

AGENDA
STE. GENEVIEVE BOARD OF ALDERMEN
REGULAR MEETING
THURSDAY – FEBRUARY 10, 2022
6:00 P.M.

CALL TO ORDER.

PLEDGE OF ALLEGIANCE.

ROLL CALL.

APPROVAL OF AGENDA.

PRESENTATION/AWARDS.

PERSONAL APPEARANCE.

CITY ADMINISTRATORS REPORT.

STAFF REPORTS.

- JEFF WIX - TOURISM DIRECTOR
- KENNY STEIGER - FIRE CHIEF
- DAVE BOVA – FIELD OPERATIONS SUPERVISOR

COVID DISCUSSION.

COMMITTEE REPORTS.

PUBLIC COMMENTS.

CONSENT AGENDA.

- Approval of the Minutes of the January 27, 2022 Board of Aldermen Regular Meeting.
- Approval of the Minutes of the January 27, 2022 Board of Aldermen Work Session
- Approval of the Closed Session Minutes of the January 27, 2022 Board of Aldermen Work Session.
- **RESOLUTION 2022 - 28.** A RESOLUTION RE-APPOINTING DONNA RAUSCH TO THE STE. GENEVIEVE TOURISM ADVISORY COUNCIL.

- **RESOLUTION 2022 - 29.** A RESOLUTION RE-APPOINTING DENA KREITLER TO THE STE. GENEVIEVE TOURISM ADVISORY COUNCIL.
- **RESOLUTION 2022 - 30.** A RESOLUTION RE-APPOINTING DEE PATEL TO THE STE. GENEVIEVE TOURISM ADVISORY COUNCIL.
- **RESOLUTION 2022 - 31.** A RESOLUTION OF THE CITY OF STE. GENEVIEVE, MISSOURI AUTHORIZING THE MAYOR TO EXECUTE A PROPERTY MAINTENANCE AGREEMENT WITH MARY JO HOLLAND TO MAINTAIN FLOOD BUYOUT PROPERTY.
- **RESOLUTION 2022 - 32.** A RESOLUTION RE-APPOINTING KELLY FALLERT TO THE STE. GENEVIEVE TOURISM ADVISORY COUNCIL.
- **RESOLUTION 2022 - 33.** A RESOLUTION APPOINTING DAWN SCHMELZLE TO THE STE. GENEVIEVE PARKS AND RECREATION BOARD
- **RESOLUTION 2022 - 34.** A RESOLUTION APPOINTING RANDY RUZICKA TO THE STE. GENEVIEVE BOARD OF ADJUSTMENT.

OLD BUSINESS.

NEW BUSINESS.

Approval of the low bid of BT Electric, LLC. for the Electrical Improvements at the Ste. Genevieve Water Plant as recommended by Cochran Engineering.

BILL NO. 4469. AN ORDINANCE OF THE CITY OF STE. GENEVIEVE, MISSOURI AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT BETWEEN THE CITY OF STE. GENEVIEVE AND THE STE. GENEVIEVE MUNICIPAL BAND. **1ST READING.**

BILL NO. 4470. AN ORDINANCE REPEALING AND REPLACING SECTION 605.020 REGULATIONS – ASSIGNMENT – TRANSFER – FORM. **1ST & 2ND READING.**

BILL NO. 4471. AN ORDINANCE BY THE BOARD OF ALDERMEN APPROVING A FACILITY AGREEMENT AND WORK ORDER ESTIMATE WITH CITIZENS ELECTRIC CORPORATION FOR THE RELOCATION OF THE SERVICE MAIN AND TRANSFORMERS AT THE WATER PLANT. **1ST & 2ND READING.**

BILL NO. 4472. AN ORDINANCE ALLOWING THE 2022 SHOW ME GREEN SALES TAX HOLIDAY TO APPLY TO THE LOCAL SALES TAXES OF THE CITY OF STE. GENEVIEVE, MISSOURI BETWEEN APRIL 19 AND APRIL 25, 2022. **1ST & 2ND READING.**

BILL NO. 4473 . AN ORDINANCE AMENDING CHAPTER 500: BUILDINGS AND BUILDING REGULATIONS; ARTICLE II “BUILDING CODE” SECTION 500.110 IN ITS ENTIRETY. 1ST READING.

BILL NO. 4474. AN ORDINANCE ADDING TO SECTION 500.100 DEFINITIONS OF CHAPTER 500 BUILDING CODES OF THE STE. GENEVIEVE CODE OF ORDINANCES. 1ST READING.

OTHER BUSINESS.

MAYOR/BOARD OF ALDERMEN COMMUNICATION.

ADJOURNMENT.

Any person requiring special accommodations (i.e. qualified interpreter, large print, hearing assistance) in order to attend the meeting please notify this office at 573-883-5400 no later than forty-eight hours prior to the scheduled commencement of the meeting.

For those wishing to social distance, join us on the Zoom app at:

Meeting ID: 811 1389 4294, Passcode: 984664 or

by phone at 312-626-6799 Meeting ID: 811 1389 4294, Passcode: 984664

Find the Zoom Link at www.facebook.com/stegenevievecityhall/

And you can watch live on SGTV Spectrum Channel 991.

*Posted By: Pam Meyer, City Clerk
February 7, 2022*

CITY ADMINISTRATOR REPORT

February, 2022

1. Bids for the N. 4th St. water line project will be published February 25th with the bid opening in mid-March. We are looking to purchase the PVC pipe early like we did last year so we can have it on hand for the contractor when they start. PVC is still in limited supply but we hope to locate what we need in the next couple of weeks.
2. Snow plowing went well but we had a few hiccups. One of the small truck spreaders stopped working so we had to improvise. The salt spreader controls on the dump truck would not switch out of pause so a work around had to be implemented and the water pump went out so it was stationary most of the time. All of the blades worked fine on all of the trucks which helped when all we needed to do was push snow. Our other dump truck will be picked up Tuesday.
3. Fiber install from Charter was delayed due to the snow last Thursday and is now set for February 18.
4. We will be cleaning up the basement Friday to create more room for storage and get rid of equipment that is no longer needed due to improvements. The basement has stayed dry with the new sump pumps operational and that has opened up another room for the police to use for ammo storage.

Ste. Genevieve Fire Department

Ken Steiger Fire Chief
165 South 4th. Street
Ste. Genevieve, Mo. 63670

Phone: 573-883-5400 City Hall
Phone: 573-883-5321 Fire House
Fax: 573-883-8081 Fire House
Email: sgfd7101@gmail.com
Cell Phone: 573-883-0615

Monthly Operations Report

Date: **January, 2022**

Calls for Assistance:

- SGFD responded to **22** emergency calls in **January**
- Total so far this year are **22** calls, **up 16** calls from last year

Staffing:

- SGFD roster is down 5. Due to the fireman being volunteer, openings will occur
- Volunteers are still needed to form an applicant list, contact any SGFD firefighter if interested

Training: (FYI, all monthly training is done after hours or on weekends)

- **Monthly Training was Interior Search and Rescue**

Meetings Attended

Ozark Firefighters meetings – **Cancelled**
Bi County Chiefs Meeting - **Cancelled**

Technical Rescue: (FYI, all Tech Rescue training is done after hours or on weekends in addition to regular monthly training)

- Nothing to report

Facility: LED Lighting

Waiting for final approval of rebate. My guy will call and check on this Monday and I will have an update for the meeting. I was also asked if I could tell how much money we are saving on electric bill since the lights were installed. I can not give a 100 percent for sure answer because the building was used more in the last year by the park board, alliance for employee training and we and I have been around the station more than in the past. What I was able to do was take the 3 years prior and the year we installed the lights and get an average. I then subtracted the amount paid in 2021 from the average of those 4 years showing a reduction in the yearly bill of 871. And some change. Subtracting the \$6,000 guaranteed rebate from the purchase price, then subtracting the \$871 from that. I show the lights will have paid for themselves by the end of 2023.

Apparatus & Equipment Maintenance:

The new 1 ton truck for brush truck replacement. Is in the station and the switch over plan is being formulated, getting ready to start the project.

Fire Radio

No news on the radio grant. We understand the grant is still waiting on a desk in Jefferson City waiting for the check to be cut.

Nothing new on Radio Survey from 911 should have more info by April.

Building and Grounds

During the work session tour of the firehouse, I brought to the group's attention some **possible leaks in our roof. I have Meinershagen Roofings inspection results and recommendations. I also have an inspection and estimate from Tough Enough Construction. I had 1 other lined up for Thursday but it was a no show, so I will be contacting another contractor for an inspection and estimate.**

Grants

We received the Missouri Dept of Conservation Grant. This grant is a 50% match. Our Match for the grant is \$3,746.87. This amount is available in the Rural Fire Account. **We have received some of the equipment and the rest is on order with no arrival ETA.**

Community Foundation Grant

We have been informed there is some money left in the account and they will be accepting new grant applications by April 2, 2022. I plan to apply for a grant for the City Fire Department and for the Ste Genevieve County Tech Rescue Team. This is a "No Matching Fund Grant Applicatio"

County Firefighters Assn.:

Nothing to report

Local & State Mutual Aid:

- Nothing new to report

Misc.

