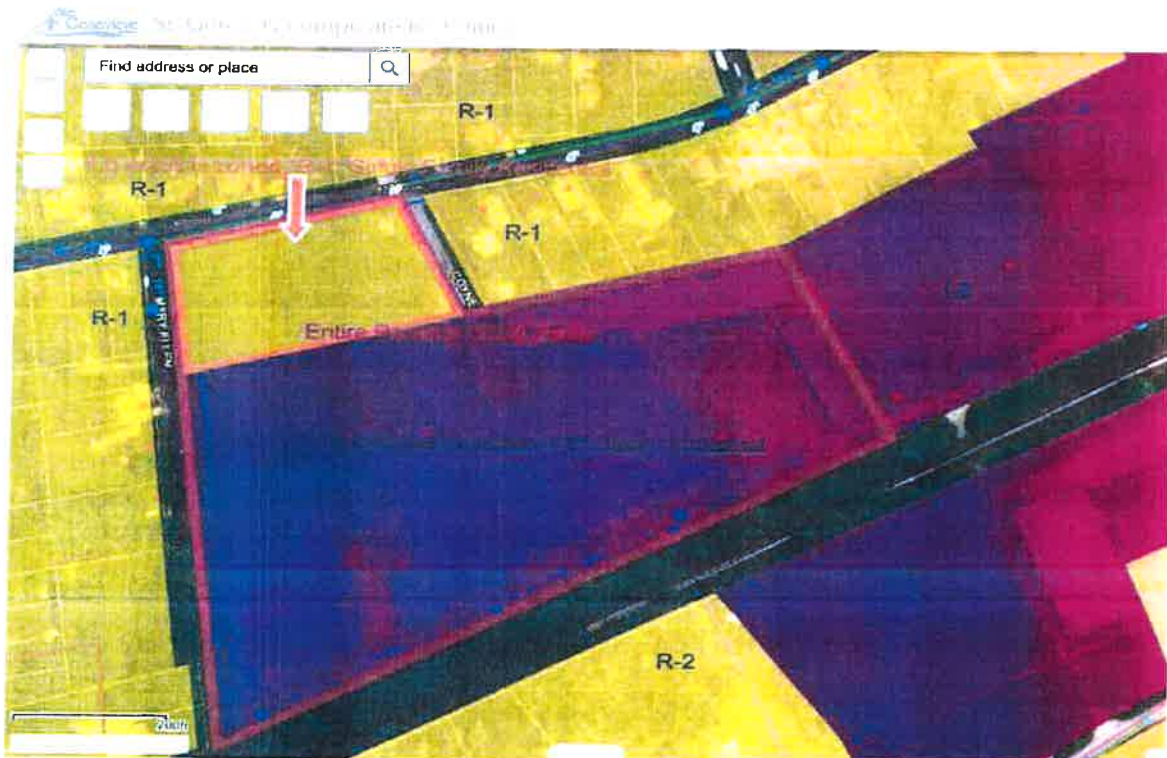
October 7, 2021

L & H Rental Properties LLC is requesting to rezone the following property from "R-1" Single Family Residential to "I-2" Heavy Industrial.

Part of U.S. Survey 272 and Part of Fractional Section 29 and Part of Blocks 1, 2 and 6 of Geneva Homesites in Township 38 North, Range 9 East of the Fifth Principal Meridian in Ste. Genevieve County/City, Missouri. Also known as 175 Coyne Street.

More specifically, the northwestern corner of this parcel, sitting between Coyne Street and MaryEllen Street, and along Market Street, comprises approximately 1.5 acres of the 10.22 total acres of this lot and is zoned differently than the remaining 8.72 acres. The majority of the parcel is currently zoned "I-2" and used for manufacturing and warehousing, and the applicants are asking for the entire parcel to be zoned as such.

Common Identification	Owner	Address	Parcel Id
175 Coyne Street	L & H Rental Properties LLC, Greg Hilbert, Registered Agent	12449 Par Lane, Ste. Genevieve, MO	07-9.0-029-01-004-0014.00



This 10.22 acre parcel is dual zoned; 85% of the parcel is zoned "I-2" and 15% is zoned "R-1". Though the portion of the parcel for which the re-zoning is being requested was originally part of Geneva Homesites subdivision, that portion along with the entirety of the parcel has been occupied by factory and storage facilities since approximately 1955. Previous and current uses of this parcel are classified as "Factory low-hazard", "Factory moderate-hazard" and "Storage". "I-2" Heavy Industrial allows for these type uses and others of that nature. "R-1" basically allows single family residential housing. Currently, the entire parcel is assessed as commercial property, including the proposed re-zoning area, and would remain as such.

The proposed future use of the entire parcel including the proposed re-zoning area, per the applicant, will continue to be assembling, packaging, processing, warehousing and transportation of building supply materials including windows, doors, drywall and lumber, which are allowed uses within an "I-2" Heavy Industrial Zone. The City has not received any complaints of substantial amounts of dust, odor, gas, smoke or noise regarding the current owners and occupants of the property.

