

Owner Sidewalk Replacement BID OPENING
5/16/2023

Name	Address	Bid Amount
Jokenst, Inc.	16444 Hwy 32 Ste. Gen. MO	\$340. per linear ft
Bales Concrete	440 oak Dr. Ste. Gen. MO	\$62.83 per-linear ft

Those present for the bid:

 Darryl Welch
 Pam Meyer
 David Bova
 John Bels

Staff Report

May 25, 2023

To: Board of Aldermen
From: Happy Welch
Re: Bids-City Hall/Boardroom



Issue:

Bids were received Tuesday, March 16 for the city hall/boardroom remodel, opened and read aloud with contractors present. The bid spreadsheet from Bacon Commercial Design is attached.

Recommendation:

Approve the low bid from Donze Construction with the base bid of \$346,281 plus Alternates 1 & 2 for a total cost of \$349,541.

STE GENEVIEVE CITY HALL & COUNCIL CHAMBER REMODEL; STE. GENEVIEVE, MO

May 16, 2023: 3:00 pm

Company	Base Bid	\$'s Diff	% Diff	Cal Days	Change OH/PR		Add 1-2 Rec'd	Alt #1	Alt #2	Bid Bond	Prop'd Subs
					Self	Subs					
Donze; Ste. Genevieve	\$346,281	---	---	140	10%	7%	Yes	4,540	-1,280	5%	Yes
Brockmiller; Farmington	\$443,700	\$97,419	28.1%	150	10%	5%	Yes	7,300	-2,000	5%	Yes
Legacy Contr'g Group	\$444,290	\$98,009	28.3%	150	10%	10%	Yes	4,100	-3,000	5%	Yes
Boyer-DeSete											

Architect: Bacon Commercial Design – (636) 933-0007

MEP Engineer: Dynamic Engineered Systems, Inc.



May 17, 2023

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

SENT VIA: EMAIL
(hwelch@stegenevieve.org)

RE: Water Main Improvements
Project No. 23-9450

Dear Mr. Welch:

Bids were received on May 11, 2023 for the Water Main Improvements project. Three (3) bids were received for the project. A copy of the bid tabulation is included for your review.

Upon discussion with staff and review of references, it is Cochran's recommendation to award the contract to Jokerst, Inc. as the best and lowest qualified bidder.

The City should consider two options for award:

Option 1 – Accept the Base Bid (9th Street and Rozier Street) and Alternate No. 1 (Claymont Drive) in the amount of \$234,053.30.

Option 2 – Accept the Base Bid (9th Street and Rozier Street), Alternate No. 1 (Claymont Drive) and Alternate No. 2 (900 feet of Oakwood Drive) in the amount of \$342,604.65.

It is the City's discretion based on budgetary constraints whether to include Bid Alternate No. 2 (Oakwood Drive) in the award.

If solid rock excavation is required, payment will be made to the Contractor on a unit basis per the price provided in the bid form.

Cochran will be at the May Board of Alderman Meeting for discussion.