- **We participated in the funeral for the Festus Fire Chief on February 1st.**

KnoxBox Program

Boxes Approved, shipped and Waiting for installs

Ste. Genevieve Do It Center (still waiting for warehouse on Chadwell)

Mid State Wood Products for Trautman Building

Save A Lot

American Custard

Recent Installs

Basler Business Enterprises

Schwartz Properties (New Portis Street Apts)

First Baptist Church



Community Development February 2022 Staff Report 01/07/21 – 02/07/22

Historic Preservation – Heritage Commission

- January meeting held 1/24 – 1 COA approved in 4 parts
- Next meeting – 2/28
- No updates on 2 Historic Preservation Fund grants - 1 Outreach & 1 Survey

Building Department / Code Enforcement

- Occupancy Permits / Inspections 26
- Building Permits Issued 3
- Demolition Permits 1 pending
- Sign Permits 0
- Chicken Permits 1
- Special Use Permits 0
- Old plans organized – cabinets complete; plan organization complete 2/11
- Continuing process to transition to 2018 ICC codes – ordinance adoption this month
- Beginning process to include Tiny Homes in zoning code

Comprehensive Plan Update

- Process to begin this month
- Establishment of Steering Committee and initial staff meeting

Planning & Zoning

- Feb 3rd meeting postponed until Feb 7th
- 1 application for re-zoning to consider

Board of Adjustment

- Nothing new to report

Floodplain Management

- Nothing new to report

Property Maintenance

- 2018 Focus Properties Remaining 4
- Nuisance Property Issues 6
- Vegetation Nuisance Issues 0
- Building Code Violation Issues 2

Training 2022

- Short Term Rentals and Government webinar – Granicus – completed 12/7
- Re-Districting Webinar – MML – completed 12/7
- Floodplain Development Permits Update – SEMA – completed 1/20

**MINUTES OF THE
STE. GENEVIEVE BOARD OF ALDERMEN
REGULAR MEETING
THURSDAY – JANUARY 27, 2022**

CALL TO ORDER. Mayor Hassler called the meeting to order at 6:00 p.m. and all stood for the Pledge of Allegiance.

ROLL CALL. A roll call by City Clerk Pam Meyer showed the following members present:

Mayor Paul Hassler	
Alderwoman Susan Johnson	Alderman Robert Donovan
Alderman Mike Jokerst	Alderman Mike Raney
Alderman Joe Prince	Alderwoman Ashley Armbruster

Absent: Alderman Jeff Eydmann
Alderman Gary Smith

APPROVAL OF AGENDA. A motion by Alderman Prince, second by Alderman Donovan to approve the amended agenda as presented. Motion carried 6-0-2 with Alderman Eydmann and Alderman Smith absent.

PRESENTATION/AWARDS. None.

PERSONAL APPEARANCE. None.

CITY ADMINISTRATORS REPORT. See Attached Report

STAFF REPORTS.

Steve Wilson – Alliance Water Resources - See Attached Report

Eric Bennett – Police Chief – See Attached Report. Chief Bennett reported that Patrolman Unverferth was recently out on sick leave because he tested positive with COVID. Chief is asking that the Board consider allowing the donation of sick leave even though Mr. Unverferth does have vacation hours he could use. According to the City’s Personnel Manual an employee must have exhausted all leave, both sick and vacation in order to be eligible for donated hours from other employees. A motion by Alderman Prince, second by Alderman Donovan to just pay Officer Unverferth the 14 hours sick leave he was short on his last check. Motion carried 6-0-2 with Alderman Eydmann and Alderman Smith absent.

COVID DISCUSSION. City Administrator Welch had nothing to report regarding COVID other than the mask mandate will remain at all City buildings.

COMMITTEE REPORTS. City Administrator Welch reported that the Building Committee will be meeting with Steve Bacon to discuss the board room renovation. Alderwoman Armbruster reported on the Parks & Recreation Meeting and urged all to take the online Park Survey.

PUBLIC COMMENTS. None.

CONSENT AGENDA.

- Approval of the Minutes of the January 10, 2022 Board of Aldermen Special Meeting.
- Approval of the Minutes of the January 13, 2022 Board of Aldermen Regular Meeting
- Approval of the Minutes of the January 13, 2022 Board of Aldermen Work Session
- Treasurer's Report - December 2021
- Approval of a street closure request for the City of Ste. Genevieve Tourism Department for the "StG Gravel Classic" bike race to be held on April 9, 2022.
- **RESOLUTION 2022 – 27.** A RESOLUTION BY THE BOARD OF ALDERMEN APPROVING THE PURCHASE OF A SURVEILLANCE CAMERA SYSTEM FOR THE POLICE DEPARTMENT.

A motion by Alderman Prince, second by Alderman Jokerst to approve the consent agenda as presented. Motion carried 6-0-2 with Alderman Eydman and Alderman Smith absent.

OLD BUSINESS.

BILL NO. 4467. AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A PROPOSAL FOR PROFESSIONAL SERVICES WITH COCHRAN ENGINEERING FOR A 15 YEAR STREET PREVENTATIVE PAVEMENT MAINTENANCE PLAN. 2nd READING. A motion by Alderman Jokerst, second by Alderwoman Johnson, Bill No. 4467 was placed on its second and final reading, read by title only, considered and passed by a roll call vote as follows: Ayes: Alderman Prince, Alderman Jokerst, Alderman Donovan, Alderman Raney, Alderwoman Armbruster and Alderwoman Johnson. . Nays: None Absent: Alderman Eydman and Alderman Smith. Motion carried 6-0-2 Thereupon Bill No. 4467 was declared Ordinance No. 4388 signed by the Mayor and attested by the City Clerk.

BILL NO. 4468. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT BETWEEN THE CITY OF STE. GENEVIEVE AND STE. GENEVIEVE COUNTY FOR THE COUNTY TO PROVIDE 911 DISPATCHING SERVICES FOR THE CALENDAR YEAR 2022. 2nd READING. A motion by Alderwoman Johnson second by Alderman Smith, Bill No. 4468 was placed on its second and final reading, read by title only, considered and passed by a roll call vote as follows: Ayes: Alderman Prince, Alderman Jokerst, Alderman Donovan, Alderman Raney, Alderwoman Armbruster and Alderwoman Johnson. . Nays: None Absent: Alderman Eydmann and Alderman Smith. Motion carried 6-0-2 Thereupon Bill No. 4468 was declared Ordinance No. 4389 signed by the Mayor and attested by the City Clerk.

NEW BUSINESS. None.

OTHER BUSINESS. None.

MAYOR/BOARD OF ALDERMEN COMMUNICATION. None.

ADJOURNMENT. With no further business Mayor Hassler adjourned the meeting at 6:25 p.m.

Respectfully submitted by,

Pam Meyer
City Clerk

**MINUTES OF THE
STE. GENEVIEVE BOARD OF ALDERMEN
WORK SESSION
JANUARY 27, 2022**

The work session of the Ste. Genevieve Board of Aldermen was called to order at 6:30 p.m. with the following members present:

Mayor Hassler	
Alderwoman Susan Johnson	
Alderman Mike Jokerst	Alderman Mike Raney
Alderman Joe Prince	Alderwoman Ashley Armbruster
Alderman Bob Donovan	

Absent: Alderman Gary Smith
Alderman Jeff Eydmann

A motion by Alderman Prince second by Alderman Donovan to approve the work session agenda as presented. Motion carried 6-0-2 with Alderman Smith and Alderman Eydmann absent.

BUSINESS ITEMS.

GREG HILBERT – BLAIN STREET – CONNECTION TO INDUSTRIAL SITE. (Mr. Hilbert was not present.) At the last work session Mr. Greg Hilbert presented the City with two paving proposals for a new connection road to the Industrial Site that Buchheits is moving into along Market Street. (Mr. Hilbert co-owns the building.) The new road will come off of Blain Street and service 185 S. Tenth Street & 185 Coyne Street. Mr. Hilbert would like for the City to assume responsibility of it as a City Street and reimburse the property owners the cost of putting the street in and also acquiring the property off of Blain Street. City Attorney Mark Bishop was available to answer questions that the Board Members had regarding the legality of the City accepting the proposed street. Mr. Bishop did confirm that the City cannot improve private property with tax dollars but they can improve the entranceway on Blain Street or the intersection at Hwy 61/Blain Street.

BUILDING CODES UPDATE- 2012 – 2018 - Mr. David Bova, Community Development Administrator and Mr. Gene Kertz, Building Inspector were present to review the proposed changes from the 2012 building codes to the 2018 codes and update to a newer ICC Building Code. Mr. Bova & Mr. Kertz reviewed the proposed changes with the Board and answered any

questions. The changes will be brought to them for approval at the next meeting in ordinance form.

CITY ADMINISTRATOR PERFORMANCE REVIEW - A motion by Alderman Prince, second by Alderman Raney to go into closed session pursuant to Section 610.021(13) Performance Ratings, etc.) Motion carried with the following roll call: Alderwoman Susan Johnson, Alderman Mike Jokerst, Alderman Mike Raney, Alderman Joe Prince, Alderwoman Ashley Armbruster, and Alderman Bob Donovan. Absent: Alderman Gary Smith and Alderman Jeff Eydmann. 7:06 p.m.

ANY OTHER BUSINESS – None.

With no further business the work session was adjourned at 7:25 p.m.