While inserting an industrial zone within a residential zone is not typical, this proposed re-zoning is not inserting an industrial zone, but is an extension of an existing zone which has been in place since the adoption of zoning in the City of Ste. Genevieve in 1979. These areas (residential and industrial) were developed before the City adopted any zoning regulations and both have expanded naturally, development-wise, over the course of the past 65+ years. Extending an existing zone is an allowable and acceptable amendment to the boundaries of the established zoning districts. The purposes of our zoning ordinance, according to municipal ordinance and state statute are to regulate and restrict the location of industry and buildings, regulate and limit the height and use of buildings, regulate and limit the density of use and lot areas, and to regulate and determine the areas of yards and other open spaces surrounding such buildings. The City will still be able to accomplish these purposes were this re-zoning granted. And the actual current and allowable uses within both zones will remain the same though the boundaries will be slightly altered.

Staff Recommendation: Approval

Respectfully submitted,
David Bova,
Community Development Administrator

Find address or place



This parcel is zoned "R-1" (Single-Family Residential)

R-1

R-1

R-1

R-1

Entire Parcel is 10.24 Acres

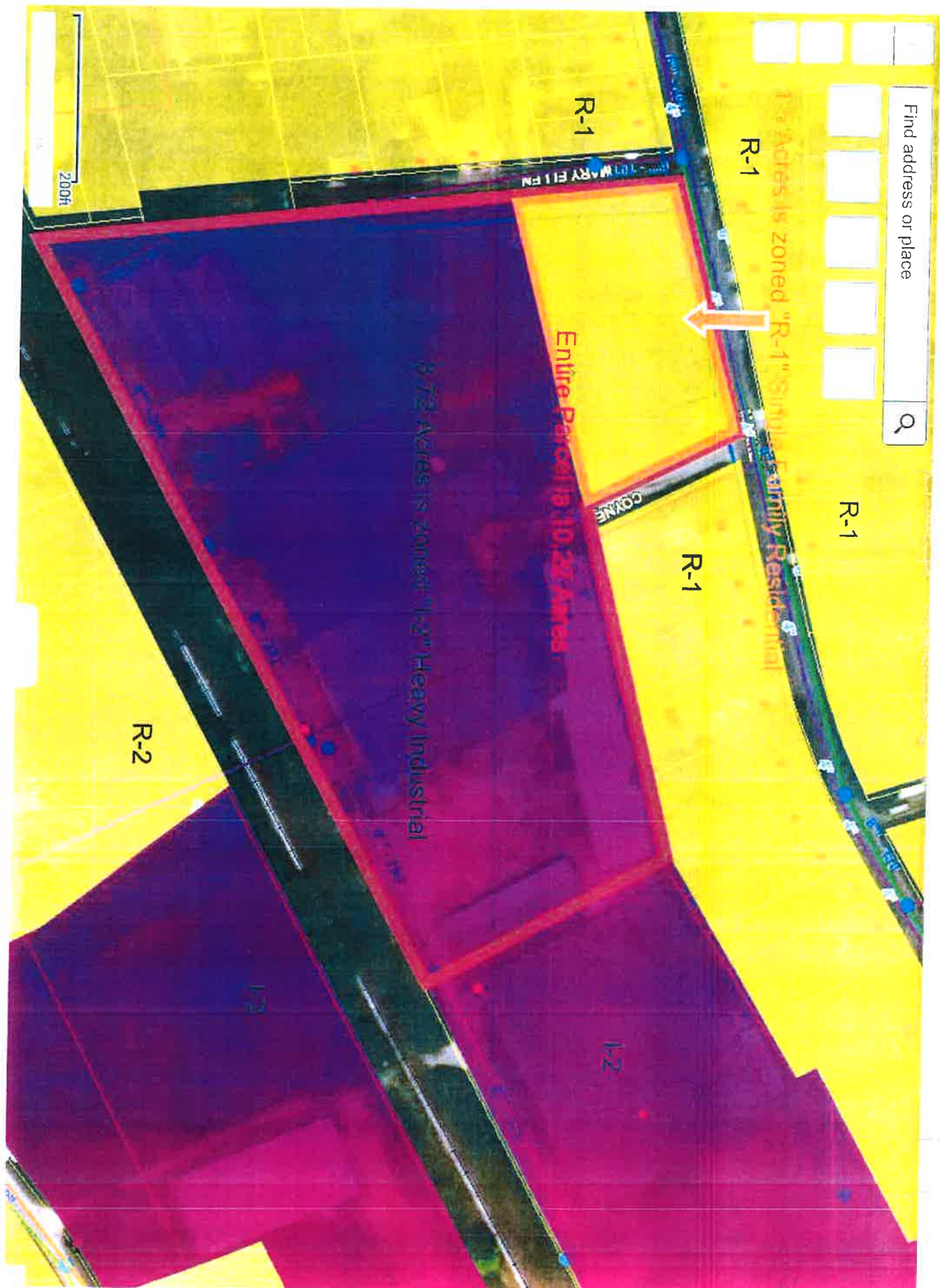
4.72 Acres is zoned "I-2" (Heavy Industrial)

R-2

I-2

I-2

200ft





CITY OF STE. GENEVIEVE, MISSOURI
 165 S. Fourth Street
 Ste. Genevieve, MO 63670
 Phone: (573) 883-5100 Fax (573) 883-8105
 Re-Zoning Application

FEE: _____
 PAID: 50.00 ✓

DATE RECEIVED: _____
 RECEIVED
 AUG 2 2021

PLEASE PRINT OR TYPE (BLACK INK ONLY)

SECTION A.