Sincerely,

David Van Leer, P.E.
Cochran

cc: Steve Wilson

**CITY OF STE GENEVIEVE
WATER MAIN IMPROVEMENTS
BID TABULATION SHEET**

Project No. 23-9450
Bid Date: May 11, 2023, 2:00PM

Item	Description	Unit	Quantity	Engineers Estimate		Jowehit, Inc		PCK Construction, LLC		J.W. Bonmaris Const	
				Unit Price (\$)	Total Cost (\$)	Unit Price (\$)	Total Cost (\$)	Unit Price (\$)	Total Cost (\$)	Unit Price (\$)	Total Cost (\$)
1	Mobilization, Demobilization, StartUp, Permits, Insurance, and Bonds	LS	1	\$11,500.00	\$11,500.00	\$8,500.00	\$8,500.00	\$30,000.00	\$30,000.00	\$13,356.00	\$13,356.00
2	Abandoned Booster Station Vault to be Filled with Flowable Fill	LS	1	\$2,500.00	\$2,500.00	\$1,146.00	\$1,146.00	\$3,000.00	\$3,000.00	\$10,311.00	\$10,311.00
3	6-Inch Diameter SDR 21 Class 200 PVC Water Main In Open-Cut Trench	LF	1219	\$50.00	\$60,950.00	\$51.75	\$63,083.25	\$50.00	\$60,950.00	\$64.00	\$78,016.00
4	Removal and Disposal of Excavated Materials	CY	388	\$35.00	\$13,580.00	\$23.75	\$9,215.00	\$42.00	\$16,296.00	\$66.00	\$25,608.00
5	Detail A	EA	1	\$5,100.00	\$5,100.00	\$5,331.00	\$5,331.00	\$11,000.00	\$11,000.00	\$12,428.00	\$12,428.00
6	Detail B	EA	1	\$6,000.00	\$6,000.00	\$4,510.00	\$4,510.00	\$11,000.00	\$11,000.00	\$11,692.00	\$11,692.00
7	Detail C	EA	1	\$11,500.00	\$11,500.00	\$9,554.00	\$9,554.00	\$16,600.00	\$16,600.00	\$16,009.00	\$16,009.00
8	Detail D	EA	1	\$7,000.00	\$7,000.00	\$6,025.00	\$6,025.00	\$14,700.00	\$14,700.00	\$13,147.00	\$13,147.00
9	Detail E	EA	1	\$4,500.00	\$4,500.00	\$4,235.00	\$4,235.00	\$9,900.00	\$9,900.00	\$11,427.00	\$11,427.00
10	Detail F	EA	1	\$6,000.00	\$6,000.00	\$6,685.00	\$6,685.00	\$14,900.00	\$14,900.00	\$13,131.00	\$13,131.00
11	6-Inch 45° M J Bend	EA	5	\$700.00	\$3,500.00	\$370.00	\$1,850.00	\$1,100.00	\$5,500.00	\$463.00	\$2,315.00
12	6-Inch 22.5° M J Bend	EA	1	\$700.00	\$700.00	\$700.00	\$700.00	\$1,300.00	\$1,300.00	\$454.00	\$454.00
13	6-Inch M J Gate Valve	EA	2	\$2,000.00	\$4,000.00	\$1,612.50	\$3,225.00	\$2,050.00	\$4,100.00	\$1,867.00	\$3,734.00
14	4-Inch M J Plug	EA	2	\$500.00	\$1,000.00	\$510.00	\$1,020.00	\$1,290.00	\$2,580.00	\$883.00	\$1,766.00
15	4"x4" M J Tee & Repair Sleeve for Existing Fire Hydrant (On 9" Street)	EA	1	\$1,500.00	\$1,500.00	\$2,135.00	\$2,135.00	\$4,250.00	\$4,250.00	\$645.00	\$645.00
16	Existing Hydrant Removal	EA	1	\$1,000.00	\$1,000.00	\$215.00	\$215.00	\$1,240.00	\$1,240.00	\$2,067.00	\$2,067.00
17	Fire Hydrant Assembly	EA	1	\$6,000.00	\$6,000.00	\$6,085.00	\$6,085.00	\$10,400.00	\$10,400.00	\$6,796.00	\$6,796.00
18	6-Inch Diameter Water Service Transfer (In Asphalt Roadway)	EA	24	\$1,500.00	\$36,000.00	\$962.50	\$23,100.00	\$1,400.00	\$33,600.00	\$2,480.00	\$59,520.00
19	Compacted Granular Backfill	TON	629	\$30.00	\$18,870.00	\$16.25	\$10,221.25	\$8.00	\$5,032.00	\$27.00	\$16,983.00
20	Asphalt Pavement Repair	SY	333	\$150.00	\$49,950.00	\$24.85	\$8,275.05	\$44.00	\$14,652.00	\$75.00	\$24,975.00
Total Base Bid					<u>\$251,150.00</u>		<u>\$175,110.55</u>		<u>\$271,000.00</u>		<u>\$323,960.00</u>

Alternate No. 1 (Claymont Drive)

