

AGENDA
STE. GENEVIEVE BOARD OF ALDERMEN
REGULAR MEETING
THURSDAY – AUGUST 11, 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.

- Happy Welch – Tourism Report
- Kenny Steiger – Fire Chief
- David Bova – Community Development Administrator

COMMITTEE REPORTS.

PUBLIC COMMENTS.

CONSENT AGENDA.

- Minutes – Board of Aldermen – Regular Session – July 28, 2022
- Minutes – Board of Aldermen – Work Session – July 28, 2022
- Minutes – Board of Aldermen – Closed Session – July 28, 2022
- Approval of a liquor license request from Robert McKlin, Oliver’s Restaurant, 109 N. Main.
- **RESOLUTION 2022-63.** A RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT A WORK ORDER FOR STORMWATER ANALYSIS SERVICES WITH C.B. ENGINEERING, INC. D/B/A COCHRAN FOR DESIGNATED AREAS OF THE CITY.

OLD BUSINESS.

NEW BUSINESS.

BILL NO. 4500. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT BETWEEN THE CITY OF STE. GENEVIEVE AND THE STE. GENEVIEVE COMMUNITY ACCESS TELEVISION BOARD (CHANNEL 990/991). **1ST READING.**

BILL NO. 4501. AN ORDINANCE AMENDING THE CITY OF STE. GENEVIEVE MUNICIPAL CODE OF ORDINANCES CHAPTERS 405 ZONING REGULATIONS; 205 ANIMALS; AND 520 STREETS, SIDEWALKS AND OTHER PUBLIC PLACES AS SET FORTH BELOW. **1ST READING.**

BILL NO. 4502. AN ORDINANCE AMENDING THE CITY OF STE. GENEVIEVE MUNICIPAL CODE OF ORDINANCES CHAPTER 500 BUILDINGS AND BUILDING REGULATIONS AS SET FORTH BELOW. **1ST READING.**

BILL NO. 4503. AN ORDINANCE ACCEPTING AND APPROVING THE SUBDIVISION OF THE 500 BLOCK OF PROGRESS PARKWAY. **1ST READING & 2ND READING.**

BILL NO. 4504. AN ORDINANCE OF THE CITY OF STE. GENEVIEVE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH BACON COMMERCIAL DESIGN IN AN AMOUNT OF \$8,780.00 FOR THE MECHANICAL AND ELECTRICAL ENGINEERING SERVICES FOR THE CITY HALL/COUNCIL CHAMBERS REMODEL PROJECT. **1ST & 2ND 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.

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
August 8, 2022

CITY ADMINISTRATOR REPORT

August 11, 2022

1. The water main improvements will move from N. 4th St. to Main St. at the bridge and begin work to replace that section of water main across North Gabouri Creek.
2. Jour De Fete is this weekend and public works will be concentrating on clean up and maintenance issues in the historic district. Contact me if there is a particular place we need to have them check. The weather forecast looks exceptional for a JDF weekend.
3. Our new Worker's Compensation insurer came by last Thursday and met with me and the police chief. He took a tour of the police department and had no recommendations. He does have a recommendation regarding seat belts for our personnel policy and I will be researching and bringing that to the board, if necessary.
4. I asked Dave Christensen to complete the PPMP with the limited \$250,000 budget and he will have that for us by the end of the month. This will stretch out the proposed 15 year turnaround but will give us a plan to start working with.
5. Joy French continues to work on the mural on the north side of city hall. Thanks to Chip Marzucio allowing us to use his lift.

Tourism Report 8/11/2022

Jour de Fete is scheduled for Saturday and Sunday, August 13 & 14 in the historic district and at Jour de Fete park.

The National Park Service is installing a new automated visitor counter to count individuals who come into the Welcome Center. See the last two months attendance below. NPS had 2 large buses full of visitors in July.

Our Google Ad account has been suspended and we have filed an appeal twice with Google to reinstate it. They don't seem to grasp our type of industry and keep asking for more information on the businesses.

Facebook has been an issue with administrative rights and we are working on figuring out the problem.

The new website is up and running and we'll be working on tweaks and additions after we learn how to navigate the system. The new event and booking programs were a challenge to get up and running and the design was updated with recommendations from TTC & TAC (there were some design requests that could not be done due to the original design parameters).

We have sent out 200 direct mail invitations in the last month inviting those looking to travel in the Midwest to visit Ste. Genevieve.

Welcome Center:

June – 2310

July - 1990

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: **July, 2022**

Calls for Assistance:

- SGFD responded to **29** emergency calls in **July**
- Total so far this year are **143** calls, **up 35** calls from last year

Staffing:

- SGFD roster is down **2**. Due to the fireman being volunteer, openings will occur
- Volunteers are still needed to form an applicant list, contact any SGFD firefighter if Interested
- **We signed up 2 more new guys in the last month and released 1 that wasn't showing up. We now have 2 guys that moved here just to join our department. I think this speaks highly of our reputation.**

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

- **Monthly Training was Rural Water Supply and Drafting from ponds etc.**
-

Meetings Attended

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

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

- Nothing to report

Facility:

Roof Repairs

We advertised for sealed bids for the roof repairs on the firehouse. The specs were written using a combination of the three estimates received prior. All 3 of the previous vendors were recontacted via email informing them of the request for sealed bids according to the new written specs. At the bid opening, we only received 1 bid (See attached). **Meinershagen has completed the repairs.**

Apparatus & Equipment Maintenance:

The new brush truck switch over has begun

Fire Radio

- Radio grant funding has been approved working on the purchase now. Radios have been ordered. **Hardware and radios are in and radios are being programmed. Got the official notice of additional funding on this grant and will be buying 1 more radio.**

- St Francis County 911 radio survey
Meeting was held July 19th on initial recommendations. Recommendations were made to keep the same type of system and make improvements with antennas. Dispatch is and their board are discussing the recommendations.

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. **Last of the equipment should be here before the end of September**

Community Foundation Grant

Holcim (CFG) Grant for the tech rescue team – rescue airbags on order no eta

Holcim (CFG) Grant for the Fire Department - waiting on a radio no eta

DPS Grant applications

I have applied for a \$43,000 no match grant for radio replacement

I have applied for a \$27,000 no match grant for equipment

Grant applications are out for review. Was told they have about \$250,000 in funds and over \$400,000 in requests. The usually will at least partially fund all requests. Same situation as last years grant, I requested \$52,000 and was funded for \$24,800

County Firefighters Assn.:

Nothing to report

Local & State Mutual Aid:

- **Did a move up/mutual aid request on July 26 to assist Jefferson County due to a large portion of their trucks assisting in St. Louis and St Charles County during the flash flooding. We moved a truck to Antonia Fire District along with Farmington, Doe Run, Leadington and Bonne Terre. Did not run any calls and were released back to the city after 4 hours.**

Misc.