1. Street Address of Tract or Tracts:
175 COYNE ST.

2. Names and Addresses of All legal owners of tract(s). (use additional page if necessary)
GREG MEBERT
PHILIP LOIDA

3. Current Zoning Classification:
 A (Agricultural) _____ I-1 (Light Industrial) _____
 MH (Mobil Home Park) _____ I-2 (Heavy Industrial) _____
 R-1 (Single Family Residential) C-1 (General Commercial) _____
 R-2 (General Residential) _____ C-2 (Central Business) _____

4. Desired Zoning Classification:
I-2 CM

5. Signatures of All persons listed in Item #2. (use additional pages if necessary)
GREG MEBERT _____
 PRINTED OR TYPED NAME SIGNATURE
PHILIP LOIDA _____
 PRINTED OR TYPED NAME SIGNATURE

5. Contact for Application:
 Name: GREG MEBERT
 Address: 12449 PAR LN
 Phone: 314 808 3694

I state upon my oath that all the information contained in this application is true and correct:

[Signature] _____
 Applicant's Signature Date 7/11/21



CITY OF STE. GENEVIEVE, MISSOURI
165 S. Fourth Street
Ste. Genevieve, MO 63670
Phone (573) 883-5100 Fax (573) 883-8105
Re-Zoning Application

PLEASE PRINT OR TYPE (BLACK INK ONLY)

SECTION B.

1. Legal description of tract(s) (Attach copy of property deed(s))

SEE ATTACHED PLATS

2. Attach to this application a scaled plat of the tract(s), with all of the following information included:

- a: All boundary dimensions
- b: All adjoining streets and alleys.
- c: All present improvements.
- d: All intended improvements.
- e: All adjoining and cornering property lines and references to all owners listed in

Section C.

SECTION C:

1. Names and addresses of all adjoining property owners. (Include land which corners on tract or which is across streets or alley-ways). (Use or attach additional pages if necessary)

With this application, the applicant must provide to the Planning and Zoning Administrator a stamped, plain business (legal-size) envelope addressed to each adjoining property owner.

Attached.



CITY OF STE. GENEVIEVE, MISSOURI
 165 S. Fourth Street
 Ste. Genevieve, MO 63670
 Phone (573) 883-5400 Fax (573) 883-8105
 Re-Zoning Application

PLEASE PRINT OR TYPE (BLACK INK ONLY)

SECTION D.

1. State the use to which this tract will be put if the re-zoning is granted. Attach plans, pictures, and/or drawings.

PARKING LOT AND FUTURE BUILDING SITE

2. Is a transfer of the ownership of the tract dependent upon the granting of the re-zoning?

YES NO

3. Has there been a prior application for rezoning, special use permit or variance for this tract?

If so, give the date and state the prior action taken.

No

SECTION E.

1. State the reason why you believe the requested re-zoning will be beneficial to you and/or the neighborhood. If you believe that a hardship will result if the re-zoning is denied, please elaborate.

TO ALLOW THIS PROPERTY TO BE ZONED INDUSTRIAL COMMERCIAL IN ITS ENTIRETY WOULD HELP BUCHHEIT LOGISTICS BE ABLE TO MAKE ACCESS TO ANOTHER BUILDING SITE WHERE MORE SHIPPING/RECEIVING DOCK DOORS COULD BE ADDED WHICH IS A VERY CRITICAL COMPONENT TO MAKE THIS PROPERTY WORK FOR THEM. DENYING THIS COULD CAUSE EXTREME HARDSHIP FOR THIS PROPERTY AND ITS FUTURE.



CITY OF STE. GENEVIEVE, MISSOURI
165 S. Fourth Street
Ste. Genevieve, MO 63670
Phone (573) 883-5400 Fax (573) 883-8105
Re-Zoning Application

PLEASE PRINT OR TYPE (BLACK INK ONLY)

THIS SECTION TO BE COMPLETED BY CITY STAFF

Application Address: 175 Coyne

Applicant Name: Greg Hilbert & Phil Loida

Date of Planning & Zoning Meeting: 10/7/21

Date of Board of Aldermen Meeting _____

Received By: DR Date & Time 8/27/21 - Not Paid
9/14/21 - PAID



CITY OF STE. GENEVIEVE, MISSOURI
165 S. Fourth Street
Ste. Genevieve, MO 63670
Phone (573) 883-5100 Fax (573) 883-8105
Re-Zoning Application

PLEASE PRINT OR TYPE (BLACK INK ONLY)

(Continued from page 1)

Names and Addresses of All legal owners of tract(s).