Item	Description	Unit	Quantity	Engineers Estimate		Jokersl, Inc		PCX Construction, LLC		J.W. Bonmarito Const.	
				Unit Price (\$)	Total Cost (\$)	Unit Price (\$)	Total Cost (\$)	Unit Price (\$)	Total Cost (\$)	Unit Price (\$)	Total Cost (\$)
1	Mobilization, Demobilization, Startup, Permits, Insurance, and Bonds	LS	1	\$11,500.00	\$11,500.00	\$3,000.00	\$3,000.00	\$8,600.00	\$8,600.00	\$8,146.00	\$8,146.00
2	6-Inch Diameter SDR Z1 Class 200 PVC Water Main, in Open-Cut Trench	LF	319	\$50.00	\$15,950.00	\$54.75	\$17,465.25	\$80.00	\$25,520.00	\$88.00	\$28,072.00
3	Removal and Disposal of Excavated Materials	CY	13	\$35.00	\$455.00	\$40.50	\$526.50	\$50.00	\$650.00	\$75.00	\$975.00
4	Detail G	EA	1	\$10,500.00	\$10,500.00	\$8,167.00	\$8,167.00	\$12,600.00	\$12,600.00	\$15,244.00	\$15,244.00
5	6-Inch 45° M.J. Band	EA	3	\$700.00	\$2,100.00	\$934.00	\$2,802.00	\$640.00	\$1,920.00	\$463.00	\$1,389.00
6	4-Inch M.J. Plug	EA	1	\$500.00	\$500.00	\$965.00	\$965.00	\$590.00	\$590.00	\$861.00	\$861.00
7	Terminal Fire Hydrant Assembly	EA	1	\$6,000.00	\$6,000.00	\$8,125.00	\$8,125.00	\$8,630.00	\$8,630.00	\$6,796.00	\$6,796.00
8	1/2-Inch Diameter Water Service Transfer (Same Side of Road)	EA	6	\$1,500.00	\$9,000.00	\$834.00	\$5,004.00	\$1,660.00	\$9,960.00	\$2,795.00	\$16,770.00
9	1/2-Inch Diameter Water Service Transfer (With Road Crossing by Directional Bore Method)	EA	1	\$3,500.00	\$3,500.00	\$3,766.00	\$3,766.00	\$2,680.00	\$2,680.00	\$4,165.00	\$4,165.00
10	1-Inch Diameter Water Service Transfer (With Road Crossing by Directional Bore Method)	EA	1	\$4,500.00	\$4,500.00	\$2,838.00	\$2,838.00	\$2,720.00	\$2,720.00	\$5,120.00	\$5,120.00
11	Compacted Granular Backfill	TON	21	\$30.00	\$630.00	\$19.00	\$399.00	\$10.00	\$210.00	\$27.00	\$567.00
12	Concrete Pavement Repair	SY	54	\$200.00	\$10,800.00	\$102.50	\$5,535.00	\$180.00	\$9,720.00	\$242.00	\$13,068.00
13	Finish Grading and Seeding	AC	0.1	\$10,000.00	\$1,000.00	\$23,500.00	\$2,350.00	\$22,000.00	\$2,200.00	\$39,921.00	\$3,992.10
Total Bid Alternate No. 1					\$75,435.00		\$58,942.75		\$38,000.00		\$105,155.10

Bid Alternate No. 2 (Oakwood Drive)

Item	Description	Unit	Quantity	Engineer's Estimate		Jokerst, Inc.		PCX Construction, LLC		J/W Bommarito Const.	
				Unit Price (\$)	Total Cost (\$)	Unit Price (\$)	Total Cost (\$)	Unit Price (\$)	Total Cost (\$)	Unit Price (\$)	Total Cost (\$)
1	Mobilization, Demobilization, Startup, Permits, Insurance, and Bonds	LS	1	\$7,000.00	\$7,000.00	\$4,700.00	\$4,700.00	\$9,500.00	\$9,500.00	\$9,066.00	\$9,066.00
2	8-inch Diameter SDR 21 Class 200 PVC Water Main, In Open-Cut Trench	LF	900	\$50.00	\$45,000.00	\$46.62	\$41,958.00	\$55.00	\$49,500.00	\$68.00	\$61,200.00
3	Removal and Disposal of Excavated Materials	CY	41	\$35.00	\$1,435.00	\$40.25	\$1,650.25	\$50.00	\$2,050.00	\$67.00	\$2,747.00
4	Detail A	EA	1	\$5,100.00	\$5,100.00	\$5,300.00	\$5,300.00	\$9,200.00	\$9,200.00	\$11,955.00	\$11,955.00
5	Detail H	EA	1	\$5,500.00	\$5,500.00	\$4,265.00	\$4,265.00	\$9,090.00	\$9,090.00	\$11,437.00	\$11,437.00
6	Detail I	EA	1	\$4,600.00	\$4,600.00	\$3,835.00	\$3,835.00	\$7,790.00	\$7,790.00	\$10,981.00	\$10,981.00
7	8-Inch 45° M.J. Bend	EA	4	\$700.00	\$2,800.00	\$400.00	\$1,600.00	\$870.00	\$3,480.00	\$463.00	\$1,852.00
8	8-Inch M.J. Gate Valve	EA	4	\$2,000.00	\$8,000.00	\$1,706.25	\$6,825.00	\$3,270.00	\$13,080.00	\$1,667.00	\$6,668.00
9	Existing Hydrant Removal	EA	1	\$1,000.00	\$1,000.00	\$215.00	\$215.00	\$850.00	\$850.00	\$2,067.00	\$2,067.00
10	Fire Hydrant Assembly	EA	2	\$6,000.00	\$12,000.00	\$6,900.00	\$13,800.00	\$10,100.00	\$20,200.00	\$4,070.00	\$8,140.00
11	7/8-inch Diameter Water Service Transfer (Same Side of Road)	EA	8	\$1,500.00	\$12,000.00	\$655.00	\$5,240.00	\$1,000.00	\$8,000.00	\$2,334.00	\$18,672.00
12	Rip-Rap Pad	SY	6	\$30.00	\$180.00	\$61.50	\$369.00	\$235.00	\$1,410.00	\$248.00	\$1,488.00
13	Compacted Granular Backfill	TON	67	\$30.00	\$2,010.00	\$22.00	\$1,474.00	\$10.00	\$670.00	\$27.00	\$1,809.00
14	Concrete Pavement Repair	SY	111	\$200.00	\$22,200.00	\$120.00	\$13,320.00	\$100.00	\$11,100.00	\$242.00	\$26,862.00
15	Finish Grading and Seeding	AC	0.26	\$10,000.00	\$2,600.00	\$15,385.00	\$4,000.10	\$8,000.00	\$2,080.00	\$44,579.00	\$11,590.26
Total Bid Alternate No. 2					\$131,425.00		\$109,551.00		\$148,000.00		\$189,334.00

