

**AGENDA**  
**STE. GENEVIEVE BOARD OF ALDERMEN**  
**REGULAR MEETING**  
**THURSDAY – JANUARY 9, 2025**  
**6:00 P.M.**

**CALL TO ORDER.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL.**

**APPROVAL OF AGENDA.**

**PRESENTATION/AWARDS.**

**PERSONAL APPEARANCE.**

**CITY ADMINISTRATORS REPORT.**

**STAFF REPORTS.**

DAVID BOVA – ASSISTANT CITY ADMINISTRATOR  
KENNY STEIGER – FIRE CHIEF  
AARON SMITH – TOURISM DIRECTOR

**PUBLIC COMMENTS.** Please identify yourself for the record and please try and keep comments to 5 minutes. (The Board will not interact during public comments and will have staff investigate any city related issues brought forward and contact the individual later with a response.)

**CONSENT AGENDA.**

- Minutes – Board of Aldermen – Regular Meeting – December 11, 2024
- Minutes – Board of Aldermen – Work Session - December 11, 2024
- **RESOLUTION 2025 – 11.** A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO SIGN A BUSINESS CREDIT CARD APPLICATION FROM FIRST STATE COMMUNITY BANK TO CONDUCT BANKING AND FINANCIAL BUSINESS FOR THE CITY OF STE. GENEVIEVE.
- **RESOLUTION 2025 – 12.** A RESOLUTION OF THE CITY OF STE. GENEVIEVE, MISSOURI STATING INTENT FOR THE STE. GENEVIEVE TOURISM DEPARTMENT TO APPLY FOR A GRANT WITH THE WILLIAM G. POMEROY

FOUNDATION LEGENDS & LORE PROGRAM FOR A MARKER TO BE PLACED IN THE FLOWER BED LOCATED IN FRONT OF THE OLD BRICK RESTAURANT (90 S. THIRD STREET).

- **RESOLUTION 2025 – 13.** A RESOLUTION APPROVING THE PURCHASE OF A BAND WAGON TRAILER TO BE USED BY CITY ORGANIZATIONS FOR MUSIC PRESENTATIONS AT FESTIVALS AND EVENTS.
- **RESOLUTION 2025 – 14.** A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO SIGN A RELEASE OF PROPERTY DAMAGE CLAIM WITH DMC INSURANCE, INC.
- **RESOLUTION 2025 -15.** A RESOLUTION APPROVING A PROPOSAL FROM SENTINEL EMERGENCY SOLUTIONS THROUGH SOURCEWELL COOPERATIVE PURCHASING PROGRAM FOR FOUR (4) SETS OF TURNOUT GEAR IN AN AMOUNT NOT TO EXCEED TWELVE THOUSAND EIGHT HUNDRED EIGHTY SIX DOLLARS AND EIGHT CENTS (\$12,886.08).
- **RESOLUTION 2025-16.** A RESOLUTION APPOINTING CORY FORD TO THE STE. GENEVIEVE TOURISM TAX COMMISSION.

#### **PUBLIC HEARING.**

The Mayor and the Board of Aldermen of the City of Ste. Genevieve, Missouri will hold a public hearing to consider a request from Patrick Fahey, Main Streets Inn LLC, for a special use permit to operate an RV Park business at 198 Front Street, Ste. Genevieve, MO (yard and field surrounding house). The property is currently located in an I-1 Light Industrial District.

#### **OLD BUSINESS.**

#### **NEW BUSINESS.**

**BILL NO. 4654.** AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO A FARM LEASE AGREEMENT WITH KERTZ FARMS, LLC FOR AN AGRICULTURAL OPERATION ON CITY MANAGED PROPERTY ADJACENT TO THE URBAN DESIGN LEVEE. **1<sup>ST</sup> READING.**

**BILL NO. 4655.** AN ORDINANCE AMENDING THE CITY OF STE. GENEVIEVE MUNICIPAL CODE OF ORDINANCES CHAPTER 203 – FIRE PREVENTION & PROTECTION – ARTICLE I – FIRE DEPARTMENT – SECTION 203.010 CREATED COMMANDING OFFICER AS SET FORTH BELOW. **1<sup>ST</sup> READING.**

**BILL NO. 4656.** AN ORDINANCE OF THE CITY OF STE. GENEVIEVE, MISSOURI AMENDING THE PERSONNEL MANUAL AS SET FORTH BELOW. **1<sup>ST</sup> READING.**

**BILL NO. 4657.** AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR PATRICK FAHEY, MAIN STREET INN, LLC, THAT WILL ALLOW THE OPERATION OF AN RV PARK BUSINESS AT 198 FRONT STREET AND OTHER PROPERTY. **1<sup>st</sup> 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: 848 1121 1564 Passcode: 808225

**Find the Zoom Link at: [www.facebook.com/stegenevievecityhall/](http://www.facebook.com/stegenevievecityhall/)**

**And you can watch live on SGTV Spectrum Channel 991.**

**POSTED BY: Pam Meyer**

**January 7, 2025**

## CITY ADMINISTRATOR REPORT

January 9, 2025

1. The 2025 StG Gravel Road Classic is scheduled for April 12, 2025 to coincide with the Taste of Ste. Genevieve Fundraiser put on by SGCMH. A road closure request will be forthcoming as well as marketing assistance funding request. With better weather (we hope) and fewer biking conflicts Trailnet is estimating up to 400 riders.
2. Minimum wage increased in Missouri on January 1 to \$13.75 an hour after passage of statewide Proposition A. We have two part-time employees at the Welcome Center that make less than \$13.75 and we will be increasing to that level as has been the practice since minimum wage increases have been occurring. This will not impact the budget since we have two days a week open. We will also figure into the FY2026 budget for that wage to be \$15.00 per hour beginning January 1, 2026. There is also a requirement to offer 1 hour of paid time off for illness for each 30 hours worked starting May 1, 2025 for all employees.
3. We are planning on Monday, January 20 to go live with our new website and phone app. We have a little bit of fine tuning and that will continue even after it's launched as we find the information, forms, and links people need through [stegenevieve.gov](http://stegenevieve.gov). There are links on the website for the new app, which is also available through the Apple Apps Store or Google Play Store.
4. We are shooting for the end of January to bid street repaving in the city. Cochran Engineering has our priority list of streets and will have preliminary plans in the next week. We will then be ready to go out for bid with bids due by February 20.
5. McBride was notified they are the selected company to develop the Progress Parkway 49 acres and we are waiting for their amended agreement. After talking with the city attorney we requested they incorporate the requirements in the RFQ into the agreement and then we can amend for the city side and try to work it out as quickly as possible.
6. It looks like our Prop S bonding will go out at the end of February or early March and be ready for approval on the March 13 board meeting.



## Community Development January 2025 Staff Report 12/10/24 – 1/3/25

### ***Historic Preservation – Heritage Commission***

- Dec. mtg – approved 2 COAs, denied 1 COA; admin. approval of 2 attestations
- Next meeting – 1/27
- Jan & Feb meetings moved back 1 week due to holidays
- 2024 HP grant application – mobile app walking tour – recommended for funding

### ***Building Department / Code Enforcement***

- Occupancy Permits / Inspections 11
- Building Permits Issued 10 (6 roof permits)
- Demolition Permits 0
- Sign Permits 0
- Chicken Permits 1
- Special Use Permits 1 (on BOA agenda 1/9)
- Sidewalks – 11 completed repairs; remainder pushed to Spring, 2025
- Building Code – have begun process to adopt 2021 codes; planned for 1/23 BOA agenda

### ***Comprehensive Plan***

- Comp plan committee met – will meet again Jan 10<sup>th</sup>
- Items to discuss – overall strategic issues – housing, infrastructure, stormwater, annexation, economic development

### ***Planning & Zoning***

- Jan. mtg – approved recommendation of SUP003-25 – RV Park @ 198 Front St.
- Next scheduled meeting – 2/6

### ***City / County Info***

- Assistance with Tourism / EcDev 2024 – Provided 5k in '23, discussion of poss. adding lodging tax to 2024 ballot – ballot language not submitted – looking at April 2025 election / discussion of forming a CVB type organization with County & Chamber / County partnered with City for Parkland REDI membership/ statute must be passed to raise lodging tax – bill will be introduced in Mo. House in 2025 session
- Progress Parkway property – county provided assistance to IDC for infrastructure
- FLAP Grant (N 4<sup>th</sup> Street bridge) – remains on track for 2025 / cost has risen to approximately 950k (originally 750k) now & county has asked for assistance from city
- TAP Grant (Hwy 61 sidewalk) – County app. approved – on track for 2026
- 911 Tax – Board formed (includes City officer) – payments from City & Amb. Dist. to continue until new infrastructure installed and paid; potentially 4 – 5 years (2027-28); City portion of dispatching services lowered in FY2025

- Improvements to Ferry Landing – USCOE will not require permits and have given permission to move forward; MLC has responded they have no issue with the project. UP has now given initial approval to move forward also. Drafting MOU for UP & MLC – UP has declined MOU and will draft their own (still awaiting). Property is being sold; will begin speaking with new owner after closing.

***Board of Adjustment***

- Nothing new to report

***Floodplain Management***

- Current long range forecasts show 29% chance of Minor Flooding in Jan-Feb-Mar.
- Current long range forecasts also show 6% chance of Moderate flooding in Jan-Feb-Mar.
- Current river stage (1/3) is 6.3'; expected to remain near 6'+/- next week.
- Ferry is currently operating Fri – Sun.

***Property Maintenance***

- Nuisance Property Issues 3
- Vegetation Nuisance Issues 1
- Code Violation Issues 2
- Sidewalk Issues 1
- 58 S Main – owner has contracted and presented paid contract on 5/13

# Ste. Genevieve Fire Department

Ken Steiger Fire Chief  
165 South 4<sup>th</sup>. 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

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## Monthly Operations Report

Date: **December 2024**

### Calls for Assistance:

- SGFD responded to **20** emergency calls in **December**.
- The total for this year is **258** calls, **down 16** calls from last year.

### Staffing:

- SGFD roster is down 4. Roster currently at 25 of 29.
- 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 Turnout Gear Inspection and EMS/Ambulance equipment familiarization**
- **Preplan Auto Zone and Plaza Tire**

### Meetings Attended

Bi County Chiefs Meeting – **Attended**  
City Council Meeting – **Attended**  
Ozark Fire Assoc. Meeting – **Attended**  
SG County Chiefs Meeting – **Attended**  
SGFD Officers 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

### Apparatus & Equipment Maintenance:

- No major breakdowns or repairs this month just the regular maintenance

### Fire Radio

- St Francis County 911 radio survey – Radio improvements project moving forward with 2025 anticipated completion. Still on schedule for improvements. **Next major step awarding equipment contracts.** Completion date still December of 2025.

### Grants

#### DPS

#### 2023 DPS Grant

Grant has been submitted for approximately \$72,000. Grant has been approved. Radios are in and being programed, repeaters will need to be installed in trucks. Closing out the process

## **ARP Grant**

**2024**

This is a 50% match which can be in the form of money or "in kind match". Will only require additional funding of approximately \$6,000.00 that would be available from the rural fire fund. **The hose approved at the last board meeting has been ordered, I do not have a delivery date yet.**

## **Firehouse Subs Grant**

**In the process of gathering information to apply for Firehouse Subs Foundation grant. Started the process. Application opens January 9<sup>th</sup>. Will be applying for auto extrication equipment**

County Firefighters Assn.:

- Nothing to report

Misc.

**Participated in the annual Christmas Parade**

**In February we will be hosting a National Weather Service Storm Spotter Class in conjunction with Ste Genevieve County Emergency Preparedness**

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

**Ste Genevieve Early Childhood Center**

**Ste Genevieve Elementary School**

**Sara's Ice Cream**

**Le Techniques**

Installed

**Vision Care on Highway 32**



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# Tourism Report

Aaron Smith | Dec 12, 2024



## The News

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### Bandwagon

The TTC wants to purchase a 7' x 14' hay wagon for \$750 to rent out for city events to place bands on. I see it as a way to create something unique and fun for the town to set itself apart from other destinations. And we're going to make it something people want to take photos of and spread as a brand.

### Rebrand

The rebrand has reached the design phase. Once that's done, we're going to have a little gathering with all the businesses and organizations in town to finalize our efforts. I'm tentatively setting the new launch date for February 10th.

### Year in Review

I completed my first year in the position on Dec. 4th. Joe Steiger asked me at the last TTC meeting to put together a report for their board to put together a sort of Year in Review. One of the graphics is sort of the big wins we've had during the year, from getting the Horizons Grant, to winning the Small-Town Showcase, to getting an organic article written in the Kirkwood Times, to completing our Marketing Plan, to things on the horizon that should improve our visibility and visitor experience here in Ste. Gen. Everything with a Kapow by it is something that was generated from outside interest in what we have here in Ste. Gen.

## Placer AI

Received our first Placer AI report. I compared the fiscal years 2023 and 2024. We were up 5k visitors from 2023 which is a 9% increase. That's without a focused advertising campaign, which we now have through our partnership with McDaniel's. We should also see an increase due to our revamped website launching in January which should make navigating a visit with us easier.

## International Showcase

Went to Atlanta for the Travel South International Showcase. The state paid for the price of the booth and my hotel stay. It was a great event where I met with Tour Operators from Quebec, France, Germany, as well as Italy, the UK, and Australia. There was a lot of interest in our town. I'm working with operators from Quebec to make us a stop on their Missouri tour as well as send people directly for our French Heritage Festival. French tour operators will send an influencer from France this year. I also got great time with St. Louis's tourism department, and they've given me great leads like attending the two tour bus conferences help annually.

## Continuing Projects

Met with MO Humanities with large group of community members to go over next steps for Small Town Showcase. We will receive an updated video with an estimated value of \$50,000.

# A Year in Review

## Approach:

**Ste. Genevieve needed someone to sit back and listen. I spent the first months visiting all the shops, historic sites, wineries, and other attractions. I joined the Ste. Gen Chamber's leadership program to get further knowledge of our community. I made a concerted effort to meetings for each organization with stock in Tourism, as well as each festival in town.**

**It was really a year to take in the town and find an identity on which to build a brand.**



National Geographic included La Guignolle in article on unique New Year's event across America.



Designed new rack cards.



Started tactical meetings to plan Eclipse events in January.



Designed Visit Kit PDF for visitors to download from our website. Started to integrate county and city attractions/lodging.



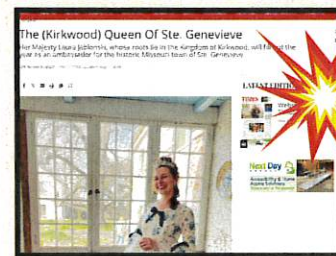
Met with McDaniels in December. Marketing plan completed in February.