- **Did a standby for the Fireworks in the park**
- **Did a standby for the Demo Derby at the county fair**
- **Hosted part of the Chamber of Commerce “Leadership Series” on Emergency Services Day**

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

American Custard

Recent Installs

Antique Mall



Community Development August 2022 Staff Report 07/12/22 – 08/05/22

Historic Preservation – Heritage Commission

- Meeting – No July Meeting
- Next meeting – 8/15
- Historic Preservation Grants – Both have now been approved by SHPO, but are awaiting NPS to confirm the Federal funding which should be done by the end of the summer. Also may have to change scope of survey grant – in discussion with HC & SHPO

Building Department / Code Enforcement

- Occupancy Permits / Inspections 28
- Building Permits Issued 9
- Demolition Permits 0
- Sign Permits 1
- Chicken Permits 0
- Special Use Permits 0
- Continuing process to include Tiny Homes in zoning code
- Building safety inspections of city buildings now scheduled – 5 completed

Comprehensive Plan Update

- Steering Committee established
 - Board reps are Alderman Raney & Alderwoman Johnson
 - Funnel public input through me, committee, or RPC
- Current stage of process is Public Outreach #1
 - Working with RPC to advertise meetings in Herald
 - We will promote on social media
 - Next stage is Vision Development (Oct – Jan)
- Public Outreach meetings scheduled for Mon., Aug. 29th, 6pm & Tue., Aug. 30th, 10am

Planning & Zoning

- Meeting – Aug. 4th – approved subdivision of PP property & election of officers
- Next meeting – 9/1

City / County Cooperation

- Basler Drive extension / New Subdivision development – meeting w/ IDC next week
- FLAP Grant (S 4th Street) – still awaiting determination of award
- BRO Funds Bridge replacement – (N Main Street) – applied for low water bridge imp.'s
- EV Charging Stations – still in discussion
- Assistance with tourism marketing funding - complete

**MINUTES OF THE
STE. GENEVIEVE BOARD OF ALDERMEN
REGULAR MEETING
THURSDAY – July 28, 2022**

CALL TO ORDER. Alderwoman Susan Johnson, President of the Board called the regular meeting of the Ste. Genevieve Board of Aldermen 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:

Alderman Joe Prince	Alderwoman Susan Johnson
Alderman Bob Donovan	Alderman Mike Jokerst
Alderman Jeff Eydmann	Alderman Mike Raney
Alderwoman Ashley Armbruster	Alderwoman Kristi Cleghorn

Absent: Mayor Paul Hassler

APPROVAL OF AGENDA. A motion by Alderman Donovan, second by Aldermen Eydmann to approve the agenda as presented. Motion carried 8-0.

PRESENTATION/AWARDS. None.

PERSONAL APPEARANCE. None.

CITY ADMINISTRATORS REPORT. (See Attached Report) Mr. Welch also reported that Lisa Kemper, Utility Clerk turned in her resignation and will be leaving the City to pursue a new adventure.

STAFF REPORTS.

Steve Wilson – Alliance Water Resources (see attached)
Eric Bennett – Police Chief (see attached)

COMMITTEE REPORTS.

Alderwoman Armbruster reported that there will be no Movie's in the Park for August.

City Administrator Welsh reported that the Building Committee did meet with Steve Bacon to discuss the renovation of City Hall and the Board Room.

CONSENT AGENDA.

- Minutes – Board of Aldermen – Regular Session – July 14, 2022
- Minutes – Board of Aldermen – Work Session – July 14, 2022
- Treasurer’s Report – JULY 2022
- **RESOLUTION 2022-62.** A RESOLUTION BY THE BOARD OF ALDERMEN DECLARING SURPLUS PROPERTY.
- **STREET CLOSURE REQUEST** – Ste. Genevieve Jour de Fete is requesting their annual street closures from Friday August 12, 2022 starting at 2:00 p.m. and continuing thru August 14, 2022 at 7:00 p.m. for their annual Jour De Fete Celebration.
- **STREET CLOSURE REQUEST** – Lt. Col. J. Felix St. James Camp 326 Sons of Union Veterans of the Civil War is requesting a street closure request for August 27, 2022 from 10:00 a.m. to 12:00 noon to conduct a reenactment of Federal troops removing monies from the Bank of Ste. Genevieve in August, 1861.

A motion by Alderman Jokerst, second by Alderman Donovan to approve the consent agenda as presented. Motion carried 8-0.

OLD BUSINESS. None.

NEW BUSINESS. None.

OTHER BUSINESS. None.

MAYOR/BOARD OF ALDERMEN COMMUNICATION. None.

EXECUTIVE/CLOSED SESSION. A motion by Alderwoman Armbruster, second by Alderwoman Cleghorn to enter into an Executive Closed Session to discuss matters as authorized by RSMO Section 610.021 (3) hiring, firing, disciplinary or promoting and (13) employee performance records. Motion carried 8-0 with the following roll call vote: Ayes: Alderman Joe Prince, Alderwoman Susan Johnson, Alderman Bob Donovan, Alderman Mike Jokerst, Alderman Jeff Eydmann, Alderman Mike Raney, Alderwoman Ashley Armbruster and Alderwoman Kristi Cleghorn. Nays: 0. 6:12 p.m.

The Board came out of closed session at 6:42 p.m. and they addressed the Public Comments section the agenda since someone was present to address the Board and had missed the public comments since the meeting was so short.

PUBLIC COMMENTS. (This came after the Board got out of closed session.) Lori Figge 873 S. Gabouri, addressed the Board of Aldermen regarding concerns about the derelict properties in

her neighborhood, mentioning the following addresses: 138 S. Seventh Street, the trailer court on S. Tenth Street, 27 N. Ninth Street and 804 Market Street. (She passed out photo's to the Board of several of these properties.) Mrs. Figge is frustrated that these properties can sit looking like this and nothing gets done about it and stated she is pretty sure that if these properties were in the "Historical District" they would have been cleaned up immediately.

ADJOURNMENT. With no further business President of the Board Alderwoman Johnson adjourned the meeting. 7:00 p.m.

Respectfully submitted by,

Pam Meyer
City Clerk

**MINUTES OF THE
STE. GENEVIEVE BOARD OF ALDERMEN
WORK SESSION
JULY 28, 2022**

The work session of the Ste. Genevieve Board of Aldermen was called to order by President of the Board Alderwoman Susan Johnson at 7:00 p.m. with the following members present:

Alderwoman Susan Johnson	Alderman Bob Donovan
Alderman Mike Jokerst	Alderman Jeff Eydmann
Alderman Joe Prince	Alderwoman Kristi Cleghorn
Alderwoman Ashley Armbruster	Alderman Mike Raney

Absent: Mayor Paul Hassler

A motion by Alderwoman Cleghorn, second by Alderman Prince to approve the work session agenda as presented. Motion carried 8-0.

BUSINESS ITEMS.

STREET PREVENTIVE MAINTENANCE PLAN-DISCUSS NEXT STEP. City Administrator Happy Welch stated that Dave Christensen with Cochran Engineering brought a preliminary Preventive Pavement Maintenance Plan for maintaining the streets in the City. He estimated a cost of a little less than \$1,000,000 per year as a talking point to start discussion, but to also show that less than that would extend the plan far into the future before the first round of completing all streets. He estimated a 15 year plan to cover all the asphalt and concrete streets in town. Mr. Welch would like to know what direction the Board wants to pursue and have Cochran finish the engineering so the City isn't sitting on an unfinished plan. The City has about 7,000,000 in debt capacity for streets but not for the total cost it will take to refinish all the streets. That amount would only cover an estimated 7-9 years of the plan. After discussion regarding possibly breaking the plan down in to small groups, discussion of taking to the voters, and the use of Capital Improvement funds when water tank is paid off, it was a consensus to finish the plan out but break it down into smaller groups of projects .