Solid Rock Excavation

Item	Description	Unit	Engineer's Estimate	Jokerst, Inc.	PCX Construction, LLC	J/W Bommarito Const.
			Unit Price (\$)	Unit Price (\$)	Unit Price (\$)	Unit Price (\$)
1	Class "B" excavation not exceeding 25 cubic yards for any and all construction items	YD ³	N/A	\$250.00	\$500.00	\$450.00
2	Class "B" excavation ranging from 25 cubic yards to 75 cubic yards for any and all construction items	YD ³	N/A	\$225.00	\$300.00	\$375.00
3	Class "B" excavation exceeding 75 cubic yards for any and all construction items	YD ³	N/A	\$200.00	\$250.00	\$350.00

Base Bid + Bid Alternate No. 1 **\$327,585.00** **\$234,053.30** **\$357,000.00** **\$429,145.10**

Base Bid + Bid Alternate No. 1 & No. 2 **\$459,010.00** **\$342,604.85** **\$505,000.00** **\$815,679.38**

*Items in RED represent mathematical errors on the Contractor's Bid Form

BILL NO. 4560

ORDINANCE NO.

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR JAYNE & DUSTIN MARTIN THAT WILL ALLOW GUEST LODGING AT 495 JEFFERSON STREET.

WHEREAS, Jayne & Dustin Martin are requesting a Special Use Permit that will allow Guest Lodging at 495 Jefferson Street, which is currently located in an R-1 Single Family Residential District; and

WHEREAS, the Planning & Zoning Commission recommended approval (5-Yes 0-No 3-Absent) at the May 4, 2023 meeting with the terms and conditions stated in Exhibit “A”, attached to and made part of this ordinance.

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

SECTION ONE. The Board of Aldermen hereby approves the Special Use Permit request by Jayne & Dustin Martin that will allow guest lodging at 495 Jefferson Street with the terms and conditions stated in “Exhibit A”.

SECTION TWO. This ordinance shall be in full force and effect from and after its date of passage by the Board of Aldermen.

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

SECTION FOUR. 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 give effect with such invalid part or parts.

DATE OF FIRST READING: _____.

DATE OF SECOND READING: _____.

PASSED AND APPROVED THIS _____ DAY OF _____, 2023 BY A ROLL CALL VOTE OF THE STE. GENEVIEVE BOARD OF ALDERMEN AS FOLLOWS:

VOTE

- ALDERMAN GARY SMITH**
- ALDERWOMAN KRISTI CLEGHORN**
- ALDERMAN ROBERT DONOVAN**
- ALDERMAN ERIC BENNETT**
- ALDERMAN JEFF EYDMANN**
- ALDERMAN MIKE RANEY**
- ALDERMAN JOE STEIGER**
- ALDERMAN JOE PRINCE**

_____ **Yes** _____ **No** _____ **Absent**

Approved as to form:

Brian Keim, Mayor

Mark Bishop, City Attorney

SEAL

Reviewed by:

Pam Meyer, City Clerk

Happy Welch, City Administrator

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

APPLICANTS NAME: Jayne & Dustin Martin

ADDRESS: 495 Jefferson, Ste. Genevieve, MO 63670

BRIEF DESCRIPTION OF SPECIAL USE REQUEST: To operate a guest lodging establishment