Offered Horizons Grant in December for \$20,000 on behalf of French Heritage Festival.



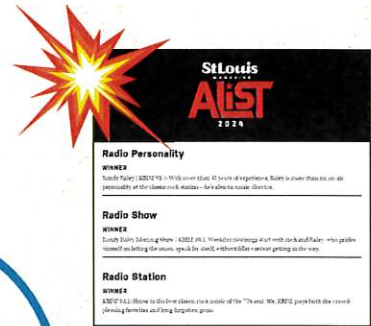
Hired Hannah as Social Media Coordinator. We are currently up 850 followers since her hiring.



Reached out to Kirkwood Times in March to pick up story on Kirkwood resident becoming Queen of Ste. Genevieve. Made front page.



Nominated Ste. Gen for MO Humanities Small Town Showcase in May. Named one of the winners in October.



Donze Comm. clean sweep of radio awards in STL Mag in July.



Contracted with VisitWidget to improve website and create VisitSteGen app. Will launch in January.



Attended MO Mainstreet CEG workshop in August.



Started planning for next year's French Heritage Festival. Part of plan to improve history events.



Booked Riley Downing at The Orris in August. Followed with LePonds in November.



Released two national ads in Food and Travel and Taste, Tour, and Travel magazines.



Contracted with Placer AI and a dedicated grant writer for 2025



VisitMo.com

Attended State Conference on Tourism October 15-17



Taking advantage of state's incentives to promote abroad. Travelled to Atlanta for Travel South conference Dec. 1-5.



Contracted with Blacktop Sailor to guide our rebranding efforts for 2025. Had our kickoff/discovery meeting October 28-29. STL Mag has committed to writing an editorial for when we launch new brand.

**MINUTES OF THE  
STE. GENEVIEVE BOARD OF ALDERMEN  
REGULAR MEETING  
THURSDAY – DECEMBER 12, 2024**

**CALL TO ORDER.** Mayor Keim 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 Brian Keim	
Alderman Patrick Fahey	Aldermoman Amie Dobbs
Alderman Eric Bennett	Alderman Bob Donovan
Alderman Mike Raney	Alderman Joe Steiger
Alderman Joe Prince	

**ABSENT:** Alderman Jeff Eydmann

**APPROVAL OF AGENDA.** A motion by Alderman Steiger, second by Alderman Bennett to approve the amended agenda as presented. Motion carried 7-0-1 with Alderman Eydmann absent.

**PRESENTATION/AWARDS.**

At this time City Clerk Pam Meyer swore in the Newly appointed Police Chief Daniel Halek.

Mrs. Hele Dohr and Mrs. Sharon Grass presented Mayor Keim with a check from the Master Gardner's Club Presentation of check from Helen Dohr with the Master Gardner's Club.

**PERSONAL APPEARANCE.**

**CITY ADMINISTRATORS REPORT.** See attached report.

**STAFF REPORTS.**

Daniel Halek – Police Chief (see attached report)

Corey Litterst – Manager Alliance Water Resources (see attached report)

**PUBLIC COMMENTS.** Mr. Bob Browne, 498 Merchant Street thanked everyone for helping him with the stray dog.

**CONSENT AGENDA.**

- Minutes – Board of Aldermen – Regular Meeting – November 14, 2024
- Minutes – Board of Aldermen – Special Meeting – November 14, 2024
- Minutes – Board of Aldermen – Closed Session – November 14, 2024
- Minutes – Board of Aldermen – Regular Meeting – November 25, 2024
- Treasurer’s Report - November 2024

A motion by Alderman Bennett, second by Alderman Donovan to approve the consent agenda as presented. Motion carried 7-0-1 with Alderman Eydmann absent.

**PUBLIC HEARING.**

The Stè. Genevieve Board of Aldermen held a public hearing at which time citizens may be heard on the proposed water/sewer rates to be set by the Board of Aldermen. Mayor Keim opened the public hearing at 6:17 p.m. and announced the new rates compared to the old rates. With no further questions from the public the public hearing was closed at 6:20 p.m.

**OLD BUSINESS.** None.

**NEW BUSINESS.**

**Approval of payment to Special Road District for \$11,829.28 for the paving of Wilder Street to come out of transportation fund as a future budget amendment.** A motion by Alderman Bennett, second by Alderman Prince to approve the payment for \$11,829.28 to Special Road District. Motion carried 7-0-1 with Alderman Eydmann absent.

**Approval of the low bid from MacQueen for the purchase of fire hose for the Fire Department in an amount of \$88,438.09 from the Rural Fire Fund.** A motion by Alderman Bennett, second by Alderman Donovan to approve the low bid of MacQueen for the purchase of fire hose in an amount not to exceed \$88,438.09. Motion carried 7-0-1 with Alderman Eydmann absent.

**Approval of McBride Homes as the proposed developer for the Progress Parkway 49 acres, directing the Mayor and staff to engage the City Attorney to begin the agreement negotiating process and allowing the expenditure of necessary funds for this purpose.** A motion by Alderman Steiger, second by Alderman Raney to approve McBride Homes as the proposed

developer for the Progress Parkway 49 Acres. Motion carried 7-0-1 with Alderman Eydmann absent.

**Creation of an annexation committee.** Alderman Steiger would like to get an annexation committee together to discuss future new annexations. After some discussion the committee will consist of City Administrator Happy Welch, Alderman Steiger, Alderman Donovan, Assistant City Administrator David Bova and Mayor Keim.

**BILL NO. 4651. AN ORDINANCE OF THE CITY OF STE. GENEVIEVE, MISSOURI, AMENDING MUNICIPAL CODE CHAPTER 715 USER CHARGE SYSTEMS; SPECIFICALLY, SECTION 715.040 USER CHARGE RATES SUBSECTIONS A. & B. BY REVISING THE WATER USE CHARGES. 1<sup>ST</sup> & 2<sup>ND</sup> READINGS.** A motion by Alderman Bennett, second by Alderman Steiger, Bill No. 4651 was placed on its first reading, read by title only, considered and passed by an 7-0-1 vote of the Board of Alderman with Alderman Eydmann absent. A motion by Alderman Bennett, second by Alderman Prince to proceed with the second and final reading of Bill No. 4651. Motion carried with a 6-1-1 vote of the Board of Alderman with Alderman Steiger casting the No vote and Alderman Eydmann absent. A motion by Alderman Donovan, second by Alderman Bennett, Bill No. 4651 was placed on its second and final reading, read by title only, considered, and passed by a roll call vote as follows: Ayes: Alderman Eric Bennett, Alderman Joe Steiger, Alderman Mike Raney, Alderwoman Amie Dobbs. Alderman Bob Donovan, Alderman Joe Prince and Alderman Patrick Fahey. Nays: None. Absent: Alderman Jeff Eydmann. Motion carried 7-0-1. Thereupon Bill No. 4651 was declared Ordinance No. 4573 signed by the Mayor and attested by the City Clerk.

**BILL NO. 4652. AN ORDINANCE OF THE CITY OF STE. GENEVIEVE, MISSOURI, AMENDING MUNICIPAL CODE CHAPTER 715 USER CHARGE SYSTEMS; SPECIFICALLY, SECTION 715.140 SEWER CHARGES AND BILLING, SUBSECTION "D" BY REVISING THE SEWER USE CHARGES. 1<sup>ST</sup> & 2<sup>ND</sup> READINGS.** A motion by Alderman Bennett, second by Alderman Steiger, Bill No. 4652 was placed on its first reading, read by title only, considered and passed by an 7-0-1 vote of the Board of Alderman with Alderman Eydmann absent. A motion by Alderman Bennett, second by Alderman Raney to proceed with the second and final reading of Bill No. 4651. Motion carried with a 6-1-1 vote of the Board of Alderman with Alderman Steiger casting the No vote and Alderman Eydmann absent. A motion by Alderman Donovan, second by Alderman Bennett, Bill No. 4652 was placed on its second and final reading, read by title only, considered, and passed by a roll call vote as follows: Ayes: Alderman Eric Bennett, Alderman Joe Steiger, Alderman Mike Raney, Alderwoman Amie Dobbs. Alderman Bob Donovan, Alderman Joe Prince and Alderman Patrick Fahey. Nays: None. Absent: Alderman Jeff Eydmann. Motion carried 7-0-1. Thereupon Bill No. 4652 was declared Ordinance No. 4574 signed by the Mayor and attested by the City Clerk.

**BILL NO. 4653. AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH PLAYPOWER LT FARMINGTON, INC. FOR THE PURCHASE OF PLAYGROUND EQUIPMENT FOR PERE MARQUETTE PARK. 1<sup>ST</sup> & 2<sup>ND</sup> READINGS.** A motion by Alderman Bennett, second by Alderman Donovan, Bill

No. 4653 was placed on its first reading, read by title only, considered and passed by an 7-0-1 vote of the Board of Alderman with Alderman Eydmann absent. A motion by Alderman Bennett, second by Alderman Prince to proceed with the second and final reading of Bill No. 4653. Motion carried with a 6-1-1 vote of the Board of Alderman with Alderman Steiger casting the No vote and Alderman Eydmann absent. A motion by Alderman Prince, second by Alderman Steiger, Bill No. 4653 was placed on its second and final reading, read by title only, considered, and passed by a roll call vote as follows: Ayes: Alderman Eric Bennett, Alderman Joe Steiger, Alderman Mike Raney, Alderwoman Amie Dobbs. Alderman Bob Donovan, Alderman Joe Prince and Alderman Patrick Fahey. Nays: None. Absent: Alderman Jeff Eydmann. Motion carried 7-0-1. Thereupon Bill No. 4653 was declared Ordinance No. 4575 signed by the Mayor and attested by the City Clerk.

**OTHER BUSINESS.** None.

**MAYOR/BOARD OF ALDERMEN COMMUNICATION.** None.

**ADJOURNMENT.** With no further business Mayor Keim adjourned the meeting at 6:42 p.m.

**Respectfully submitted by,**

**Pam Meyer  
City Clerk**



**MINUTES OF THE  
STE. GENEVIEVE BOARD OF ALDERMEN  
WORK SESSION  
DECEMBER 12, 2024**

The work session of the Ste. Genevieve Board of Aldermen was called to order by Mayor Brian Keim at 6:45 p.m. and all stood for the Pledge of Allegiance.

Present were:

Alderman Bob Donovan	Alderman Patrick Fahey
Alderman Mike Raney	Alderman Joe Prince
Alderman Eric Bennett	Alderman Joe Steiger
Alderwoman Amie Dobbs	

ABSENT: Alderman Jeff Eydmann

**APPROVAL OF AGENDA.** A motion by Alderman Donovan, second by Alderman Bennett to approve the agenda as presented. Motion carried 7-0-1 with Alderman Eydmann absent.

**BUSINESS ITEMS.**

- 1. CRESTLAWN RFQ.** Happy reported that funds have been budgeted to begin engineering draft plans for the expansion of the Crestlawn Cemetery to the corner of the existing property that the City owns. The engineer will design necessary stormwater improvements, roads and develop cost estimates. The RFQ was provided to the Board for their review. After discussion the Board agreed to go ahead and proceed with the RFQ.
- 2. PART-TIME FIRE CHIEF POSITION.** The 2025 City Budget funds include the hiring of a part-time fire chief. Alderman Raney has requested that the City follows through with the hiring. Happy would like a recommendation to start the hiring process for the part-time fire chief position. After discussion a motion by Alderman Donovan, second by Alderman Fahey to direct the City Administrator to hire the current fire chief for the part time fire chief position. Motion failed 3-4-1 with the following roll call vote: Ayes: Alderman Raney, Alderman Donovan and Alderman Fahey. Nays: Alderman Prince, Alderman Bennett, Alderwoman Dobbs and Alderman Steiger. Absent: Alderman Eydmann. After further discussion a motion by Alderman Steiger, second by Alderman Raney to change the part-time fire chief job description to require a residency within the Ste. Genevieve Fire Department Boundaries, the position is Mayor appointed with board approved and the position is to be advertised before hiring. Motion carried 4-

3-1 with the following roll call vote: Ayes: Alderman Raney, Alderman Bennett, Alderwoman Dobbs and Alderman Steiger. Nays: Alderman Prince, Alderman Donovan and Alderman Fahey. Absent: Alderman Eydmann.

- 3. VISION/MISSION STATEMENT HANDOUT.** Happy presented a couple examples of a mission and vision statement for the City of Ste. Genevieve. He would like for the Board to be thinking about what they would like for the City's vision/mission statement to say.

**ANY OTHER BUSINESS.** None.

**ADJOURNMENT.** With no further business Mayor Keim adjourned the work session at 7:24 p.m.

Respectfully submitted by,

Pam Meyer  
City Clerk

**RESOLUTION 2025 – 11**

**A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO SIGN A BUSINESS CREDIT CARD APPLICATION FROM FIRST STATE COMMUNITY BANK TO CONDUCT BANKING AND FINANCIAL BUSINESS FOR THE CITY OF STE. GENEVIEVE.**

**WHEREAS,** the City of Ste. Genevieve would like to maintain one universal credit card for the purchase of fuel for the police and building department; and

**WHEREAS,** the requested credit limit per card shall be one thousand dollars (\$1,000) per month; shall consist of twelve (12) cards for the police department and one (1) card for the building department for a total of thirteen (13) cards; and

**WHEREAS,** the Board of Aldermen believe this to be in the best interest of the City of Ste. Genevieve and hereby authorize City Staff to proceed with the business credit card application.

**PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI THIS 9th DAY OF JANUARY, 2025.**

Approved as to form:

\_\_\_\_\_  
BRIAN KEIM, MAYOR

\_\_\_\_\_  
MARK BISHOP, CITY ATTORNEY

ATTEST:

Reviewed by:

\_\_\_\_\_  
PAM MEYER, CITY CLERK

\_\_\_\_\_  
HAPPY WELCH, CITY ADMINISTRATOR

**RESOLUTION 2025 - 12**

**A RESOLUTION OF THE CITY OF STE. GENEVIEVE, MISSOURI STATING INTENT FOR THE STE. GENEVIEVE TOURISM DEPARTMENT TO APPLY FOR A GRANT WITH THE WILLIAM G. POMEROY FOUNDATION LEGENDS & LORE PROGRAM FOR A MARKER TO BE PLACED IN THE FLOWER BED LOCATED IN FRONT OF THE OLD BRICK RESTAURANT (90 S. THIRD STREET).**

**WHEREAS**, the Ste. Genevieve Tourism Department has an opportunity to seek a grant from the William G. Pomeroy Foundation Legends & Lore Marker Grant Program for a sign to be placed in the flower bed (owned by the City of Ste. Genevieve) located in front of the Old Brick Restaurant (90 S. Third Street); and

**WHEREAS**, this a non-matching grant and the William G. Pomeroy Foundation will pay for the marker, pole and shipping with the City having to do the installation of the marker.