BUDGET DISCUSSION – EMPLOYEE PAY FOR 2023, HEALTH INSURANCE \$300 LIMIT FOR EMPLOYEES, LOW/NO COST EMPLOYEE BENEFITS REVIEW, OTHER BUDGET RELATED ITEMS. City Administrator Welch would like a recommended amount for employee raises so that these figures can be included in the overall budget figures

that will be presented to the Aldermen in the August 18 budget meeting. Happy reported that the Cost of Living raise is at 8% and a spreadsheet was provided (no names) with employee's current hourly salary, where an 8% increase would take them and also with a \$1.00 across the board for all employees. After a lengthy discussion that included salaries and employee health insurance Happy will bring back figures with a \$.75 and \$.50 increase.

ANY OTHER BUSINESS. None.

With no further business the work session was adjourned at 8:32 p.m.

Respectfully submitted by,

Pam Meyer
City Clerk

Genevieve

Missouri

CITY OF STE. GENEVIEVE LIQUOR LICENSE APPLICATION

DATE OF APPLICATION: 8.5.2022

Type of License Requested: (please check appropriate box)

General License

- | | |
|--|-----------|
| <input checked="" type="checkbox"/> Intoxicating Liquor by the Drink (all kinds) | \$ 250.00 |
| <input type="checkbox"/> Malt Liquor/Light Wines by the Drink | \$ 75.00 |
| <input type="checkbox"/> Malt Liquor Original Package | \$ 75.00 |
| <input type="checkbox"/> Intoxicating Liquor (all kinds) Original Package | \$ 100.00 |
| <input type="checkbox"/> Consumption on Premises "Set-Up" places | \$ 90.00 |

Additional Fees

- | | |
|--|-----------|
| <input type="checkbox"/> Microbrewery | \$ 375.00 |
| <input type="checkbox"/> Manufacturing not in excess of 22% of alcohol by weight | \$ 300.00 |
| <input type="checkbox"/> Manufacturing, distilling, or blending of intoxicating liquors | \$ 675.00 |
| <input type="checkbox"/> Sale of malt liquor or intoxicating liquor by wholesaler to
duly licensed retailer | \$ 375.00 |

Sunday Sales

- | | |
|---|-----------|
| <input type="checkbox"/> Original Package | \$ 150.00 |
| <input checked="" type="checkbox"/> Restaurant/Bars | \$ 150.00 |
| <input type="checkbox"/> Amusement Places | \$ 150.00 |

Name and address of business: Oliver's Restaurant

109 W Main St. Ste Genevieve, MO 63670

Name of Managing Officer and home address Robert Maklin 117 W Main
Apt A Ste Genevieve, MO 63670

Phone 573-587-2038 Date of Birth

Driver's License Number

A. INDIVIDUAL

1. Name Robert McKlin
2. Phone Number 573-587-2038
3. Driver's License Number _____
4. Present home address 117 N. Main St. Ste. Gen.
5. Number of years at above address _____
6. Date of birth 03/03/1980
7. Are you a citizen of the United States of America? YES NO
8. Have you ever been convicted of a felony? YES NO if yes, for each instance please explain fully (attach additional sheets if necessary)
9. Are you an assessed tax paying citizen of Ste. Genevieve, Missouri? YES NO
10. Have you been the holder of a license to manufacture or sell intoxicating liquor or beer which has been revoked or suspended? YES NO If yes, please attach additional sheet(s) and explain fully _____
11. Have you been convicted for a violation of the provisions of any law in any state applicable to the manufacture, distribution sale, and/or possession of intoxicating or non-intoxicating liquor? YES NO If yes, please attach additional sheet(s) and explain fully _____
12. Have you been convicted for a violation of the provisions of any law in any state applicable to the distribution, sale, and/or possession of any controlled substance(s) or dangerous drug(s)? YES NO If yes please attach additional sheet(s) and explain fully _____

B. PARTNERSHIP/LLC/CORPORATION

1. Name of Company: Oliver's Restaurant LLC
2. Date of formation: 5-1-2022
3. State of formation: Missouri
4. Registered agent: Robert McKlin
5. Registered address: 109 W Main St Ste Genevieve
MO 63670
6. Names, addresses, and positions of all officers and directors (attach additional sheets if necessary):

Name	Address	Position
<u>Robert McKlin</u>	<u>117 N Main Apt A Ste Gen</u>	<u>Owner/Manager</u>
<u>Bailey McKlin</u>	<u>117 W Main Apt A Ste Gen</u>	<u>Manager</u>

7. Please provide the names and addresses of all partners/shareholders/stockholders (attach additional sheets if necessary):

Name	Address	Position
Name	Address	Position
Name	Address	Position

8. Does any other person or company have any financial interest in this company?
 YES NO If yes, please state names, address, and nature of interest.
(attach additional sheets if necessary) _____
9. Does this company have any financial interest in any other company? YES NO
If yes, please state name, address, and nature of interest (attach additional sheets if necessary) _____
10. Has the corporation been the holder of a license to manufacture or sell intoxicating liquor or beer which has been revoked? YES NO If yes, please explain (attach sheets as necessary) _____
11. For each individual identified in numbers 6, 7, and 8 above, please answer all of the questions in Subsection B on additional sheets and attach to this application.

The applicant has read this application and fully understands, that said license will be subject to all of the ordinances of the City of Ste. Genevieve pertaining to the operation of said business and agrees that he/she will abide by all lawful ordinances, regulations, and rules adopted by the City of Ste. Genevieve relating to the conduct of said business, that he/she is in all respect qualified in law to receive such license, and that the answers and statements set out in the above application are true. It is understood and agreed that the license when and if issued shall be subject to revocation for cause by the Board of Aldermen and when and if lawfully revoked the City shall in no event return any part of the license fee paid for such license and such license fee shall be forfeited to the City.

Robert M. H.
Signature of Applicant

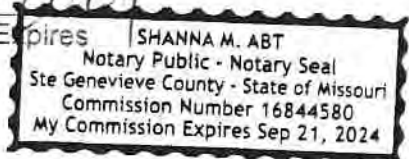
Robert M. H.
Signature of Owner

Comes now _____ the applicant of lawful age, being first duly sworn under oath, and states that he/she has read the foregoing application and fully understands the same, and that the answers and statements given are true and correct. Applicant agrees to comply with the provisions of the Codified Ordinances of the City of Ste. Genevieve, Missouri relating to the sale and distribution of intoxicating liquor and non-intoxicating.

Subscribed and sworn to before me, this 19th day of JULY, 2022

Shanna M. Abt
Notary Public

Sep 21, 2024
My Commission Expires



RESOLUTION 2022 - 63

**A RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT A WORK ORDER FOR
STORMWATER ANALYSIS SERVICES WITH C.B. ENGINEERING, INC. D/B/A
COCHRAN FOR DESIGNATED AREAS OF THE CITY.**

WHEREAS, the City of Ste. Genevieve (“City”) determined a need to study and correct stormwater issues brought forward by residents and others and caused by recent significant rain events; and

WHEREAS, the Board of Aldermen (“Board”) entered into an agreement for “On Call” Stormwater Engineering services on June 23, 2023; and

WHEREAS, the Board appropriated \$62,028 in ARPA funding to proceed with the review of areas experiencing stormwater issues at the July 14, 2022 Work Session; and

WHEREAS, the Board of Aldermen believe it to be in the best interests of the City of Ste. Genevieve to allow Cochran Engineering to provide professional services for stormwater analysis and master planning for the designated areas.