Respectfully submitted by,

Pam Meyer
City Clerk

RESOLUTION 2022 -28

**A RESOLUTION RE-APPOINTING DONNA RAUSCH TO THE STE. GENEVIEVE
TOURISM ADVISORY COUNCIL.**

WHEREAS, Donna Rausch, has agreed to serve another term on the Ste. Genevieve Tourism Advisory Council as the Historic Homes/Tours representative and her term will expire March, 2025.

WHEREAS, the Mayor advises the Board of Aldermen of his recommendation to re-appoint Ms. Rausch.

NOW THEREFORE, THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE DOES HEREBY CONSENT AND RESOLVE AS FOLLOWS:

Ms. Donna Rausch is hereby re-appointed to the Ste. Genevieve Tourism Advisory Council this 10th day of FEBRUARY, 2022.

The Mayor shall make this appropriate appointment to the Ste. Genevieve Tourism Advisory Council and that the City Staff and officials are directed to take such actions as necessary to implement this Resolution.

Done and approved this 10th day of FEBRUARY, 2022.

Approved by:

Paul Hassler, Mayor

Mark Bishop, City Attorney

Attest:

Reviewed by:

Pam Meyer, City Clerk

Happy Welch, City Administrator

RESOLUTION 2022 -29

**A RESOLUTION RE-APPOINTING DENA KREITLER TO THE STE. GENEVIEVE
TOURISM ADVISORY COUNCIL.**

WHEREAS, Dena Kreitler, has agreed to serve another term on the Ste. Genevieve Tourism Advisory Council as the Chamber of Commerce representative and her term will expire March, 2025.

WHEREAS, the Mayor advises the Board of Aldermen of his recommendation to re-appoint Ms. Kreitler.

NOW THEREFORE, THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE DOES HEREBY CONSENT AND RESOLVE AS FOLLOWS:

Ms. Dena Kreitler is hereby re-appointed to the Ste. Genevieve Tourism Advisory Council this 10th day of FEBRUARY, 2022.

The Mayor shall make this appropriate appointment to the Ste. Genevieve Tourism Advisory Council and that the City Staff and officials are directed to take such actions as necessary to implement this Resolution.

Done and approved this 10th day of FEBRUARY, 2022.

Approved by:

Paul Hassler, Mayor

Mark Bishop, City Attorney

Attest:

Reviewed by:

Pam Meyer, City Clerk

Happy Welch, City Administrator

RESOLUTION 2022-30

**A RESOLUTION RE-APPOINTING DEE PATEL TO THE STE. GENEVIEVE
TOURISM ADVISORY COUNCIL.**

WHEREAS, Dee Patel, has agreed to serve another term on the Ste. Genevieve Tourism Tax Commission and her term will expire May, 2024.

WHEREAS, the Mayor advises the Board of Aldermen of his recommendation to re-appoint Ms. Patel.

**NOW THEREFORE, THE BOARD OF ALDERMEN OF THE CITY OF STE.
GENEVIEVE DOES HEREBY CONSENT AND RESOLVE AS FOLLOWS:**

Ms. Dee Patel is hereby re-appointed to the Ste. Genevieve Tourism Advisory Council this 10th day of FEBRUARY, 2022.

The Mayor shall make this appropriate appointment to the Ste. Genevieve Tourism Tax Commission and that the City Staff and officials are directed to take such actions as necessary to implement this Resolution.

Done and approved this 10th day of FEBRUARY, 2022.

Approved by:

Paul Hassler, Mayor

Mark Bishop, City Attorney

Attest:

Reviewed by:

Pam Meyer, City Clerk

Happy Welch, City Administrator

RESOLUTION 2022 - 31

A RESOLUTION OF THE CITY OF STE. GENEVIEVE, MISSOURI AUTHORIZING THE MAYOR TO EXECUTE A PROPERTY MAINTENANCE AGREEMENT WITH MARY JO HOLLAND TO MAINTAIN FLOOD BUYOUT PROPERTY.

WHEREAS, the City of Ste. Genevieve, Missouri wishes to enter into a Property Maintenance Agreement with Mary Jo Holland, 488 Roberts Street for Flood Buyout Property located at 500 Roberts Street for the purpose of maintenance and upkeep.

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

SECTION ONE: The Mayor of the City of Ste. Genevieve, Missouri is hereby authorized and directed by the Board of Aldermen to execute and enter into the property maintenance agreement with Mary Jo Holland in substantially the form attached as “Exhibit A” and incorporated herein by reference.

SECTION TWO: This resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI THIS 10th DAY OF FEBRUARY, 2022.

Approved as to form:

Paul Hassler, Mayor

Mark Bishop, City Attorney

SEAL

Reviewed by:

Pam Meyer, City Clerk

Happy Welch, City Administrator

Property Maintenance Agreement

This Agreement is entered into by and between the City of Ste. Genevieve, a municipal corporation (the "City"), and **Mary Jo Holland**, a resident of the City of Ste. Genevieve ("Caretaker"), for the maintenance and upkeep of municipal properties owned by the City located at **500 Roberts Street, Ste. Genevieve, Missouri** ("Property").

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby mutually acknowledged, the City and Caretaker hereby agree as follows:

1. **Maintenance:** This Agreement shall permit the Caretaker to maintain the Property consistent with the regulations associated with floodplain management law and the 404 Hazard Mitigation Grant Program ("HMGP") pursuant to regulations issued by the Federal Emergency Management Agency ("FEMA"). The Caretaker shall only be entitled to maintain and utilize the Property for purposes permitted by FEMA, under the terms of the HMGP and consistent with all applicable laws, regulations and ordinances. The City shall retain title and ownership to the Property at all times.

2. **Liability & Indemnification:** Caretaker shall be solely responsible for all liability related to the Property. To the fullest extent permitted by law, Caretaker shall indemnify, hold harmless and defend City, and its employees and agents, from and against all claims, damages, losses and expenses, including, but not limited to, attorney fees, resulting from any negligent act, misconduct or omission in the part of Caretaker, its employees, agents, assigns or contractors, with regard to the maintenance of the Property.

3. **Term of Agreement:** This Agreement shall be effective for a period of one (1) year from the effective date of this Agreement and may be extended for additional one (1) year terms if both City and Caretaker agree to that extension in writing. The City reserves the right to terminate this Agreement for any reason upon thirty (30) days' written notice being provided to Caretaker.

4. **Compliance with Federal, State and Local Laws:** The Caretaker shall comply with all federal, state and municipal law. If it is determined by the City that Caretaker is not in compliance with federal, state or municipal law, then the City shall notify Caretaker that Caretaker must come into compliance with federal, state and municipal law within seven (7) days. If the violation is not timely corrected, this Agreement shall be terminated automatically and with no further action by either party.

5. **Maintenance and Uses Allowed:** Caretaker shall be entitled to maintain and utilize the Property for all purposes permitted by FEMA, under the terms of the HMGP and consistent with federal, state and municipal law. Prior to any structures being placed on the Property, Caretaker must seek approval of the City. That approval shall only be granted if the structure would be in compliance with federal, state and municipal law. Gardens may be planted and maintained at the Property. Other customary residential yard landscaping shall be permitted. The placement of structures, gardens and other landscaping shall be installed and maintained on the Property at Caretaker's sole risk and in no event shall the City be liable for any damage,

destruction or loss that may be caused to any structures, gardens or landscaping on the Property for any reason whatsoever. Caretaker has submitted a written plan for his/her use of the Property, which is attached, incorporated herein by reference and marked as Exhibit 1. Caretaker shall limit his/her use of the Property to this written plan. The use of the Property by Caretaker can be modified, altered or changed only by agreement in writing between City and Caretaker.

6. **Notices:** In the event any notices are to be given to City, they should be mailed by United States mail, postage prepaid, and shall be addressed to: City Clerk, City of Ste. Genevieve, 165 South 4th Street, Ste. Genevieve, Missouri 63670. In the event any notices are to be given to Caretaker, they should be mailed by United States mail, postage prepaid, and shall be addressed to: **Ms. Mary Jo Holland, 488 Roberts Street, Ste. Genevieve, Missouri 63670.** For the purposes hereof, the date of mailing shall be deemed to the date notice is given.

IN WITNESS WHEREOF, the parties have executed this Agreement as follows:

CITY OF STE. GENEVIEVE

By: _____
Paul Hassler, Mayor

Date: _____

ATTEST:

By: _____
Pam Meyer, City Clerk

By: Mary Jo Holland
Caretaker

Date: 1-29-2022

RESOLUTION 2022 - 32

**A RESOLUTION RE-APPOINTING KELLY FALLERT TO THE STE. GENEVIEVE
TOURISM ADVISORY COUNCIL.**

WHEREAS, Kelly Fallert, has agreed to serve another term on the Ste. Genevieve Tourism Advisory Council as the Downtown Merchant representative and her term will expire March, 2023.

WHEREAS, the Mayor advises the Board of Aldermen of his recommendation to re-appoint Ms. Rausch.

NOW THEREFORE, THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE DOES HEREBY CONSENT AND RESOLVE AS FOLLOWS:

Ms. Donna Rausch is hereby re-appointed to the Ste. Genevieve Tourism Advisory Council this 10th day of FEBRUARY, 2022.

The Mayor shall make this appropriate appointment to the Ste. Genevieve Tourism Advisory Council and that the City Staff and officials are directed to take such actions as necessary to implement this Resolution.

