

TERMS AND CONDITIONS:

Attached to this proposal is a copy of the Cochran Standard Terms and Conditions. These terms and conditions shall apply to this proposal for professional services, which can also serve as a letter agreement. This document is enclosed for your review and reference.

GENERAL:

The terms and conditions of this contract shall apply to all work performed for the benefit of the project, any contiguous property that may be acquired at a later date, and any work performed off the site that benefits the project (permits, licenses, easements, etc.). Cochran's reputation is based on understanding and meeting all the project objectives of our clients. We look forward to having an opportunity to demonstrate that responsiveness by providing timely and cost effective professional services. If you would like to authorize Cochran to perform the professional services outlined in this proposal, please indicate your acceptance of the terms of this letter agreement by signing in the space provided below **AND** initializing **ALL** other pages. Return one (1) copy for our contract files. If you have any questions or changes regarding this proposal, please contact me at 314-220-7016. Thank you.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION, WHICH MAY BE ENFORCED AT COCHRAN'S OPTION.

Sincerely,



David Christensen, P.E.
Vice President

Acceptance:
City of Ste. Genevieve

By: _____

Title: _____

Date: _____

Attachments: Cochran Terms & Conditions

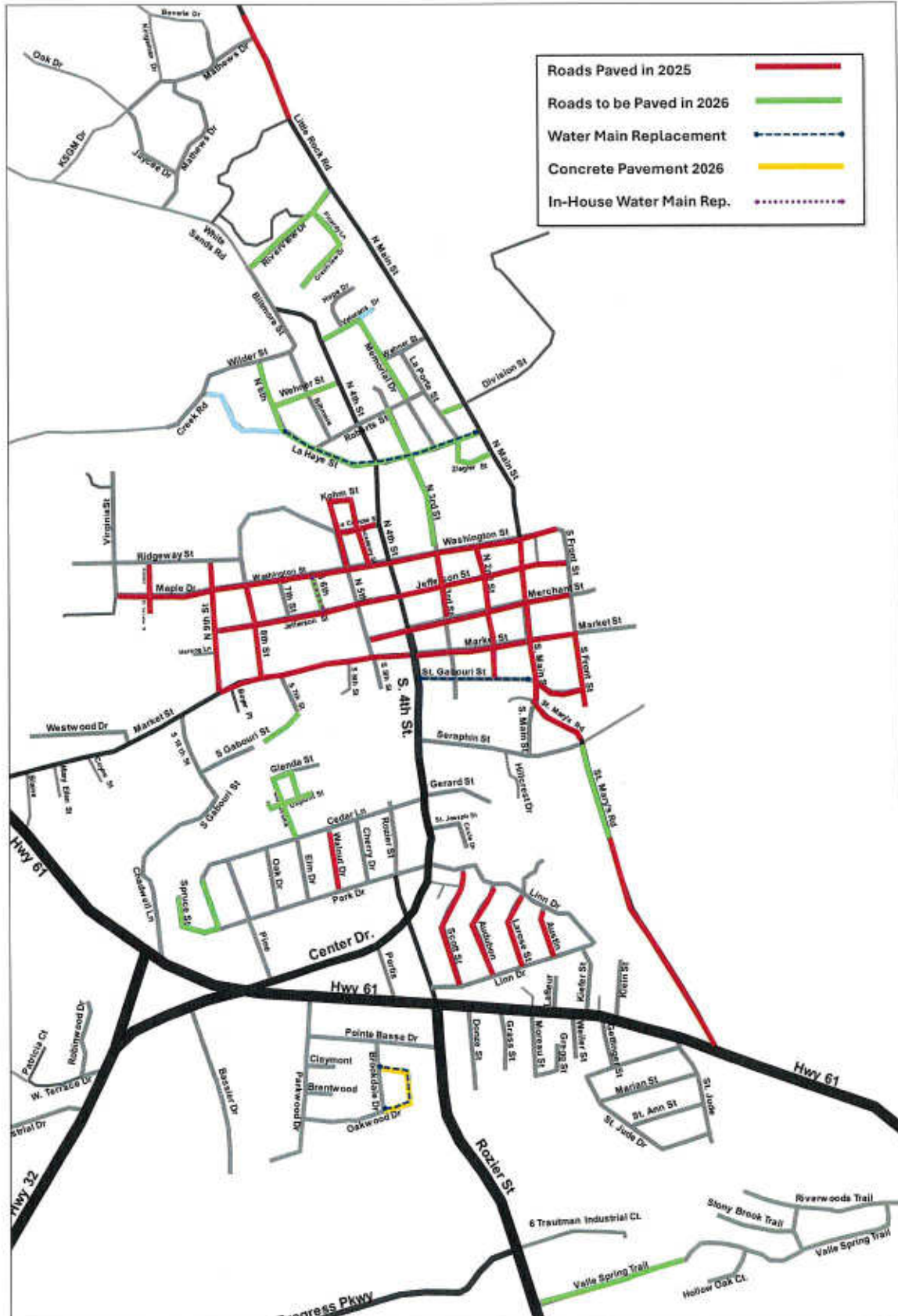
COCHRAN STANDARD TERMS AND CONDITIONS

1. Unless expressly stated in the attached proposal letter ("Proposal"), the Proposal must be accepted in writing within thirty days or the Proposal is void and unenforceable.
2. The acceptance of the Proposal is conditioned upon these Terms and Conditions and the terms of the Proposal, which shall be the only terms and conditions applicable to any agreement between Cochran and Client. Requesting performance of the work by Cochran, sending a notice to proceed with the work, or an acknowledgment of the Proposal by the issuance of a purchase order by Client, notwithstanding any terms additional to or different from those contained herein, shall be deemed to be an acceptance of these Terms and Conditions by Client.
3. The Proposal and these Terms and Conditions constitute the entire agreement ("Contract") between Cochran and the Client for the services identified in the Proposal. All prior proposals, negotiations, representations, recommendations, statements or agreements made or entered into prior to or contemporaneously with this Contract, whether oral or in writing, are superseded by this Contract unless they are expressly incorporated herein by reference. Any terms contained in any communication from Client which are inconsistent with the Contract shall not be binding upon Cochran.
4. Cochran may submit invoices on not less than a monthly basis. Cochran's invoices are due and payable within fifteen (15) days of the submission of each invoice. Interest will accrue at the rate of one and one-half percent (1.5%) per month on all unpaid invoices from the date payment was due. In the event that Client disputes an invoice, Client will pay the undisputed portion of the invoice and provide a written explanation to Cochran of the basis for Client's dispute. If Client fails to pay in full any of Cochran's invoices, Cochran may immediately, without waiving any other rights it may have, suspend work pending resolution of the payment dispute. Client's failure to pay any of Cochran's invoices in full shall be considered a material breach of this Contract.
5. Unless specifically stated to the contrary in the Proposal, reimbursable expenses are in addition to the amounts identified for Cochran's fees for basic and additional services. Reimbursable expenses shall include, but are not limited to: Client-authorized out-of-town travel, transportation, and subsistence expenses; fees paid for securing approval of jurisdictional authorities; postage, courier, or other delivery fees; material costs for models, mock-ups, or other presentation media; photographic film and development expenses.
6. This Contract is binding upon the heirs, successors and assigns of the parties hereto and may not be assigned by either party without the prior written consent of the other party.
7. Nothing in this Contract is intended to create any enforceable third party rights against Client or Cochran.
8. Cochran will perform all of its services consistent with that degree of skill and learning ordinarily used under the same or similar circumstances by the members of Cochran's profession working in the same locale.
9. If, and to the extent that Cochran's scope of work includes construction phase services, any such services shall be provided in accordance with and governed by the applicable terms of AIA Document A201 General Conditions of the Contract for Construction, 2007 Edition ("General Conditions") If there is a conflict between the General Conditions and this Contract, this Contract will control.
10. When making any interpretation or decision as required by the General Conditions, Cochran will not show partiality to any party, and shall not be liable for interpretations or decisions rendered in good faith.
11. Cochran has no responsibility or obligation to supervise or direct the work activities of the Client's employees and representatives, or any construction contractors, sub-contractors or any of their employees, or other persons not employed by Cochran.
12. Cochran will abide by any job-site safety programs identified in writing by the Client but will not be responsible for job-site safety of any persons not directly employed by Cochran.
13. Cochran has no responsibility or obligation with respect to the construction means, methods, sequencing or procedures of any construction contractors, sub-contractors or any of their employees.
14. Cochran is not responsible for the failure of any contractor to perform work properly and in accordance with any applicable documents, plans, specifications, codes or standards.