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

**SECTION ONE:** The Tourism Director is hereby authorized to prepare and submit an application to fund 100% of the total qualifying costs as set forth in such application, in substantially the form attached hereto as Exhibit 'A' and directed to take such action as necessary to implement this Resolution.

**SECTION TWO:** This resolution is in full force and effect from and after its passage and approval as provided by law.

**PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI THIS 9<sup>TH</sup> DAY OF JANUARY, 2025.**

APPROVED AS TO FORM:

\_\_\_\_\_  
Brian Keim, Mayor

\_\_\_\_\_  
Mark Bishop, City Attorney

REVIEWED BY:

\_\_\_\_\_  
Pam Meyer, City Clerk

\_\_\_\_\_  
Happy Welch, City Administrator

Skip to main content

# Application

Public Profile

Collaborate 0

## Liver Dumpplings

### Process: Hungry for History® Marker Grant Program

Contact Info	Request	Documents 0
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**Applicant:**  
 Mr. Aaron Smith  
 asmith@stegenevieve.gov  
 573-883-5400  
 165 S Fourth Street N/A  
 Ste Genevieve, MO 63670

**Organization:**  
 City of Ste. Genevieve Tourism Dept.   
 43-6003164  
 225-390-0104  
 165 S Fourth Street  
 Ste Genevieve, MO 63670 United States

[Contact Email History](#)

LOI	Application	Document Viewer	Application Packet	Question List	
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Fields with an asterisk (\*) are required.

### ▼ Hungry for History Marker Grant Application

#### **MARKER INSCRIPTION DETAILS - PLEASE READ**

##### Foundation Guidelines for Marker Inscription and Style

- Uppercase is used for all lettering.
- All five lines of text must be utilized.
- A date, year or span of years for context must be included.
- Use "&" for AND, if needed.
- Eliminate "THE" and other articles for more room. Complete sentences are not required.
- Consider the educational component. Would a 5th grader or an out-of-towner understand it?

##### Marker Manufacturer Inscription Requirements

- One Title Line: 15 characters per line maximum
- Five Body Lines: 27 characters per line maximum
- Spaces and punctuation marks count as 1 character each\*

### PROPOSED MARKER INSCRIPTION

#### One Title Line - 15 Characters\*

Please list the title (first line) of your proposed Historic Marker.

Liver Dumplings

#### Five Body Lines - 27 Characters per line\*

##### Line 1

Often called "knaeflies,"

##### Line 2\*

the Ste. Gen specialty dish

##### Line 3\*

was brought here by German

##### Line 4\*

emigrants between 1832-1870

##### Line 5\*

and is still served today.

#### Mandatory Credit Line Below:

WILLIAM G. POMEROY FOUNDATION (YEAR)

**Street Address\***

Provide the exact street address where the marker will be installed.

90 S. 3rd St.

**Municipality (e.g. city, town, village)\***

Ste. Genevieve, MO

**GPS Coordinates**

Enter GPS Coordinates where the marker will be installed. To find correct coordinates, go to [Googlemaps.com](http://Googlemaps.com) and type in address. Right click on the red bubble within the map and select "What's Here?" GPS coordinates will appear in the white box at bottom of screen.

Note that GPS coordinates must be provided in decimal degree format (ex. 43.0138, -76.1357).  
*Incorrect GPS coordinates will delay the application from being processed.*

**Latitude and Longitude\***

37.9790659225183, -90.04585885951391

**Location\***

Provide additional detail about address where marker will be installed. Be as specific as possible. Ex. inside park, in front of building, southwest corner of Main St. & Park Ave. intersection. What is currently there now?

The marker will be installed in a 6' x 5' garden embedded in the sidewalk near the front of the Old Br

**Why was this site selected for marker installation?\***

List why the marker is being installed in this location. Ex. Earliest documented dish recipe from this location; city/community associated with dish.

It's in front of the Old Brick Restaurant and along the street with The Anvil Saloon, two famous locations who have served liver dumplings since the 1950s.

93 characters left of 250

**In one or two sentences, describe what is being commemorated\***

We are commemorating Ste. Genevieve's signature dish, akin to putting a Jambalaya sign in Gonzales, LA or "Deep Dish Pizza" in Chicago.

65 characters left of 200

**Historic Significance\***

Briefly describe the historic significance of your proposed marker in 250 characters or less.

Nowhere in the US serves liver dumplings outside Ste. Genevieve, and we serve them with fervency here. Five of the town's short-list of restaurants serves them and every church picnic serves them hot or packaged cold for take home.

18 characters left of 250

**List all ingredients necessary to prepare dish.\***

Liver, flour, eggs, herbs, and spices.

262 characters left of 300

✓ **Applicant Information**

**Type of organization.\***

- ACF Affiliated Organization
- Historical Society
- Municipality
- Other

**If other, please describe.**



**County\***

Name of county/parish marker will be located in. If not applicable, enter N/A.

**How did you hear about this program?\***

- Association of Midwest Museums
- College/University
- Conference/Meeting
- Foundation Staff
- Historian
- Historical Society
- Media (Newspaper/TV/Radio)
- Minnesota Alliance of Local History Museums
- National Council on Public History
- National Historic Marker Day
- Other (please be specific)

**Other**

✓ **Required Documents**

**How will you be submitting the supporting documents?\***

If you do not have the ability to upload a document, please submit documents to the following address. Include name of applying agency. **Mailing must be postmarked by the grant deadline date.**

William G. Pomeroy Foundation  
492 E. Brighton Avenue  
Syracuse, NY 13210

- Mailing
- Uploading

**Please submit only the necessary pages to verify your text. Source materials must be combined into one file for uploading. For an explanation of our primary source document requirements please click**

here.

### Historic Marker Supporting Documents


Upload any supporting documents, sources or references you may have.

[65 MiB allowed]

Liver Dumplings Recipes of Old Ste. Genevieve.jpg [15.9 MiB] 

### Additional document upload

[27 MiB allowed]

Liver Knopfli aug 1981 H.jpg [227.1 KIB] 

### LAND PERMISSION LETTER

The Foundation requires a letter signed by the landowner demonstrating that your agency has permission to install a Hungry for History roadside marker on the site listed above (pending grant approval). If the land is owned by a municipality or another agency, please have them use their official letterhead. Letter example below:

*(Date)*

I, *(Property owner name)*, own the property at *(address)* and I give *(Agency name)* permission to install a Hungry for History roadside marker on my property should they receive funding from the William G. Pomeroy Foundation.

Sincerely,

*(Property owner's signature)*

If unable to upload a document, please mail the required documents to the address below. Include name of applying agency.

William G. Pomeroy Foundation  
492 E. Brighton Avenue  
Syracuse, NY 13210

### How will you submit the required documents?\*

- Mailing
- Uploading

### Permission Letter

[1 MiB allowed]

✓ Agreement and Electronic Signature

By entering my name below, I certify to the best of my knowledge, that all information included in this application is correct. The tax exempt status of this organization is still in effect. If a grant is awarded to this organization, then the proceeds of that grant will not be distributed or used to benefit any organization or individual supporting or engaged in unlawful activities. I also acknowledge that, once submitted, this application and supporting materials will become the property of the William G. Pomeroy Foundation. Any supporting materials submitted will be shared with other parties at the discretion of the Pomeroy Foundation.

Signature (type in full name)\*

Title\*

Date\*

Save Application

Submit Application

**RESOLUTION 2025 - 13**

**A RESOLUTION APPROVING THE PURCHASE OF A BAND WAGON TRAILER TO BE USED BY CITY ORGANIZATIONS FOR MUSIC PRESENTATIONS AT FESTIVALS AND EVENTS**

**WHEREAS**, The Tourism Tax Commission (“TTC”) met on December 17, 2024 to discuss the purchase of a 7 foot by 14 foot band wagon for musicians to be elevated for viewing for various festivals and events; and

**WHEREAS**, the cost of the band wagon is \$750; and

**WHEREAS**, the City of Ste. Genevieve (“City”) would be responsible for maintaining, locating, and set up of the band wagon for said festivals and events; and

**WHEREAS**, the City insurance carrier is not opposed to this equipment or the use; and

**WHEREAS**, Alliance would be responsible for set up and removal of the band wagon when used by various organizations for festivals and events; and

**WHEREAS**, the purchase of this wood platform band wagon was not a budgeted item by the TTC or the Board of Aldermen for FY25 but will be included with a budget amendment in April if approved; and

**WHEREAS**, the Board of Aldermen believe this equipment purchase will be a benefit to the community for musicians that perform at local festivals and events.

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

**SECTION 1.** The purchase of the band wagon is hereby accepted by the Ste. Genevieve Board of Aldermen at a total cost of seven hundred and fifty dollars and no cents. (\$750.00)

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

**PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI THIS 9<sup>th</sup> DAY OF JANUARY 2025.**

Signatures on the next page

Approved as to form:

---

Brian Keim, Mayor

SEAL

---

Pam Meyer, City Clerk

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Mark Bishop, City Attorney

Reviewed by:

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Happy Welch, City Administrator

**RESOLUTION 2025 - 14**

**A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO SIGN A RELEASE OF PROPERTY DAMAGE CLAIM WITH DMC INSURANCE, INC.**

**WHEREAS,** A Beelman Truck Company driver hit the bridge on N. Fourth Street; and

**WHEREAS,** the preliminary cost estimate by Cochran Engineering to repair the bridge rail is estimated at \$13,750.00; and

**WHEREAS,** the Board of Aldermen believe this to be in the best interest of the City of Ste. Genevieve and hereby authorize the City Administrator to sign the release of property damage claim attached as Exhibit "A".

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

Section 1: The Board of Aldermen hereby authorizes the City Administrator to sign the Release of Property Damage Claim as submitted by DMC Insurance on behalf of their client Beelman Truck Co. in the amount of \$13,750.00.

Section 2: This resolution shall take effect and be in full force immediately after its adoption by the Board.

**PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI THIS 9th DAY OF JANUARY, 2025.**

Approved as to form:

\_\_\_\_\_  
Brian Keim, Mayor

\_\_\_\_\_  
Mark Bishop, City Attorney

ATTEST:

Reviewed By:

\_\_\_\_\_  
Pam Meyer, City Clerk

\_\_\_\_\_  
Happy Welch, City Administrator



Claim Number: BTC240063

RELEASE OF PROPERTY DAMAGE CLAIM

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, being of lawful age, for sole consideration of Thirteen Thousand Seven Hundred Fifty and no/100 Dollars (\$13,750.00), to be paid to City of Genevieve, do/does hereby and for my/ours/its heirs, executors, administrators, successors and assigns release, acquit and forever discharge Beelman Truck Co., their driver, Steffond Blankenship, and his, her, their, or its agents, servants, successors, heirs, executors, administrators and all other persons, firms, corporations, associations or partnerships of and from any and all claims, actions, causes of action, demands, rights, damages, costs, loss of service, expense and compensation whatsoever, which the undersigned now has/have or which may hereafter accrue on account of or in any way growing out of an and all known and unknown, unforeseen property damage and the consequences thereof resulting or to result from the occurrence on or about October 14, 2024, at or near: St. Genevieve, MO.

It is understood and agreed that this settlement is the compromise of a doubtful and disputed claim, and that the payment made is not to be construed as an admission of liability on the part of the party or parties hereby released, and that said releases deny liability therefore and intend merely to avoid litigation and buy their peace

The undersigned declare(s) and represent(s) that no promise, inducement or agreement not herein expressed has been made to the undersigned, and that this Release contains the entire agreement between the parties hereto, and that the terms of this Release are contractual and not mere recital.

CAUTION: READ BEFORE SIGNING BELOW: ANY PERSON KNOWINGLY, AND WITH INTENT TO DEFRAUD OR DECEIVE ANY INSURANCE COMPANY FILES A STATEMENT OF CLAIM CONTAINING ANY FALSE, INCOMPLETE OR MISLEADING INFORMATION IS GUILTY OF FELONY.

THE UNDERSIGNED HAS READ THE FOREGOING RELEASE AND FULLY UNDERSTANDS IT.

Signed, sealed and delivered \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature lines for Printed Name and Signature of two parties and a Witness.

State of \_\_\_\_\_ County of \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_

\_\_\_\_\_ to me known to be the person(s) named herein and who executed the foregoing Release and acknowledged to me that \_\_\_\_\_ voluntarily executed the same.

My term expires \_\_\_\_\_, 20\_\_\_\_. Notary Public.

Signature lines for Printed Name (Notary) and Signature (Notary)



**North 4th Street  
Bridge Rail Repair**

**Preliminary Cost Estimate**

**Ste. Genevieve, Missouri**

Bid No.	Description	Unit	Quantity	Unit Cost	Extended Cost
1	Mobilization	LS	1	\$2,000.00	\$2,000.00
2	Traffic Control	LS	1	\$1,500.00	\$1,500.00
3	Move Bridge Rail back into place	LS	1	\$4,000.00	\$4,000.00
4	Structural Steel Connections	LS	1	\$5,000.00	\$5,000.00
<b>Total =</b>					<b>\$12,500.00</b>
<b>Contingencies at 10% =</b>					<b>\$1,250.00</b>
<b>Construction Total =</b>					<b>\$13,750.00</b>



**RESOLUTION 2025 -15**

**A RESOLUTION APPROVING A PROPOSAL FROM SENTINEL EMERGENCY SOLUTIONS THROUGH SOURCEWELL COOPERATIVE PURCHASING PROGRAM FOR FOUR (4) SETS OF TURNOUT GEAR IN AN AMOUNT NOT TO EXCEED TWELVE THOUSAND EIGHT HUNDRED EIGHTY SIX DOLLARS AND EIGHT CENTS (\$12,886.08).**

**WHEREAS**, the City of Ste. Genevieve Fire Department has a need to purchase four (4) sets of turnout gear; and

**WHEREAS**, the City of Ste. Genevieve obtained national bid pricing for the purchase from Sentinel Emergency Solutions attached (Exhibit "A") with pricing through Sourcewell, a Cooperative Purchasing Organization; and

**WHEREAS**, this funding is available in line item 10-17-8011, Protective Clothing, as a capital expense.

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

**SECTION 1.** The Board of Aldermen hereby approves the purchase of four (4) new sets of firefighting turnout gear from Sentinel Emergency Solutions, LLC of St. Louis, Missouri, in an amount not to exceed twelve thousand eight hundred eighty six dollars and eight cents through the cooperative purchasing agreement 010424-LIO with Sourcewell.