Done and approved this 10th day of FEBRUARY, 2022.

Approved by:

Paul Hassler, Mayor

Mark Bishop, City Attorney

Attest:

Reviewed by:

Pam Meyer, City Clerk

Happy Welch, City Administrator

RESOLUTION 2022 - 33

**A RESOLUTION APPOINTING DAWN SCHMELZLE TO THE STE. GENEVIEVE
PARKS AND RECREATION BOARD**

WHEREAS, Dawn Schmelzle, 252 Merchant Street, has agreed to be appointed and serve the remainder of an existing three year term on the Ste. Genevieve Parks & Recreation Board that will expire in February, 2024; and

WHEREAS, the Mayor advises the Board of Aldermen of his recommendation to appoint Ms. Schmelzle.

NOW THEREFORE, THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE DOES HEREBY CONSENT AND RESOLVE AS FOLLOWS:

Section 1. Ms. Dawn Schmelzle is hereby re-appointed to the Ste. Genevieve Parks and Recreation Board this 10th day of FEBRUARY, 2022.

Section 2. The Mayor shall make this appointment to the Parks and Recreation Board and that the City Staff and officials are directed to take such actions as necessary to implement this Resolution.

Done and approved this 10TH day of FEBRUARY, 2022.

Approved as to form by:

Paul Hassler, Mayor

Mark Bishop, City Attorney

Attest:

Reviewed by:

Pam Meyer, City Clerk

Happy Welch, City Administrator

RESOLUTION 2022 - 34

A RESOLUTION APPOINTING RANDY RUZICKA TO THE STE. GENEVIEVE BOARD OF ADJUSTMENT.

WHEREAS, Randy, Ruzicka, 1333 Riverwoods Trail, has agreed to serve the remainder of Jean Jokerst's term that expires in May 2022 and also serve an additional five year term on the Board of Zoning Adjustment which will expire May, 2027; and

WHEREAS, the Mayor advises the Board of Aldermen of his recommendation to appoint Mr. Ruzicka.

NOW THEREFORE, THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE DOES HEREBY CONSENT AND RESOLVE AS FOLLOWS:

Section 1. Mr. Randy Ruzicka is hereby appointed to the Board of Adjustment.

Section 2. The Mayor shall make this appropriate appointment to the Ste. Genevieve Board of Adjustment and that the City Staff and officials are directed to take such actions as necessary to implement this Resolution.

Done and approved this 10th day of FEBRUARY, 2022.

Approved by:

Paul Hassler, Mayor

Mark Bishop, City Attorney

Attest:

Reviewed by:

Pam Meyer, City Clerk

Happy Welch, City Administrator



February 2, 2022

Mr. Happy Welch
City Administrator
City of Ste. Genevieve
165 S. 4th Street
Ste. Genevieve, MO 63670

SENT VIA: Email
(hwelch@stegenevieve.org)

RE: Electrical Improvements – Ste. Genevieve Water Plant
Project No. 21-8709

Dear Mr. Welch:

Bids were received on February 1, 2022 for the Electrical Improvements – Ste. Genevieve Water Plant project. Three (3) bids were received. A copy of the bid tabulation sheet is attached for your review.

BT Electric, LLC's bid was considerably lower than the other two bids received. After reviewing their bid, BT Electric discovered they left out \$64,000.00 worth of equipment which is essential to operating the new electrical gear. BT Electric is willing to honor their bid of \$196,890.41. BT Electric, LLC is qualified to perform the work and Cochran is recommending they be awarded the project contract.

Rehabilitation/remodel projects are typically inherent to unforeseen conditions leading to additional costs and Change Orders. While we have made every effort to account for the entire project scope in the bid documents, we recommend the City carry a 10 percent contingency to account for field changes encountered during construction.

There are also three other items that will be coming as additional costs:

- \$14,661.45 to Citizens Electric to relocate transformers.
- Building
- Micro Comm's work to connect SCADA to new gear.

Cochran will attend the February 10th Board Meeting and be available to answer any questions.

Sincerely,

Brian Gentges
Cochran

cc: Steve Wilson

**CITY OF STE. GENEVIEVE
ELECTRICAL IMPROVEMENTS - STE. GENEVIEVE WATER PLANT
BID TABULATION SHEET**

Project No. 21-8709
Bid Date: February 1, 2022; 2:00PM

Item	Description	Unit	Quantity	Engineer's Cost Estimate		BT Electric		Midstate Energy		SB Electric	
				Unit Price (\$)	Total Cost (\$)	Unit Price (\$)	Total Cost (\$)	Unit Price (\$)	Total Cost (\$)	Unit Price (\$)	Total Cost (\$)
1	General Conditions	LS	1	\$15,000.00	\$15,000.00	\$45,980.00	\$45,980.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00
2	Electrical Improvements	LS	1	\$316,458.00	\$316,458.00	\$133,711.00	\$133,711.00	\$334,951.00	\$334,951.00	\$314,620.00	\$314,620.00
3	(2) Sets of 300 MCM Cables	LF	150	\$60.00	\$9,000.00	\$62.27	\$9,340.08	\$45.33	\$6,799.50	\$60.40	\$9,060.00
4	(1) Set of 500 MCM Cables	LF	150	\$75.00	\$11,250.00	\$52.40	\$7,859.33	\$38.33	\$5,749.50	\$49.35	\$7,402.50
Total Base Bid					<u>\$351,708.00</u>		<u>\$196,890.41</u>		<u>\$347,500.00</u>		<u>\$351,082.50</u>

BILL NO. 4469

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF STE. GENEVIEVE, MISSOURI AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT BETWEEN THE CITY OF STE. GENEVIEVE AND THE STE. GENEVIEVE MUNICIPAL BAND.

WHEREAS, the Ste. Genevieve Municipal Band has operated the City Municipal Band Services for many years providing the public with municipal band services for the enjoyment of the general public and the citizens of Ste. Genevieve; and

WHEREAS, the Mayor and Board of Aldermen recognize the value of these past efforts of the Municipal Band and desire to hire a municipal band for the FY 2022 Band Services; and

WHEREAS, due to the success of the Municipal Band, the City and the Band hereby wish to continue the joint effort to fund the operation of the Band and provide a written statement of those covenants pursuant to the terms of this agreement; and

WHEREAS, the proposed agreement was reviewed and negotiated by the City and the President of the Band, and the City Budget for FY 2022 Line Item 25-25-7060 contains appropriate resources to carry out the goals of the proposed Agreement; and

WHEREAS, the Board of Aldermen of the City of Ste. Genevieve after review accept and enter into this Agreement, a copy of which is attached as "Exhibit A".

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

SECTION 1. The Mayor is hereby authorized and directed by the Board of Aldermen of the City of Ste. Genevieve, Missouri to execute and deliver on behalf of the City the Agreement hereby accepted and approved with the Ste. Genevieve Municipal Band in substantially the form of the contract "Exhibit A" as attached hereto.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and approve as provided by law.

SECTION 3. All ordinances and parts thereof that are in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. The invalidity of any section, sentence, or provision of this ordinance shall not affect the validity of any other part of this ordinance which can be given effect without such invalid part or parts.

DATE OF FIRST READING: _____

DATE OF SECOND READING: _____

PASSED AND APPROVED THIS ____ DAY OF _____, 20__ BY A ROLL CALL VOTE OF THE STE. GENEVIEVE BOARD OF ALDERMEN AS FOLLOWS:

VOTE

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

____ Yes ____ No ____ Absent

Approved as to form:

Paul Hassler, Mayor

Mark Bishop, City Attorney

SEAL

Reviewed by:

Pam Meyer, City Clerk

Happy Welch, City Administrator

AGREEMENT

THIS AGREEMENT, executed this ____ day of _____, 2022 is made between the City of Ste. Genevieve, Missouri, hereafter "City" and the Ste. Genevieve Municipal Band, hereafter "Band".

WITNESSETH:

- A. The Ste. Genevieve Municipal Band has operated the City Municipal Band services for years providing the public with Municipal Band services for the enjoyment of the general public and the citizens of Ste. Genevieve and the Band has offered their services to perform a series of concerts for the public benefit.
- B. The Mayor and the Board of Aldermen recognize the value of these past efforts of the Municipal Band and desire to hire a municipal band for the FY 2022 Band Services.
- C. Due to the success of the Municipal Band over the past many years, the City and the Band hereby wish to continue the joint effort to fund the operation of the Band and provide a written statement of those covenants pursuant to the terms of this agreement.

NOW THEREFORE, the parties hereto do mutually agree as follows:

1. MUNICIPAL BAND HIRED

The City hereby retains the services of the Ste. Genevieve Municipal Band as its municipal band for the term of this Agreement, January 1, 2022 to December 31, 2022.

2. RESPONSIBILITIES OF THE BAND

- A. The Band shall continue to provide municipal band services to the City and County residents. Details are listed in this agreement.
- B. **CONCERTS:** The band will perform a total of ten (10) summer concerts during the term of this agreement. Additionally, the German Band Section of the band shall perform two (2) concerts during the Jour de Fete Celebration of the second weekend of August. Such performances shall be held outdoors, weather permitting, in a location reasonably convenient to the public.