15. Cochran is not responsible for the identification of unsafe conditions, nor for the identification, handling, or removal of hazardous and/or toxic substances found on or brought to the site. Prior to the start of work, the Client shall disclose and identify in writing to Cochran, to the best of Client's knowledge, all hazardous and/or toxic substances located on the site. Client agrees to defend, indemnify and hold Cochran harmless from and against all claims, demands and liabilities of any kind or nature resulting from any hazardous and/or toxic substances that are found on the site and which were not identified by Client – even if not known by Client.
16. Cochran will have no obligation to commence its work until receipt of a written notice-to-proceed from Client and all other information required to be provided by Client. Cochran shall complete its work within any time limits identified in the

Proposal. Cochran shall be entitled to an extension of time for performance of its work due to any delays that are due to any cause beyond Cochran's reasonable control. In no event will Client be entitled to any costs, losses, expenses or damages (including, but not limited to, claims or damages attributable to home office overhead costs, loss of profits, loss of business opportunities and/or additional financing costs) as a result of any delay caused or attributable to Cochran.

17. Cochran and Client waive any and all claims against each other for consequential, indirect, incidental and special damages arising out of or relating to this Contract, the alleged breach thereof, and/or Cochran's work; including, but not limited to, lost profits, loss of business, financing costs, extended home office overhead and similar types of damages.
18. Provided that written notice of a material breach of this Contract has been provided to the defaulting party and the defaulting party has failed to cure or taken reasonable efforts to cure its default within seven (7) calendar days of its receipt of the notice, the non-defaulting party may terminate this Contract by sending notice of termination to the defaulting party.
19. If the Contract is terminated for any reason not attributable to Cochran, Client will pay for the work performed by Cochran up to the date of termination plus all of Cochran's costs related to the termination (e.g., close-out costs, costs of terminating contracts with consultants, etc.).
20. In the event that there are any changes in applicable laws, codes or regulations after the Contract is executed that result in the need for Cochran to perform additional services and/or incur additional costs, Client shall pay Cochran for said services and costs at the rates set forth in the Proposal.
21. All documents and electronic media produced by Cochran under this Contract ("Instruments of Service") shall remain the property of Cochran, and Cochran shall retain all rights to the same, including copyrights, and they may be used by the Client only for the project identified in the Proposal. In the event of the termination of this Contract, the Client shall return the Instruments of Service to Cochran, and the Instruments of Service may not be used by the Client or a third party to complete the project without the written consent of Cochran.
22. Client and Cochran waive all rights against each other, any contractors and other professionals, and any of their respective consultants, contractors, suppliers, subcontractors, agents and employees, for damages caused by perils to the extent covered by insurance, except such rights as they may have to the insurance proceeds.
23. This Contract and the rights of the parties shall be governed by the laws of the State of Missouri. The venue for any litigation arising out of claims associated with this agreement shall be the Circuit Court of Ste. Genevieve County.
24. In the event of any dispute, claim, or litigation arising out of or relating to this Contract, the alleged breach thereof, and/or Cochran's work, the prevailing party shall be awarded its attorney's fees, expert witness fees, expenses, arbitration fees and expenses, and court costs at the trial and all appellate levels; including costs and fees related to collection efforts. Determination of which party prevailed shall be made by the judge. The determination shall be made by reviewing the claims resolved at trial (which excludes any claims resolved prior to the taking of evidence), and then determining which party achieved the greater success by quantifying the amounts awarded the party recovering damages or obtaining relief and comparing that result to the relief and/or damages requested by that party at the trial or arbitration. If that party received less than 50% of the relief and/or damages it sought, then the other party prevailed. If that party receives more than 50% of the relief and/or damages it sought, then it prevailed. The judge may consider the percentage of recovery when determining the amount of fees and expenses to be awarded to the prevailing party. If more than one claim is presented, then the judge may elect to evaluate who is the prevailing party on a claim by claim basis, or in the aggregate as they deem appropriate. In making the determination of which party prevailed, the judge shall take into consideration any settlement offers or demands made prior to trial or arbitration.

Proposed Ste. Genevieve 2026 Water Main and Paving Project



BILL NO. 4696

ORDINANCE NO.

AN ORDINANCE APPROVING A BUDGET AMENDMENT TO THE CITY OF STE. GENEVIEVE FOR THE FISCAL YEAR 2026 BUDGET RELATING TO THE VARIOUS REVENUE AND EXPENDITURE INCREASES.

WHEREAS, Section 67.040 RSMo provides that after any political subdivision has approved the budget for any year and has approved or adopted the orders, motions, resolutions, or ordinances required to authorize the expenditures proposed in the budget, the political subdivision shall not increase the total amount authorized for expenditure from any fund, unless the governing body adopts a resolution setting forth the facts and reasons making the increase necessary and approves or adopts an order, motion, resolution or ordinance to authorize the revenues and expenditures; and

WHEREAS, due to unforeseen increases and decreases in anticipated revenues and expenditures in the Fiscal Year 2026 Budget which was adopted before October 1, 2025, the City of Ste. Genevieve has a need to amend the Fiscal Year 2026 Budget to acknowledge those additional revenues and expenditures as included with the attached exhibit.