**SECTION 2.** This resolution is in full force and effect from and after its passage and approval as provided by law.

**PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI THIS 9<sup>th</sup> DAY OF JANUARY, 2025.**

Approved as to form:

\_\_\_\_\_  
Brian Keim, Mayor

\_\_\_\_\_  
Mark Bishop, City Attorney

SEAL

Reviewed by:

\_\_\_\_\_  
Pam Meyer, City Clerk

\_\_\_\_\_  
Happy Welch, City Administrator



**SENTINEL EMERGENCY SOLUTIONS**  
**2900 TELEGRAPH RD.**  
**ST. LOUIS MO 63125**

sales@sentineles.com  
 800.851.1928  
 314.939.1999

# PROPOSAL

Date	Quote #
1/3/2025	17154

Bill To:
STE. GENEVIEVE FIRE DEPARTMENT 550 PINE DR. STE. GENEVIEVE MO 63670

Ship To
STE. GENEVIEVE FIRE DEPARTMENT 165 SOUTH FOURTH ST STE. GENEVIEVE MO 63670

Terms	Rep	Proposal Good Throu...	Freight	Submitted by
Net 20	DH	1/31/2025	Not Included	AS

Qty	Item	Vendor	Description	Cost	Total Sale Price
4.00	LION TURNOUT ...	Lion	This purchase transaction will be using the Sourcewell cooperative purchase contract with Lion.  City of Ste. Genevieve Sourcewell Account # 201630 Lion (Janesville) Firefighters Protective Clothing, per Sentinel Spec TO match St Gen spec  Lion V Force QUOTE: PSGQ26230-F Outershell: Armor AP Color: Gold Liner: K Liner- Glide with ISODRI Moisture Barrier: Gore RT7100 Trim: 3" Lime Yellow Triple trim NFPA Pant model: Low waist pants Harness: NO  **** NOTE:: Pricing is good thru January 31, 2025. Lion Apparel will have a price increase February 1, 2025 ****	3,221.52	12,886.08

**THANK YOU** for the opportunity to quote this.  
 We appreciate your business.

<b>Total</b>	<b>\$12,886.08</b>
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# Ste. Genevieve Fire Department

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Ken Steiger Fire Chief  
165 South 4<sup>th</sup>. 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](mailto:sgfd7101@gmail.com)  
Cell Phone: 573-883-0615

## Memorandum

**To:** Happy Welch, City Administrator  
**From:** Ken Steiger, Fire Chief  
**Cc:** File  
**Date:** January 6, 2024

**Subject:** Request for Approval to Purchase (4) sets of Lion Turnout Gear from the national Sourcewell contract.

Happy,

This memo is to request BOA approval to purchase (4) sets of Lion Turnout Gear from the national Sourcewell contract bid for a price of \$12,886.08

This purchase is listed as a capital improvement and will be funded from our current budget. No additional funding is being requested.

Due to anticipated price increase in February, I respectfully request a second reading so the purchase order can be processed.

Regards

*Ken Steiger*

Ken Steiger, Fire Chief

**RESOLUTION 2025-16**

**A RESOLUTION APPOINTING CORY FORD TO THE STE. GENEVIEVE TOURISM TAX COMMISSION.**

**WHEREAS**, Cory Ford, has agreed to serve on the Ste. Genevieve Tourism Tax Commission as the Ste. Genevieve County Government representative.

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

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

Mr. Cory Ford is hereby appointed to the Ste. Genevieve Tourism Tax Commission this, 9<sup>th</sup> day of January, 2025.

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 9<sup>th</sup> day of JANUARY 2025.

Approved as to form by:

\_\_\_\_\_  
Brian Keim, Mayor

\_\_\_\_\_  
Mark Bishop, City Attorney

Attest:

Reviewed by:

\_\_\_\_\_  
Pam Meyer, City Clerk

\_\_\_\_\_  
Happy Welch, City Administrator

**Run week of December 25 – 1 week only**

### NOTICE OF PUBLIC HEARING

The Planning & Zoning Commission of the City of Ste. Genevieve, Missouri will hold a public meeting on Thursday, January 2, 2025 at 6:00 PM at City Hall, 165 S. Fourth Street.

The Mayor and the Board of Aldermen of the City of Ste. Genevieve, Missouri will hold a public hearing on Thursday, January 9, 2025 at 6:00 p.m. at City Hall, 165 South Fourth Street.

The purpose of this hearing is to consider a request from Patrick Fahey, Main Streets Inn LLC, for a special use permit to operate an RV Park business at 198 Front Street, Ste. Genevieve, MO (yard and field surrounding house). The property is currently located in an I-1 Light Industrial District.

All interested parties are invited to attend.

**BILL NO. 4654**

**ORDINANCE NO.**

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO A FARM LEASE AGREEMENT WITH KERTZ FARMS, LLC FOR AN AGRICULTURAL OPERATION ON CITY MANAGED PROPERTY ADJACENT TO THE URBAN DESIGN LEVEE.**

**WHEREAS**, the City of Ste. Genevieve (“City”) manages certain real property adjacent to the Urban Design Levee; and

**WHEREAS**, the City leases this area for agricultural operations; and

**WHEREAS**, it the intention of the U.S. Fish and Wildlife Service to accept conveyance of a portion of property on the east side of the levee that is currently being used for agricultural purposes and will no longer be available; and

**WHEREAS**, the City wishes to lease approximately 115.49 acres to Kertz Farms, LLC, 9500 White Sands Road for the purpose of an agricultural operation; and

**WHEREAS**, the Board of Aldermen has reviewed the Farm Lease and believe it to be in the best interests of the City to enter into the lease.

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

**SECTION 1.** The Board of Aldermen of the City of Ste. Genevieve, Missouri, hereby authorizes the Mayor to enter into a “Farm Lease” agreement with Kertz Farms, LLC of Ste. Genevieve, Missouri, said lease which is attached to and made a part hereof this Ordinance as Exhibit “A”.

**SECTION 2. EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its date of passage by the Board of Aldermen.

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

**SECTION 4. SEVERABILITY.** 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.

**PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI THIS \_\_\_\_ DAY OF JANUARY, 2025.**

**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 PATRICK FAHEY  
ALDERMAN ERIC BENNETT  
ALDERMAN BOB DONOVAN  
ALDERWOMAN AMIE DOBBS  
ALDERMAN JOE PRINCE  
ALDERMAN JOE STEIGER  
ALDERMAN MIKE RANEY  
ALDERMAN JEFF EYDMANN**

\_\_\_ 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

## FARM LEASE

THIS LEASE is entered into on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City of Ste. Genevieve, Missouri, (hereinafter "City"); and Kertz Farms, LLC, 9500 White Sands Road, Ste. Genevieve, Missouri, 63670 (hereinafter "Lessee").

### RECITALS:

The City is the owner of certain undeveloped real property located adjacent to the Urban Design Levee as shown on Exhibit "A".

The City wishes to lease 115.49 acres on the west side of the levee that is usable for crops as shown on the sketch map attached hereto and included in the real property as shown on Exhibit "A".

Lessee is a competent and experienced farmer and agriculturist and desires to lease the real property described in Exhibits "A" through "D" for the purpose of an agricultural operation.

The City is willing to lease the real property to Lessee for an agricultural operation, and the parties desire to execute a written lease containing the terms and conditions of their Lease.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged by the parties hereto, it is agreed as follows:

#### 1. Leasehold Property Description

The City hereby leases to the Lessee the property shown in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter "Leasehold Property") of approximately 74.08 acres on the inside west side of the levee that remain dry and 41.41 acres on the inside west side of the levee prone to flood conditions in Section 16, Township 38 North, Range 9 East of the Fifth Meridian, of the USGLO, in the city limits of Ste. Genevieve in the County of Ste. Genevieve and State of Missouri. As such, an additional 73.50 acres are scheduled to be conveyed to the Fish and Wildlife Upper Mississippi River Basin National Wildlife & Fish Refuge on the east side of the levee that has been leased in the past, and that agreement has not been fully implemented and land conveyed as of the time of this agreement.

#### 2. Leasehold Term, Rent and Possession

The term of this Lease shall be for one (1) year, (the "Lease Term") commencing on the commencement date of February 1, 2025 and shall automatically renew annually for additional one year terms on February 1<sup>st</sup> each subsequent year following the initial Lease Term. This agreement can be terminated by either party for any reason upon written notice to the other party with sixty (60) days' advance notice of said termination.

Lessee shall pay rent at the end of each year of the lease term in the amount of one hundred sixty-five dollars (\$165.00) per acre per year for the west inside dry acreage of the levee and one hundred ten dollars (\$110.00) per acre per year on the east side and west side wet acreage of the levee. The annual rental amount per acre can be increased by the City upon written notice to tenant sixty (60)



days prior to the renewal term(s).

**3. Permitted Use**

Lessee shall have use of the Leasehold Property granted in this Lease for any and all lawful agricultural operation purpose, provided that these activities are consistent with existing covenants for the Leasehold Property, except that the raising or keeping of any livestock on the Leasehold Property shall not be permitted.

**4. Stipulations**

During the lease period, no buildings and associated structures shall be placed or built on the property by Lessee. Any proposed drainage improvements or re-contouring shall be approved in writing by the City, prior to construction or implementation of improvements. As necessary, the City has the right to carry out minor improvements to Progress Parkway and the storm drainage system.

The City makes no representations as to the availability or quality of rainfall or precipitation amounts on the Leasehold Property, nor as to the suitability of the property for agricultural operations contemplated by the Lessee.

Lessee acknowledges that it has fully inspected the demised premises and Lessee hereby accepts the demised premises, improvements and each appurtenance thereto as is, in their present state and condition, as suitable for the purpose for which the same are leased and agrees to allow for changes in such condition, occurring by reasonable deterioration between the date this Lease is executed and the date such changes shall occur.

Lessee shall pay all costs associated with the agricultural operations and pay all other charges made against the Leasehold Property, including any utility furnished to the premises during the continuance of this lease, as the same shall become due. Lessee shall pay when due all valid taxes, special assessments, excises, license fees and permit fees of whatever nature applicable to its operation or levied or assessed against Leasehold Property and to take out and keep current all necessary licenses.

**5. Lessee's Practices**

Lessee shall maintain the Leasehold Property and any improvements, fixtures or equipment on the Leasehold Property in a worker-like manner pursuant to the terms of this Lease. Reasonable maintenance and repairs to the Leasehold Property will be performed by Lessee as necessary.

Lessee shall carry out the agricultural operations on the Leasehold Property in and forthwith manner and attempt to optimize yields, with timely planting and harvesting of the crop. Lessee will conduct all activities on the real property including tilling, cultivation, planting and harvesting of crops in a good and farmer-like manner in accordance with the usage's and practices of good farmers in Ste. Genevieve County. Lessee shall not conduct activities or practices which will cause unnecessary erosion; waste of crop yields; noxious weeds or plant diseases to develop; nor cause damage to adjoining properties from run-off water.

Lessee acknowledges that Lessee is familiar with the quality of soil and soil conditions on the Leasehold Property and accepts the land as is without warranty or guarantee on the part of the City as to soil or soil conditions.

**6. Ownership of Improvements**

During the Term or Extended Term of this Lease, title to all improvements constructed upon the Leasehold Property shall be vested in the City. At the termination of this Lease, Lessee shall provide written notice to City of the completion of the harvest and Lessee shall promptly pay the rent to the City at that time with details of crop yields and revenue, etc. Lessee shall promptly remove all equipment and other personal property from the Leasehold Property at the completion of the Lease term.

**7. Assignment and Sublease**

Lessee shall not assign or sublease the Leasehold Property or the agricultural improvements on said Leasehold Property without the prior written consent of the City. The City shall not unreasonably withhold consent but may add certain conditions to a request for assignment of the Lease. No assignment however, shall be valid until a written instrument containing the name and address of the assignee and an assumption by the assignee of this Lease has been provided to and approved by the City.

**8. Default Cancellation and Relinquishment**

The violation by Lessee of any of the terms, conditions or covenants of this Lease shall be considered a default and may cause this Lease to be canceled and terminated at the sole discretion of the City, following at least thirty (30) days advance written notice of such default from City to the Lessee. However, the Lease shall not be canceled if within the thirty (30) day notice period, Lessee cures or remedies said default or otherwise comply with any demand contained within such written notice which cures or remedies the default.

At any time, upon thirty (30) days prior written notice to the City, provided that Lessee is not in default under this Lease, Lessee may cancel the Lease and relinquish this Lease to the City whereupon Lessee shall be relieved of any further liabilities and obligations under this Lease.

**9. Compliance with Laws**

Lessee shall at his own expense fully comply with all applicable local, state and federal regulations, rules, ordinances, and requirements which have been or may be enacted in all matters and things affecting the property granted by this Lease and agricultural operations thereon.

**10. Indemnification**

To the extent allowed by law, Lessee shall save and hold harmless, Indemnify and defend the City, its elected officials, employees and agents, in their official and individual capacities, of and from any and all liabilities, claims, losses, or damages arising out of or alleged to arise out of or indirectly connected with negligent operations of Lessee under this Lease, or arising out of the presence on the Leasehold Property of any agent contractor or subcontractor of Lessee.

11. **Scope of Agreement**

This Lease incorporates all the agreements and understandings between City and Lessee concerning the Leasehold Property granted by this Lease and the use permitted by this Lease, such agreements and understandings have been merged into this written Lease. No prior agreement or understanding, verbal or otherwise, between the City and Lessee or their agents shall be valid or enforceable unless embodied in this Lease.

12. **Amendment**

This Lease shall not be altered, changed or amended except by an instrument in writing executed by the City and Lessee.

13. **Waiver**

No waiver by the City of any breach or default by Lessee of any of the terms of this Lease shall be held to be a waiver of any subsequent breach. No waiver shall be valid or binding unless the same is in writing and signed by City.

14. **Attorney's Fees and Costs**

The parties hereto agree that if either is found by a court to have breached this Lease Agreement, reasonable attorney's fees and cost of irrigation may be recovered. If any dispute arises from this Agreement, the parties will make every possible effort to settle the dispute by the least costly methods.

15. **Applicable Law**

This Lease shall be governed by the laws of the State of Missouri.

16. **Notice**

Whenever any notice is required or permitted hereunder, such notice shall be in writing. Any notice or document required or permitted to be delivered hereunder shall be deemed to be delivered when deposited in the United States mail, postage prepaid, return receipt requested, addressed parties at their respective addresses set forth below. Notice shall be deemed to be received fifth day following posting.

Mayor Brian Keim  
City of Ste. Genevieve  
165 S. Fourth Street  
Ste. Genevieve, MO 63670

Kertz Farms, LLC  
20010 Quarry Hills Road  
Ste. Genevieve, MO 63670

17. **Access Easement**

An access easement to allow Lessee to access the Leasehold Property to begin and carry out the agricultural operations is hereby granted by the City on the date of execution of the Ordinance approving this Agreement by the Board of Aldermen.