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

Section 1. The Board of Aldermen hereby authorize and direct the Mayor to execute and deliver the attached work order on behalf of the City with C.B. Engineering d/b/a Cochran of Union, Missouri; the work order is hereby accepted and approved in substantially the form of Exhibit “A” attached hereto.

**PASSED AND APPROVED THIS ___ DAY OF _____, 2022 BY A
THE BOARD OF ALDERMEN.**

Approved as to form:

Mayor, Paul Hassler

City Attorney, Mark Bishop

ATTEST:

Reviewed by:

Pam Meyer, City Clerk

Happy Welch, City Administrator



Architecture • Civil Engineering • Land Surveying • Site Development • Geotechnical Engineering • Inspection & Materials Testing

August 4, 2022

Mr. Happy Welch
City of Ste Genevieve
165 S. Fourth Street
Ste Genevieve, MO 63670

SENT VIA: Email
(hwelch@stegenevieve.org)
(swilson@alliancewater.com)

RE Work Order No 1
Stormwater Analysis and Master Planning

Dear Mr Welch:

Thank you for giving Cochran the opportunity to submit this work order to provide professional services for the above-referenced project. The scope of services included in this work order provides for analysis and improvement recommendations for six distinct watersheds as requested by the City. In accordance with our discussions and onsite meeting we offer the following professional services:

SCOPE OF WORK:

- 1 Cochran will analyze six watersheds as shown on the attached exhibits.
 - a Hydraulic and Hydrologic Evaluation of existing watershed and drainage structures such as swales, culverts, etc.
 - b Prepare schematic plans for improvement alternatives utilizing aerial photography
 - c Prepare preliminary construction cost estimate for improvement alternatives.
- 2 Specific water sheds to be reviewed and alternatives to be considered include:
 - a Regional detention or other improvements for Drainage Area 1 to reduce restrictions and flooding near Market and 9th Street
 - b Review of capacity for culvert under Highway 32/Center Drive near Bank of Bloomsdale (Drainage Area 2) Improvements are needed to reduce flooding potential on property west of Bank of Bloomsdale. Additionally Cochran will review previous recommendations from the Strickland Engineering report dated August 30, 2003. Recommendations found to be applicable will be incorporated into the new analysis.
 - c Improvements to neighborhood drainage in International Subdivision (Drainage Area 3).
 - d Review of water shed tributary to North Gabouri Creek from 5th Street to Second Street (Drainage Area 4).
 - e Review of Pointe Basse Subdivision drainage tributary to sinkhole adjacent to Oakwood Drive (Drainage Area 5)
 - f Review of agricultural area tributary to North Sinkhole (Drainage Area 6)
- 3 All analyses, calculations, and recommendations will be summarized in a Final Engineering Report for submittal and presentation to the City.

SERVICES NOT INCLUDED:

1. Environmental/Geotechnical/Wetlands Studies or Reports
2. Recording and Permit Fees
3. Construction Documents and Specifications
4. Topographic, Utility, and Boundary Survey

8 East Main Street
Wentzville, MO 63385
Phone: 636-332-4574
Fax: 636-327-0760

737 Rudder Road
Fenton, MO 63026
Phone: 314-842-4033
Fax: 314-842-5957

530A East Independence Drive
Union, MO 63084
Phone: 636-584-0540
Fax: 636-584-0512

1163 Maple Street
Farmington, MO 63640
Phone: 573-315-4810
Fax: 573-315-4811

2804 N. Biagio Street
Ozark, MO 65721
Phone: 417-595-4108
Fax: 417-595-4109

905 Executive Drive
Osage Beach, MO 65065
Phone: 573-525-0299
Fax: 573-525-0298

www.cochraneng.com

Initials _____

Mr. Happy Welch
City of Ste. Genevieve
Work Order No. 1 – Stormwater Analysis and Master Planning
August 4, 2022

- 5. Construction Administration/Inspection/Stakeout
- 6. Easement Document Preparation and Acquisition
- 7. Retaining Wall Design
- 8. Subdivision or rezoning of property
- 9. MoDOT Permitting
- 10. Corps of Engineers Permitting
- 11. Structural Design of Drainage Structures
- 12. Sinkhole/Geohydrologic Evaluation

FEE:

The total amount of fee to be paid for the professional services outlined in this work order shall be a lump sum fee of **43,270.00**. This fee is good for a period of thirty (30) days from the date of this work order.

GENERAL:

Additional terms of this agreement are stipulated in the Master Agreement signed on June 23, 2022.

If you would like to authorize Cochran to perform the professional services outlined in this work order, please indicate your acceptance by signing in the space provided below **AND** initialing **ALL** other pages. Return one (1) copy for our contract files.

If you have any questions or changes regarding this supplemental agreement, please contact me at 636-584-0540. Thank you.

Sincerely,



David Van Leer, P.E.
Cochran

Acceptance:
City of Ste. Genevieve

By: _____

Title: _____

Date: _____

ATTACHMENTS:

Exhibit A & Exhibit B – Storm Drainage Area Maps

EXHIBIT A

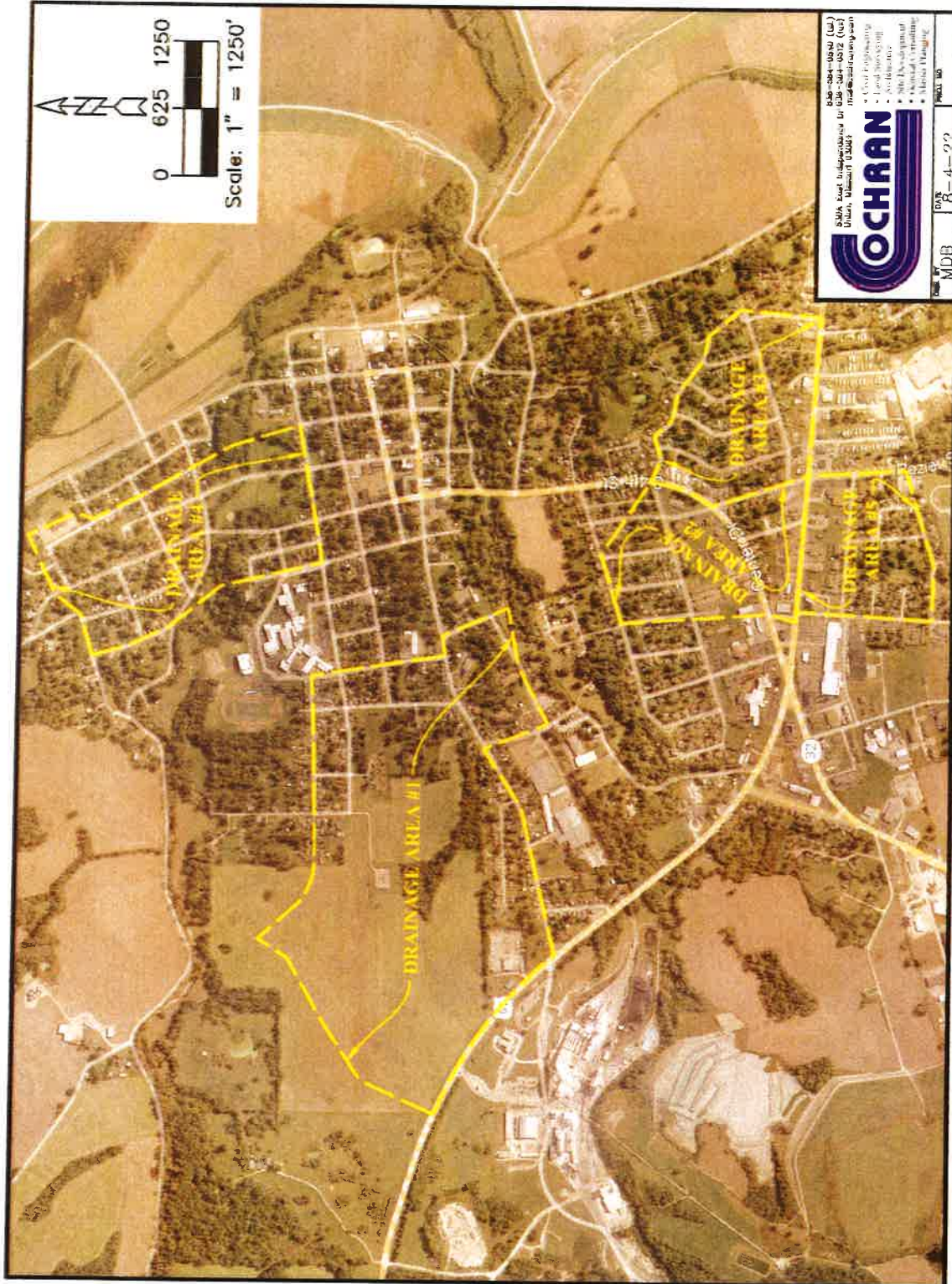
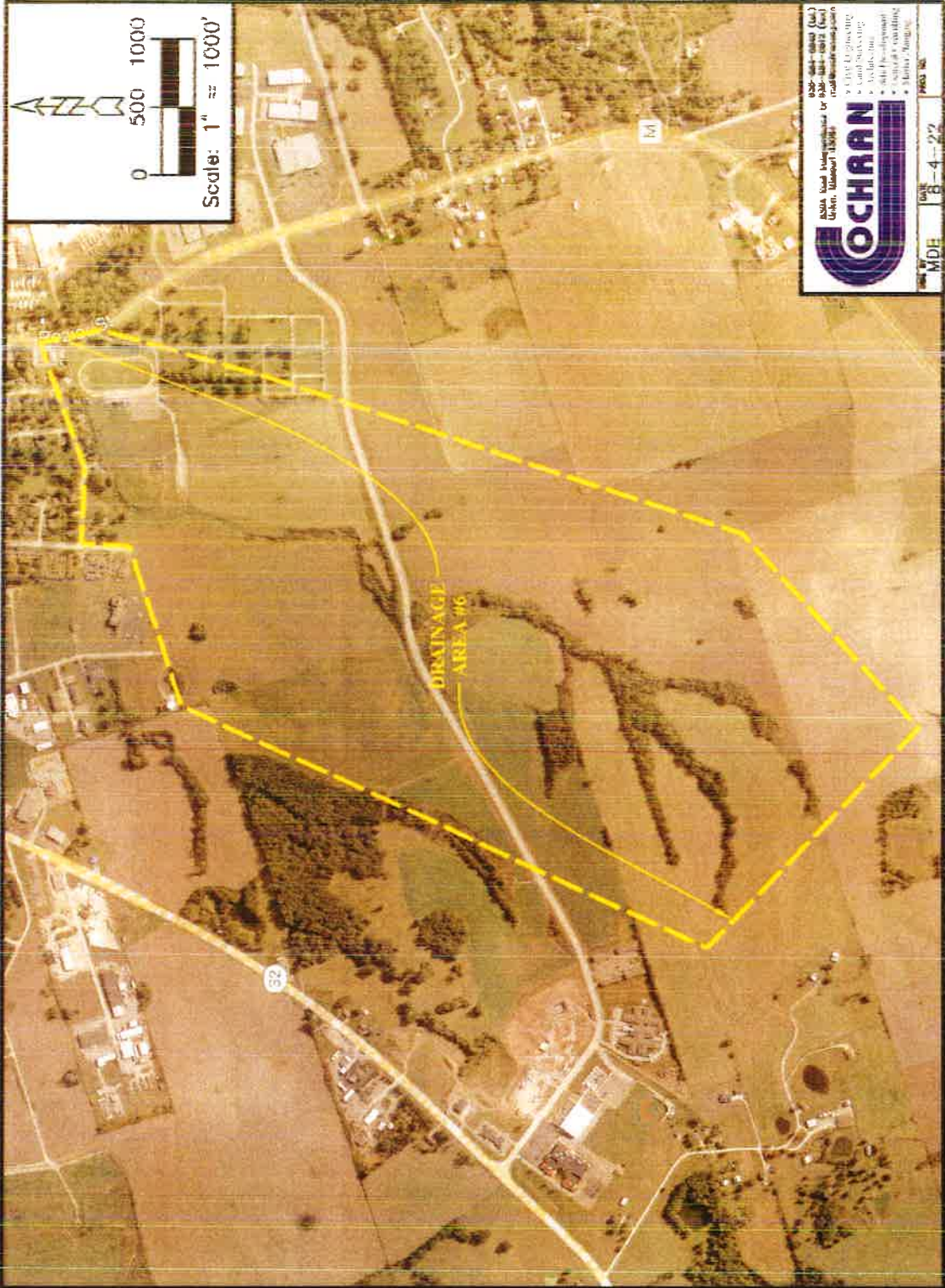


EXHIBIT B



BILL NO. 4500

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT BETWEEN THE CITY OF STE. GENEVIEVE AND THE STE. GENEVIEVE COMMUNITY ACCESS TELEVISION BOARD (CHANNEL 990/991).

WHEREAS, the Ste. Genevieve Community Access Television Channel Board (“Television Board”) provides Public Educational and Government Television Programming which serves the Community and the citizens of the City of Ste. Genevieve with access to cable television through Channel 990/991 (“Channel 990/991”); and

WHEREAS, the Mayor and Board of Aldermen recognize the value of these efforts of the Television Board and has provided financial support for staff salaries over the past several years, which when combined with the funding provided by the Television Board from other sources, has provided for the successful operation of Channel 990/991; and

WHEREAS, due to the success of Channel 990/991 over the past several years the City and the Television Board hereby wish to continue the joint effort to fund the operation of the Channel 990/991 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 members of the Television Board, and the City budget for FY 2023, line item 10-11-7108 (Public Access TV) contains appropriate resources to carry out the goals of the proposed Agreement; and

WHEREAS, the Board of Aldermen of the City wish to accept and enter into the Agreement, a copy of which is attached as Exhibit “A”.

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

SECTION 1: The agreement with Ste. Genevieve Community Access Television Channel 990/991 Board is hereby accepted and approved in substantially the form of Exhibit “A” attached hereto. The Mayor is hereby authorized and directed to execute and deliver the agreement on behalf of the City.