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

SECTION 1: The Board of Aldermen hereby approves the Budget Amendments to the Fiscal Year 2026 City Budget pursuant to Exhibit "A" attached hereto and made part of this ordinance.

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

DATE OF FIRST READING: October 23, 2025.

DATE OF SECOND READING: _____.

**PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF STE.
GENEVIEVE, MISSOURI THIS ____ DAY OF _____, 2025 BY A
ROLL CALL VOTE AS FOLLOWS:**

VOTE

**ALDERWOMAN AMIE DOBBS
ALDERMAN PATRICK FAHEY
ALDERMAN BOB DONOVAN
ALDERMAN SAM HUGHEY
ALDERMAN JEFF EYDMANN
ALDERMAN JOE STEIGER
ALDERMAN JOE PRINCE
ALDERMAN TEDDY ROSS**

____ Yes ____ No ____ Absent

Approved as to form:

Brian Keim, Mayor

Mark Bishop, City Attorney

SEAL

Reviewed by:

Pam Meyer, City Clerk

David Bova, Interim City Administrator

"Exhibit A"

FY 2026
Proposed
Budget
Amendment

FY 2026
Adopted
Budget

Account Name	Account Number	Fund	FY 2026 Adopted Budget	FY 2026 Proposed Budget Amendment
Transfer Out	21-91-9000	Transportation Trust Fund	\$ 469,695	\$ 255,226
Proposition S Improvements	21-21-8004	Transportation Trust Fund	\$ 3,500,000	\$ -
Infrastructure Improvements	30-30-8000	Water Fund	\$ 193,956	\$ 418,956
Capital Land/Buildings	30-30-8010	Water Fund	\$ 309,900	\$ 84,900
Water Well Improvements	30-30-8100	Water Fund	\$ 21,500	\$ 28,000
Proposition S Tax Revenue	50-04-4003	Debt Service Fund	\$ -	\$ 215,000
Proposition S Improvements	70-70-8004	Capital Projects Fund	\$ -	\$ 3,500,000

RESOLUTION 2026-06

A RESOLUTION APPOINTING STEPHANIE GEGG TO THE STE. GENEVIEVE HOUSING AUTHORITY BOARD.

The Mayor and Board of Aldermen of the City of Ste. Genevieve are hereby informed that:

WHEREAS, Stephanie Gegg, 19400 Ficker Lane, has agreed to be appointed to serve on the Ste. Genevieve Housing Authority Board, replacing the existing four year term of Becky Welch that will expire December, 2028.

NOW THEREFORE, the Mayor and Board of Aldermen of the City of Ste. Genevieve does hereby determine and resolve as follows:

Ms. Stephanie Gegg is hereby appointed to the Ste. Genevieve Housing Authority Board this 13th day of November, 2025.

THAT, the Mayor shall make this appropriate appointment to this Board and that the City Staff and officials are directed to take such actions as necessary to implement this Resolution.

Done and approved this 13th day of November, 2025.

APPROVED AS TO FORM:

Brian Keim

Mark Bishop, City Attorney

REVIEWED BY:

Pam Meyer, City Clerk

David Bova, Interim City Administrator

AN ORDINANCE AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH JASPER PAUL MARKETING, LLC FOR LIMITED PUBLIC RELATIONS & MARKETING SERVICES FOR THE CITY OF STE. GENEVIEVE.

WHEREAS, the City of Ste. Genevieve ("City") sent out a Request for Qualifications for a qualified company for limited public relations and professional marketing services for the City of Ste. Genevieve; and

WHEREAS, an RFQ process was conducted for the procurement of professional services, with the RFQ advertised and listed on LinkedIn and TourismIQ, with (5) firms responding; and

WHEREAS, the selection committee chose Jasper Paul Marketing, LLC. out of the 5 submittals that were received due to their specialized local experience and personnel's familiarity with the area; and

WHEREAS, \$43,000.00 was budgeted in the FY2026 budget and approved in line 10-18-6015; and

WHEREAS, the Board of Aldermen believe it to be in the best interests of the City of Ste. Genevieve to accept the agreement (Exhibit A) attached hereto 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 1. The Board of Aldermen hereby authorize and direct the Interim City Administrator to execute and deliver the attached agreement and proposal on behalf of the City with Jasper Paul Marketing, LLC of St. Louis Missouri; the agreement is hereby accepted and approved in substantially the form of Exhibit "A" attached hereto.

SECTION 2. The portions of this ordinance shall be severable. In the event that any portion of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of this Ordinance are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board of Aldermen would have enacted the valid portions within the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

DATE OF FIRST READING: _____

DATE OF SECOND READING: _____

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

	VOTE
ALDERMAN PATRICK FAHEY	_____
ALDERWOMAN AMIE DOBBS	_____
ALDERMAN BOB DONOVAN	_____
ALDERMAN SAM HUGHEY	_____
ALDERMAN JEFF EYDMANN	_____
ALDERMAN TEDDY ROSS	_____
ALDERMAN JOE STEIGER	_____
ALDERMAN JOE PRINCE	_____

____ Ayes ____ Nays ____ Absent

Approved as to form:

Mayor, Brian Keim

City Attorney, Mark Bishop

ATTEST:

Reviewed by:

Pam Meyer, City Clerk

David Bova, Interim City Administrator



November 4, 2025

Attn: Aaron Smith, City of Ste. Genevieve Missouri; Mayor, Brian Keim

Re: Agency Agreement for Limited Public Relations & Marketing Services in 2026

Dear Mr. Smith and Mr. Keim,

I, on behalf of Jasper Paul Marketing, LLC ("JPM"), am excited to extend this Agency Letter Agreement (this "Agreement") to you which outlines the terms of our engagement to provide the city of Ste. Genevieve ("you," "your," or "Client") certain public relations and marketing services. This Agreement is entered into to memorialize the parties' mutual consent and understanding of their relationship with respect to such public relations services. By signing where indicated below, the parties hereby agree as follows:

1. APPOINTMENT. Pursuant to the terms and conditions of this Agreement, you engage JPM for certain public relations, communications and consulting services during the Term (as defined below) as hereinafter provided.
2. SCOPE OF SERVICES. JPM will provide you with the services described in Schedule 1, attached hereto (the "Services"). Should you request JPM to perform any additional services beyond what is provided in Schedule 1 or outside the scope of the Services, JPM and you will negotiate in good faith with respect to the terms, conditions, and compensation for any such additional services. Any agreement for additional services will be set forth in writing and considered an addendum to this Agreement.
3. TERM. The term of this Agreement shall commence on January 1, 2025 and unless sooner terminated in accordance with this Agreement, will continue for a period of 12 total months (the "Initial Term"). The Initial Term together with any Renewal Term(s) are referred to collectively herein as the "Term." Notwithstanding anything to the contrary, either party may choose to terminate this Agreement at any time with sixty (60) days prior written notice ("Notice Period"). Notice of termination shall become effective upon receipt of such notice by the party to whom it is addressed.