18. **Access by Lessee**

The City and or its agents retain the right of access and right to enter and inspect the premises, and to enter at such times on City Industrial Park business and related matters.

19. **Binding Agreement**

This Lease shall bind the heirs, personal and legal representatives, successors and assigns of the parties hereto.

20. **Covenants of the City**

The City covenants that Lessee, upon payment of rent reserved herein and the performance of each of the covenants, agreements, and conditions on the part of Lessee to be observed and performed, shall and may, peaceably and quietly have, hold and enjoy the Leasehold Property for the term thereof, free from molestation, eviction or disturbance by the City or any person claiming by, through, or under it subject to the terms and conditions of this Lease.

IN WITNESS WHEREOF, the City and Lessee have executed this Lease with option to purchase as of the date first written above.

CITY OF STE. GENEVIEVE:

LESEE:

\_\_\_\_\_  
Brian Keim, Mayor

Brian Keim  
Kertz Farms, LLC

\_\_\_\_\_  
Pam Meyer, City Clerk

Brian Kertz  
Printed Name

(SEAL)

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark Bishop, City Attorney

TRACT 5771



118.99 Acres inside  
 - 3.5 Ac along Air Strip  
 115.49 Total  
 41.41 Ac West side  
 prone to flooding  
 74.08 Dry Acres



alt:alt:fig  
 \*1 Inset notated on Map

Site Genevieve Co. FSA 1 inch equals 972 feet Wetland Determination Identifiers

Program Year: 2025  
 Created: 10/22/2024  
 Flown: 2020-07-26

All Measurements are For FSA Programs Only  
 Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.



Exhibit A

Ste Gen. City Prop.

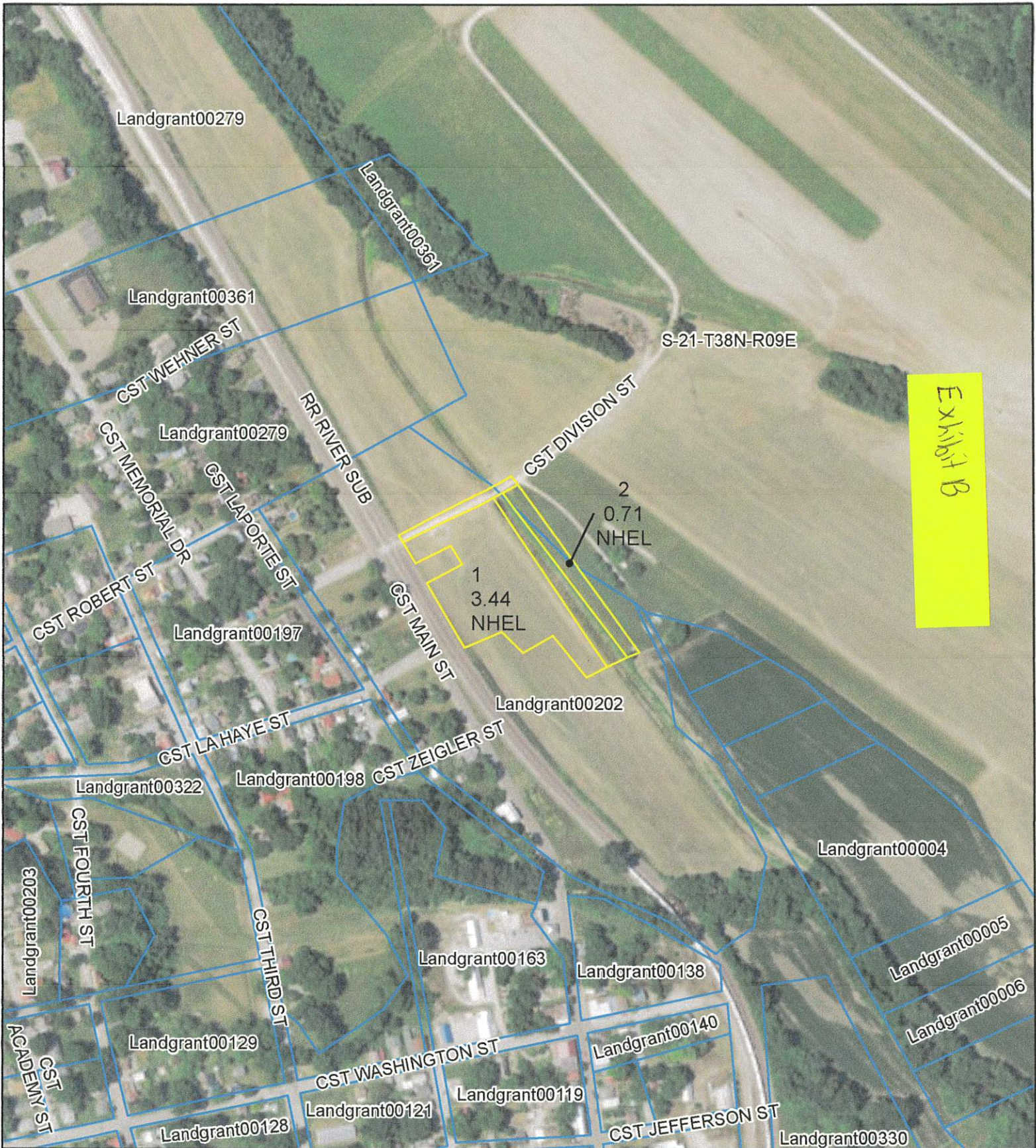


EXHIBIT B

All Measurements are for FSA Programs Only

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCs.

**Ste\_Genevieve Co. FSA**

- sb:soybn-com-gr C:com-yel-gr
  - Wht:wheat-srw-gr
  - CC:Covrc-ceg-co
  - H:grass-fta-fg
  - P:grass-fta-gz
  - fg:mixfg-igs-fg
  - gz:mixfg-igs-gz
  - alf:alfal-fg
- \*Unless notated on Map

1 inch equals 400 feet

**Program Year: 2025**  
 Created: 10/22/2024  
 Flown: 2020-07-26



- du
- crp
- plss

**Farm 2667**  
**Tract 5781**

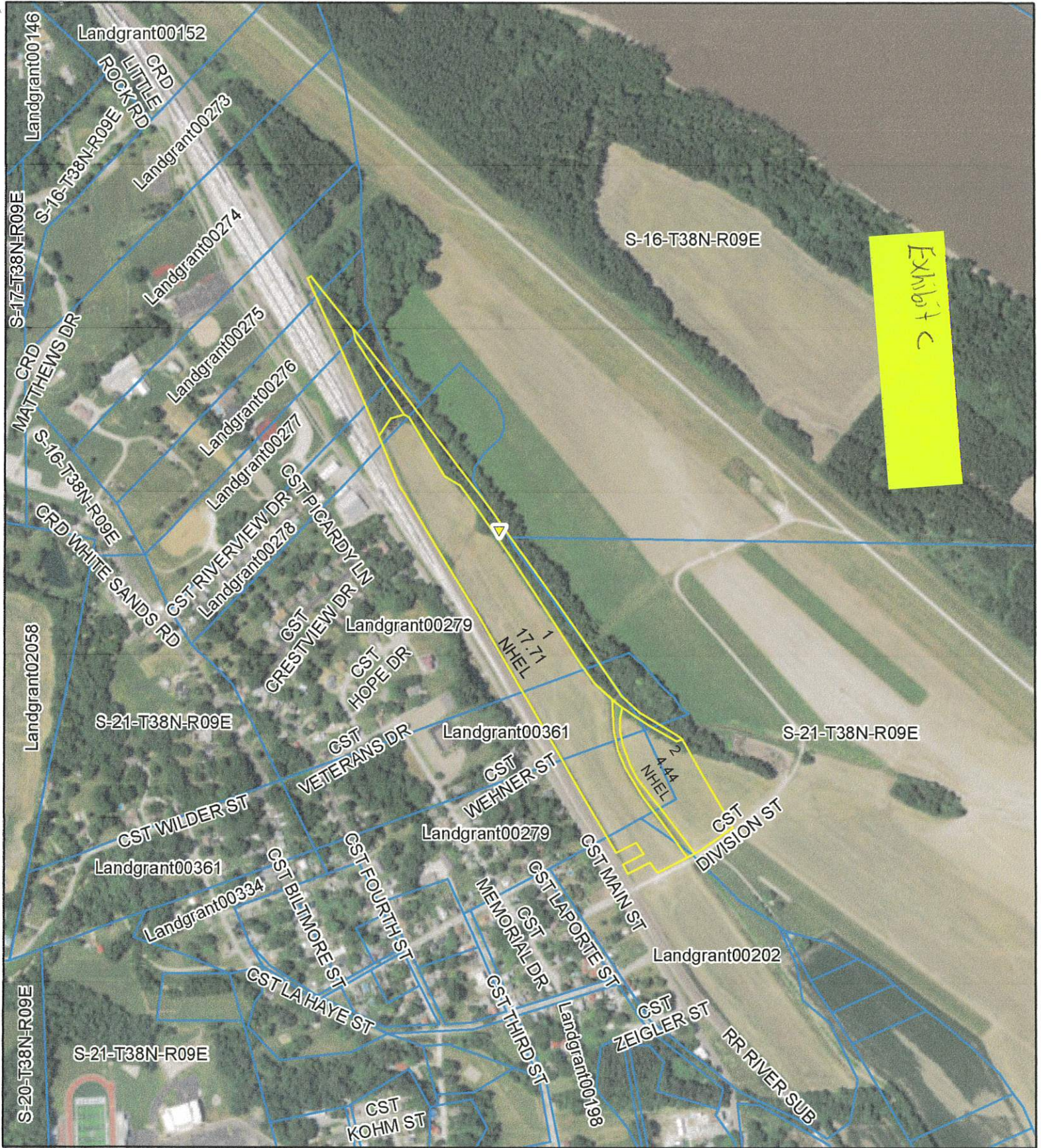


Exhibit C

**All Measurements are for FSA Programs Only**

**Ste\_Genevieve Co. FSA**

1 inch equals 660 feet

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

sb:soybn-com-gr C:com-yel-gr  
 Wht:wheat-srw-gr  
 CC:Covrc-ceg-co  
 H:grass-fta-fg  
 P:grass-fta-gz  
 fg:mixfg-igs-fg  
 gz:mixfg-igs-gz  
 alf:alfal-fg  
 \*Unless notated on Map

**Program Year: 2025**  
 Created: 10/22/2024  
 Flown: 2020-07-26



- du
- crp
- plss

**Farm 2667  
 Tract 5786**



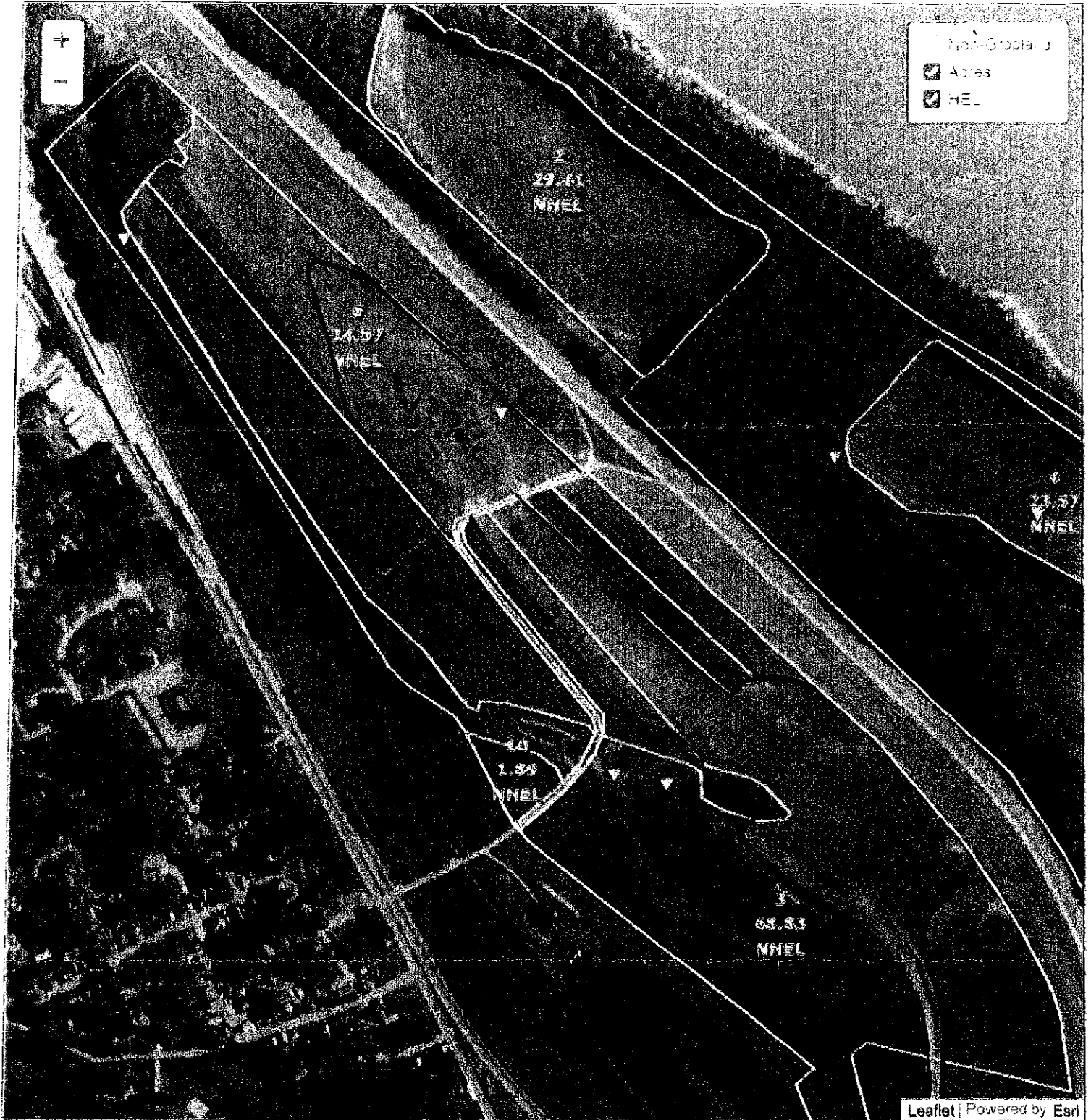
**Ste. Genevieve Flying Club Airstrip 2**

Expanded length 1600 ft + 400 ft = 2000 ft  
Expanded width 100 ft + 50 ft = 150 ft

Exhibit D

3.5 Ac.





Common Land Unit  
Cropland

Non-cropland CRP

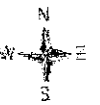
Farm 2670  
Tract 5771

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

41.41 AC  
Floods

2022 Crop Year



Tract 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



Leaflet | Powered by Esri

**Common Land Unit**

Cropland
  Non-cropland
  CRP

# 2024 Crop Year

**Farm 2670**  
**Tract 5771**

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Tract 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

**Staff Report**

January 9, 2024

To: Board of Aldermen  
From: Happy Welch  
Re: Part-time Fire Chief



**Issue:**

At the last work session (12/12/2024) the board requested the fire chief be an appointed position by the board due to the status of the position. This will be for the part-time position created in 2023 and to be appointed in 2025.