DATE OF REQUEST: April 20, 2023

RECOMMENDATION

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

APPROVED () DENIED () TABLED

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

Terms & Conditions

1. Prior to Occupancy, the dwelling may not be occupied until any applicable building permits and occupancy permit are issued. The Occupancy Permit shall be renewed annually and shall include a property inspection under the City-adopted International Property Maintenance Code. Occupancy inspections prior to each guest arrival are not required.
2. Owners shall maintain a business license with the City of Ste. Genevieve under Municipal Code Chapter 605 Business Licensing. Owners shall be current on all City lodging tax payments.
3. Owners shall provide in a conspicuous location within the lodging unit at all times an operable ABC 5 lb. fire extinguisher.
4. Owners shall insure prior to each guest arrival, that exterior lighting at the front & rear entry door is operable.
5. No amplified music shall be played outside after 10 pm.
6. Owners shall post in a conspicuous location within the dwelling rules and conditions posted herein for guests to observe. It shall contain emergency telephone numbers of the Owners, the Police Department and Fire Department. It shall include a copy of the current Occupancy Permit. Owners shall provide phone number and address of the City of Ste. Genevieve's

Building Department for any complaints about the condition of the property or services provided incident to the guests' stay.

7. Owner shall provide empty and clean trash receptacles at the property on the first day of each booked guest period for guest use. Owner shall legally dispose of guest trash and recyclables within 24 hours of any guest departure. Legal disposal includes storage of accumulated trash in approved receptacles or containers in such manner as not to create a nuisance. Trash receptacles shall not be placed at the street curb except on designated days by the Solid Waste hauler.

8. The applicant is to provide not less than two (2) off-street parking spaces for use by guests.

9. The exterior yard shall be maintained at all times.

IF PERMIT IS TO BE DENIED, WHAT ARE THE REASONS FOR DENIAL:

VOTE OF THE COMMISSION MEMBERS RECORDED AS FOLLOWS:

COMMISSIONERS	YES	NO	ABSENT	ABSTAIN
Gary Roth, Chairman	<u>X</u>	---	---	---
Carl Kinsky	<u>X</u>	---	---	---
Gary Smith, Alderman	<u>X</u>	---	---	---
Anthony Grass	---	---	<u>X</u>	---
June Ewing	<u>X</u>	---	---	---
Justin Donovan	---	---	<u>X</u>	---
Kathleen Waltz	<u>X</u>	---	---	---
Open Position	---	---	<u>X</u>	---



Gary Roth, Chairman

5-4-2023

Date



STAFF REPORT

May 4, 2023

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

SPECIAL USE PERMIT
495 Jefferson

SPECIAL USE PERMIT: To operate a guest lodging establishment at 495 Jefferson Street, a single family residential structure.

R-1 Single Family Residential District

Owner: Jayne & Dustin Martin
71 Oakwood Drive
Ste. Genevieve, MO 63670

Applicant: Jayne & Dustin Martin

Legal Description: See attached.

Size of Lot: 0.13 acre, 5,855 Sq. Ft. (+/-) / South & North line 75' (+/-), East & West line 76'.

REQUEST:

To receive a Special Use Permit to operate a guest lodging establishment.



BACKGROUND

- The property is located in an R-1 Single Family Residential Zone District.
- The property is bordered on the north and east side by residential structures within the R-1 Single Family Residential Zone. The property is bordered on the south side by Jefferson Street and other residential structures on the opposite side of Jefferson that are in the R-2 General Residential Zone. The property is bordered on the east side by North Fifth Street and other residential structures within the R-1 Single Family Residential District.
- The property sits within the Ste. Genevieve National Register Boundary and is a Contributing structure to the historic district. It was built c. 1940.
- The structure's previous use was as a single family residence.
- The parking area is accessed off of North Fifth Street and is approximately 18' wide and 32' deep and offers parking for at least four (4) vehicles.
- **Municipal Code Section 405.050 (A) (1) (I) R-1** – Single Family Residential District Regulations provides: (1) Use Regulations. A building or premises shall be used only for the following purposes: (I) Guest lodging, with special use permit, provided no external evidence of such use. No signing advertising such use permitted.