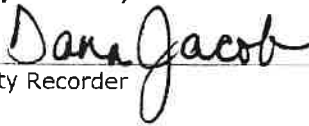
GREG MELBERT	12449 PAR LN STE GEN
PHILIP LODA	1337 REVERENDS TRAIL STE GEN

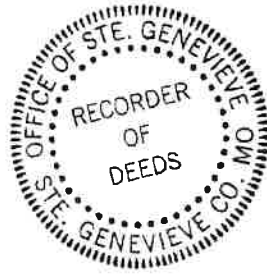
Signatures of All persons listed in Item #2.

GREG MELBERT	
PRINTED OR TYPED NAME	SIGNATURE
PHILIP LODA	
PRINTED OR TYPED NAME	SIGNATURE
PRINTED OR TYPED NAME	SIGNATURE
PRINTED OR TYPED NAME	SIGNATURE
PRINTED OR TYPED NAME	SIGNATURE
PRINTED OR TYPED NAME	SIGNATURE

**State of Missouri
County of Ste. Genevieve**

I hereby certify that the within Instrument
was filed on: **10/27/2017 1:29 PM**
Number of Pages: 3
Fees: \$30.00 Doc # 2017-2983
Peggy Yamnitz, Recorder


Deputy Recorder



SPECIAL WARRANTY DEED

THIS INDENTURE, made this 27th day of October, 2017, by and between, Grantor,

BLOOMSDALE BANK

Of the County of Ste. Genevieve, State of Missouri, party of the first part; and Grantees

L & H RENTAL PROPERTIES LLC, a Missouri Limited Liability Company
c/o Greg Hilbert
12449 Par Lane
Ste. Genevieve, MO 63670

Existing under the laws of the State of Missouri, parties of the second part.

WITNESSETH, that Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto said Grantee, their heirs and assigns, forever, all of the foregoing described property situated in the County of Ste. Genevieve, State of Missouri, to-wit:

Part of U.S. Survey 272 and Part of Fractional Section 29 and Part of Blocks 1, 2 and 6 of Geneva Homesites in Township 38 North, Range 9 East of the Fifth Principal Meridian in Ste. Genevieve County/City, Missouri. Also being part of a tract of land as recorded in Document Number: 2015-1979. More particularly described as follows.

Beginning at an Iron Pin marking the Southwest Corner of said tract of land as recorded in Document Number: 2015-1979; thence North 5 degrees, 18 minutes, 10 seconds West with the West Line of said tract of land as recorded in Document Number: 2015-1979, 759.23 feet to an Iron Pipe; thence North 76 degrees, 24 minutes, 28 seconds East with the South Line of Market Street (Old Plank Road), 293.65 feet to an Iron Pin; thence continuing North 76 degrees, 24 minutes, 28 seconds East, 10.00 feet to a point; thence South 27 degrees, 04 minutes, 33 seconds East with the West Line of Coyne Street, 201.09 feet to an Iron Pipe; thence North 75 degrees, 53 minutes, 53 seconds East with a North Line of said tract of land as recorded in Document Number: 2015-1979, 424.95 feet to a Fence Corner Post; thence North 54 degrees, 28 minutes, 03 seconds East, 1.01 feet to an Iron Pin; thence South 27 degrees, 57 minutes, 18 seconds East,

287.30 feet to an Iron Pin in the North Line of a tract of land as recorded in Book 383 at Page 233; thence South 61 degrees, 27 minutes, 00 seconds West with the North Line of said tract of land as recorded in Book 383 at Page 233, 1.00 feet to an Iron Pin; thence South 27 degrees, 57 minutes, 18 seconds East with the West Line of said tract of land as recorded in Book 383 at Page 233, 25.00 feet to a Fence Corner Post marking the Southwest Corner of said tract of land as recorded in Book 383 at Page 233; thence South 61 degrees, 27 minutes, 00 seconds West with the South Line of said tract of land as recorded in Document Number: 2015-1979, 996.12 feet to the point of beginning. Containing 10.22 acres.

Subject to any easements, reservations or restrictions of or not of record.

Also, a non-exclusive easement for ingress and egress over the following described property: Part of U.S. Survey 272 in Township 38 North, Range 9 East of the Fifth Principal Meridian in Ste. Genevieve County and City, Missouri. Also being part of a 4.75 acre tract of land as recorded in Document Number: 2015-1979. More particularly described as follows: Commencing at an Iron Pin marking the Southeast Corner of said 4.75 acre tract of land as recorded in Document Number: 2015-1979; thence South 61 degrees, 27 minutes, 0 seconds West with the South Line of a tract of land as recorded in Book 383 at Page 233, 580.16 feet to a point; thence North 27 degrees, 57 minutes, 18 seconds West with said tract of land as recorded in Book 383 at Page 233, 25.00 feet to an Iron Pin; thence North 61 degrees, 27 minutes, 0 seconds East with the North of said tract of land as recorded in Book 383 at Page 233, 1.00 feet to an Iron Pin marking the point of beginning; thence North 27 degrees, 57 minutes, 18 seconds West, 16.47 feet to a point; thence North 71 degrees, 36 minutes, 54 seconds East, 93.30 feet to a point in the North Line of said tract of land as recorded in Book 383 at Page 233; thence South 61 degrees, 27 minutes, 0 seconds West with the North Line of said tract of land as recorded in Book 383 at Page 233, 92.00 feet to the point of beginning. Containing 0.02 acres.