Each party's rights and duties hereunder shall continue in full force during the Notice Period. Any reservation, contract or arrangement made by JPM for you prior to the termination date that continues beyond the termination date will be carried to completion by JPM and paid for by you

in accordance with this Agreement unless you direct JPM to cease all services and transfer such reservation, contract or arrangement to another entity, including without limitation you, and your affiliates, in which event JPM will make such transfer, subject to obtaining any necessary consents of third parties. JPM will be entitled to fees and payments for Services properly performed on or before the termination date. Upon termination, subject to any third-party obligations and/or third-party contracts related to the provision of the Services, JPM shall transfer in accordance with your instructions all property and materials owned by you which are under JPM's control. Notwithstanding the foregoing, upon termination JPM will immediately return any and all materials provided to JPM by you.

4. **COMPENSATION AND BILLING PROCEDURE.** In consideration for JPM's Services, you will pay JPM **one thousand six-hundred-sixty-seven dollars (\$1,667) per month** for services. This compensation structure is identified as the (the "Service Fees"). The Service Fees will be due and payable in advance on or before the 10th day of each month and will incur a 2% finance charge once payment is 60 days late. JPM may adjust the Service Fees at the renewal of the Initial Term or any Renewal Terms upon sixty (60) days prior written notice to you.

You also agree to pay JPM for any third party charges for the production and purchase of materials and programs associated with the provision of the Services, such as printing, photographs, artwork, film, video tapes, musical compositions, radio and television programs and facilities, talent, props, sound and lighting effects, software, research, rights, royalties, and producers' or packagers' fees, if any (collectively "Expenses"), prior written approval from you must be obtained by JPM before incurring such a charge. At your discretion, you may either pay such Expenses directly to the third-party vendor or reimburse JPM therefore upon presentation of applicable invoices. JPM shall maintain records of all Expenses.

JPM will invoice you for the Expenses (if any) incurred in connection with the Services. All such invoices shall be rendered on or about the first day of each month and will be payable on or before thirty (30) days from the date of the invoice.

5. **CONFIDENTIALITY AND SAFEGUARD OF PROPERTY.** You and JPM respectively agree to keep in confidence, and not to disclose or use for its own respective benefit or for the benefit of any third party (except as may be required for the performance of services under this Agreement), each other's confidential or proprietary information, whether or not so marked, including any information regarding each other's products, business, customers, clients, suppliers, methods of operation technical, marketing, financial or other information, whether in electronic, visual, oral or written form, and all memoranda, summaries, notes, analyses, compilations, studies or other documents ("Confidential Information"); provided, however, that such obligation of confidentiality will not extend to anything in the public domain or that was known by the party (on a non-confidential bases) prior to disclosure; further provided, however, either party may disclose confidential information as compelled by a court or other tribunal, but only after giving the other party reasonable notice and opportunity to object. JPM and you will take reasonable precautions to safeguard property of the other entrusted to it. You and JPM may disclose Confidential Information only to its respective agents, contractors, subcontractors, employees, officers, directors, shareholders, partners, and members ("Representatives") who reasonably need to know the Confidential Information and are informed of the confidentiality obligations contained in this Agreement. Each party will be liable for any unauthorized use or disclosure by any of its respective Representatives, as applicable.

6. **NONSOLICITATION.** You recognize JPM's personnel constitute a valuable asset of JPM. Accordingly, during the Term of this Agreement and for twelve (12) months after

termination of this Agreement you will not, directly or indirectly, employ, hire away or contract with JPM's personnel.

7. INDEMNIFICATION. Each party agrees to defend, indemnify and hold harmless the other party, their employees, officers, directors, agents and affiliates, against any and all claims, actions, proceedings and suits and any and all liabilities, losses, damages, settlements, penalties, fines, costs or expenses (including reasonable attorneys' fees and other litigation expenses) incurred or suffered by the other party arising out of or relating to any of the following: (a) breach of this Agreement by a party; or (b) a party's negligence, gross negligence or willful misconduct.

8. REPRESENTATIONS AND WARRANTIES. Each party represents and warrants that it has full right, power and authority to enter into and perform its obligations under this Agreement, and that the person signing this Agreement is duly authorized and empowered, with all requisite corporate authority, to enter into this Agreement on such party's behalf.

9. DISCLAIMER. EXCEPT AS EXPRESSLY SET FORTH HEREIN, JPM HEREBY DISCLAIMS AND CLIENT HEREBY WAIVES ALL OTHER EXPRESS OR IMPLIED WARRANTIES WITH REGARD TO THE SERVICES AND DELIVERABLES, INCLUDING BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY, WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE OR USE BY CLIENT, WARRANTIES AS TO THIRD PARTY PRODUCTS OR SERVICES, AND/OR WARRANTIES OF NON-INFRINGEMENT.

10. RELATIONSHIP OF THE PARTIES. Each party is an independent contractor of the other party. Nothing in this Agreement creates a partnership, joint venture, agency or similar relationship between the parties.

11. GOVERNING LAW; CONSENT TO JURISDICTION. This Agreement will be governed by and construed under the laws of the State of Missouri, without reference to any choice of law rules. Courts of or in the State of Missouri will have nonexclusive jurisdiction over any disputes hereunder, and each party irrevocably submits to the jurisdiction of those courts. Each party waives any objections that it may have now or in the future to the jurisdiction of those courts, and also waives any claim that it may have now or in the future that litigation brought in those courts has been brought in an inconvenient forum.

12. ENTIRE AGREEMENT. This Agreement (including any Schedules or exhibits) sets forth the entire agreement of the parties as to its subject matter and supersedes all prior agreements, negotiations, representations, and promises between them with respect to its subject matter.

13. REMEDIES. All remedies available to either party for breach of this Agreement are cumulative and may be exercised concurrently or separately. The exercise of one remedy will not be deemed an election of such remedy to the exclusion of other remedies.

14. SUBCONTRACTING. JPM may use a subcontractor to perform any work under this Agreement without the prior written consent of you. In connection with any such subcontracting, JPM hereby warrants and guarantees to you the performance of the subcontractor used to perform any work under this Agreement (JPM shall remain fully responsible for all subcontracted obligations hereunder). All work by a subcontractor in connection with this Agreement shall be pursuant to the terms and conditions of a written subcontract agreement between JPM and the subcontractor.

15. AMENDMENTS. This Agreement may not be amended unless the amendment is in writing and signed by authorized representatives of both parties.

16. COUNTERPARTS. This Agreement may be executed in any number of counterparts, all of which together constitute a single agreement. The parties may execute this Agreement by signing separate copies of the signature page. A facsimile or electronic copy of the signature page will have the same effect as the original.