- C. OTHER PERFORMANCES. The Band shall perform concerts for the benefit of the general public during the Memorial Day services and shall perform an annual Holiday Season Concert during the month of December. The Band and/or its designee shall perform at civic events when requested by the officials of the organizations involved.
- D. INSTRUMENTS, SUPPLIES, ETC. The band will provide all instruments, equipment, tools, sheet music, lubricants, reeds and other related items necessary to perform this contract. The City shall not be held liable for any damages or repairs to such instruments, equipment, tools, sheet music or related items used in the performance of this agreement.
- E. The band shall maintain all perils insurance coverage in the amount of \$1,000,000 and annually provide the City Clerk with a Certificate of Insurance with the listed as an additional insured. When using privately owned property for concerts, the Band shall provide a Certificate of Insurance to the property owner(s) prior to using the property.
- F. ANNUAL REPORT TO THE BOARD OF ALDERMEN. The Band shall submit an annual report to the Ste. Genevieve Board of Aldermen on or before March 1, 2023. The report shall include as a minimum, an itemized listing of all expenditures made in the performance of this Agreement; a roster of names and addresses; a listing of the dates of all concerts performed under the provisions of this Agreement; and an itemized inventory of all instruments, , equipment, new music, etc.

3. CITY RESPONSIBILITIES.

- A. In exchange for the successful operation of the Band, the City will pay to the Ste. Genevieve Municipal Band the sum of **forty two thousand seven hundred fifty dollars (\$42,750.00)** to fund staff salaries and annual operations and the City will also appropriate up to **six thousand five hundred dollars (\$6,500.00)** for the Ste. Genevieve Municipal Band Musical Grant Program. (Exhibit "B").

B. The City will make the following payments to the Municipal Band as follows:

<u>Amount</u>	<u>Date</u>
\$14,250.00	May 15, 2022
\$14,250.00	July 15, 2022
\$14,250.00	September 15, 2022

C. The City will provide other assistance to the Band regarding consideration to allow the use of other City facilities as requested by the Band and other assistance as may be necessary during the year.

4. STATUS OF THE STE. GENEVIEVE MUNICIPAL BAND.

Municipal Band and their agents and employees are independent contractors performing services for the City of Ste. Genevieve, and are not employees of the City of Ste. Genevieve nor is the band or its agent or employees entitled to any City benefit.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year above mentioned.

CITY OF STE. GENEVIEVE

STE. GENEVIEVE MUNICIPAL BAND

Paul Hassler, Mayor

James Donze, President

ATTEST:

Pam Meyer, City Clerk

Approved as to form:

Mark Bishop, City Attorney

BILL NO. 4470

ORDINANCE NO. _____

**AN ORDINANCE REPEALING AND REPLACING SECTION 605.020 REGULATIONS
– ASSIGNMENT – TRANSFER – FORM.**

WHEREAS, Section 605.020 Regulations – Assignment – Transfer – Form provides signatory authority for the business license; and

WHEREAS, City staff has implemented a new Billing & Licensing Software; and

WHEREAS, the City has determined that for effective management of the licensing of businesses the current ordinance requiring the signature of the Mayor and countersignature of the City Collector is duplicative and unnecessary.

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

SECTION 1. Section 605.020 Regulations – Assignment – Transfer – Form shall be repealed and replaced with the following:

Section 605.020 Regulations – Assignment – Transfer – Form

All license taxes shall be regulated by ordinance. No license shall be issued until the amount prescribed therefor shall be paid to the City Clerk and all other charges, fines, fees or other monies due the City from the applicant are paid in full. No license shall in any case be assigned or transferred. Licenses shall be signed by the City Clerk, or the designee of the City Clerk, and the City shall affix the corporate seal thereto.

SECTION 2. This ordinance shall be codified.

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

DATE OF FIRST READING: _____

DATE OF SECOND READING: _____

PASSED AND APPROVED THIS ____ DAY OF _____, 2022 BY A ROLL CALL VOTE OF THE BOARD OF ALDERMEN AS FOLLOWS:

VOTE

Alderman Gary Smith
Alderwoman Susan Johnson
Alderman Bob Donovan
Alderman Mike Jokerst
Alderman Jeff Eydmann
Alderman Mike Raney
Alderwoman Ashley Armbruster
Alderman Joe Prince

___ Ayes ___ Nays ___ Absent

Approved as to form:

Paul Hassler, Mayor

Mark Bishop, City Attorney

ATTEST:

Reviewed by:

Pam Meyer, City Clerk

Happy Welch, City Administrator

BILL NO. 4471

ORDINANCE NO.

AN ORDINANCE BY THE BOARD OF ALDERMEN APPROVING A FACILITY AGREEMENT AND WORK ORDER ESTIMATE WITH CITIZENS ELECTRIC CORPORATION FOR THE RELOCATION OF THE SERVICE MAIN AND TRANSFORMERS AT THE WATER PLANT.

WHEREAS, the Ste. Genevieve Board of Aldermen approved the electrical improvements project at the Ste. Genevieve Water Treatment Plant; and

WHEREAS, the electric switchgear will be located in a new building next to the current water plant building and in the area the current electric service is located; and

WHEREAS, it will be necessary to have Citizens Electric Corporation relocate the service main and transformers to a different area of the water plant property; and

WHEREAS, the Board of Aldermen have reviewed the facility agreement and Estimate Work Order with Citizens Electric Corporation and believe it to be in the best interests of the City to approve.

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

SECTION 1: The Board of Aldermen hereby approves the Facility Agreement and Estimate GE56810 (attached as Exhibit "A") with Citizens Electric Corporation for the Water Department Electric Improvement and to use line item 30-30-8000 – Infrastructure Improvements for the electric service main relocation.

SECTION 2: This ordinance shall be in full force and effect from and after its date of passage and approval.

DATE OF FIRST READING: _____

DATE OF SECOND READING: _____

PASSED AND APPROVED THIS ____ DAY OF _____, 20__ BY A ROLL CALL VOTE OF THE STE. GENEVIEVE BOARD OF ALDERMEN AS FOLLOWS:

VOTE

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

_____ Yes _____ No _____ Absent

Approved as to form:

Paul Hassler, Mayor

Mark Bishop, City Attorney

SEAL

Reviewed by:

Pam Meyer, City Clerk

Happy Welch, City Administrator

FACILITY AGREEMENT – COMMERCIAL / INDUSTRIAL

THIS AGREEMENT is between CITIZENS ELECTRIC CORPORATION (herein referred to as the "CORPORATION") and City of Ste. Genevieve (herein referred to as "CUSTOMER").

In consideration of CUSTOMER'S request to perform the work hereinafter described, the parties hereto agree as follows:

1. The CORPORATION hereby agrees to furnish and install the necessary facilities to perform the work hereinafter described; and
2. CUSTOMER agrees that said facilities are those requested and deemed necessary by CUSTOMER'S intended use; and
3. CUSTOMER hereby acknowledges the estimated cost for performing the work hereinafter described is reasonable and agrees, upon execution hereof, to pay the CORPORATION in cash the sum of \$14,661.45.

Upon completion of construction, CUSTOMER shall be responsible for the difference between the estimated cost and the actual cost for performing the work and for any unforeseen costs relating to the work performed such as trenching through rock, special material used for backfilling, drilling under roads, driveways and sidewalks, right-of-way clearing, etc.

CUSTOMER recognizes that the contribution herein made does not invest in or convey to CUSTOMER any right, title or interest in said facilities but to the extent necessary, and in order to convey full ownership of said facilities to the CORPORATION, and in consideration of the sum of One Dollar (\$1.00) cash in hand paid, receipt of which is hereby acknowledged, and of the advantage to accrue to CUSTOMER by the work to be performed, CUSTOMER does hereby convey and transfer to CORPORATION, its successors and assigns, free and clear of all liens and encumbrances, all rights, title and interest in said facilities located off Seventh Street in the city of Ste. Genevieve, County of Ste. Genevieve, State of Missouri.

Work to be Performed: *(Check all that apply.)*

- Modify existing electric lines. The CORPORATION shall bear the cost of all repairs and maintenance on said facilities.
- Install additional service facilities past the metering point. CUSTOMER agrees to pay a monthly maintenance fee of 0.3% of the actual cost for said service facilities (estimated to be \$_____). Said monthly maintenance fee shall be due and payable with CUSTOMER'S normal bill for electric service. In the event CUSTOMER requests removal or relocation of these facilities, a charge will be made for labor to remove and credit given for salvageable materials and transformer equipment.
- Extend overhead and/or underground service conductors past the CORPORATION'S designated termination point.
- Extend underground service conductors from the transformer or lift pole to the metering point. The CORPORATION shall bear the cost of all repairs and maintenance on said facilities.
- Install service conductors and/or other equipment for temporary construction purposes or for other installations recognized as being non-permanent in nature (e.g., recreational vehicles, picnics, fairs, carnivals, etc.).

This Agreement shall be binding upon the parties hereto and their successors and/or assigns.

THIS AGREEMENT may be executed by facsimile or other means of electronic communication and such shall be fully binding and effective for all purposes. Facsimile and electronically communicated signatures shall be treated the same as original signatures.

IN WITNESS WHEREOF, the parties have hereunto caused this agreement to be executed this _____ day of _____, 2022.