ALSO and SUBJECT to a 10 foot wide Drainage and Utility Easement on each side of the East Line of the above following described property, from the South Property Lines to the North Property Lines of the adjoining tracts of land and described as follows: Part of U.S. Survey 272 and Part of Fractional Section 29 in Township 38 North, Range 9 East of the Fifth Principal Meridian in Ste. Genevieve County and City, Missouri. Also being part of a 4.75 acre tract of land as recorded in Document Number: 2015-1979. More particularly described as follows: Commencing at an Iron Pin marking the Southeast Corner of said 4.75 acre tract of land as recorded in Document Number: 2015-1979; thence South 61 degrees, 27 minutes, 0 seconds West with the South Line of a tract of land as recorded in Book 383 at Page 233, 580.16 feet to a point; thence North 27 degrees, 57 minutes, 18 seconds West with the West Line of said tract of land as recorded in Book 383 at Page 233, 25.00 feet to an Iron Pin marking the point of beginning, being the Northwest Corner of said tract of land as recorded in Book 383 at Page 233; thence North 27 degrees, 57 minutes, 18 seconds West with the West Line of said tract of land as recorded in Document Number: 2015-1979, 287.18 feet to a Fence Corner Post; thence North 54 degrees, 28 minutes, 03 seconds East with the North Line of said tract of land as recorded in Document Number: 2015-1979, 1.01 feet to an Iron Pin; thence South 27 degrees, 57 minutes, 18 seconds East, 287.30 feet to an Iron Pin; thence South 61 degrees, 27 minutes, 0 seconds West with the North Line of a tract of land as recorded in Book 383 at Page 233, 1.00 feet to the point of beginning. Containing 0.01 acres.

Subject to any easements; reservations or restrictions of or not of record.



State of Missouri
John R. Ashcroft, Secretary of State

Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

LC001553920
Date Filed: 8/30/2017
John R. Ashcroft
Missouri Secretary of State

Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is:

L & H RENTAL PROPERTIES LLC

(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "LLC.," or "LLC")

2. The purpose(s) for which the limited liability company is organized: TO ENGAGE IN ANY LAWFUL BUSINESS

FOR WHICH AN LLC MAY BE ORGANIZED UNDER SECTIONS 347.010 TO 347.187 OF THE MISSOURI LLC ACT

3. The name and address of the limited liability company's registered agent in Missouri is:

GREG HELBERT 12449 PAR LANE STE GENEVIEVE, MO 63670

Name

Street Address: May not use PO Box unless street address also provided

City/State/Zip

4. The management of the limited liability company is vested in: managers members (check one)

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: PERPETUAL

(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer (PO box may only be used in addition to a physical street address):

(Organizer(s) are not required to be member(s), manager(s) or owner(s))

GREG HELBERT 12449 PAR LANE STE GENEVIEVE, MO 63670
PHILIP LOIDA 599 CEDAR LANE STE. GENEVIEVE, MO 63670

7. Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

(Please see next page)

Name and address to return filed document:

Name: GREG HELBERT

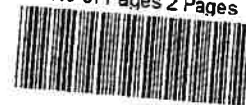
Address: 12449 PAR LANE

City, State, and Zip Code: STE GENEVIEVE, MO 63670

ORI-08142017-1643
~~ORI-08302017-1934~~

ORI-08142017-1643 State of Missouri

ORI-08302017-1934 State of Missouri
No of Pages 2 Pages



Creation - LLC/LP/LLP

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

L & H RENTAL PROPERTIES LLC
LC001553920

filed its Articles of Organization with this office on the 30th day of August, 2017, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 30th day of August, 2017, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, this 30th day of August, 2017.


Secretary of State





September 15, 2021

L & H Rental Propeties LLC
PO Box 31
Ste. Genevieve, MO 63670

Dear Property Owner,

Enclosed please find a letter that was sent to your surrounding property owners. Your attendance is needed at the Planning & Zoning meeting and the Public Hearing for which your request will be discussed if approved by P & Z.

PLANNING & ZONING MEETING
Thursday, October 7, 2021 at 6:00 pm

PUBLIC HEARING – BOARD OF ALDERMAN (if approved by P & Z)
Thursday, October 28, 2021 at 6:00 pm

These meetings will be held at City Hall. If you have any questions please call.