- **Municipal Code Section 405.020** DEFINITIONS defines Guest Lodging as: A lodging establishment renting guest rooms or units only to transient guests and having fewer than ten (10) guest rooms; and defines Transient Guest as: Any person who rents and occupies a guest room in a guest lodging establishment for period of less than thirty-one (31) days during any twelve (12) month period.
- **Municipal Code Section 405.170 (A) (14)** Off Street Parking Regulations states (A) No building shall be erected, enlarged to the extent of increasing the floor area by as much as fifty percent (50%), or changed in use unless there is provided on the lot space for the parking of automobiles or trucks in accordance with the following minimum requirements. (14) Rooming or Lodging Home or Guest Lodging. One (1) parking space for each two (2) sleeping rooms. This structure has three (3) bedrooms and would require a minimum of two parking spaces.
- **Municipal Code Section 405.200 (A)** Special Use Regulations provides: (A) Subject to the provisions of this Section, the Board of Alderman of the City of Ste. Genevieve may, after public hearing before the Board of Aldermen and after study and report by the City Planning and Zoning Commission, authorize special uses in any district as herein qualified from which the uses are otherwise prohibited based on whether such building or use will:
 1. Substantially increase traffic hazards or congestion.
 2. Adversely affect the character of the neighborhood.
 3. Substantially increase fire hazards.
 4. Adversely affect the general welfare of the community.
 5. Overtax public utilities.
 6. Be in conflict with the Comprehensive City Plan
- **Municipal Code Section 405.200 (D) (23)** Special Use Regulations provides: (D) The following special uses are authorized providing they comply with all the regulations set forth in this Chapter for the district in which such use is located.... (23) All uses by which special use permits are required by other Sections of this Chapter.

PROJECT DESCRIPTION

The owners, Jayne & Dustin Martin, wish to operate a guest lodging establishment, commonly known as a "VRBO" or "AirBNB", within the single family residential structure at 495 Jefferson Street.

Specific Findings of Fact:

It is hereby found that the requested use, with the below-stated terms and conditions:

1. Will not substantially increase traffic hazards or congestion.
2. Will not adversely affect the character of the neighborhood.
3. Will not substantially increase fire hazards.
4. Will not adversely affect the general welfare of the community.
5. Will not overtax public utilities.
6. Does not conflict with the Comprehensive City Plan
7. Offers adequate off street parking.

It is further found that the uses proposed are consistent with the letter and intent of the Municipal Ordinance.

RECOMMENDATION:

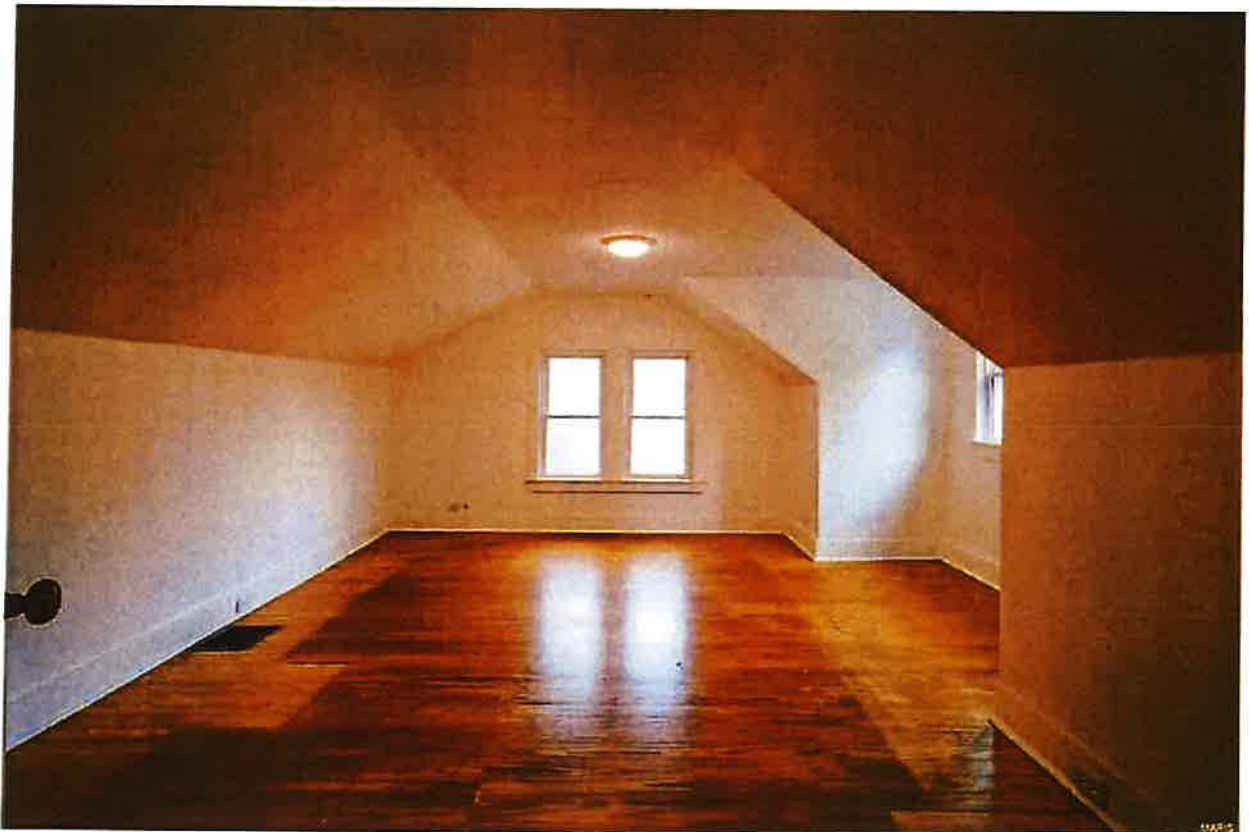
Staff recommends the following Standard Motion: "Motion to **APPROVE** Special Use Permit 005-23 with the conditions listed in the staff report":