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

DATE OF FIRST READING: _____

DATE OF SECOND READING: _____

PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI THIS _____ DAY OF _____ 2022 BY A ROLL CALL VOTE OF THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI AS FOLLOWS:

VOTE

Alderman Bob Donovan	_____
Alderman Mike Jokerst	_____
Alderman Mike Raney	_____
Alderman Jeff Eydman	_____
Alderman Joe Prince	_____
Alderman Ashley Armbruster	_____
Alderman Christi Cleghorn	_____
Alderman Susan Johnson	_____

___ **AYES** ___ **NAYS** ___ **ABSENT**

Approved as to Form:

Mayor, Paul Hassler

Mark Bishop, City Attorney

Attest:

Reviewed by:

Pam Meyer, City Clerk

Happy Welch, City Administrator

EXHIBIT A

AGREEMENT

THIS AGREEMENT, executed this **1st** day of **October, 2022** is made between the City of Ste. Genevieve, Missouri, hereinafter "City", and the Ste. Genevieve Community Access Cable Board, a Missouri non-profit corporation, hereinafter "Board".

WITNESSETH:

- A. The "Board" has operated the Ste. Genevieve Community Access Television Station for several years, providing public, educational and government television programming that serves the community, or the citizens of Ste. Genevieve, with access to cable television.
- B. The "City", recognizes the value of these efforts of the Ste. Genevieve Community Access Cable Board and has provided financial support which, when combined with the funding raised by the "Board" from other sources, has provided for the operation of the Ste. Genevieve Community Access Cable Board.
- C. The City and the Board wish to continue the joint effort to fund the operation of Ste. Genevieve Community Access Cable Board until such time as the Board raises sufficient funds from sources other than the City and to provide written statement of those covenants pursuant to the terms of this agreement.

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

1. RESPONSIBILITIES OF THE STE. GENEVIEVE COMMUNITY ACCESS CABLE BOARD.

- A. The Board shall continue to provide to the City and the City residents the programming operations of Ste. Genevieve Community Access Television as a Public, Educational and Government Television station as listed in the details of operational guidelines for Ste. Genevieve Community Access Television found in Section 3 of this agreement.
- B. The Board will take actions to generate sufficient funding to operate and expand the services of the Ste. Genevieve Community Access Television Station to the residents of Ste. Genevieve.
- C. The Board shall submit monthly reports to the City, including copies of minutes of the Ste. Genevieve Community Access Television Board meetings. Financial reports shall be submitted listing sources of funding for the operation of Ste. Genevieve Community Access Television, including some detail on categories of donations received, such as business, public, individual, etc., and the number of donations within each category. The Ste. Genevieve Community Access Television Board shall also submit an Annual Report to the City prepared by

either an accountant or the Board that will include a statement of annual achievements, funding summaries, and goals and objectives for the next annual period. The annual report shall be delivered to the City of Ste. Genevieve by September 1, 2023.

- D. The Board must conduct regular meeting with a quorum present and act in accordance with adopted bylaws, which unless amended, require monthly meetings. The Board shall comply with all federal, state, and local laws in the operation of the television programming.

2. CITY RESPONSIBILITIES.

- A. In exchange for the successful operation of the Ste. Genevieve Community Access Television System, the City will pay to the Board \$39,000.00 a year from funds the State of Missouri sends to the City that are collected from fees submitted to the State by the provider of cable services to the City. If the total received from the State falls below \$52,000.00, the City will pay the Board not less than 75% of the amount that the City receives. The City will make the payments on a quarterly basis.
- B. The City will grant the Ste. Genevieve Community Access Cable Board and Ste. Genevieve Community Access Television exclusive, free use of the 2,600 square feet on the east end of the lower level of City Hall including electric, water, gas and sanitary sewer.
- C. The City will provide reasonable cooperation with the Board and its employees to ensure the Board's use of the space outlined above and the coordination of operations between the City and the Board.
- D. The City will own and provide for the continuous operation of two cameras in the room where the Board of Aldermen and other entities meet, such that Board of Aldermen and other meetings may be televised.

3. CONDITIONS REGARDING STE. GENEVIEVE COMMUNITY ACCESS TELEVISION AND PUBLIC TELEVISION PROGRAMMING.

- A. Ste. Genevieve Community Access Television shall provide information of interest to the citizens of Ste. Genevieve on a 24-hour per day, 7-day per week basis, except in unforeseen circumstances involving technical difficulties, power outages, equipment failure, or other uncontrollable events.
- B. Ste. Genevieve Community Access Television shall provide information on any emergency or natural disaster in an immediate and timely manner to the citizens of Ste. Genevieve at the request of the Ste. Genevieve City Government or other relevant governmental entities or officials.

C. Ste. Genevieve Community Access Television may cablecast the City of Ste. Genevieve meetings for the coverage of regularly scheduled and special public meetings of the City, Mayor, and Board of Aldermen. Also, Ste. Genevieve Community Access Television may cablecast the following meetings:

- (1) Regular & Special Meetings of the Landmarks Commission,
- (2) Regular & Special Meetings of the City Planning & Zoning Commission,
- (3) Other City events reasonably requested by the City, including Municipal Band Concerts.

4. STATUS OF STE. GENEVIEVE COMMUNITY ACCESS CABLE BOARD AND STE. GENEVIEVE COMMUNITY ACCESS TELEVISION.

A. The Ste. Genevieve Community Access Cable Board and Ste. Genevieve Community Access Television and their agents and employees are independent contractors are not employees of the City of Ste. Genevieve nor is the Ste. Genevieve Community Access Cable Board, or its agent or employees entitled to any city benefits.

5. TERM OF AGREEMENT.

A. The term of this Agreement shall be a term of one (1) year from the date of execution above. This Agreement shall expire on September 30, 2023.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above mentioned.

CITY OF STE. GENEVIEVE

**STE. GENEVIEVE COMMUNITY
ACCESS CABLE BOARD**

By: _____
Paul Hassler, Mayor

By: _____
Gary Whitener, Chair

Attest:

Pam Meyer, City Clerk

APPROVED AS TO FORM:

REVIEWED BY:

Mark Bishop, City Attorney

Happy Welch, City Administrator

BILL NO. 4501

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY OF STE. GENEVIEVE MUNICIPAL CODE OF ORDINANCES CHAPTERS 405 ZONING REGULATIONS; 205 ANIMALS; AND 520 STREETS, SIDEWALKS AND OTHER PUBLIC PLACES AS SET FORTH BELOW

WHEREAS, the Community Development Department is recommending changes to the building code; and

WHEREAS, the Board of Aldermen ("Board") reviewed and discussed the proposed changes at the April 14, 2022 Work Session; and

WHEREAS, the Board believes these changes are in the best interests of the City of Ste. Genevieve and recommend adopting.

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

SECTION 1. Chapter 405 Zoning Regulations; Article II - Definitions; Section 405.020 definitions is hereby amended as follows:

DELETE IN ITS ENTIRETY THE DEFINITION OF FARM AND REPLACE AS FOLLOWS:

FARM - An area which is used for growing of the usual farm products, such as vegetables, fruit, trees and grain, and their storage on the area as well as for the raising thereon of livestock and/or poultry. The term "farming" includes the operating of such an area for one (1) or more of the above uses, including dairy farms, with the necessary accessory uses for treating or storing the produce; provided however, that the operation of such accessory uses shall be secondary to that of the normal farming activities, that such land shall consist of at least ten (10) acres in one (1) parcel under common ownership or operation and, provided further, that farming does not include the feeding of collected garbage or offal to swine; or other animals.

ADD THE FOLLOWING DEFINITIONS:

LIVESTOCK - Cows, pigs, horses, mules, hogs, goats, sheep, or other animals commonly associated with farming and agriculture.

POULTRY - Chickens, ducks, geese, turkeys, guinea fowl or other domestic fowl commonly associated with farming and agriculture.