CUSTOMER

CITIZENS ELECTRIC CORPORATION

By _____

By _____

Estimate No. GE56810

Work Order No. 56810

Work Order Date: 2/03/2022

ESTIMATE WORK ORDER

Borrower's Name: <u>CITIZENS ELECTRIC CORPORATION</u>		Estimate No. <u>GE56810</u>	
System Designation: <u>MISSOURI 58 STE. GENEVIEVE</u>		Work Order No. <u>56810</u>	
		Date <u>2/3/2022</u>	
		Staking Technician(s) <u>Dave Kertz</u>	
LOCATION OF WORK: COUNTY: <u>Ste. Genevieve</u> TOWNSHIP: <u>38N</u> RANGE: <u>9E</u> SECTION/SURVEY: <u>28</u> FEEDER ID: <u>RV2</u> FROM POLE or UG FAC NO.: <u>29131</u>		UNITS TO BE INSTALLED	
		ASSEMBLY	QUANTITY
		UNIT COST	TOTAL
MEMBER TO BE SERVED: <u>City of Ste. Genevieve Water Plant, located off Seventh Street in the city of Ste. Genevieve, MO.</u>		WO#56810	
		Construction Cost	
			\$10,106.98
		Retirement Cost	
			\$2,291.44
WORK TO BE DONE: <u>Relocate three phase line to allow for construction of a new building.</u>		Private Service Connections	
			\$1,082.40
NUMBER OF MEMBERS: SIGNED _____ POTENTIAL _____ TOTAL GUARANTEED REVENUE: \$ _____ TOTAL LOTS TO BE SERVED: _____ LOT NUMBER(S) TO BE SERVED: _____ LINE LENGTH PRIM. _____ SEC. _____ SERV. _____ LINE TYPE: (circle type) O/H or U/G O/H or U/G O/H or U/G		Staking and Engineering	
			\$1,180.63
SKETCH OF WORK TO BE DONE			
Easements Required: <u>None</u>		TOTAL COST OF UNITS TO BE INSTALLED: <u>\$14,661.45</u>	
		COST ADJUSTMENT <u>\$0.00</u>	
		ESTIMATED CASH REQUIRED <u>\$14,661.45</u>	
		ESTIMATED NET REVENUE FOR <u>36</u> MONTHS <u>\$0.00</u>	
		TOTAL AMOUNT OWED <u>\$14,661.45</u>	
Notes: *Cost of rock digging is not included in estimate. Cost will be assessed after construction, if necessary. *Upon completion of construction, customer shall be responsible for paying the difference between the estimated cost and the actual cost of performing the work and any unforeseen cost relating to the work performed.		APPROVED BY: Staking Technician _____ Date _____ VP - Engineering _____ Date _____ VP - Operations _____ Date _____ CEO _____ Date _____	
TO BE COMPLETED BY ADMIN.			
Paid by _____ on _____ (Rev. 03/2017) Cash / Check / Debit Card / Credit Card			

BILL NO. 4472

ORDINANCE NO.

AN ORDINANCE ALLOWING THE 2022 SHOW ME GREEN SALES TAX HOLIDAY TO APPLY TO THE LOCAL SALES TAXES OF THE CITY OF STE. GENEVIEVE, MISSOURI BETWEEN APRIL 19 AND APRIL 25, 2022.

WHEREAS, Section 144.526 RSMO establishes the “Show Me Green Sales Tax Holiday” to exempt retail purchases of certain qualifying appliances from states sales tax; and

WHEREAS, Section 144.526.4 RSMO also provides that political subdivisions in the State may allow the Show Me Green Sales Tax Holiday to apply to local sales taxes by enacting an ordinance to do so; and

WHEREAS, the Show Me Green Sales Tax Holiday encourages the purchase of energy efficient appliances by exempting them from sales tax, thereby effectively reducing the consumers cost for such appliances; and

WHEREAS, incentivizing consumer awareness of and investment in energy efficient appliances can reasonably be expected to reduce energy consumption across the state; and

WHEREAS, the Ste. Genevieve Board of Aldermen finds and believes that the City of Ste. Genevieve’s participation in the Show Me Green Sales Tax Holiday by also exempting qualifying purchases from local sales taxes will enhance the incentive to consumers and further advance the laudable goods the Holiday is intended to accomplish as aforesaid;

NOW THEREFORE BE IT ORDAINED BY THE Ste. Genevieve Board of Aldermen of the City of Ste. Genevieve, Missouri as follows:

SECTION 1. For purposes of this ordinance, the following terms shall mean:

1. “Appliance”, clothes washers, dryers, water heaters, trash compactors, dishwashers, conventional ovens, ranges, stoves, air conditioners, furnaces, refrigerators and freezers; and
2. “Energy Star Certified”, any appliance approved by both the United States Environmental Protection Agency and the United States Department of Energy as eligible to display the energy star label, as amended from time to time.

SECTION 2. By enacting this ordinance the City of Ste. Genevieve hereby elects to allow the Show Me Green Sales Tax Holiday established by Section 144.526, RSMO to apply to its local sales taxes so that there shall be exempted from local sales taxes all retail sales of any energy star certified new appliance, up to one thousand five hundred dollars per appliance, during a seven day period beginning at 12:01 a.m. on April 19, 2021 and ending at midnight on April 25, 2022. This provision shall apply only to the 2022 Show Me Green Sales Tax Holiday and does not enroll the City of Ste. Genevieve, Missouri in subsequent Show Me Green Sales Tax Holidays.

SECTION 3. This ordinance shall not apply to any retailer when less than two percent of the retailer's merchandise offered for sale qualifies for the sales tax holiday. Such retailer shall offer a sales tax refund in lieu of the sales tax holiday.

SECTION 4. The Clerk shall take any and all steps necessary to notify the Missouri Department of Revenue not less than forty five calendar days prior to the beginning date of the sales tax holiday of the adoption of this Ordinance and the election to allow the Show Me Green Sales tax Holiday to apply within the City of Ste. Genevieve, Missouri.

SECTION 5. This ordinance shall be in full force and effect from and after its passage and approved as provided by law.

DATE OF FIRST READING: _____.

DATE OF SECOND READING: _____.

PASSED AND APPROVED THIS ____ DAY OF _____, 20__ BY A ROLL CALL VOTE OF THE STE. GENEVIEVE BOARD OF ALDERMEN AS FOLLOWS:

VOTE

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

____ Yes ____ No ____ Absent

Approved as to form:

Paul Hassler, Mayor

Mark Bishop, City Attorney

SEAL

Reviewed by:

Pam Meyer, City Clerk

Happy Welch, City Administrator

BILL NO. 4473

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 500: BUILDINGS AND BUILDING REGULATIONS; ARTICLE II "BUILDING CODE" SECTION 500.110 IN ITS ENTIRETY.

WHEREAS, Section 500.110 Codes has not been updated since 2014 with the exception of a few minor changes; and

WHEREAS, in order to maintain an appropriate ISO rating it is recommended that the City update to the 2018 ICC Building Codes; and

WHEREAS, City Staff has reviewed the proposed changes with the Board of Aldermen in a work session on January 27, 2022; and

WHEREAS, the Board of Aldermen have reviewed the proposed updates to the building code and find them to be in the best interests of the City.

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

SECTION 1. Section 500.110 Codes is hereby repealed and replaced with the following:

Section 500.110 Codes.

A. *International Building Code Adopted.* The Building Code of the City of Ste. Genevieve shall consist of the ICC Building Code, 2018 Edition, published by the International Code Council, Inc. (the "Building Code") which is incorporated by reference and made a part hereof.

1. *Amendments to the International Building Code.* The Building Code is hereby amended as follows:

a. Section 101.1, Title, is hereby amended by substituting "City of Ste. Genevieve" for the words "[NAME OF JURISDICTION]."

b. Section 104.6, Right of Entry, is hereby repealed in its entirety.

c. Section 105.2, Work exempt from permit. Building: is hereby amended by removing "2. Fences not over 7 feet (2134 mm) high."

d. Section 113, Board of Appeals, is hereby amended by deleting Sections 113.1 through 113.3 and adopting a new Section 113.1 to read as follows:

113.1 Board of Appeals. To hear and decide appeals of orders, decisions or determinations made by the Building Official relating to the application and interpretation of this code, the Board of Adjustment of the City shall sit as the Board of Appeals having the authority set forth in this code and shall adopt rules of procedure for the conduct of such appeals in accordance with applicable law. Any person directly impacted by an action or decision of the code official such that the person would have standing in a court of law to challenge the action may

petition the Board of Adjustment for a review of any final decision of any City officer under the Building Code, provided that a written application for appeal is filed within thirty (30) business days after the day of the decision or order served. An application for appeal shall be based solely on a claim that:

- (1) The true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted;
- (2) The provisions of this code do not fully apply; or
- (3) The requirements of the code are adequately satisfied by other means.

The Board of Adjustment shall have no authority to waive the requirements of this code. The decision of the Board of Adjustment may be further appealed to the Circuit Court of Ste. Genevieve County as provided in Section 67.430, RSMo.

e. Section 312.1, General is hereby amended by revising "Fences more than 6 feet (1829 mm) in height" to "Fences."

f. Section 423.1, General, is hereby amended by deleting Section 423.1 in its entirety and adopting a new Section 423.1 to read as follows:

"In addition to other applicable requirements in this code, storm shelters shall be constructed in accordance with ICC 500, where economically feasible."

g. Section 1612.3, Establishment of Flood Hazard Areas, is hereby amended by substituting "City of Ste. Genevieve" for the words "[NAME OF JURISDICTION]" and "February 15, 2019" for the words "[DATE OF ISSUANCE]."