Conditions:

1. Prior to Occupancy, the dwelling may not be occupied until any applicable building permits and occupancy permit are issued. The Occupancy Permit shall be renewed annually and shall include a property inspection under the City-adopted International Property Maintenance Code. Occupancy inspections prior to each guest arrival are not required.
2. Owners shall maintain a business license with the City of Ste. Genevieve under Municipal Code Chapter 605 Business Licensing. Owners shall be current on all City lodging tax payments.
3. Owners shall provide in a conspicuous location within the lodging unit at all times an operable ABC 5 lb. fire extinguisher.
4. Owners shall insure prior to each guest arrival, that exterior lighting at the front & rear entry door is operable.
5. No amplified music shall be played outside after 10 pm.
6. Owners shall post in a conspicuous location within the dwelling rules and conditions posted herein for guests to observe. It shall contain emergency telephone numbers of the Owners, the Police Department and Fire Department. It shall include a copy of the current Occupancy Permit. Owners shall provide phone number and address of the City of Ste. Genevieve's Building Department for any complaints about the condition of the property or services provided incident to the guests' stay.
7. Owner shall provide empty and clean trash receptacles at the property on the first day of each booked guest period for guest use. Owner shall legally dispose of guest trash and recyclables within 24 hours of any guest departure. Legal disposal includes storage of accumulated trash in approved receptacles or containers in such manner as not to create a nuisance. Trash receptacles shall not be placed at the street curb except on designated days by the Solid Waste hauler.
8. The applicant is to provide not less than two (2) off-street parking spaces for use by guests.
9. The exterior yard shall be maintained at all times.

Note: Staff recommendation does not constitute Commission action.







Quotation

Forward Slash Technology

13610 Barrett Office Drive
Suite 9G
Ballwin Missouri 63021
Phone:314-403-1230

Date	Expiry Date	Quotation #
05/08/2023	06/08/2023	Quot12790

Quotation To: The City of Ste. Genevieve 165 S 4th St Ste Genevieve, Missouri 63670 UNITED STATES	Attention: Happy Welch 573-883-5400 hwelch@stegenevieve.org
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Name	Item Type	Description	Quantity	Unit Price	Total
DUAL T1/E1 TRUNK MMC - SW	Product Item	DUAL T1/E1 TRUNK MMC	1.00	\$1,355.51	\$1,355.51
PWR CRD C13 10A 125V - NA Plug - SW	Product Item	PWR CRD C13 10A 125V - NA Plug	1.00	\$10.50	\$10.50
MXe III-L Controller - SW	Product Item	MXe III-L Controller	1.00	\$3,596.25	\$3,596.25
MiVoice Business License - Digital Link - SW	Product Item	MiVoice Business License - Digital Link	1.00	\$900.00	\$900.00
NPUM Record A Call - SW	Product Item	NPUM Record A Call	1.00	\$0.00	\$0.00
MiVoice Border Gateway Virtual - SW	Product Item	MiVoice Border Gateway Virtual	1.00	\$150.00	\$150.00
MiCClient Licnse - Peering Adv Server - SW	Product Item	MiCClient Licnse - Peering Adv Server	1.00	\$0.00	\$0.00
MiCClient Licnse - Federation Adv Server - SW	Product Item	MiCClient Licnse - Federation Adv Server	1.00	\$0.00	\$0.00
MiCollab Virtual Appliance - SW	Product Item	MiCollab Virtual Appliance	1.00	\$597.00	\$597.00
MiCollab NPUM MiVBus Mailbox Licensesx10 - SW	Product Item	MiCollab NPUM MiVBus Mailbox Licensesx10	1.00	\$210.00	\$210.00
MiVBus Enterprise SW for 3300 (no users) - SW	Product Item	MiVBus Enterprise SW for 3300 (no users)	1.00	\$897.00	\$897.00
UCCv4.0 STND User for MiVoice Bus x1 - SW	Product Item	UCCv4.0 STND User for MiVoice Bus x1	20.00	\$195.00	\$3,900.00
6970 IP Conference Phone - SW	Product Item	6970 IP Conference Phone	2.00	\$474.00	\$948.00
6920w IP Phone	Product Item	6920w IP Phone	11.00	\$243.00	\$2,673.00
6940w IP Phone - SW	Product Item	6940w IP Phone	2.00	\$411.00	\$822.00