SECTION 2. Chapter 205 Animals Article I Generally; Section 205.010 Definitions is hereby amended by deleting the definition LIVESTOCK in its entirety and replacing as follows:

LIVESTOCK - Cows, pigs, horses, mules, hogs, goats, sheep, ducks, geese or other domestic fowl or animals commonly associated with farming and agriculture.

SECTION 3. Chapter 205 Animals - Article I Generally; Adding the following section as follows:

Section 205.075. Animals other than Dogs or Cats.

No person shall own, keep, harbor or have in his/her possession any animal considered livestock or poultry except as allowed in zoning ordinance or by Section 205.200, or any animal which a reasonable person would find offensive or disturbing.

SECTION 4. Chapter 520 Streets, Sidewalks and other Public Places; Article I - In General; Section 520.050 Responsibility of Property Owners to Clean Sidewalks, Gutters is hereby deleted in its entirety and replaced with the following language:

A. All persons are required to keep the paved sidewalks in front of the premises respectively occupied by them, or where houses are occupied by several tenants, then the person occupying the premises nearest the street, swept and clear of mud, dirt and filth and after any fall of snow to cause the snow to be immediately removed therefrom into the carriage way of the street.

B. It shall be the duty of every person to keep the street gutter opposite and fronting the lot or premises owned or occupied by him/her free from all accumulations of any kind whatsoever, including yard wastes, likely to impede the free passage of water.

SECTION 5. EFFECTIVE DATE: This ordinance shall be in full force and effect from and after its date of passage.

SECTION 6. REPEALER: All ordinance and parts thereof in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 7. 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 _____, 2022 BY A ROLL CALL
VOTE OF THE BOARD OF ALDERMEN AS FOLLOWS:**

VOTE

**ALDERWOMAN KRISTI CLEGHORN
ALDERWOMAN SUSAN JOHNSON
ALDERMAN BOB DONOVAN
ALDERMAN MIKE JOKERST
ALDERMAN JEFFREY EYDMANN
ALDERMAN MICHAEL 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. 4502

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY OF STE. GENEVIEVE MUNICIPAL CODE OF ORDINANCES CHAPTER 500 BUILDINGS AND BUILDING REGULATIONS AS SET FORTH BELOW

WHEREAS, the Community Development Department recommends the proposed changes to the building code; and

WHEREAS, the Board believes these changes are in the best interests of the City of Ste. Genevieve and recommend adopting.

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

SECTION 1. Chapter 500 Buildings and Building Regulations; Article II – Building Code; Section 500.110 Codes is hereby amended as follows:

ADD THE FOLLOWING SUBSECTION TO:

B. International Residential Building Code Adopted; 1. Amendments to the International Residential Code

j. Section E4002.14 Tamper-resistant receptacles, is hereby amended by deleting Section E4002.14 in its entirety.

DELETE SUBSECTION (d) UNDER G. *National Electric Code Adopted; 1. Amendments to the National Electric Code* IN ITS ENTIRETY AND ADD THE FOLLOWING SUBSECTIONS:

d . Section 406.4(D)(5) Tamper-Resistant Receptacles, is hereby amended by deleting Section 406.4(D)(5) in its entirety.

e. Section 406.12(1) Tamper-Resistant Receptacles (dwelling units), is hereby amended by deleting Section 406.12(1) in its entirety.

f. Section 422.5 (A) General, is hereby amended by deleting sub-section (7) Dishwashers.

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

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

SECTION 4. 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 _____, 2022 BY A ROLL CALL VOTE OF THE BOARD OF ALDERMEN AS FOLLOWS:

VOTE

- ALDERWOMAN KRISTI CLEGHORN**
- ALDERWOMAN SUSAN JOHNSON**
- ALDERMAN BOB DONOVAN**
- ALDERMAN MIKE JOKERST**
- ALDERMAN JEFFREY EYDMANN**
- ALDERMAN MICHAEL 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. 4503

ORDINANCE NO.

**AN ORDINANCE ACCEPTING AND APPROVING THE SUBDIVISION OF THE
500 BLOCK OF PROGRESS PARKWAY**

WHEREAS, the City Of Ste. Genevieve (“City”) promotes development within the City; and

WHEREAS, the City has a goal to improve housing development within the City; and

WHEREAS, the Planning & Zoning Commission reviewed the submitted plan on August 4, 2022 and forwarded it to the Board of Aldermen with a positive vote of 5–Yes, 0–No, 3–Absent ; and

WHEREAS, the City of Ste. Genevieve wishes to subdivide 49.04 acres known as “Progress Parkway Subdivision” from the previous 163.88 acre parcel; and

WHEREAS, the City certifies that the subdivision of the lot is in conformity with the specifications and ordinances of the City of Ste. Genevieve; and

WHEREAS, the Board of Aldermen believe it to be in the best interests of the City and is in a position to accept and approve the subdivision.

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

SECTION 1: That the Board of Aldermen of the City of Ste. Genevieve, Missouri does hereby accept and approve the subdivision plat described as:

“PROGRESS PARKWAY SUBDIVISION”

SECTION 2: The mayor and other officials are directed to sign the approved plats.

SECTION 3: The City of Ste. Genevieve approves a variance not submitting a development plan.

SECTION 4: That this ordinance shall be in full force and in effect from and after its passage as provided by law.

SECTION 5: All ordinances and parts thereof that are in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 6: The invalidity of any section, sentence or provision of this ordinance shall not affect the validity of any 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 BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI THIS ____ DAY OF _____, 2022, BY A ROLL CALL VOTE AS FOLLOWS:

VOTE

**ALDERWOMAN KRISTI CLEGHORN
ALDEWOMAN SUSIE JOHNSON
ALDERMAN BOB DONOVAN
ALDERMAN MIKE JOKERST
ALDERMAN MIKE RANEY
ALDERMAN JEFF EYDMANN
ALDERWOMAN ASHLEY ARMBRUSTER
ALDERMAN JOE PRINCE**

___ Yes ___ No ___ Absent

Approved As To Form:

Paul Hassler, Mayor

Mark Bishop, City Attorney

Attest:

Pam Meyer, City Clerk

Happy Welch, City Administrator

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

APPLICANTS NAME: City of Ste. Genevieve

ADDRESS : 500 Block of Progress Parkway

BRIEF DESCRIPTION OF REQUEST: Subdivision of 49.04 acre parcel from 163.88 acre parcel

DATE OF REQUEST: August 4, 2022

RECOMMENDATION

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

APPROVED () DENIED () TABLED

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

NONE

IF DENIED, WHAT ARE THE REASONS FOR DENIAL: NA

VOTE OF THE COMMISSION MEMBERS RECORDED AS FOLLOWS:

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


 Gary Roth, Chairman

8-4-2022
 Date



STAFF REPORT

August 4, 2022

Submitted by David Bova, Community Development Administrator
 Ste. Genevieve Planning & Zoning Commission

SUBDIVISION

**SUBDIVISION
 SUB002-22**

500 Block of Progress Parkway
 R-1 Single-Family Residential District

City of Ste. Genevieve
 165 S 4th Street
 Ste. Genevieve, MO 63670

Legal Description (North side of PP): Part of U.S. Survey 3253 in Township 38 North, Range 9 East of the Fifth Principal Meridian in Ste. Genevieve County, Missouri. Also being a part of a tract of land as recorded in Book 27 at Page 446.