Language has been added to the ordinances to make this a mayor recommended, board approved position that will be a direct report to the city administrator.

**Recommendation:**

Approve the ordinance by reading it twice with the interview process to be conducted during the work session and a resolution on hiring can be concluded at the January 23 meeting.

**BILL NO. 4655**

**ORDINANCE NO.**

**AN ORDINANCE AMENDING THE CITY OF STE. GENEVIEVE MUNICIPAL  
CODE OF ORDINANCES CHAPTER 203 – FIRE PREVENTION &  
PROTECTION – ARTICLE I – FIRE DEPARTMENT – SECTION 203.010  
CREATED COMMANDING OFFICER AS SET FORTH BELOW.**

**WHEREAS**, the Board of Aldermen (“Board”) reviewed and discussed the proposed changes at a work session on December 12, 2024 regarding the creation of the position of a paid part time Fire Chief; and

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

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

**SECTION 1.** Section 203.010 – Created Commanding Officer is hereby amended by deleting in its entirety and replacing as follows:

There is hereby created a department of the City Government to be known as the Fire Department, the commanding officer of which shall be the Fire Chief. The Mayor, with the consent and approval of the majority of the Board of Aldermen, shall have the power to appoint a Fire Chief.

**SECTION 2.** This ordinance shall be codified.

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

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

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

**DATE OF FIRST READING:** \_\_\_\_\_.

**DATE OF SECOND READING:** \_\_\_\_\_.

**PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY A ROLL CALL  
VOTE OF THE BOARD OF ALDERMEN AS FOLLOWS:**

**VOTE**

**ALDERWOMAN AMIE DOBBS  
ALDERMAN ERIC BENNETT  
ALDERMAN BOB DONOVAN  
ALDERMAN MIKE JOKERST  
ALDERMAN JEFFREY EYDMANN  
ALDERMAN MICHAEL 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

**BILL NO. 4656**

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY OF STE. GENEVIEVE, MISSOURI AMENDING THE PERSONNEL MANUAL AS SET FORTH BELOW.**

**WHEREAS**, this ordinance will revise Chapter 120, Personnel, Section 120.010, Personnel Manual Adopted, by the City of Ste. Genevieve, Missouri (“City”) and is a Section of the Municipal Code for the City; and

**WHEREAS**, the Personnel Policy is a guidebook for employee human resources and for employment within the City government; and

**WHEREAS**, the City needs to establish a K-9 Handler Compensation Policy in the Personnel Manual; and

**WHEREAS**, the Personnel Policy is a separate document detached from the codebook with a copy retained in the city clerk’s office, and;

**WHEREAS**, the amended changes proposed to the Personnel Policy have been reviewed by the Board of Aldermen who believe these changes are in the best interests of the City;

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

**SECTION 1. Section 406 “K-9 Handler Compensation”** (Exhibit “A”) is hereby added to the City of Ste. Genevieve Personnel Policy attached hereto and made part of this ordinance.

**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 \_\_\_\_\_, 2025 BY A ROLL CALL VOTE OF THE BOARD OF ALDERMEN AS FOLLOWS:

VOTE

- ALDERWOMAN AMIE DOBBS
- ALDERMAN ERIC BENNETT
- ALDERMAN BOB DONOVAN
- ALDERMAN PATRICK FAHEY
- ALDERMAN JEFFREY EYDMANN
- ALDERMAN MICHAEL 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

**406 – K-9 Handler Compensation**

Effective date:

The City and the K-9 handler are aware that the Fair Labor Standards Act (FLSA) requires Employers to compensate police K-9 handlers for "home care" of police dogs such as grooming, bathing, feeding, and exercise; cleaning the dog's living quarters (including homes) and transport vehicles (POVs as well as police vehicles); "off the clock" training; etc.

The care and maintenance of a canine can extend beyond a normal work week; therefore, the parties estimate that the extended time the K-9 handler spends in all aspects of the care, feeding, exercise and maintenance of the canine on a pay period basis is eight (8) hours (the City pays on the 15<sup>th</sup> and the last day of each month). The City will pay the K-9 handler eight (8) hours per 16 day pay period or a portion thereof, for all aspects of the care, feeding, exercise, and maintenance of the canine.

The K-9 handler will also not be compensated for any time spent in excess of such time. Training expenses for all mandatory canine training, replacement of city owned equipment provided for use in the K-9 program, and all veterinary expenses incurred as the result of a service-related injury or illness to the dog, including routine examinations and vaccinations of the service dog, as well as food for the dog, shall be paid by the City.

The handler's normal workday would consist of 12 hours of normal duties and 30 minutes of FLSA compensable time (30 minutes per day x 16 days = 8 hours per pay period) paid out at the **regular hourly rate**.



**BILL NO. 4657**

**ORDINANCE NO.**

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR PATRICK FAHEY, MAIN STREET INN, LLC, THAT WILL ALLOW THE OPERATION OF AN RV PARK BUSINESS AT 198 FRONT STREET AND OTHER PROPERTY.**

**WHEREAS**, Patrick Fahey, Main Street Inn, LLC, is requesting a Special Use Permit that will allow the operation of an RV Park Business at 198 Front Street and adjacent ground owned by the Ste. Genevieve Levee District III (“District III”), which is currently located in an I-1 Light Industrial District; and

**WHEREAS**, Mr. Fahey has an agreement with District III to use and improve their property (Part Survey 343 & 347) as well as property owned by Main Street Inn, LLC at 198 Front Street; and

**WHEREAS**, the Planning & Zoning Commission recommended the approval of the request with the following vote; (6-Yes 0-No 2-Absent) at the January 2, 2025 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 Patrick Fahey, Main Street Inn, LLC, that will allow the operation of an RV Park Business at 198 Front Street and Levee District 3 property identified as Part Survey 343 & 347, 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 \_\_\_\_\_, 2025 BY A ROLL CALL VOTE OF THE STE. GENEVIEVE BOARD OF ALDERMEN AS FOLLOWS:

**VOTE**

- ALDERMAN PATRICK FAHEY
- ALDERWOMAN AMIE DOBBS
- 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: Patrick Fahey, Main Street Inn LLC

ADDRESS: 198 Front Street (and surrounding property)

BRIEF DESCRIPTION OF REQUEST: Operate an RV Park

DATE OF REQUEST: December 13, 2024

**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. Minimum setbacks from property lines for the area where the RV's are parked and in use (not including driving lanes): 30' from front, 25' from rear and 10' from side
2. No RV or travel trailer of any type may occupy a site for more than 30 consecutive days.
3. RV Park owner and/or operator must provide an Emergency Evacuation plan to the City prior to opening and provide a copy to each site occupant upon arrival.
4. RV Park rules must include limitations on recreational fires (per municipal code Section 230.035), minimum quiet hours of 11pm – 7am, and require off-street parking for all park user vehicles. These rules must be provided to each site occupant upon arrival.
5. Adequate signage provided on site to guide RV Park users in correct direction for safe and convenient entrance and exit from / to city streets. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended.
6. Provide adequate solid waste disposal so as to create no health hazard, rodent harborage, insect breeding, accident or fire hazard. Any grouped refuse containers or dumpsters shall be screened from view except on collection day and shall be adequately maintained as to prevent the generation of offensive odors.
7. Provide either a sewage disposal system designed in accordance with all applicable state and local codes and regulations or provide information upon arrival for access to a sanitary dump station.
8. Provide specific directions to RV Park on all marketing materials, contracts, agreements, and website (if created) guiding customers around and away from the train trestle located at the intersection of South Gabouri and South Main. Provide signs to be installed at such intersection by the City which direct all customers to the RV Park via South Gabouri and Front Street.

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	X	---	---	---
Carl Kinsky	X	---	---	---
Joseph Prince, Alderman	---	---	X	---
Anthony Grass	X	---	---	---
June Ewing	X	---	---	---
Gerald Bauman	X	---	---	---
Justin Donovan	X	---	---	---
Kathleen Waltz	---	---	X	---

  
\_\_\_\_\_  
Gary Roth, Chairman

1-2-25  
\_\_\_\_\_  
Date



## STAFF REPORT

January 2, 2025

Submitted by David Bova, Assistant City Administrator  
Ste. Genevieve Planning & Zoning Commission

**SPECIAL USE PERMIT**  
198 Front St

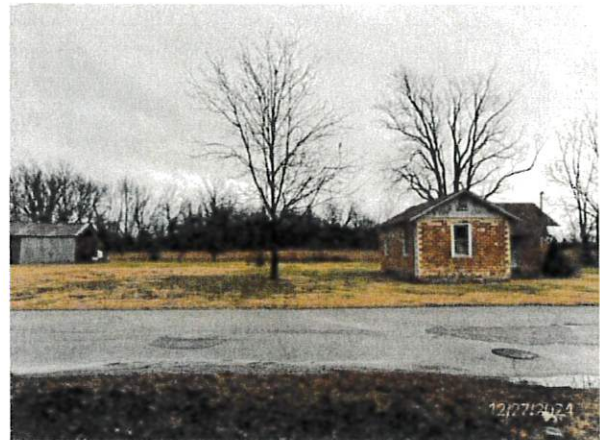
**SPECIAL USE PERMIT:** To operate an RV Park upon the grounds surrounding **198 Front Street**.

I-1 Light Industrial District

Owners: Main Street Inn LLC  
Lot 1: 221 N Main Street  
Ste. Genevieve, MO 63670  
(.72 acres)

Lot 2: Ste. Genevieve Joint Levee Comm.  
165 S 4<sup>th</sup> Street  
Ste. Genevieve, MO 63670  
(3.9 acres)

Applicant: Patrick Fahey  
Main Street Inn LLC  
221 N Main Street  
Ste. Genevieve, MO 63670



**Legal Description:** See attached.

### Size of Lot:

**Lot 1 (198 Front – owned by Main Street Inn LLC)** .72 acre, 31,148 Sq. Ft. (+/-) / West line 196' (+/-) along Front Street, North line 165', East line 189' South line 148' (+/-)

**Lot 2 (owned by Ste. Genevieve Joint Levee Commission)** 3.9 acres, 166,741 Sq. Ft. (+/-), multiple-sided parcel – length of boundary lines noted in Photo #1 below.

### REQUEST:

To receive a Special Use Permit to operate an RV Park upon the grounds surrounding **198 Front Street**.

### BACKGROUND

- Both lots are located within an I-1 Light Industrial District.
- The majority of both parcels is grass; the rear of the larger parcel (Lot 2) is wooded along the rear (western boundary) where it abuts the railroad and South Gabouri Creek.
- A vacant home sits on Lot 1. Two storage buildings, utilized by the City of Ste. Genevieve, sit on Lot 2. None of these buildings are planned to be utilized for the RV park in this phase.
- All of the property (both lots) sits within the FEMA identified 1% Annual Chance Floodplain. Approximately 12% of Lot 1 and 65% of Lot 2 sit within the FEMA identified 1% Annual Chance Floodway. See Photo #2 below for details. While development within the floodplain

is limited, this type of use is allowed with some restrictions as noted in the Terms & Conditions below. Floodplain development permits have been issued for this project.

- The property is bordered on the east by Front Street where it intersects with South Gabouri Street. The two lots across Front Street are both large grassy lots with vacant homes on them; the northern lot is zoned part I-1 Light Industrial, part R-2 General Residential and the southern lot is zoned R-2 General Residential. The southern lot is owned by the Jour De Fete Committee and both lots are typically utilized during that festival. The property is bordered on the north by a large Industrial building currently housing an antique mall and indoor RV storage, and is zoned I-2 Heavy Industrial. The property is bordered on the east by 100' railroad right-of-way; across the tracks is the City of Ste. Genevieve wastewater treatment facility, also zoned I-2 Heavy Industrial. The property is bordered on the south by vacant lots and the South Gabouri Creek, all zoned A Agricultural.
- Lot 1 is located within the Ste. Genevieve National Register Historic District (NRHD). Approximately 15,000 SF, or less than 10% of Lot 2 is located within the NRHD; this portion of Lot 2 is where the two City of Ste. Genevieve storage buildings set. The remainder of Lot 2, where the majority of the RV lots are proposed sits outside the NRHD. All 3 structures on these lots are listed as "contributing" but there are no plans to alter these structures in this phase of the proposed project.
- Though there are no current plans for the existing structures on these lots, the plans do involve the installation of underground water, sewer, & electric lines, along with a sewer dump station.
- Applicant has signed a lease agreement with the Ste. Genevieve Joint Levee Commission in order to rent the grounds with intention to develop an RV Park. A signed copy of the agreement is included with the application.
- The 2024 City of Ste. Genevieve Comprehensive Plan includes the following Strategic Issues within the Future Land Use section on page G-16: "Promote availability of vacant infill lots and remodeling of vacant structures which remain suitable for development now or in the near-term future" and "Continue maintenance of land acquired in the city's qualified flood buyout program as open space and promote gardening or other outdoor uses...". Additionally, the following Strategic Issue is included within the Tourism section on page K-10: "Explore potential ways to improve and accommodate more RV traffic. This could include overnight accommodations which are within reasonable walking distance to the downtown historic district."
- Chapter 425 of the City of Ste. Genevieve municipal code discusses mobile home and travel trailer parks but defines travel trailer as a vehicle customarily or ordinarily used as a place of permanent habitation. The applicant for this SUP wishes to establish an RV Park for temporary habitation.
- **Municipal Code Section 405.200** "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...", (26) "Recreational Vehicle Park within an "I-1" Light Industrial Park."
- **Municipal Code Section 405.200** "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."

### **PROJECT DESCRIPTION**

The applicant, Mr. Patrick Fahey of Main Street Inn LLC, of Ste. Genevieve, MO wishes to use part of the yard and field surrounding 198 Front Street to operate an RV Park.

### **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

It is further found that the use, with the proposed terms and conditions, is consistent with the letter and intent of the Municipal Ordinance as proposed.