17. SEVERABILITY. If any provision of this Agreement shall be declared invalid, illegal, or unenforceable, such provision shall be severed and the remaining provisions shall continue in full force and effect.

18. NOTICES. All notices hereunder shall be in writing and shall be served by electronic mail, duly addressed as follows:

If to JPM to:
ATTN: Lauren Shelley
Jasper Paul PR & Marketing
602 W. Kirkham Ave
St. Louis, MO 63119

If to Client, to:
ATTN: Aaron Smith
City of Ste. Genevieve, Missouri

19. ASSIGNMENT. This Agreement may not be assigned or transferred, by operation of law, or otherwise, by either party without the prior written consent of the other party.

Please acknowledge your acceptance of the terms of this Agreement by signing below.

Very truly yours,

JASPER PAUL MARKETING, LLC

Lauren Shelley

Accepted and Agreed to this ____ day of _____, 2025.

Mayor, Brian Keim, City Ste. Genevieve, Missouri

By: _____

Name: _____

Title: _____

SCHEDULE 1

SERVICES

Public Relations, Media, and Influencer Support

Client: City of Ste. Genevieve, Missouri

Annual Investment: \$20,000

Estimated Annual Hours: ~265 total hours

Overview

Jasper Paul PR & Marketing ("JPM") will provide the City of Ste. Genevieve ("Client") with year-round public relations, influencer, and communications support designed to enhance regional visibility, drive tourism, and strengthen Ste. Genevieve's reputation as a distinctive heritage and cultural destination.

These services represent a budget-adjusted annual engagement, balancing strategic oversight, account management, and hands-on execution within approximately 265 hours annually. Efforts are organized around the city's four major seasonal tourism priorities to ensure consistent momentum and measurable results throughout the year.

Scope of Services

1. Strategic Tourism Communications

- Development of quarterly PR calendar aligned with key events, seasonal attractions, and tourism initiatives that we can promote.
- Provide ongoing counsel for positioning Ste. Genevieve as a regional destination for culture, heritage, food, and outdoor recreation.
- Coordinate messaging consistency across media, influencer, and tourism partners for PR opportunities.
- Participate in quarterly strategy meetings with the city's tourism and marketing representatives.

2. Media Relations

- Draft, distribute, and pitch press releases and story ideas to local and regional, outlets (travel, lifestyle, events, culture) for key quarterly tourism initiatives (as definition in 2026 planning meeting between Ste. Genevieve and Jasper Paul).
- Maintain ongoing media relationships and facilitate quarterly coverage tied to the city's seasonal programming.
- Respond to inbound media inquiries and coordinate interviews, quotes, and background materials.
- Support press and media visit logistics, including itineraries, scheduling, and follow-up.

3. Influencer & Partnership Coordination

- Identify and engage relevant influencers, travel bloggers, and regional creators to drive awareness through authentic content.

- Facilitate visits, overnight stays, or event attendance for influencer partnerships. Coordinate with local businesses, tourism groups, and lodging partners for collaborative campaigns.
- Manage content usage rights and reporting for influencer deliverables.

4. Content Development

- Draft key press materials: press releases, media advisories, talking points, and tourism story angles around the quarterly initiatives outlined by the client.
- Support development of influencer briefs, event messaging, and recap reports.
- Curate imagery and media assets to accompany seasonal outreach.

5. Reporting & Insights

- Quarterly media monitoring summaries via Muck Rack, tracking earned placements, reach, and sentiment.
- Quarterly activity reports detailing outreach, results, and opportunities.
- End-of-year recap summarizing media impact, influencer engagement, and recommendations for the following year.

Deliverables Summary

- 2–3 annual press releases with follow-up pitching and coverage coordination when warranted and newsworthy
- Quarterly earned media monitoring and reporting
- Quarterly tourism-focused PR campaigns
- Quarterly tourism/event-focused influencer campaigns
- End-of-year performance report and recommendations

Client Responsibilities

To ensure the success of this partnership, the City of Ste. Genevieve agrees to:

- Provide timely approvals for materials, pitches, press opportunities to ensure momentum and deadlines are met.
- Share upcoming event information, photography, and relevant partner contacts (business owners, organizers, etc.) for inclusion in media and influencer materials.
- Provide high-resolution photography and/or access for photo capture to ensure the availability of assets for media use.
- Notify JPM of updates, changes, or new initiatives (e.g., event programming, tourism promotions, partnerships) as early as possible to maximize PR and social visibility.
- Approve any third-party costs (e.g., wire distribution, influencer travel reimbursements, or photo licensing fees) prior to expenditure.
- Collaborate on asset storage and access, maintaining a shared digital folder for photography, logos, and event visuals.
- Actively promote and share earned media coverage and influencer content on the City's social channels in a timely and consistent manner to maximize visibility and engagement.

Expansion Opportunities

Should the City of Ste. Genevieve wish to expand its partnership with Jasper Paul Marketing beyond this budget-adjusted annual tourism PR scope, JPM offers a comprehensive monthly retainer program that integrates monthly public relations, influencer strategy, and social media management for a unified communications approach.

Under this expanded model, JPM's team manages all aspects of earned, owned, and shared media, including content creation, campaign planning, influencer activations, media pitching, and social storytelling, ensuring consistent messaging and maximum visibility across all platforms.

To support the City's continued growth, JPM is pleased to offer preferred partner pricing for any expansion approved during or following this term:

- **Local/Regional Public Relations Services \$3,500 per month (regularly \$4,500 per month):** Includes dedicated account management, monthly PR campaigns, active, regular pitching to media across all channels and influencer coordination.
- **Social Media Management \$2,500 per month (regularly \$3,000 per month):** Includes weekly content creation, four posts per week, copywriting, posting, community management, and monthly performance reports.

These discounted rates reflect JPM's commitment to building a long-term partnership with the City of Ste. Genevieve and ensuring that the destination remains top-of-mind for travelers, media, and influencers throughout the region.

BILL NO. 4698

ORDINANCE NO.

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR JASON & ASHLEY STACKLE THAT WILL ALLOW THE OPERATION OF A GUEST LODGING BUSINESS AT 135 N. THIRD STREET.

WHEREAS, Jason & Ashley Stackle are requesting a Special Use Permit that will allow the operation of a guest lodging business at 135 N. Third Street, which is currently located in an R-2 General Residential Zone District; and

WHEREAS, the Planning & Zoning Commission recommended the approval of the request with the following vote; (5-Yes 0-No 3-Absent) at the November 6, 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 Jason & Ashley Stackle that will allow a guest lodging business at 135 N. Third Street with the terms and conditions stated in "Exhibit A".

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

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

SECTION FOUR. The invalidity of any section, sentence, or provision of this ordinance shall not affect the validity of any other part of this ordinance which can be give effect with such invalid part or parts.

DATE OF FIRST READING: _____.