CITY OF STE. GENEVIEVE, MISSOURI
16.5 S. Fourth Street
Ste. Genevieve, MO 63670
Phone (573) 883-5100 Fax (573) 883-8105
Special Use Permit Application

Sup005-23

FEE: \$50.00
PAID:

DATE RECEIVED:

RECEIVED
APR 20 2023
BY:

PLEASE PRINT OR TYPE (BLACK INK ONLY)

SECTION A.

1. Street Address of Tract or Tracts:
495 Jefferson St. Single Family Home
Ste. Gen Mo 63670
2. Names and Addresses of All legal owners of tract(s).
Jayne & Dustin Martin
71 Oakwood Dr Ste Gen Mo 63670

3. Current Zoning Classification:

- A (Agricultural) I-1 (Light Industrial)
MH (Mobil Home Park) I-2 (Heavy Industrial)
R-1 (Single Family Residential) C-1 (General Commercial)
R-2 (General Residential) C-2 (Central Business)
C-4 (Neighborhood Commercial)

4. Is this property located in a historic district? Yes No

5. Signatures of All persons listed in Item #2.

Jayne Martin PRINTED OR TYPED NAME Jayne Martin SIGNATURE
Dustin Martin PRINTED OR TYPED NAME Dustin Martin SIGNATURE

6. Contact for Application:

Name: Dustin Martin / Jayne Martin
Address: 71 Oakwood Drive Ste. Genevieve
Phone: 573/513-2285

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

CITY OF STE. GENEVIEVE, MISSOURI

165 S. Fourth Street

Ste. Genevieve, MO 63670

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

Special Use Permit Application

PLEASE PRINT OR TYPE (BLACK INK ONLY)

Jayne & Dustin Martin

Applicant's Signature

SECTION B.

1. Legal description of tract(s)

495 Jefferson St. Exact legal description in title

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

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

Section C.

SECTION C:

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

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

Mary R. Stier, 503 Jefferson, SG, MO 63670

Kassandra Mills, 113 N 5th, SG, MO 63670

Morly Properties A LLC, 421 Jefferson, SG, MO 63670

Glenn Plugge, 11 St. Ann, SG, MO 63670

Steve Bach, 430 Jefferson, SG, MO 63670

City of Ste. Gen, 165 S 4th, SG, MO 63670

CITY OF STE. GENEVIEVE, MISSOURI

165 S. Fourth Street

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

Special Use Permit Application

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SECTION D.

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

STR (Property used as short term Rental on VRBO - AirBnB) platform.

2. Is a transfer of the ownership of the tract dependent upon the granting of the SUP?

YES NO

3. Please indicate if the proposed use will involve any of the following:

- Gasoline Storage and/or use
- Storage and/or use of other flammable liquids
- Storage and/or use of explosives or chemicals
- Advertising signs or other display
- Fence
- Machinery or heavy equipment
- Trash/refuse/garbage generation

Please explain if any of the items above are indicated: NA

4. What other uses will exist on the premises? NA

5. Has there been a prior application for rezoning, special use permit or variance for this tract? If so, give the date and state the prior action taken.

No.

CITY OF STE. GENEVIEVE, MISSOURI

165 S. Fourth Street

Ste. Genevieve, MO 63670

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

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SECTION E.

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

To bring guests into Ste. Genevieve, experiencing a memorable visit. Increase tourism and benefit for all.

Bringing in revenue for our community.

Background checks are done on all guests to make sure quality and upright people are coming to town.

This will be our third short term rental and have been in the hospitality business since 2018. Having over 250 guests.

Our guests come down to stay, explore the downtown area which brings in revenue for our community.