Proposed Subdivision: Progress Parkway Subdivision
 Number of lots in proposed subdivision – one (1)
 Size of lot in proposed subdivision: 49.04 acres; 2,136,182 ft²

REQUEST:

Approval of a subdivision of existing parcel.

- 500 Block of Progress Parkway is located in a R-1 Single-Family Residential District. Section 405.150 of the City code of ordinance states:

SECTION 405.150: HEIGHT AND AREA REGULATIONS. HEIGHT AND AREA REGULATIONS									
District	Minimum Lot Area per Family in Square Feet	Minimum Lot Area in Sq. Feet	Minimum Lot Width in Feet	Minimum Yard Requirement in Feet			Maximum Building Height		Max Percentage of Lot Covered by All Buildings
				Front	Side	Rear	Feet	Stories	
R-1 Single-Family Residential	8,000	8,000	80	25	8	25	35	2 ½	30%

STAFF RECOMMENDATION:

Staff recommends the following Standard Motion: APPROVAL of SUB002-22 as requested.

Specific Findings of Fact:

- The proposed subdivision conforms to the setback line requirements and other requirements contained in the zoning ordinance.
- Conveys the ROW necessary for road widening and maintenance of City road, where the granting of such ROW can be given without undue hardship.
- Utilities are available for proposed new parcel and remaining parcel.

Note: Staff recommendation does not constitute Commission action.

Note: Relevant Municipal Code and Guidelines citations are attached.

CITY OF STE. GENEVIEVE, MISSOURI

165 S. Fourth Street

Ste. Genevieve, MO 63670

Phone (573) 883-5400 Fax (573) 883-8105

Subdivision Application



PLEASE PRINT OR TYPE (BLACK INK ONLY)

SECTION A.

- 1. Street Address or Parcel ID(s) of Tract(s) to be subdivided:
PT Survey Less 3053 07-80-033-00-000-0003.00
- 2. Names and Addresses of All legal owners of tract(s).
Ste. Genevieve Catholic Church Real Estate Corporation - 20 Archbishop
May Jr., St. Louis, Mo 63119
City of Ste. Genevieve, 165 S. 4TH ST., Ste. Genevieve, MO 63670
- 3. Has this property been a part of any other Subdivisions? Yes No
3a. If so, how many & when? N/A
- 4. Contact for Application:
Name: Happy Welch
Address: 165 S. 4TH ST., Ste. Genevieve, MO 63670
Phone: 573-883-5400

SECTION B.

1. Provide property ownership verification & written statement, a copy of the original parcel deed(s), a copy of the property survey or sketch, and the following summary information concerning said parcel:

Current Subdivision*: N/A
 Parcel ID(s) #: 07-80-033-00-000-0003.00
 Acreage: 163.88
 Property Address: 850 Rozier St. / 500 block Progress Parkway

CITY OF STE. GENEVIEVE, MISSOURI

165 S. Fourth Street

St. Genevieve, MO 63670

Phone (573) 883-5100 Fax (573) 883-8105

Subdivision Application

PLEASE PRINT OR TYPE (BLACK INK ONLY)

Recorded Document(s) #: 2020/2231

*If Subdivision or Homeowners Association currently has Covenants & Restrictions in place regarding further subdivision, please attach signed approval letter.

Legal Description of Existing Parcel(s) (complete description from the deed or record or abstract of title):

PT Survey Less 3253

SECTION C:

1. Parcel is to be subdivided into 2 parcels.
2. Legal description and acreage of each new parcel for which this Subdivision is being requested (attach survey, sketch, and descriptions as necessary) (attach additional sheets if necessary):

See Plat

3. Legal description and acreage of remainder of original parcel (attach survey, sketch, and descriptions as necessary):

See Plat

CITY OF STE.GENEVIEVE, MISSOURI

165 S. Fourth Street

Ste. Genevieve, MO 63670

Phone (573) 883-5400 Fax (573) 883-8105

Subdivision Application

PLEASE PRINT OR TYPE (BLACK INK ONLY)

SECTION D.

1. Indicate the proposed use of all parcels:

Residential, Recreational, Cemetery, Church Uses

2. Each parcel will be served by (identify access road & list linear feet of road frontage for each parcel):

	Road* (Name)	Frontage (feet)	Utilities (Y/N)
Remainder Parcel	Bozier (Hwy M)	1,700	Water/NO sewer
New Parcel	Progress Rwy/Highway	820	Water/NO sewer
New Parcel			

3. Does the subdivision of this land conform to existing municipal setback requirements and zoning height & area regulations? Yes No

4. Is the land proposed to be subdivided a part of any ongoing legal proceedings or recent legal decisions including probate? Yes No

5. Does the land proposed to be subdivided front upon any existing road or highway that is scheduled for widening within the City's or State's five (5) year plan? Yes No

Any additional Remarks:

This parcel creates the lot for future housing as deeded to the city by special warranty deed.

CITY OF STE.GENEVIEVE, MISSOURI

165 S. Fourth Street

Ste. Genevieve, MO 63670

Phone (573) 883-5400 Fax (573) 883-8105

Subdivision Application

PLEASE PRINT OR TYPE (BLACK INK ONLY)

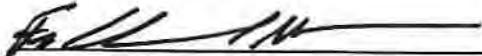
As the land owner or authorized representative, the undersigned parties attest to the accuracy of the information contained and referenced herein and authorize City of Ste. Genevieve personnel to carry out the property research, site inspections, and inquiries as may be required to review this application. Signed:



Signature of Applicant

6/8/2022

Date



**Signature of Property Owner
(if different from applicant)**

08 JUNE 2022

Date

CITY OF STE.GENEVIEVE, MISSOURI

165 S. Fourth Street

Ste. Genevieve, MO 63670

Phone (573) 883-5100 Fax (573) 883-8105

Subdivision Application

PLEASE PRINT OR TYPE (BLACK INK ONLY)

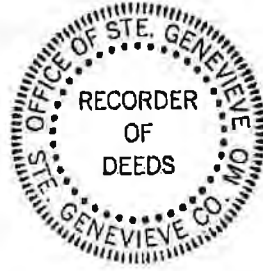
THIS SECTION TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

Application Address: 500 block of Progress Parkway

Applicant Name : City of Ste. Genevieve

Planning and Zoning Administrator Determination: Approved Denied

Date of Minor Subdivision Certification: NA



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

I hereby certify that the within Instrument
was filed on: **5/27/2022 2:27 PM**

Number of Pages: 6

Fees: \$39.00 Doc # 2022-1621

Peggy Yarnitz, Recorder

Peggy Yarnitz
Deputy Recorder

(Space Above This Line Reserved for Recording Data)

Title of Document: Special Warranty Deed

Date of Document: May 27 . 2022

Grantor: STE. GENEVIEVE COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION, a Missouri nonprofit corporation, as Trustee under Indenture of Trust, Ste. Genevieve County Catholic Church Real Estate Trust dated June 23, 2003, whose address is 20 Archbishop May Drive, St. Louis, Missouri, 63119.

Grantor's Address: 20 Archbishop May Drive, St. Louis, MO 63119

Grantee: City of Ste. Genevieve, Ste. Genevieve, MO

Grantee's Address: 165 S Fourth Street, Ste Genevieve, MO 63670

Legal Descriptions: See Exhibit A.

After Recording, Please Return To:

Brandon S. Rothkopf
Archdiocese of St. Louis
20 Archbishop May Drive
St. Louis, MO 63119