DATE OF SECOND READING: _____.

**PASSED AND APPROVED THIS ____ DAY OF _____, 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 SAM HUGHEY
ALDERMAN JEFF EYDMANN
ALDERMAN TEDDY ROSS
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

David Bova, Interim City Administrator

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

APPLICANTS NAME: Jason & Ashley Stackle

ADDRESS: 135 N 3rd Street, Ste. Genevieve, MO 63670

BRIEF DESCRIPTION OF REQUEST: To operate a guest lodging business

DATE OF REQUEST: October 10, 2025

RECOMMENDATION

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

☒ APPROVED

☐ DENIED

☐ TABLED

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

Terms & Conditions

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

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

8. Signage identifying the guest lodging home shall be small, simple in nature, and unlit.


9. The applicant is to provide not less than one (1) off-street parking spaces for use by guests.

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

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

VOTE OF THE COMMISSION MEMBERS RECORDED AS FOLLOWS:

COMMISSIONERS	YES	NO	ABSENT	ABSTAIN
Gary Roth, Chairman	<u>X</u>	_____	_____	_____
Jerry Bauman	<u>X</u>	_____	_____	_____
Joseph Prince, Alderman	_____	_____	<u>X</u>	_____
Anthony Grass	_____	_____	<u>X</u>	_____
Carl Kinsky	<u>X</u>	_____	_____	_____
Junie Ewing	<u>X</u>	_____	_____	_____
Justin Donovan	<u>X</u>	_____	_____	_____
Kathleen Waltz	_____	_____	<u>X</u>	_____



Gary Roth, Chairman

11-6-25

Date

STAFF REPORT

November 6, 2025

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

SPECIAL USE PERMIT
135 N 3rd

SPECIAL USE PERMIT: To operate a guest lodging establishment at 135 N 3rd Street, a single-family residential structure.

R-2 General Residential District

Owner: Jason & Ashley Stackle
11915 Herzog Lane
Ste. Genevieve, MO 63670

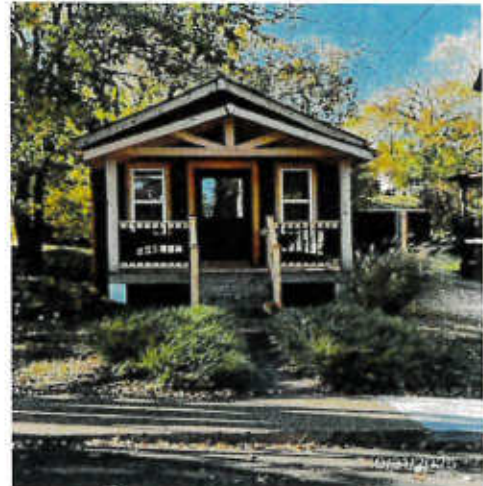
Applicant: Jason Stackle

Legal Description: See attached.

Size of Lot: 0.08 acre, 3,485 Sq. Ft. (+/-) / South line 156.88' (+/-), West line 21', North line 156.70' East line 21' (+/-)

REQUEST:

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



BACKGROUND

- The property is located in an R-2 General Residential Zone District.
- The property is bordered on the south, north and west side by residential structures within the R-2 General Residential Zone. The property is bordered on the west side by North 3rd Street with some residential structures and a commercial property (storage units) on the opposite side of North 3rd that are in the R-2 General Residential Zone.
- The property does sit within the Ste. Genevieve National Register Boundary and the Ste. Genevieve National Landmark District. The structure is listed as a contributing structure within the historic district and is one of the few remaining shotgun style houses left in the historic district.
- The structure's most recent use was as a single family residence.
- The property sits within the FEMA-identified 100-year floodplain but the applicants have no plans to add additional structures to the site at this time.
- The applicants have received 2 previous Special Use Permits to operate guest lodging establishments within the city limits and also operated guest lodging within the C-4 business district; there were no complaints or issues with these businesses. The applicants

also received a Special Use permit to operate a salon at the neighboring property, 147 N 3rd Street and there have been no complaints or issues at that address.

- The parking area for the proposed guest lodging is located on the neighboring property at 147 N 3rd Street which the applicants also own.
- **Municipal Code Section 405.060 (A) (1) (d) (2) R-2 – General Residential District** Regulations provides: (1) Use Regulations. A building or premises shall be used only for the following purposes: (d) Following uses with special use permit only: (2) Rooming house, boarding house or guest lodging.
- **Municipal Code Section 405.020 DEFINITIONS** defines Guest Lodging as: A lodging establishment renting guest rooms or units only to transient guests and having fewer than ten (10) guest rooms; and defines Transient Guest as: Any person who rents and occupies a guest room in a guest lodging establishment for period of less than thirty-one (31) days during any twelve (12) month period.
- **Municipal Code Section 405.170 (A) (14) Off Street Parking Regulations** states (A) No building shall be erected, enlarged to the extent of increasing the floor area by as much as fifty percent (50%), or changed in use unless there is provided on the lot space for the parking of automobiles or trucks in accordance with the following minimum requirements. (14) Rooming or Lodging Home or Guest Lodging. One (1) parking space for each two (2) sleeping rooms.
- **Municipal Code Section 405.200 (A) Special Use Regulations** provides: (A) Subject to the provisions of this Section, the Board of Alderman of the City of Ste. Genevieve may, after public hearing before the Board of Aldermen and after study and report by the City Planning and Zoning Commission, authorize special uses in any district as herein qualified from which the uses are otherwise prohibited based on whether such building or use will:
 1. Substantially increase traffic hazards or congestion.
 2. Adversely affect the character of the neighborhood.
 3. Substantially increase fire hazards.
 4. Adversely affect the general welfare of the community.
 5. Overtax public utilities.
 6. Be in conflict with the Comprehensive City Plan
- **Municipal Code Section 405.200 (D) (19) 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.... (19) Any "C" District use in a "R-2" District or "I-2" District.
- **Municipal Code Section 405.205 (F) Table Summary of Permitted Signs** allows Guest Lodging signs within an R-2 District.

PROJECT DESCRIPTION

The owners, Jason & Ashley Stackle wish to operate a guest lodging establishment, commonly known as a "VRBO" or "AirBNB", within the single family residential structure at 135 N 3rd Street.

Specific Findings of Fact:

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

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

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

RECOMMENDATION:

Staff recommends the following Standard Motion: "Motion to APPROVE Special Use Permit 001-26 with the conditions listed in the staff report":

Conditions:

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

receptacles shall not be placed at the street curb except on designated days by the Solid Waste hauler.

8. Signage identifying the guest lodging home shall be small, simple in nature, and unlit.

9. The applicant is to provide not less than one (1) off-street parking spaces for use by guests.

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

Note: Staff recommendation does not constitute Commission action.