Sincerely,

David Bova
Community Development Administrator

City of Ste. Genevieve
165 S. Fourth Street, Ste. Genevieve, MO 63670
573-883-5400



To: Surrounding Property Owners
From: David Bova, Community Development Administrator
Subject: Request for Property Rezone
Date: September 15, 2021

The Planning and Zoning Commission for the City of Ste. Genevieve, Missouri will hold a meeting on Thursday, October 7, 2021 at 6:00pm at City Hall, 165 S. Fourth Street to consider a Rezoning Request for the following parcel of property:

Part of U.S. Survey 272 and Part of Fractional Section 29 and Part of Blocks 1, 2 and 6 of Geneva Homesites in Township 38 North, Range 9 East of the Fifth Principal Meridian in Ste. Genevieve County/City, Missouri. Also known as 175 Coyne Street.

The parcel is currently owned by L & H Rental Properties LLC and is dual-zoned as "I-2" Heavy Industrial and "R-1" Single-Family Residential. L & H Rental Properties LLC wishes to re-zone the entire parcel to "I-2" Heavy Industrial for use as warehousing and freight transportation.

More specifically, the northwestern corner of this parcel, sitting between Coyne Street and MaryEllen Street, and along Market Street, comprises approximately 1.5 acres of the 10.22 total acres of this lot and is zoned differently than the remaining 8.72 acres. The majority of the parcel is currently zoned "I-2" and used for manufacturing and warehousing, and the applicants are asking for the entire parcel to be zoned as such.

If approved by Planning & Zoning, the Rezoning application will then be forwarded to the Mayor and the Board of Aldermen of the City of Ste. Genevieve, Missouri at which time a public hearing will be held on Thursday, October 28, 2021 at 6:00 pm at City Hall, 165 S. Fourth Street. All interested parties are invited to attend.

Sincerely,

David Bova
Community Development Administrator
City of Ste. Genevieve

Surrounding Property Owners

JBJ Investments Properties LLC
Attn: James R Bell
10793 Kimmel Lake Road
Ste. Genevieve, MO 63670-8595

Colby & Derek Crump
153 Mary Ellen
Ste. Genevieve, MO 63670

Steven G & Mary J Wallen
PO Box 218
Bloomsdale, MO 63627

Virginia C Carmack
1220 Market St
Ste. Genevieve, MO 63670

Joggerst Design LLC
18530 River Aux Vases Church Road
Ste. Genevieve, MO 63670

Dennis & Sheila McGowan
1245 Market St
Ste. Genevieve, MO 63670

Sandra Vaeth & Judith Rhinehart; Trustees Mueller Trust
Attn: Bob & Dot Mueller
1225 Market St
Ste. Genevieve, MO 63670

Herzog Properties LLC
Attn: Brian Leo Herzog
798 LaPorte St
Ste. Genevieve, MO 63670

Norman E Gegg
1062 Westwood Dr
Ste. Genevieve, MO 63670

Mark A Naeger
1199 Market St
Ste. Genevieve, MO 63670

Gary Bollinger
1060 Westwood Dr
Ste. Genevieve, MO 63670

Joshua Smith & Samantha Scott
1175 Market St
Ste. Genevieve, MO 63670

James R & Casey J Odem
1058 Westwood Dr
Ste. Genevieve, MO 63670

Pamela A Campbell
1145 Market St
Ste. Genevieve, MO 63670

Donald A & Linda M Pritchard
1056 Westwood Dr
Ste. Genevieve, MO 63670

Jordan & Makayla Miller
1105 Market St
Ste. Genevieve, MO 63670

Walter Mcgee
1054 Westwood Dr
Ste. Genevieve, MO 63670

Timothy & Dorothy Wolk
1095 Market St
Ste. Genevieve, MO 63670

Claussen & Schwent LLC
Attn: Carol Schwent
1052 Westwood Dr
Ste. Genevieve, MO 63670

Andrea Gross
1050 Westwood Dr
Ste. Genevieve, MO 63670

Jesse Drury, III Revocable Trust
766 Rozier St
Ste. Genevieve, MO 63670

Kyle Dickens
1090 Market St
Ste. Genevieve, MO 63670

Neal & Peggy Yamnitz
43 Meyer Lane
Bloomsdale, MO 63627

Registered Rentals – Surrounding tenants

Kyla Vaeth
1203 Market St
Ste. Genevieve, MO 63670

Michael Elbert
1240 Market St
Ste. Genevieve, MO 63670

Jordan & Jamie Miller
1210 Market St
Ste. Genevieve, MO 63670

Christina Hayes
155 MaryEllen St
Ste. Genevieve, MO 63670

(Run October 13th, 2021 – 1 week only)

**NOTICE OF PUBLIC HEARING
REZONING**

The Mayor and Board of Aldermen of the City of Ste. Genevieve, Missouri will hold a public hearing on Thursday, October 28, 2021 at 6:00 p.m. at City Hall, 165 South Fourth Street. The purpose of the hearing will be to consider the Rezoning of the following property from an "R-1" Single Family Residential District to an "I-2" Heavy Industrial District:

Part of U.S. Survey 272 and Part of Fractional Section 29 and Part of Blocks 1, 2 and 6 of Geneva Homesites in Township 38 North, Range 9 East of the Fifth Principal Meridian in Ste. Genevieve County/City, Missouri. Also known as 175 Coyne Street.