### **RECOMMENDATION:**

Staff recommends the following Standard Motion: **APPROVAL** based on the following Terms & Conditions:

#### **Terms and Conditions:**

1. Minimum setbacks from property lines for the area where the RV's are parked and in use (not including driving lanes): 30' from front, 25' from rear and 10' from side
2. No RV or travel trailer of any type may occupy a site for more than 30 consecutive days.
3. RV Park owner and/or operator must provide an Emergency Evacuation plan to the City prior to opening and provide a copy to each site occupant upon arrival.
4. RV Park rules must include limitations on recreational fires (per municipal code Section 230.035), minimum quiet hours of 11pm -- 7am, and require off-street parking for all park user vehicles. These rules must be provided to each site occupant upon arrival.
5. Adequate signage provided on site to guide RV Park users in correct direction for safe and convenient entrance and exit from / to city streets. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended.
6. Provide adequate solid waste disposal so as to create no health hazard, rodent harborage, insect breeding, accident or fire hazard. Any grouped refuse containers or dumpsters shall be screened from view except on collection day and shall be adequately maintained as to prevent the generation of offensive odors.

7. Provide either a sewage disposal system designed in accordance with all applicable state and local codes and regulations or provide information upon arrival for access to a sanitary dump station.
8. Provide specific directions to RV Park on all marketing materials, contracts, agreements, and website (if created) guiding customers around and away from the train trestle located at the intersection of South Gabouri and South Main. Provide signs to be installed at such intersection by the City which direct all customers to the RV Park via South Gabouri and Front Street.

*Note: Staff recommendation does not constitute Commission action*



**Photo #1: Aerial view of Lot 1 and Lot 2 with boundary measurements.**



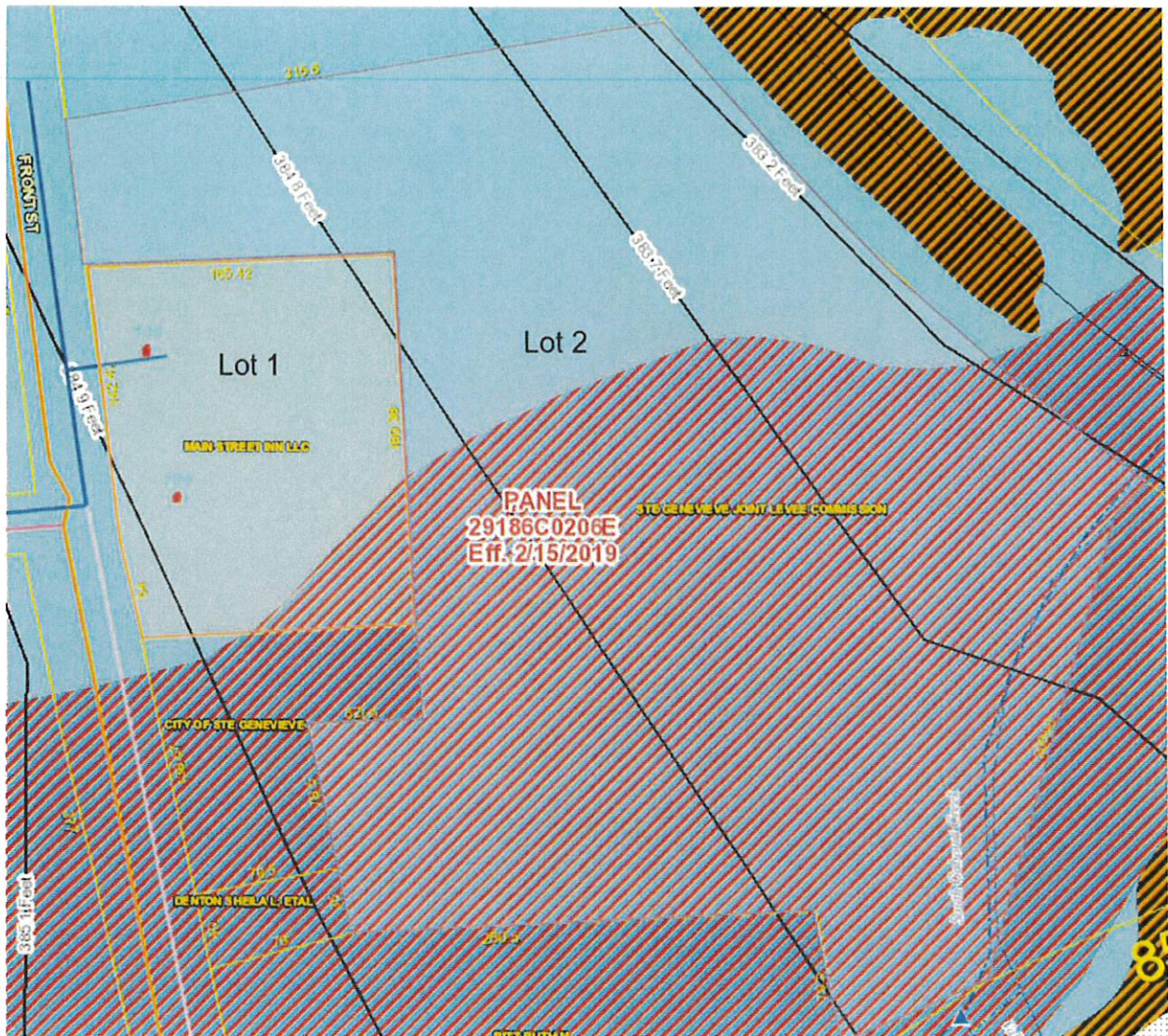
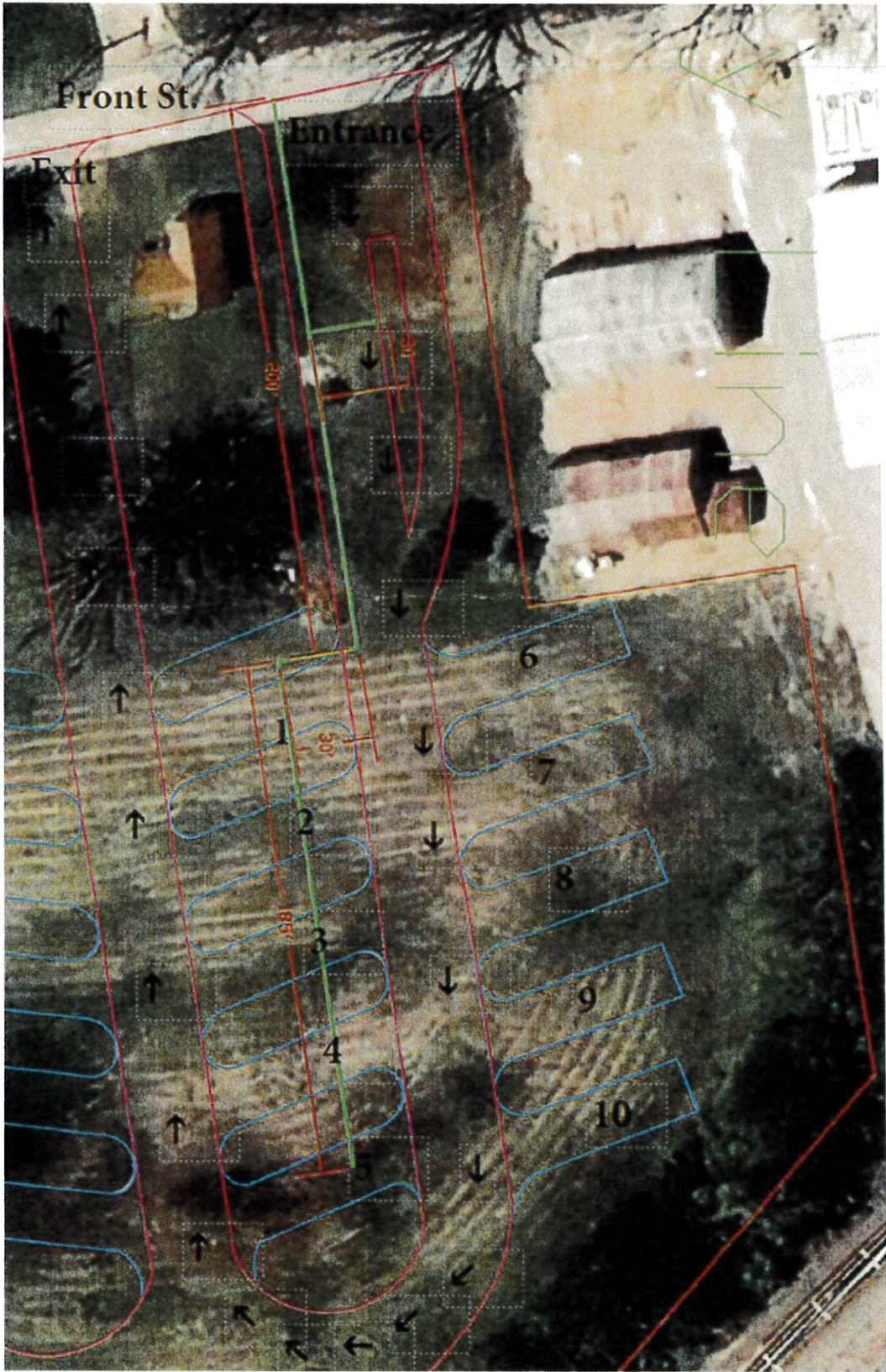


Photo #2



Aerial view of proposed RV Lot.  
First phase would include 10 sites numbered above.

SUP003-25

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

FEE: \$50.00  
PAID:

DATE RECEIVED

RECEIVED  
DEC 13 2024  
BY:

PLEASE PRINT OR TYPE (BLACK INK ONLY)

**SECTION A.**

- 1. Street Address of Tract or Tracts:  
198 Front Street
- 2. Names and Addresses of **All** legal owners of tract(s).  
Main Street Inn LLC, 221 N Main Street, Ste. Gen, MO 63670  
Ste. Gen. Joint Levee Commission, 165 S 4th Street, Ste. Gen, MO 63670
- 3. Current Zoning Classification:  

A (Agricultural) <input type="checkbox"/>	I-1 (Light Industrial) <input checked="" type="checkbox"/>
MH (Mobil Home Park) <input type="checkbox"/>	I-2 (Heavy Industrial) <input type="checkbox"/>
R-1 (Single Family Residential) <input type="checkbox"/>	C-1 (General Commercial) <input type="checkbox"/>
R-2 (General Residential) <input type="checkbox"/>	C-2 (Central Business) <input type="checkbox"/>
C-4 (Neighborhood Commercial) <input type="checkbox"/>	

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

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

<u>Patric Fahey</u>	<u>[Signature]</u>
PRINTED OR TYPED NAME	SIGNATURE
<u>Vernon J Bauman</u>	<u>[Signature]</u>
PRINTED OR TYPED NAME	SIGNATURE

6. Contact for Application:

Name: Patric Fahey, Main Street Inn, LLC

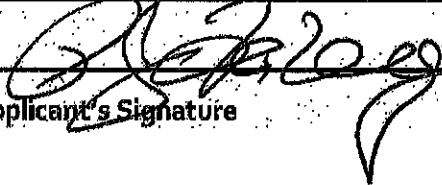
Address: 221 N Main Street, Ste. Genevieve, MO 63670

Phone: 573-880-7500

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) 883-5400 Fax (573) 883-8105*  
**Special Use Permit Application**

PLEASE PRINT OR TYPE (BLACK INK ONLY)

  
Applicant's Signature

**SECTION B.**

1. Legal description of tract(s)

Attached (deed)

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

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

Section C.

**SECTION C:**

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

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

Attached (list)

**CITY OF STE. GENEVIEVE, MISSOURI**  
165 S. Fourth Street  
Ste. Genevieve, MO 63670  
Phone (573) 888-5400 Fax (573) 888-8105  
**Special Use Permit Application**

PLEASE PRINT OR TYPE (BLACK INK ONLY)

**SECTION D.**

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

RV PARKING & HOOLUPS

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: Possible addition of signage to identify RV Park at later date

4. What other uses will exist on the premises? NONE

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) 888-5400 Fax (573) 888-8105*  
**Special Use Permit Application**

**PLEASE PRINT OR TYPE (BLACK INK ONLY)**

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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.

There is a need in the community for RV  
parking as identified by business owners, tourists,  
and within the City's 2024 Comprehensive Plan

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CITY OF STE. GENEVIEVE, MISSOURI

165 S. Fourth Street

Ste. Genevieve, MO 63670

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

Special Use Permit Application

PLEASE PRINT OR TYPE (BLACK INK ONLY)

THIS SECTION TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

Application Address: 198 FRONT STREET

Applicant Name: PATRICK FAHEY, MAIN STREET INN LLC

Date of Planning and Zoning Meeting: 1/2/25

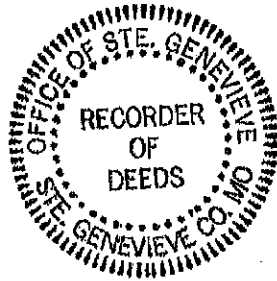
Planning and Zoning Commission:  Approved  Denied

Date of Board of Alderman Meeting: 1/9/25  Approved  Denied

Received By: \_\_\_\_\_ Date & Time \_\_\_\_\_

State of Missouri  
County of Ste. Genevieve

I hereby certify that the within Instrument  
was filed on: 11/23/2022 10:58 AM  
Number of Pages: 3  
Fees: \$30.00 Doc # 2022-3470  
Peggy Yarnitz, Recorder



Annette Roth  
Deputy Recorder

### GENERAL WARRANTY DEED

THIS DEED, made and entered into this 22<sup>nd</sup> day of November, 2022  
By and between, Grantor

**JOSEPH P. DONALDSON and PATRICIA C. DONALDSON, husband and wife**

Of the County of Ste. Genevieve, State of Missouri, party or parties of the first part; and Grantee,

**MAIN STREET INN, LLC, a Missouri Limited Liability Corporation**  
221 N. Main Street  
Ste Genevieve, MO 63670

Of the County of Ste. Genevieve, State of Missouri, party or parties of the second part.

WITNESSETH, that the party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of Ste. Genevieve and State of Missouri, to-wit:

Tract #1: Part of U.S. Survey No.343 in the City of Ste. Genevieve, Missouri said tract being more particularly described as follows: Commencing at a cross chiseled in the sidewalk, said cross marking the Southeast corner of Block 9 of the City of Ste. Genevieve, Missouri; thence South 09 degrees 20 minutes 00 seconds East a distance of 36.00 feet to a point on the South line of Market Street; thence North 79 degrees 52 minutes 46 seconds East along said South line of distance of 503.96 feet to the intersection of aforesaid South line with the East line of Front St.; thence South 07 degrees 46 minutes 16 seconds East along said East line of distance of 470.90 feet to an iron pin, said iron pin being the point of beginning of the tract herein described; thence North 86 degrees 59 minutes 07 seconds East a distance of 165.42 feet to an iron pin; thence South 04 degrees 08 minutes 31 seconds East a distance of 80.71 feet to an iron pin; thence South 85 degrees 07 minutes 59 seconds West a distance of 76.55 feet to a post; thence South 83 degrees 32 minutes 46 seconds West a distance of 83.32 feet to an iron pin on the East line of



Front Street; thence North 07 degrees 46 minutes 16 seconds West a distance of 88.47 feet to the point of beginning, containing 0.31 acres.