CITY OF STE. GENEVIEVE, MISSOURI

167 S. Fourth Street
Ste. Genevieve, MO 63670
Phone (573) 883-5100 Fax (573) 883-8105
Special Use Permit Application

FEE: \$50.00
PAID: ☒

DATE
RECEIVED:

PLEASE PRINT OR TYPE (BLACK INK ONLY)

SECTION A.

1. Street Address of Tract or Tracts:

135 N 3rd

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

Jason & Ashley Stackle

3. Current Zoning Classification:

A (Agricultural) ☐
MH (Mobil Home Park) ☐
R-1 (Single Family Residential) ☐
R-2 (General Residential) ☒
C-4 (Neighborhood Commercial) ☐

I-1 (Light Industrial) ☐
I-2 (Heavy Industrial) ☐
C-1 (General Commercial) ☐
C-2 (Central Business) ☐

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

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

Jason Stackle
PRINTED OR TYPED NAME

Ashley Stackle
PRINTED OR TYPED NAME

SIGNATURE

SIGNATURE

6. Contact for Application:

Name: Jason Stackle

Address: 11915 Herzog Ln Ste. Genevieve, MO

Phone: 314 413 9501

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

CITY OF STE. GENEVIEVE, MISSOURI

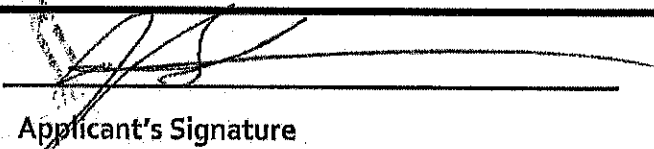
165 S. Fourth Street

Ste. Genevieve, MO 63670

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

Special Use Permit Application

PLEASE PRINT OR TYPE (BLACK INK ONLY)



Applicant's Signature

SECTION B.

1. Legal description of tract(s)

Attached

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

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

Section C.

SECTION C:

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

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

Attached

CITY OF STE. GENEVIEVE, MISSOURI

165 S. Fourth Street

Ste. Genevieve, MO 63670

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

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.

Air BnB

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: I would like to put a small sign in the front yard next to the sidewalk with the BnB name "Angels Hideaway"

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

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

No

CITY OF STE. GENEVIEVE, MISSOURI

165 S. Fourth Street

Ste. Genevieve, MO 63670

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

Special Use Permit Application

PLEASE PRINT OR TYPE (BLACK INK ONLY)

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.

help the tourism lodging

CITY OF STE. GENEVIEVE, MISSOURI

165 S. Fourth Street

Ste. Genevieve, MO 63670

Phone (573) 883-7100 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: 135 N 3RD

Applicant Name: JASON & ASHLEY STACKLE

Date of Planning and Zoning Meeting: 11/6/25

Planning and Zoning Commission: ☒ Approved ☐ Denied

Date of Board of Alderman Meeting: 11/13/25 ☐ Approved ☐ Denied

Received By: _____ Date & Time: _____

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

I hereby certify that the within Instrument
was filed on: **5/15/2020 1:08 PM**

Number of Pages: 3

Fees: \$30.00 Doc # 2020-1388

Peggy Yarnitz, Recorder

Annette Roth

Deputy Recorder

GENERAL WARRANTY DEED

THIS DEED, made and entered into this 7 day of May, 2020
By and between Grantor,

JEANNE L. LOIDA, a single person

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

JASON STACKLE and ASHLEY CROWLEY-STACKLE, husband and wife

Address 135 N. 3rd St.

Ste. Genevieve, MO 63670

Of the County of Ste. Genevieve, in the 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:

Part of Block No. 20 in U.S. Survey No. 128 in the City of Ste. Genevieve, Missouri being more
particularly described as follows: Commencing at a cross chiseled in the sidewalk on the South
side of Washington Street, said cross being the most Western corner of a tract of land conveyed
to Robert A. McKlin by deed recorded in Book 284, Page 187, in the office of the Recorder of
Deeds of Ste. Genevieve County, Missouri; thence South 14° 45' 00" East a distance of 206.51
feet to an iron pin, said iron pin being the point of beginning of the tract herein described; thence
North 79° 01' 14" East a distance of 156.70 feet to an iron pin on the West line of Third Street;
thence South 15° 14' 28" East along said West line a distance of 21.00 feet to a post; thence
South 79° 00' 58" West a distance of 156.88 feet to an iron pin; thence North 14° 45' 00" West a
distance of 21.00 feet to the point of beginning containing 3,484.8 square feet.

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.



Jeanne L. Loida

STATE OF MISSOURI

COUNTY OF STE. GENEVIEVE

} ss. *See attached*
}

On this ____ day of May, 2020, before me personally appeared Jeanne L. Loida, a single person, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed and further declares herself to be single and unmarried.

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

State of Oregon Notarial Certificate (ORS Ch. 194.280, 194.285)

Acknowledgment in an Individual Capacity

State of OREGON

County of Josephine

This record was acknowledged before me on (date) May 2nd, 2020 by

(name(s)) of individual(s) Leanne L. Loida


Notary Public - State of Oregon

Official Stamp



Document Description

This certificate is attached to page 2 of a General Warrant, Read (title or type of document), dated May 1, 2020, consisting of 2 pages.

PIN	Property address	Owner name	Owner address
07-5.0-021-04-004-0007.00	263 JEFFERSON	FISHER BRADLEY A	11373 STATE ROUTE M STE GENEVIEVE MO 63670-8604
07-5.0-021-03-020-0001.00	40 N FOURTH ST	VALLE HIGH SCHOOL	40 N 4TH ST STE GENEVIEVE MO 63670-1306
07-5.0-021-03-008-0001.00	310 WASHINGTON ST	WALLEN STEVEN G & MARY J	8984 BLUEGRASS LN BLOOMSDALE MO 63627-9049
07-5.0-021-03-008-0005.00	301 JEFFERSON	NAEGER RANDOLF G	805 SW CHEYENNE DR BENTONVILLE AR 72712-3536
07-5.0-021-04-004-0008.00	253 JEFFERSON	CLEGHORN KRISTI	253 JEFFERSON ST STE GENEVIEVE MO 63670-1313
07-5.0-021-04-004-0006.00	275 JEFFERSON	MAGNOLIA BOUTIQUE LLC	12579 PAR LN STE GENEVIEVE MO 63670-8880
07-5.0-021-03-008-0009.00	383 JEFFERSON	WINN JEFFREY	383 JEFFERSON ST STE GENEVIEVE MO 63670-1315
07-5.0-021-03-008-0004.01	147 N THIRD ST	STACKLE JASON & ASHLEY CROWLEY-STACKLE	11915 HERZOG LN STE GENEVIEVE MO 63670-8182
07-5.0-021-03-008-0006.01	355 JEFFERSON	STANLEY THOMAS P & JULIA M	2885 WAVERLY FALLS CT JACKSONVILLE FL 32224-5855
07-5.0-021-04-004-0005.00	120 N THIRD ST	FOOTE GARY W & LINDA K	324 HOPE DR STE GENEVIEVE MO 63670-1017
07-5.0-021-03-008-0008.01		SWIFTLY STELLA GOOSE PROPERTIES LLC	1790 HIGHWAY A1A 209 SATELLITE BEACH FL 32937-0000
07-5.0-021-03-008-0003.00	166 N THIRD ST	VONDER HARR JOHN A	166 N 3RD ST STE GENEVIEVE MO 63670-1319
07-5.0-021-03-008-0002.00	320 WASHINGTON ST	TTB PROPERTIES LLC	53 S 6TH ST STE GENEVIEVE MO 63670-1503
07-5.0-021-03-008-0012.00	142 N FOURTH ST	FALLERT DARREN J & LAURAL	142 N 4TH ST STE GENEVIEVE MO 63670-1308
07-5.0-021-04-004-0004.00	170 N THIRD ST	3-D RENTALS 2, LLC	755 N 3RD ST STE GENEVIEVE MO 63670-1005
07-5.0-021-04-010-0001.00	305 MERCHANT ST	SITE GENEVIEVE COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION	20 ARCHBISHOP MAY DR SAINT LOUIS MO 63119-5738
07-5.0-021-03-008-0013.00	164 N FOURTH ST	TROEH JOAN TRUSTEE REV LIVING TRUST	164 N 4TH ST STE GENEVIEVE MO 63670-1308
07-5.0-021-04-009-0004.00	98 N THIRD ST	KUENZEL TIMOTHY A & STEPHANIE	98 N 3RD ST STE GENEVIEVE MO 63670-1304
07-5.0-021-03-008-0008.00	371 JEFFERSON	CHEERRY PICKED PROPERTIES LLC	13750 CLEMENT RD BLOOMSDALE MO 63627-9120

City of
S^{TE} GENEVIÈVE
MISSOURI

October 20, 2025

Jason Stackle
11915 Herzog Lane
Ste. Genevieve, MO 63670

Mr. Stackle,

Enclosed please find a letter that was sent to the surrounding property owners of 135 North 3rd Street 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, November 6th at 6:00 pm

PUBLIC HEARING – BOARD OF ALDERMAN (if approved by P&Z)
Thursday, November 13th 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

City of
STE GENEVIEVE
MISSOURI

To: Surrounding Property Owners
From: David Bova, Assistant City Administrator
Subject: Request for Special Use Permit
Date: October 20, 2025

Jason and Ashley Stackle are requesting a Special Use Permit to operate a guest lodging room, commonly known as "Vacation Rental By Owner" or "AirBnb" at 135 North 3rd Street, which is in an R-2 General Residential zoning district. Such use is permitted in an R-2 Residential Zoned District with a Special Use Permit.

The Planning and Zoning Commission for the City of Ste. Genevieve, Missouri will hold a public meeting on this request on Thursday, November 6th at 6 pm at City Hall, 165 S. Fourth Street.

If approved 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, November 13 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

Paxton Media Group
201 South 4th Street Paducah, KY 42003

CITY OF STE GENEVIEVE
165 S FOURTH STREET
STE GENEVIEVE, MO 63670
(573)883-8400

Class Display Ad #71342885 Summary:

Slug Line: NOTICE OF PUBLIC HEARING The
Size: 1.00 x 3.57

Publication Cost	\$32.99
Adjustments	\$0.00
Net Cost	\$32.99
Prepaid Amount	\$0.00
Amount Due	\$32.99

Order Details:

Publication	Start	Stop	Insertions	Cost	Adjustments	Total
10SSGH01 Ste Genevieve Herald	10/29/25	10/29/25	1	32.99	0.00	32.99

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

The Planning & Zoning Commission of the City of Ste. Genevieve, Missouri will hold a public meeting on Thursday, November 8, 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, November 13, 2025 at 6:00 p.m. at City Hall, 165 South Fourth Street.

The purpose of this hearing is to consider a request from Jason & Ashby Stickle for a special use permit to operate a guest lodging room at 135 N 3rd Street in an R-2 General Residential District.

All interested parties are invited to attend.
10/29/25

BILL NO. 4699

ORDINANCE NO.

**AN ORDINANCE TO AMEND SECTION 115.190 APPOINTMENT - QUALIFICATIONS
OF THE ORDINANCES OF THE CITY OF STE. GENEVIEVE, MISSOURI**

WHEREAS, the City of Ste. Genevieve has, within Chapter 110, created the position of City Administrator of the City of Ste. Genevieve; and

WHEREAS, Section 77.042 RSMo. authorizes a City Administrator to be employed by the City of Ste. Genevieve; and

WHEREAS, Section 77.044 RSMo. states that the City Administrator shall have the minimum qualifications of being at least twenty-one (21) years of age and that the City Administrator devotes his/her full time to the performance of the duties of the Office of City Administrator. This statute also states that the governing body of the City may also require that the City Administrator meet other personal qualifications; and

WHEREAS, the Board of Alderpersons of the City of Ste. Genevieve desires to alter the other qualifications required for the City Administrator position with the City of Ste Genevieve.

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

SECTION 1. Section 115.190 Appointment – Qualifications shall be amended and replaced to read as follows:

Section 115.190 Appointment – Qualifications.

The City Administrator shall be appointed by the Mayor with the approval of a majority of elected members of the Board of Alderpersons for an indefinite term. He/she shall be at least twenty-one (21) years of age, devote his/her full time to the performance of the duties of his/her office, and shall be chosen solely on the basis of his/her executive and administrative qualifications.

SECTION 2. If any provision of this ordinance, or the application thereof to anyone or any circumstance, is held invalid, then the remainder of this ordinance and the application of such provisions shall not be affected thereby.

SECTION 3. This ordinance shall be codified.

SECTION 4. This ordinance shall be in full force and effect from and after its date of passage and approval.

DATE OF FIRST READING: _____

DATE OF SECOND READING: _____

**PASSED AND APPROVED THIS _____ DAY OF _____, 2025 BY
A ROLL CALL VOTE OF THE BOAD OF ALDERPERSONS AS FOLLOWS:**

	VOTE
ALDERWOMAN AMIE DOBBS	_____
ALDERMAN PATRICK FAHEY	_____
ALDERMAN BOB DOVOVAN	_____
ALDERMAN SAM HUGHEY	_____
ALDERMAN JEFF EYDMANN	_____
ALDERMAN TEDDY ROSS	_____
ALDERMAN JOE STEIGER	_____
ALDERMAN JOE PRINCE	_____

___AYES ___NAYES ___ABSENT

Approved as to form:

Mayor, Brian Keim

City Attorney, Mark Bishop

Attest:

City Clerk, Pam Meyer

Interim City Administrator, David Bova