More specifically, the northwestern corner of this parcel, sitting between Coyne Street and MaryEllen Street, and along Market Street, comprises approximately 1.5 acres of the 10.22 total acres of this lot and is zoned differently than the remaining 8.72 acres. The majority of the parcel is currently zoned "I-2" and used for manufacturing and warehousing, and the applicants are asking for the entire parcel to be zoned as such.

All interested parties are invited to attend.

David Bova

From: Greg Hilbert <hilbertgreg@gmail.com>
Sent: Monday, September 13, 2021 12:50 PM
To: dbova@stegenevieve.org
Subject: Proposal for Coyne/Maryellen Zoning

Dave

Our intended future uses for the "rezoned area" are for warehousing use only. Buchheit logistics would utilize this property as a central shipping hub for their logistics fleet and retail stores. This rezoning is a critical step in the process of bringing more jobs and industry back to ste genevieve and back to this property.

Thanks

Greg Hilbert

Staff Report

October 28, 2021



To: Board of Aldermen
From: Happy Welch
Re: Police Vehicle Lease/Purchase

Issue:

With the repercussions of the pandemic we feel it is in the best interests of the city to purchase two state Cooperative Purchase Durango Pursuit police vehicles from Lou Fusz Ford that they have in stock at this time with a lease purchase from First State Community Bank.

This also includes all equipment and decals that must be installed.

Recommendation:

Approve the Lease Purchase agreement with First State Community Bank for \$91,120.00 and the purchase of two Durango Pursuit vehicles from Lou Fusz Ford from the state Cooperative Purchasing Program.

BILL NO. 4457

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF STE. GENEVIEVE, MISSOURI
APPROVING A TAX-EXEMPT EQUIPMENT LEASE PURCHASE
AGREEMENT WITH FIRST STATE COMMUNITY BANK FOR THE
PURCHASE OF TWO POLICE VEHICLES.**

WHEREAS, CITY OF STE. GENEVIEVE, MISSOURI (Lessee), desires to obtain funds to pay the costs of acquiring the Equipment described in the attached Tax-Exempt Equipment Lease Purchase Agreement; and

WHEREAS, in order to facilitate the foregoing and to pay the cost thereof, it is necessary and desirable for Lessee to enter into the Tax-Exempt Equipment Lease Purchase Agreement with First State Community Bank, as Lessor (Lessor), pursuant to which Lessee will lease the Equipment, with an option to purchase, from Lessor, on an annually renewable basis, and commencing on the date Lessor deposits funds equal to the initial principal amount of the Equipment Lease Purchase Agreement into an account held pursuant to the below-mentioned Account Control Agreement, to be used to pay the costs of acquiring and installing the Equipment and to pay related costs; and

WHEREAS, the Equipment is not available for immediate delivery, therefore, it is necessary and desirable for Lessee to also enter into an Account Control Agreement, in substantially the form attached to this Ordinance, pursuant to which the proceeds of the Tax-Exempt Equipment Lease Purchase Agreement will be held by the bank therein-named as Deposit Bank (Deposit Bank), in an account established in Lessee's name, but subject to Lessor's security interest and Lessor's approval of disbursements; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI, AS FOLLOWS:

Section 1. Authorization and Approval of the Tax-Exempt Equipment Lease Purchase Agreement. The Tax-Exempt Equipment Lease Purchase Agreement, together with all exhibits thereto, including but not limited to the Account Control Agreement (Lease Documentation) is hereby approved in substantially the form attached to this Ordinance, with such changes therein as are approved by the officer of Lessee hereafter authorized to execute and deliver the Lease Documentation, the execution of the Lease Documentation by such officer being conclusive evidence of such approval, provided that the Lease Documentation shall be consistent with the following terms:

- a) The aggregate principal portion of Rental Payments will not exceed \$91,120.
- b) The interest portion of Rental Payments will be calculated at an annual interest rate not exceeding 2.010%.

- c) Rental Payments will be due in five approximately equal installments, with the first Rental Payment due on the first anniversary of the Commencement Date of the Tax-Exempt Equipment Lease Purchase Agreement, and succeeding Rental Payments due on the annual anniversary of the Commencement Date (as defined in the Tax-Exempt Equipment Lease Purchase Agreement).
- d) The final scheduled Rental Payment will be due on the fifth anniversary of the Commencement Date.

Moneys sufficient to pay all Rental Payments required to be paid under the Tax-Exempt Equipment Lease Purchase Agreement during Lessee's current fiscal year are hereby appropriated to such payment, and such moneys will be applied in payment of all Rental Payments due and payable during the current fiscal year.

Lessee's obligation to pay Rental Payments (as defined in the Tax-Exempt Equipment Lease Purchase Agreement) is subject to annual appropriation, will constitute a current expense, and will not in any way be construed to be an indebtedness or liability of Lessee in contravention of any applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness or liability by Lessee, nor will anything contained in the Tax-Exempt Equipment Lease Purchase Agreement constitute a pledge of the general tax revenues, funds or moneys of Lessee, and all provisions of the Tax-Exempt Equipment Lease Purchase Agreement will be construed so as to give effect to such intent.