SUBJECT to any easements, reservations or restrictions on record or now in effect.

Tract #2: A certain lot of ground with improvements thereon in Surveys Nos. 343 and 347 in the City of Ste. Genevieve, County of Ste. Genevieve and State of Missouri described as follows, to-wit: Start at a point in the East boundary line of Common Field or Front Street being the Southwest corner of what was generally known as the Fannie Vion Tract of land in said Survey 343, run thence South 07 degrees East with the East line of said Front Street, 170 feet to a point for beginning corner run thence with the lines of possession North 81 degrees East 84 feet for corner; thence South 10 degrees East 108 feet to a point for corner; thence South 81 degrees West 84 feet, more or less to the East line of said Common Field on Front Street; thence with said Street line, Northwardly 108 feet to the beginning.

ALSO part of Survey No. 343 and part of Survey No. 347 in the City of Ste. Genevieve, Missouri and being part of a tract of land conveyed to Wendell J. Shuh, Jr. and Carroll A. Shuh, his wife by deed recorded in Book 337 at Page 247 in the Office of Recorder of Deeds of Ste. Genevieve County, Missouri and being more particularly described as follows: Commencing at the Northwest corner of aforesaid Survey No. 343, said point also being the Southeast corner of the intersection of Market Street and Front Street; thence South 07 degrees 46 minutes 22 seconds East along the East line of said Front Street a distance of 470.90 feet to an iron pin; thence North 86 degrees 59 minutes 07 seconds East a distance of 165.42 feet to an iron pin; thence South 04 degrees 08 minutes 31 seconds East a distance of 80.71 feet to a post, said post being the point of beginning of tract herein described; thence South 85 degrees 07 minutes 59 seconds West a distance of 76.55 feet to a post for corner; thence South 08 degrees 32 minutes 12 seconds East, a distance of 109.37 feet to a post for corner; thence North 84 degrees 36 minutes 42 seconds East a distance of 64.60 feet to a post for a corner; thence North 02 degrees 15 minutes 17 seconds West a distance of 108.67 feet to the point of beginning.

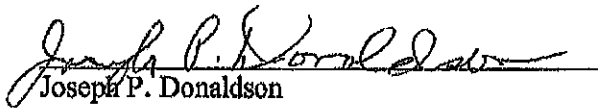
Being the same property described in Book 1351 at Page 255 and also Book 1680 at Page 232 of the land records of Ste. Genevieve County, Missouri.

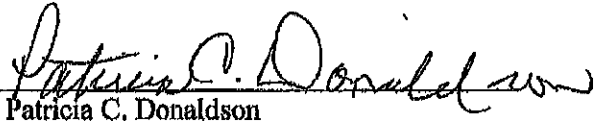
**THIS DEED was prepared at the request of the Grantor(s) without the aid of a title opinion or search and the above description is exactly as written as provided by the Grantor(s).**

**The preparer of this document assumes no responsibility for the accuracy of neither the legal description of real property contained herein nor the merchantability of title of same.**

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever. The said party or parties of the first part hereby covenanting that said party or parties and their heirs, executors and administrators of such party or parties, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

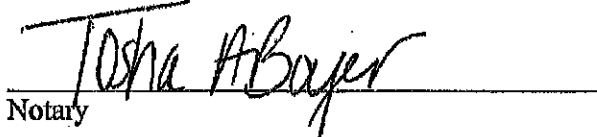
  
Joseph P. Donaldson

  
Patricia C. Donaldson

STATE OF MISSOURI )  
 ) SS  
COUNTY OF STE GENEVIEVE )

On this 2nd day of November, 2022, before me personally appeared Joseph P. Donaldson and Patricia C. Donaldson, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

  
Notary

TOSHA A. BOYER  
NOTARY PUBLIC - NOTARY SEAL  
STATE OF MISSOURI  
COUNTY OF STE. GENEVIEVE  
COMMISSION #13774774  
My Commission Expires: October 12, 2025

## LEASE AGREEMENT

This lease, made between Levee District III, a political subdivision organized under the laws of the State of Missouri, having its principal office at 165 S. Fourth Street, Ste. Genevieve, Missouri 63670, hereinafter called the Landlord, and Patrick Fahey, of 100 Market Street, Ste. Genevieve, Missouri 63670, hereinafter called the Tenant.

WITNESSETH:

### **1. Demise, Term and Rent.**

The Landlord leases to the Tenant the vacant land generally located in the City of Ste. Genevieve, Missouri east of Front Street between the south branch of Gabouri Creek and the current location of the Antique Mall located at 100 Market Street, and more particularly described in Exhibit A, which is attached to this Lease Agreement and incorporated herein by reference, for the term of ten (10) years from January 1, 2023 to January 1, 2033, at an annual rental of Five Hundred Dollars (\$500.00), which shall be payable in full at the office of the Landlord in the said City of Ste. Genevieve on January 1<sup>st</sup> of each year during the term of this Lease Agreement. Tenant may, by written notice to Landlord thirty (30) or more days before the end of the term, extend the term for five (5) additional years on the same terms and conditions as herein set forth.

### **2. Tenant's Covenants.**

The tenant agrees:

- a. To Pay Rent. Tenant will pay the rent at the times and in the manner aforesaid.
- b. To Pay Taxes. Tenant agrees to pay real property taxes which shall be assessed and levied upon the premises during the term as they shall fall due, and provide proof of payment to Landlord. Tenant understands and agrees that the Ste. Genevieve County Assessor may assess property taxes on this real estate during the tenancy of this lease term and that full payment of any assessed real property taxes shall be paid by Tenant.
- c. To Insure Against Fire-Loss of Rents. Tenant will, during the lease term, insure and keep insured, in the name of the Landlord, the property from loss by any source in a sum of at least Five Hundred Thousand Dollars (\$500,000.00) and that Tenant will pay all of the premiums for those purposes when those premiums shall become due and will promptly deliver to Landlord the policies of insurance and the receipts for such premiums. If Tenant shall at any time fail to insure or keep insured as aforesaid, the Landlord may do all things necessary to effect or maintain such insurance, and any moneys expended by Landlord for that purpose shall be repayable by Tenant on demand, and may be recovered as rent in arrears.
- d. To Pay Gas, Electric Light and Water Rates. Tenant will promptly pay all gas, electric light and water rates or charges which may become payable during the continuance of this Lease Agreement for gas, electric light, and water used on the premises.

- e. To Keep in Repair. Tenant will keep the premises in such repair as the same are at the commencement of the said term or may be put in during the continuance thereof and ensure that the property is in compliance with all governmental regulations, including ordinances established by the City of Ste. Genevieve, Missouri.
- f. To Indemnify Against Accidents and Negligence-Snow and Ice. Tenant will save harmless and indemnify the Landlord from and against all loss, liability or expense that may be incurred by reason of any accident or injury that may occur on the leased premises during the term of the Lease Agreement.
- g. Not to Suffer Unlawful Use, or to Endanger Insurance. Tenant will not make or suffer any unlawful, improper or offensive use of the premises or any use or occupancy thereof contrary to any law of the state or any ordinance of the City of Ste. Genevieve now or hereafter made, or which shall be injurious to any person or property.
- h. Not to Make Alterations, Place Signs, etc. Tenant will not make any alterations or additions in or to the premises without the written consent of Landlord, or suffer any signs to be placed upon the premises except such as the Landlord shall in writing approve.
- i. Not to Assign. Tenant will not assign, sublet or part with the possession of the whole or any part of the premises without first obtaining the written consent of Landlord.
- j. To Permit Landlord to Enter. Tenant agrees that Landlord at all times may enter to view the premises and to make any repairs to the premises as Landlord may see fit to make.
- k. To Yield Up Premises. Tenant agrees that at the expiration of the term Tenant will peaceably yield up to Landlord the premises and all erections and additions made upon the same, in good repair in all respects.
- l. Property and Persons on Premises at Tenant's Risk. Tenant agrees that all property of any kind that may be on the premises during the continuance of this Lease Agreement shall be at the sole risk of Tenant, and that the Landlord shall not be liable to the Tenant or any other person for any injury, loss or damage to property or to any person on the premises.
- m. Assent Not Waiver of Future Breach of Covenants. Tenant agrees that no assent, express or implied, by the Landlord to any breach of any of the Tenant's covenants, shall be deemed to be a waiver of any succeeding breach of the same covenant.

### **3. Landlord's Covenant for Quiet Enjoyment.**

The Landlord covenants that the Tenant shall peaceably hold and enjoy the premises during the lease term.

**4. Use of Premises.**

Tenant shall occupy the premises solely for the operation of a recreation vehicle park, which shall consist of twelve (12) to fifteen (15) paved parking spots, with electrical hookup and water supply available to each spot, and a dump station will be located on the premises while allowing for only short term rentals of the recreation vehicle park of less than fourteen (14) days. Tenant shall use the premises exclusively for the purposes specified in this Lease Agreement and for no other purpose.

**5. Default by Tenant.**

If tenant defaults in the payment of rent and remains in default for ten (10) days after a notice to pay is delivered to Tenant; or if Tenant defaults with respect to any other covenant and remains in default for thirty (30) days after a notice to cure default is delivered to Tenant; then Landlord, at its sole option, may elect to do any of the following:

- a. Demand that Tenant vacate the premises, with which demand tenant shall promptly comply; and if Tenant fails to promptly vacate, Landlord may reenter the premises, with or without court order, change the locks and take other steps to exclude the Tenant from the premises;
- b. Relet the premises as an agent for Tenant; or
- c. Terminate the lease by delivering or mailing to Tenant an express notice of lease termination, it being agreed that nothing less than an express notice of termination will terminate this lease.

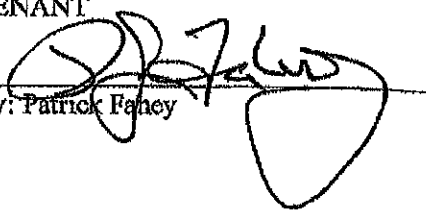
If Landlord reenters the premises pursuant to Paragraph 4(a) above, or if tenant vacates the premises and delivers proper notice of such to Landlord, then Landlord, without terminating this lease, agrees to make reasonable efforts to mitigate Tenant's damages by obtaining another Tenant.

**6. Attorney Fees.**

In the event that Landlord is required to bring any action at law or in equity against Tenant to enforce any terms of this lease, Tenant hereby agrees to pay Landlord's reasonable attorney fees (including appellate fees) and costs as they may be set by the court in which the original action was brought. If Landlord is awarded attorney fees pursuant to this paragraph, such fees shall be considered additional rent.

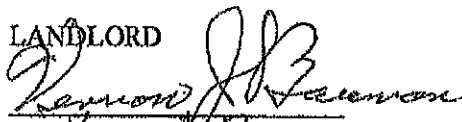
TENANT

By: Patrick Fahey



LANDLORD

By: Vernon J. Bannister, Chairperson



## **Adjoining Property Owners to 198 Front Street**

Ste. Genevieve Joint Levee Commission  
165 S 4<sup>th</sup> Street  
Ste. Genevieve, MO 63670

City of Ste. Genevieve  
165 S 4<sup>th</sup> Street  
Ste. Genevieve, MO 63670

William Hoffman  
607 Klefer Street  
Ste. Genevieve, MO 63670

Ste. Genevieve Day of Celebration  
PO Box 132  
Ste. Genevieve, MO 63670

Sheila Denton; Etal  
3695 Hughes Court  
Pearland, TX 77581-4883

Ruth Ritz  
C/O Diane Park  
11411 N 91<sup>st</sup> Ave, Lot 236  
Peoria, AZ 85345-5631

Marilyn & Neil Wehner  
Attn: Neil Wehner  
536 Scott Street  
Ste. Genevieve, MO 63670



December 16, 2024

Patrick Fahey  
Main Street Inn LLC  
221 N Main Street  
Ste. Genevieve, MO 63670

Mr. Fahey,

Enclosed please find a letter that was sent to the surrounding property owners of 198 Front St and surrounding property regarding your request for a special use permit. Your attendance is needed at the Planning & Zoning meeting and the Public Hearing for which your request will be discussed.

PLANNING & ZONING MEETING  
Thursday, January 2<sup>nd</sup> at 6:00 pm

PUBLIC HEARING – BOARD OF ALDERMAN (if approved by P&Z)  
Thursday, January 9<sup>th</sup> at 6:00 pm

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

Sincerely,

David Bova  
Assistant City Administrator

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



To: Surrounding Property Owners  
From: David Bova, Assistant City Administrator  
Subject: Request for Special Use Permit  
Date: December 16, 2024

Patrick Fahey of Main Street Inn LLC is requesting a Special Use Permit to operate an RV Park at 198 Front Street (yard and field surrounding house), which is located within an I-1 Light Industrial District zone.

The Planning and Zoning Commission for the City of Ste. Genevieve, Missouri will hold a public meeting on this request on Thursday, January 2<sup>nd</sup> at 6 pm at City Hall, 165 S. Fourth Street.

If approval is recommended by the Planning and Zoning Commission, The Board of Aldermen of the City of Ste. Genevieve, Missouri will hold a public hearing on the recommendations of the Planning and Zoning Commission on Thursday, January 9<sup>th</sup> at 6:00 pm at City Hall, 165 S. Fourth Street.

All interested parties are invited to attend.

Sincerely,

David Bova  
Assistant City Administrator

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



**Run week of December 25 – 1 week only**

**NOTICE OF PUBLIC HEARING**

The Planning & Zoning Commission of the City of Ste. Genevieve, Missouri will hold a public meeting on Thursday, January 2, 2025 at 6:00 PM at City Hall, 165 S. Fourth Street.

The Mayor and the Board of Aldermen of the City of Ste. Genevieve, Missouri will hold a public hearing on Thursday, January 9, 2025 at 6:00 p.m. at City Hall, 165 South Fourth Street.

The purpose of this hearing is to consider a request from Patrick Fahey, Main Streets Inn LLC, for a special use permit to operate an RV Park business at 198 Front Street, Ste. Genevieve, MO (yard and field surrounding house). The property is currently located in an I-1 Light Industrial District.

All interested parties are invited to attend.