B. *International Residential Building Code Adopted.* The residential code of the City of Ste. Genevieve shall consist of the ICC International Residential Code, 2018 Edition, published by the International Code Council, Inc., (the "Residential Code") which is incorporated herein by reference and made a part hereof.

1. *Amendments to the International Residential Code.* The Residential Code is hereby amended as follows:

a. Section R101.1, Title, is hereby amended by substituting "City of Ste. Genevieve" for the words "[NAME OF JURISDICTION]."

b. Section 104.6, Right of Entry, is hereby repealed in its entirety.

c. Section R105.2, Work exempt from permit. Building: is hereby amended by removing "2. Fences not over 7 feet (2134 mm) high."

d. Section R112, Board of Appeals, is hereby amended by deleting Section R112.1 through R112.4 and adopting a new Section R112 to read as follows:
R112.1 Board of Appeals. To hear and decide appeals of orders, decisions or determinations made by the Building Official relating to the application and interpretation of this code, the Board of Adjustment of the City shall sit as the

Board of Appeals having the authority set forth in this code and shall adopt rules of procedure for the conduct of such appeals in accordance with applicable law. Any person directly impacted by an action or decision of the code official such that the person would have standing in a court of law to challenge the action may petition the Board of Adjustment for a review of any final decision of any City officer under the Building Code, provided that a written application for appeal is filed within thirty (30) business days after the day of the decision or order served. An application for appeal shall be based solely on a claim that:

- (1) The true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted;
- (2) The provisions of this code do not fully apply; or
- (3) The requirements of the code are adequately satisfied by other means.

The Board of Adjustment shall have no authority to waive the requirements of this code. The decision of the Board of Adjustment may be further appealed to the Circuit Court of Ste. Genevieve County as provided in Section 67.430, RSMo.

e. Section R301.2 Climatic and geographic design criteria, to include:

(1) Table R301.2(1) Climatic and Geographic Design Criteria.^[1]

^[1]Editor's Note: Table R301.2(1), Climate and Geographic Design Criteria is included as an attachment to this chapter.

(2) Notes a-o to Table R301.2(1) remain the same except: Table Note (f) is hereby amended to state: "D-0 is the default setting. Applicants that demonstrate that professional soil testing would result in a lower rating may apply the seismic rating for that parcel."

f. Section R313, Automatic Fire Sprinkler Systems, is hereby amended by deleting Section R313 in its entirety and adopting a new Section R313 to read as follows:

Abide by Missouri Revised Statutes, Chapter 67 Section 67.281 dated August 28, 2016. A builder of one- or two-family dwellings or townhouses shall offer to any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling or townhouse. Notwithstanding any other provision of law to the contrary, no purchaser of such a one- or two-family dwelling or townhouse shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or townhouse being purchased by any code, ordinance, rule, regulation, order, or resolution by any county or other political subdivision.

R313.1, Two-family dwellings. Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a one-hour fire-resistance rating when tested in accordance with ASTM E 119. Fire-

resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend to the underside of the roof sheathing.

Exceptions:

1. A fire-resistance rating of one-half (1/2) hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Wall assemblies need not extend through attic spaces when the ceiling is protected by not less than five-eighths-inch (15.9 mm) Type X gypsum board and an attic draft stop constructed as specified in Section R502.12.1 is provided above and along the wall assembly separating the dwellings. The structural framing supporting the ceiling shall also be protected by not less than one-half-inch (12.7 mm) gypsum board or equivalent.

R313.1.1 Supporting construction. When floor assemblies are required to be fire-resistance-rated by Section R313.1, the supporting construction of such assemblies shall have an equal or greater fire-resistive rating.

R313.2 Townhouses. Each townhouse shall be considered a separate building and shall be separated by fire — resistance-rated wall assemblies meeting the requirements of Section R302 for exterior walls.

Exception: A common two-hour fire-resistance-rated wall is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R313.3.

R313.2.1 Continuity. The fire-resistance-rated wall or assembly separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed accessory structures.

R313.2.2 Parapets. Parapets constructed in accordance with Section R313.2.3 shall be constructed for townhouses as an extension of exterior walls or common walls in accordance with the following:

1. Where roof surfaces adjacent to the wall or walls are at the same elevation, the parapet shall extend not less than thirty (30) inches (762 mm) above the roof surfaces.
2. Where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is not more than thirty (30) inches (762

mm) above the lower roof, the parapet shall extend not less than thirty (30) inches (762 mm) above the lower roof surface

Exception: A parapet is not required in the two (2) cases above when the roof is covered with a minimum Class C roof covering, and the roof decking or sheathing is of noncombustible materials or approved fire-retardant-treated wood for a distance of four (4) feet (1,219 mm) on each side of the wall or walls, or one (1) layer of five-eighths-inch (15.9 mm) Type X gypsum board is installed directly beneath the roof decking or sheathing, supported by a minimum of nominal two-inch (51 mm) ledgers attached to the sides of the roof framing members, for a minimum distance of four (4) feet (1,220 mm) on each side of the wall or walls. A parapet is not required where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is more than thirty (30) inches (762 mm) above the lower roof. The common wall construction from the lower roof to the underside of the higher roof deck shall have not less than a one-hour fire-resistance rating. The wall shall be rated for exposure from both sides.

R313.2.3 Parapet construction. Parapets shall have the same fire-resistance rating as that required for the supporting wall or walls. On any side adjacent to a roof surface, the parapet shall have noncombustible faces for the uppermost eighteen (18) inches (457 mm), to include counter flashing and coping materials. Where the roof slopes toward a parapet at slopes greater than two (2) units vertical in twelve (12) units horizontal (16.7% slope), the parapet shall extend to the same height as any portion of the roof within a distance of three (3) feet (914 mm), but in no case shall the height be less than thirty (30) inches (762 mm).

R313.2.4 Structural independence. Each individual townhouse shall be structurally independent.

Exceptions:

1. Foundations supporting exterior walls or common walls.
2. Structural roof and wall sheathing from each unit may fasten to the common wall framing.
3. Nonstructural wall coverings.
4. Flashing at termination of roof covering over common wall.
5. Townhouses separated by a common two-hour fire-resistance-rated wall as provided in Section R317.2

g. Section E3902.10, Kitchen Dishwasher branch circuit, is hereby amended by deleting Section E3902.10 in its entirety.

h. Section E3902.16, Arc-Fault Circuit-Interrupter Protection, is hereby amended by deleting Section E3902.16 in its entirety.

i. Section E3902.17, Arc-Fault Circuit-Interrupter Protection for branch circuit extensions or modifications, is hereby amended by deleting Section E3902.17 in its entirety.

2. Manufactured Housing Code Adopted. The manufactured housing code of the City of Ste. Genevieve shall consist of the ICC International Residential Code, 2018 Edition, Appendix E, Manufactured Housing Used As Dwellings, published by the International Code Council, Inc., (the “Manufactured Housing Code”) which is incorporated herein by reference and made a part hereof.

a. Amendments to the Manufactured Housing Code. The Manufactured Housing Code is hereby amended as follows:

(1) Section AE101. 1 General is hereby amended by deleting Section AE101.1 in its entirety and adopting a new Section AE101.1 to read as follows:

Section AE101.1 These provisions shall be applicable only to a manufactured home used as a single dwelling unit and shall apply to the following:

(a) Construction, alteration and repair of any foundation system which is necessary to provide for the installation of a manufactured home unit.

(b) Construction, installation, addition, alteration, repair or maintenance of the building service equipment which is necessary for connecting manufactured homes to water, fuel, or power supplied and sewage systems.

(c) Alterations, additions or repairs to existing manufactured homes. The construction, alteration, moving, demolition, repair and use of accessory buildings and structures, and their building service equipment, shall comply with the requirements of the codes adopted by this jurisdiction.

These provisions shall not be applicable to the design and construction of manufactured homes and shall not be deemed to authorize either modifications or additions to manufactured homes where otherwise prohibited.

(2) Section AE502.2, Soil classification, is hereby amended by deleting Section AE502.2 in its entirety.

3. Tiny House Code Adopted. The tiny house code of the City of Ste. Genevieve shall consist of the ICC International Residential Code, 2018 Edition, Appendix Q, Tiny Houses, published by the International Code Council, Inc., (the “Tiny House Code”) which is incorporated herein by reference and made a part hereof.

C. *International Plumbing Code Adopted.* The plumbing code of the City of Ste. Genevieve shall consist of the ICC International Plumbing Code, 2018 Edition, published by the International Code Council, Inc. (the "Plumbing Code") which is incorporated herein by reference and made a part hereof.

1. *Amendments to the International Plumbing Code.* The Plumbing Code is hereby amended as follows:

a. Section 101.1, Title, is hereby amended by substituting "City of Ste. Genevieve" for the words "[NAME OF JURISDICTION]."

b. Section 104.4, Right of Entry, is hereby repealed in its entirety

c. Section 109, Means of Appeal, is hereby amended by deleting Section 109.1 through 109.7 and adopting a new Section 109.1 to read as follows:

109.1 Board of Appeals. To hear and decide appeals of orders, decisions or determinations made by the Building Official relating to the application and interpretation of this code, the Board of Adjustment of the City shall sit as the Board of Appeals having the authority set forth in this code and shall adopt rules of procedure for the conduct of such appeals in accordance with applicable law. Any person directly impacted by an action or decision of the code official such that the person would have standing in a court of law to challenge the action may petition the Board of Adjustment for a review of any final decision of any City officer under the Building Code, provided that a written application for appeal is filed within thirty (30) business days after the day of the decision or order served. An application for appeal shall be based solely on a claim that:

- (1) The true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted;
- (2) The provisions of this code do not fully apply; or
- (3) The requirements of the code are adequately satisfied by other means.