The below-named officer of Lessee is hereby authorized and directed to execute and deliver the Lease Documentation on behalf of and as the act and deed of Lessee:

Name: Happy Welch

Title: City Administrator

Section 2. Further Authority. Lessee will, and the officials and agents of Lessee are hereby authorized and directed to, take such actions, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of Lessee with respect to the Lease Documentation and the Equipment. If Lessee acquires any portion of the Equipment prior to the Commencement Date of the Tax-Exempt Equipment Lease Purchase Agreement, it is the intention of the Lessee's governing body that Lessee will be reimbursed for the cost of such acquisition from the proceeds of the Tax-Exempt Equipment Lease Purchase Agreement upon the Commencement Date.

Section 3. Repeal of Conflicting Ordinances. All prior Ordinances approved by Lessee's governing body that are in conflict with this Ordinance are hereby repealed to the extent of any conflict.

Section 4. Effective Date. This Ordinance will take effect and be in full force from and after its passage by the Board of Aldermen of City of Ste. Genevieve, and approval by the Mayor.

DATE OF FIRST READING: _____

DATE OF SECOND READING: _____

PASSED AND APPROVED THIS ___ DAY OF _____, 2021 BY A ROLL CALL VOTE OF THE STE. GENEVIEVE BOARD OF ALDERMEN AS FOLLOWS:

VOTE

- ALDERMAN GARY SMITH
- ALDERWOMAN SUSAN JOHNSON
- ALDERMAN MIKE JOKERST
- ALDERMAN BOB DONOVAN
- ALDERMAN MIKE RANEY
- ALDERMAN JOE PRINCE
- ALDERWOMAN ASHLEY ARMBRUSTER
- ALDERMAN JEFF EYDMANN

___ YES ___ NO ___ ABSENT

APPROVED AS TO FORM:

Paul Hassler, Mayor

Mark Bishop, City Attorney

ATTEST:

REVIEWED BY:

Pam Meyer, City Clerk

Happy Welch, City Administrator

PATROL VEHICLES – MODEL YEAR 2021
(Statewide)

Contract Number: CC210416002

Contractor: Lou Fusz Ford

Line Item 16

UNSPSC Code: 25101702

MAKE/MODEL: 2021 Dodge Durango Pursuit AWD Sport Utility

PRICE: \$33,553.00

Order Cutoff 4/8/21
EQUIPMENT INCLUDED IN PRICE

ENGINE: 5.7 liter V8 Gasoline, Heavy duty cooling system, Engine oil cooler
ALL WHEEL DRIVE: Two speed, electronically shifted transfer case
TIRES: Four (4), P255/60R18, Spare tire – P255/60R18
WHEELS: Steel wheels with chrome center cap
Includes full size spare
SINGLE KEY LOCKING SYSTEM: Single key system for ignition, door and lift gate, Each vehicle keyed differently, Factory installed keyless entry system with minimum of two (2) keyless entry key fobs
FRONT SEATS: Heavy duty cloth bucket seats, Power adjusting driver seat required
SECOND ROW SEATING: Heavy duty cloth fabric, 60/40 bench seat
THIRD ROW SEATING: None
FLOOR COVERING: Full carpeting, both front and rear
FLOOR MATS: Manufacturer's carpeted mats required
FRONT LICENSE BRACKET: Manufacturer's standard required
DRIVER SIDE SPOTLIGHT: Installed driver side 6" LED spotlight required, Includes spotlight wiring prep package
AUXILIARY DOME LAMP: Factory installed overhead high intensity red/white auxiliary dome lamp, Wired and switched independently from standard dome lamp
TOW PACKAGE: Factory installed tow package with class 4 receiver hitch and trailer wiring
SKID PLATE GROUP: Skid plates for fuel tank, transfer case, front suspension and underbody
SPOTLIGHT: Drive side spotlight installed, 6" LED
COLORS: Black, Billett, Dust Gray, Granite, Violet Red, Blue, White

AVAILABLE OPTIONS
(for line item 16)

Line Item 17 – 3.6 liter V6 gasoline engine	<u>\$2,206.00</u> (credit)
Line Item 18 – Vinyl in lieu of carpet	<u>\$0.00</u> (credit)
Line Item 19 – Optional vinyl second row seat	<u>\$120.00</u>

DELIVERY: 90 - 120 days ARO, but after February

WARRANTY: 3 years or 36,000 miles (bumper to bumper)
5 years or 100,000 miles (power train)

PREPARATION & DELIVERY COST FOR COOP MEMBERS & OTHER STATE AGENCIES
(fee pertains to line item 16)

Line Item 20 – Preparation Cost \$1095.00 per vehicle

Other State agencies and Cooperative Procurement members may purchase vehicles off this contract. The total vehicle preparation cost stated for the vehicles processed through the contractor's dealership is charged per vehicle.

Line Item 48 – Delivery Cost \$1.50 per mile

Total round trip per mile cost for contractor to deliver cooperative procurement member and other state agency vehicles if requested.

Vehicles will be delivered from O'Fallon, Missouri.