The Board of Adjustment shall have no authority to waive the requirements of this code. The decision of the Board of Adjustment may be further appealed to the Circuit Court of Ste. Genevieve County as provided in Section 67.430, RSMo.

D. *International Mechanical Code Adopted.* The mechanical code of the City of Ste. Genevieve shall consist of the ICC International Mechanical Code, 2018 Edition, published by the International Code Council, Inc. (the "Mechanical Code") which is incorporated by reference and made a part thereof.

1. *Amendments to the International Mechanical Code.* The Mechanical Code is hereby amended as follows:

a. Section 101.1, Title, is hereby amended by substituting "City of Ste. Genevieve" for the words "[NAME OF JURISDICTION]."

b. Section 104.4, Right of Entry, is hereby repealed in its entirety.

c. Section 109, Means of Appeal, is hereby amended by deleting Section 109.1 through 109.7 and adopting a new Section 109.1 to read as follows:

109.1 Board of Appeals. To hear and decide appeals of orders, decisions or determination made by the Building Official relating to the application and interpretation of this code, the Board of Adjustment of the City shall sit as the Board of Appeals having the authority set forth in this code and shall adopt rules of procedure for the conduct of such appeals in accordance with applicable law. Any person directly impacted by an action or decision of the code official such that the person would have standing in a court of law to challenge the action may petition the Board of Adjustment for a review of any final decision of any City officer under the Building Code, provided that a written application for appeal is filed within thirty (30) business days after the day of the decision or order served. An application for appeal shall be based solely on a claim that:

- (1) The true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted;
- (2) The provisions of this code do not fully apply; or
- (3) The requirements of the code are adequately satisfied by other means.

The Board of Adjustment shall have no authority to waive the requirements of this code. The decision of the Board of Adjustment may be further appealed to the Circuit Court of Ste. Genevieve County as provided in Section 67.430, RSMo.

E. International Fire Code Adopted. The fire code of the City of Ste. Genevieve shall consist of the ICC International Fire Code, 2018 Edition, published by the International Code Council, Inc. (the "Fire Code") which is incorporated herein by reference and made part thereof.

1. Amendments to the International Fire Code. The Fire Code is hereby amended as follows:

a. Section 101.1, Title, is hereby amended by substituting "City of Ste. Genevieve" for the words "[NAME OF JURISDICTION]."

b. Sections 104.3, Right of Entry, is hereby repealed in its entirety.

c. Section 109, Board of Appeals, is hereby amended by deleting Section 109.1 through 109.3 and adopting a new Section R109.1 to read as follows:

109.1 Board of Appeals. To hear and decide appeals of orders, decisions or determinations made by the Building Official relating to the application and interpretation of this code, the Board of Adjustment of the City shall sit as the Board of Appeals having the authority set forth in this code and shall adopt rules of procedure for the conduct of such appeals in accordance with applicable law. Any person directly impacted by an action or decision of the code official such

that the person would have standing in a court of law to challenge the action may petition the Board of Adjustment for a review of any final decision of any City officer under the Building Code, provided that a written application for appeal is filed within thirty (30) business days after the day of the decision or order served. An application for appeal shall be based solely on a claim that:

- (1) The true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted;
- (2) The provisions of this code do not fully apply; or
- (3) The requirements of the code are adequately satisfied by other means.

The Board of Adjustment shall have no authority to waive the requirements of this code. The decision of the Board of Adjustment may be further appealed to the Circuit Court of Ste. Genevieve County as provided in Section 67.430, RSMo.

d. Section 506, Key Boxes, is hereby amended by deleting Section 506 in its entirety and adopting a new section 506 to read as follows:

506.1 Where required. The following structures shall be equipped with a Knox Box at or near the main entrance or such other location required by the Fire Chief:

- (A) Commercial or industrial structures that are secured in a manner that restricts access during an emergency.
- (B) Multi-family residential structures that have a common corridor for access to living units to which access is restricted through locked doors.
- (C) Governmental structures and group residential facilities.

All newly constructed structures identified in Section 506.1(A)-(C) shall have the Knox Box installed and operational prior to the issuance of an occupancy permit. All substantially renovated structures identified in Section 506.1(A)-(C) shall have the Knox Box installed and operational prior to the issuance of a final inspection.

All existing structures identified in Section 506.1(A)-(C) that change ownership or occupancy shall have the Knox Box installed and operational prior to the issuance of an occupancy permit.

Exception: The City Administrator or his/her designee shall be authorized to approve waiver of this requirement upon receipt of such request for good reason from the owner of a structure.

506.2 Type, The Fire Chief shall designate the type of Knox Box system to be implemented within the City and shall have the authority to require all structures to use the designated system.

506.3 Responsibility, The owner or operator of a structure required to have a Knox Box shall at all times keep a key in the lock box that will allow for access to the structure. The owner or operator of the building shall immediately notify the

Fire Chief and provide the new key where a lock is changed or rekeyed. The key to such lock shall be secured in the key box. The Fire Chief shall be authorized to implement rules and regulations for the use of the Knox Box system.

F. International Property Maintenance Code Adopted. The property maintenance code of the City of Ste. Genevieve shall consist of the ICC International Property Maintenance Code, 2018 Edition, published by the International Code Council, Inc. (the "Property Maintenance Code") which is incorporated herein by reference and made a part hereof.

1. Amendments to the International Property Maintenance Code. The Property Maintenance Code is hereby amended as follows:

a. Section 101.1, Title, is hereby amended by substituting "City of Ste. Genevieve" for the words "[NAME OF JURISDICTION]."

b. Section 104.3, Right of Entry, is hereby repealed in its entirety.

c. Section 111, Means of Appeal, is hereby amended by deleting Section 111.1 through 111.8 and adopting a new Section 111.1 to read as follows:

111.1 Board of Appeals. To hear and decide appeals of orders, decisions or determinations made by the Building Official relating to the application and interpretation of this code, the Board of Adjustment of the City shall sit as the Board of Appeals having the authority set forth in this code and shall adopt rules of procedure for the conduct of such appeals in accordance with applicable law. Any person directly impacted by an action or decision of the code official such that the person would have standing in a court of law to challenge the action may petition the Board of Adjustment for a review of any final decision of any City officer under the Building Code, provided that a written application for appeal is filed within thirty (30) business days after the day of the decision or order served. An application for appeal shall be based solely on a claim that:

- (1) The true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted;
- (2) The provisions of this code do not fully apply; or
- (3) The requirements of the code are adequately satisfied by other means.

The Board of Adjustment shall have no authority to waive the requirements of this code. The decision of the Board of Adjustment may be further appealed to the Circuit Court of Ste. Genevieve County as provided in Section 67.430, RSMo.

d. Section 602.3, Heat Supply, is hereby amended to insert dates of October 1 to April 1 for heat.

e. Section 602.4, Occupiable Work Spaces, is hereby amended to insert dates of October 1 to April 1 for heat.

f. Section 603, Mechanical Equipment, is hereby amended to include the following additional sections:

603.7 Shut-off Valves. Lines serving gas-operated mechanical equipment shall be fitted with a shut-off valve; shut-off valves shall be located within six (6) feet of the appliance.

603.8. Carbon Monoxide Alarms. An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwellings units in which fuel-fired appliances are installed and in dwellings units that have attached garages. Where multiple carbon monoxide alarms are required, they must be interconnected.

g. Section 605.2, Receptacles, is hereby amended by deleting Section 605.2 in its entirety and adopting a new Section 605.2 to read as follows:

605.2 Receptacles. Every habitable space in a dwelling shall contain at least two (2) separate and remote receptacle outlets. All receptacles listed in Section 210.8(A) of NEC 2020 shall be provided with ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

G. National Electric Code Adopted. The electrical code of the City of Ste. Genevieve shall consist of the NFPA 70 National Electrical Code, 2020 Edition, published by the National Fire Protection Association, ("Electrical Code") which is incorporated herein by reference and made a part hereof.

1. Amendments to the National Electrical Code. The Electrical Code is hereby amended as follows:

a. Article 90, Introduction, is hereby amended by adding Section 90.10 Board of Appeals as follows:

Section 90.10 Board of Appeals. To hear and decide appeals of orders, decisions or determinations made by the Building Official relating to the application and interpretation of this code, the Board of Adjustment of the City shall sit as the Board of Appeals having the authority set forth in this code and shall adopt rules of procedure for the conduct of such appeals in accordance with applicable law. Any person directly impacted by an action or decision of the code official such that the person would have standing in a court of law to challenge the action may petition the Board of Adjustment for a review of any final decision of any City officer under the Building Code, provided that a written application for appeal is filed within thirty (30) business days after the day of the decision or order served. An application for appeal shall be based solely on a claim that:

(1) The true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted;