

AGENDA
STE. GENEVIEVE BOARD OF ALDERMEN
REGULAR MEETING
THURSDAY – JUNE 11, 2026
6:00 P.M.

CALL TO ORDER.

PLEDGE OF ALLEGIANCE.

ROLL CALL.

APPROVAL OF AGENDA.

PRESENTATION/AWARDS.

PERSONAL APPEARANCE.

CITY ADMINISTRATOR REPORT.

STAFF REPORTS.

- Robert Sullivan – Community Development Administrator
- 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 – May 28, 2026.
- **RESOLUTION 2026-37.** A RESOLUTION BY THE STE. GENEVIEVE BOARD OF ALDERMEN DECLARING SURPLUS PROPERTY FOR THE STE. GENEVIEVE POLICE DEPARTMENT
- **RESOLUTION 2026-38.** A RESOLUTION OF THE CITY OF STE. GENEVIEVE, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN INSURANCE CONTRACT RENEWAL BROKERED THROUGH LAKENAN INSURANCE AGENCY WITH MISSOURI INTERGOVERNMENTAL RISK MANAGEMENT ASSOCIATION COMPANY

TO PROVIDE PROPERTY AND CASUALTY INSURANCE AND CYBER LIABILITY INSURANCE

- **RESOLUTION 2026-39.** A RESOLUTION OF THE CITY OF STE. GENEVIEVE, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN INSURANCE CONTRACT BROKERED THROUGH LAKENAN INSURANCE AGENCY WITH HOUSTON CASUALTY TOKIO MARINE, HCC COMPANY TO PROVIDE CYBER LIABILITY INSURANCE
- Street Closure Request – Whitney Tucker with the Felix Valle House State Historic Site is requesting a street closure for Saturday, October 24, 2026 for the Rural Heritage Event. The closure will include Second Street from Market Street to Merchant Street from 8 a.m. to 5 p.m.
- Street Closure Request – Robert J. Mueller with Lt. Col. J. Felix St. James Camp 326 Sons of Union Veterans of the Civil War is requesting a street closure for Saturday, August 22, 2026 to conduct a re-enactment of Federal troops removing monies from the Bank of Ste. Genevieve in 1861. The closure will include Main Street at Market heading north, Main Street just before the entrance to Audubon’s parking lot, Merchant Street just at the east end of Audubon’s beer garden . The closure request is for 10:00 a.m. to noon.

OLD BUSINESS.

BILL NO. 4725. AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR ERNEST AND LISA KOVAC, THAT WILL ALLOW THE OPERATION OF A GUEST LODGING ESTABLISHMENT - HOSTEL AT 539 N. MAIN STREET. **2ND READING.**

BILL NO. 4726. AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR LOREN ODENWALD, THAT WILL ALLOW THE OPERATION OF A GUEST LODGING ESTABLISHMENT AT 996 MARKET STREET. **2ND READING.**

BILL NO. 4727. 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. **2ND READING.**

BILL NO. 4728. 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. **2ND READING.**

BILL NO. 4729. 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. **2ND READING.**

BILL NO. 4730. AN ORDINANCE OF THE CITY OF STE. GENEVIEVE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH JOKERST, INC. FOR THE "CRESTLAWN CEMETERY EXPANSION PROJECT" IN AN AMOUNT OF \$65,454.00. **2ND READING.**

NEW BUSINESS.

BILL NO. 4731 AN ORDINANCE OF THE CITY OF STE. GENEVIEVE, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A BROKER AGREEMENT WITH LAKENAN INSURANCE. **1ST READING.**

OTHER BUSINESS.

MAYOR/BOARD OF ALDERMEN COMMUNICATION.

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

Watch live on SGTV Spectrum Channel 991 or <https://www.youtube.com/@Stegentv>

POSTED BY: Sue Schweiss on June 8, 2026



CITY ADMINISTRATOR REPORT

June 11, 2026

1. Bauman's is scheduled to begin work on Prop S Phase II asphalt streets the week of June 22nd, weather permitting. Jokerst Inc. is close to finishing the first part of the water line on the northern half of LaHaye.
2. Cochran will be attending one of our next two meetings to present the results of the sewer study conducted with the MoDNR Engineering Report Grant we received.
3. City Offices will be closed on Friday, June 19th for the Juneteenth federal holiday.
4. We met with Lakenan this past week to discuss our insurance renewals (liability, casualty, worker's comp, cyber, and health) for FY2027. Their recommendation is to remain with MIRMA for liability/casualty/worker's comp. Our assessment for FY2027 was approximately \$17,000 less than last year and will include \$1.25M in cyber insurance that was not included last year. Lakenan recommends keeping Tokyo Marine for our additional cyber insurance but lowering the policy to \$2M to account for the additional being included in our MIRMA renewal. I also recommend we remain with MIRMA and Tokyo Marine. We also negotiated a lower rate with Lakenan of \$10,000 annually (down from \$17,000 last year).
5. Robert and I will be out of the office attending an MML/MCMA seminar in Jefferson City next Wednesday, June 17th.
6. I will share out a short survey next week regarding citywide solid waste services. It will be posted on our city website, shared on our city Facebook page, and sent out via our text subscription service.

Community Development

May 2026 Staff Report

5/9/26 – 6/5/26

Historic Preservation – Heritage Commission

- Met 5/18 – 2 Items of New Business: 1-Approved and 1 – Tabled until Owner can be present for questions - 4 Administrative approvals
- Next meeting – 6/15
- 2024 HP grant – mobile app walking tour – Work in progress.
- 2026 HP grant application – GIS Historic Data Layer Update – Submitted project for final review/approval. Notice of awards will be in July. Total cost of project is \$13,984.00 and the grant will cover 40% which is \$5,594.00.

Building Department / Code Enforcement

- Occupancy Permits / Inspections 24
- Building Inspections 13
- Building Permits Issued 5
- Fence Permits 1
- Pool Permits 0
- Demolition Permits 0
- Sign Permits 2
- Chicken Permits 0
- Special Use Permits 0

Planning & Zoning

- Meeting was cancelled for 6/4 for lack of Agenda items.
- Next Meeting – 7/2 – Will be discussing Short Term Rentals

Board of Adjustment

- Nothing new to report

Floodplain Management

- Current long-range forecasts show 50% chance of Minor Flooding in Jun-Jul-Aug.
- Current long-range forecasts show 21% chance of Moderate Flooding in Jun-Jul-Aug.
- Current long-range forecasts show 11% chance of Major Flooding in Jun-Jul-Aug.
- Current river stage on 6/5 is 17.00'; expected to fall to 13.40' by 6/9 and then have a slight increase to 16.60' on 6/11 and then continue to decrease after that as we head closer to July. *Action Stage is set at 25' and minor flooding stage begins at 27'*
- Ferry is open only Friday, Saturday, and Sunday due to pilot shortage.

Property Maintenance

- Nuisance Property Issues 5
- Vegetation Nuisance Issues 5 (All others being addressed by PD)
- Hearings for Nuisances 1
- Code Violation Issues 3
- Sidewalk Issues 2

Additional Items

- Attended weekly staff meetings.
- Attended two Board of Aldermen meetings.
- Attended monthly Department Head meeting.
- Attended monthly Ste. Genevieve Housing Authority meeting.
- Attended monthly Leadership Training Class. Small Manufacturing this month. Visted Ste. Genevie Industries and Ultraflo Corporation
- Attended one Historic Preservation webinar
- Attended GovWell presentation on permit software program
- Meeting with Cochran Engineering to discuss Progress Pointe Infrastructure Plan Review Comments
- Attended floodplain training
- Nuisance planning meeting with the Police Department
- Meeting with Sterling Engineering about comments from the City and Cochran Engineering on Progress Pointe Infrastructure Plan Review. They asked for clarification on certain items, and I would expect a resubmittal soon.
- Met with and had phone conversations with several citizens/contractors to discuss permitting projects.

STE GENEVIÈVE

MISSOURI

TOURISM REPORT

Placer AI

- Visitation is up 21% year-to-date this year over the same time frame last year.

Travel & Leisure Online Article

- Ste. Genevieve was featured in a national online publication through Travel & Leisure
- That article reached 11.19 million viewers
- Puts us in a great spot to attract more attention from National writers.

AOL Online Article

- Just this past week, another article we weren't aware of dropped for online viewers ranking Ste. Genevieve one of 18 towns across America that "Still Live by Old Rules." That list included heavyweights in small-town tourism like Mackinac Island, MI, Bardstown, KY, Marfa, TX, and Carmel by the Sea, CA.
- This is the effect of having a national article out there that talks about Ste. Genevieve as the "most interesting town in the Midwest."

Great Day STL Segment

- On Monday, June 1st, Ste. Gen was invited onto Great Day STL to talk about the French Heritage Festival and during that, we were really able to talk about why people should visit Ste. Gen in general.
- Jasper Paul is really carrying their weight.

US 250 Event

- Numbers are not in from Placer AI yet, but the event was a success from testimonials from vendors and online activity, with lots of photos from the events being shared online.
- Was promoted on STLPR - still awaiting report
- Was promoted on Facebook, Instagram, and from personal YouTube channels that have a combined 1.5 million subscribers.

First Influencer Trip

- We hosted our first influencer trip June 3rd and 4th of last week.
- It was a midweek family stay from former newscaster-turned full-time influencer Alexis Zotos
- They diverged from colonial history focus, and went to the Museum Learning Center, Challenger Playground, and River Rapids.

Email from George Washington, first-person interpreter, Dan Shippey

From: Dan Shippey <dan@breedshill.org>
Sent: Monday, June 1, 2026 8:30:56 PM
To: Aaron Smith <asmith@stegenevieve.gov>
Subject: Thank you

Aaron,

What an outstanding weekend!

My wife and I have had the honor of portraying the Washington's for eighteen years. We have appeared at prestigious museums, historic battlefields, in National parades, and among the famous and politically powerful, never have we seen a first time event that started so strong.

It usually takes years to build up this kind of event and pull the quality of vendor that were there. You had vendors that Mount Vernon has coveted for years.

The town is a jewel and is incredibly welcoming. Outside of the rain that is beyond anyone's control it was a perfect weekend. I hope you will consider making it an annual event as it would certainly only grow from here.

It was a great pleasure for us to be with you and the city of St. Genevieve. Thank you for all the kind hospitality. We truly enjoyed our time and continue to hear wonderful comments from people that travelled to the event.

I remain your most humble and obedient servant,

D. Shippey

**MINUTES OF THE
STE. GENEVIEVE BOARD OF ALDERMEN
REGULAR MEETING
THURSDAY – May 28, 2026**

CALL TO ORDER. Mayor Brian Keim called the regular meeting of the Ste. Genevieve Board of Aldermen to order at 6:00 p.m. and all stood for the Pledge of Allegiance.

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

Mayor Brian Keim	Alderman Patrick Fahey
Alderman Sam Hughey	Alderman Jeff Eydmann
Alderman Teddy Ross	Alderwoman Amie Dobbs
Alderman Bob Donovan	Alderman Joe Steiger

Absent: Alderman Joe Prince

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

PRESENTATION/AWARDS. At this time Tourism Director Aaron Smith & Ronnie Rayfield updated the Mayor and Board of Aldermen on the upcoming US 250th Celebration that is taking place this Saturday, May 30, 2026.

CITY ADMINISTRATOR REPORT. (see attached report)

STAFF REPORTS.

ERICA BOGENPOHL – ALLIANCE WATER (see attached report)

DANIEL HALEK – POLICE CHIEF (see attached report)

PUBLIC COMMENTS.

Darwin Muzzey shared his thoughts on the Ste. Genevieve detention center making the news and the negativity that he personally thinks effects the City.

Mike Stoll voiced his concerns with his support on the 287G contract.

Jeff Giglierano thanked City Administrator Bova for participating in the recent open house of the Francois Valle fils /House and thanked him for the speech he gave that day.

Terry Sue Sheehan introduced herself stating that she is running for prosecuting attorney in the County of Ste. Genevieve.

Heidi Walker, Tommi Borgeldt & Asa Lemons all voiced their concerns on the 287G Service Agreement Contract with the Department of Homeland Security U.S. Immigration and Customs Enforcement.

Sherriff Gary Stolzer & Major Jason Schott, Chief Deputy both addressed the Mayor and Board of Aldermen after two area state representatives (Budzinski & Bell) recently criticized the departments detention center which houses criminal inmates as well as immigration and customs enforcement detainees sent to them by the US Department of Homeland Security.

CONSENT AGENDA.

- Treasurer's Report – April 2026
- Minutes – Board of Aldermen – Regular Meeting – May 14, 2026
- **STREET CLOSURE REQUEST** - French Colonial America is requesting a street closure request for Saturday, May 30, 2026 for the 250th Anniversary of American Independence. The closure will include Market Street from Second Street to Main Street, Main Street from Market to Gabouri Street, Gabouri Street from Main Street to Second Street and Second Street from Gabouri Street to Market Street. (The closure is scheduled from 9:00 a.m. to 5:00 p.m.)
- **STREET CLOSURE REQUEST** – Ste. Genevieve French Heritage Festival co-chair Sandra Cabot is requesting a street closure for Friday June 12th & Saturday June 13th for the 29th Annual Ste. Genevieve French Heritage Festival. The closure will include Market Street from Second Street to Main Street. The closure is scheduled from 10:00 p.m. Friday June 12th to 10 p.m. on Saturday June 13th. A second closure is requested for Dubourg Street for Saturday June 14th from 8 a.m. till Noon for opening ceremonies.

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

PUBLIC HEARING.

The Mayor and Board of Aldermen will hold 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 6:53 p.m. and read the proposed rates versus the current rates. With no comments from the public and no further questions from the Board Mayor Keim closed the public hearing at 6:56 p.m.

The Mayor & Board of Aldermen will hold a public hearing to consider a request from Ernest & Lisa Kovac for a special use permit to operate a guest lodging establishment-hostel at 539 N. Main Street in an R-1 Single-Family Residential District. Mayor Keim opened the public hearing at 6:57 p.m. and Robert Sullivan, Community Development Director addressed the Mayor and Board concerning the Special Use Permit that will allow a Hostel at 539 N. Main Street which is currently located in a R-1 Single Family Residential District. Mr. Kovac was present and answered a few questions. With no comments from the public and no further questions from the Board Mayor Keim closed the public hearing at 7:08 p.m.

The Mayor & Board of Aldermen will hold a public hearing to consider a request from Loren Odenwald for a special use permit to operate a guest lodging room – Airbnb at 996 Market in an R-2 General Residential District. Mayor Keim opened the public hearing at 7:10 p.m. and Robert Sullivan, Community Development Director addressed the Mayor and Board concerning the Special Use Permit that will allow a guest lodging at 996 Market Street in a R-2 General Residential District. With no comments from the public and no further questions from the Board, Mayor Keim closed the public hearing at 7:12 p.m.

OLD BUSINESS.

BILL NO. 4721. AN ORDINANCE OF THE CITY OF STE. GENEVIEVE, MISSOURI, TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS. 2nd READING A motion by Alderman Eydmann, second by Alderman Steiger, Bill No. 4721 was placed on its second and final reading, read by title only, considered, and passed by a roll call vote of 7-0-1 with the following roll call vote: Ayes: Alderman Jeff Eydmann, Alderman Sam Hughey, Alderman Parick Fahey, Alderman Teddy Ross, Alderman Joe Steiger, Alderwoman Amie Dobbs and Alderman Bob Donovan. Nays: None. Absent: Alderman Joe Prince. Thereupon Bill No. 4721 was declared Ordinance No. 4645 signed by the Mayor and attested by the City Clerk.

NEW BUSINESS.

BILL NO. 4725. AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR ERNEST AND LISA KOVAC, THAT WILL ALLOW THE OPERATION OF A GUEST LODGING ESTABLISHMENT - HOSTEL AT 539 N. MAIN STREET. 1ST READING. A motion by Alderman Steiger, second by Alderman Eydmann, Bill No. 4725 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 Prince absent.

BILL NO. 4726. AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR LOREN ODENWALD, THAT WILL ALLOW THE OPERATION OF A GUEST LODGING ESTABLISHMENT AT 996 MARKET STREET. 1ST & 2ND READING. A motion by Alderman Donovan, second by Alderman Steiger, Bill No. 4726 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 Prince absent. A motion by Alderman Donovan to proceed with the second and final reading of Bill No. 4726 failed for a lack of a second.

BILL NO. 4727. 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. 1ST READING. A motion by Alderman Steiger, second by Alderwoman Dobbs, Bill No. 4727 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 Prince absent.

BILL NO. 4728. 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. 1ST READING. A motion by Alderwoman Dobbs, second by Alderman Steiger, Bill No. 4728 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 Prince absent.

BILL NO. 4729. 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. 1ST READING. A motion by Alderman Donovan, second by Alderman Steiger, Bill No. 4729 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 Prince absent.

BILL NO. 4730. AN ORDINANCE OF THE CITY OF STE. GENEVIEVE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH JOKERST, INC. FOR THE "CRESTLAWN CEMETERY EXPANSION PROJECT" IN AN AMOUNT OF \$65,454.00. 1ST READING. A motion by Alderman Eydmann, second by Alderwoman Dobbs, Bill No. 4730 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 Prince absent.

OTHER BUSINESS. At this time Alderman Steiger asked the Board to consider moving public comments to the end of the meeting agenda for future meetings. After a brief discussion it was recommended 5-2-1 to the Mayor to move public comments to the end of the meeting with Alderman Fahey and Alderman Ross voting against the consideration and Alderman Prince absent.

MAYOR/BOARD OF ALDERMEN COMMUNICATION. None.

ADJOURNMENT. With no further business Mayor Keim adjourned the meeting at 7:26 p.m.

Respectfully submitted by,

**Pam Meyer
City Clerk**

RESOLUTION 2026-37

A RESOLUTION BY THE STE. GENEVIEVE BOARD OF ALDERMEN DECLARING SURPLUS PROPERTY FOR THE STE. GENEVIEVE POLICE DEPARTMENT.

WHEREAS, the Ste. Genevieve Police Department is requesting the Board of Aldermen declare the items listed below surplus as they are no longer being utilized.

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

SECTION 1: The Board of Aldermen hereby authorizes the following equipment to be declared surplus property and that the City Administrator or his designee is hereby authorized and directed for the proper disposal of the following equipment:

- 3- Setina prisoner transport half cages
- Miscellaneous interior police lights

SECTION 2. 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 THIS ____ DAY OF _____, 2026.

Approved as to form:

Brian Keim, Mayor

Mark Bishop, City Attorney

SEAL

Reviewed by:

Pam Meyer, City Clerk

David Bova, City Administrator

RESOLUTION 2026-38

A RESOLUTION OF THE CITY OF STE. GENEVIEVE, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN INSURANCE CONTRACT RENEWAL BROKERED THROUGH LAKENAN INSURANCE AGENCY WITH MISSOURI INTERGOVERNMENTAL RISK MANAGEMENT ASSOCIATION COMPANY TO PROVIDE PROPERTY AND CASUALTY INSURANCE AND CYBER LIABILITY INSURANCE

WHEREAS, the City of Ste. Genevieve (“City”) received a proposal from Lakenan Insurance Agency acting as the City’s insurance broker for property and liability insurance including property, casualty, automobile, and equipment insurance for the City along with cyber liability insurance; and

WHEREAS, the Board of Aldermen wishes to accept the proposal and authorizes the City Administrator to enter into a contract with Missouri Intergovernmental Risk Management Association;

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

SECTION ONE. The City Administrator of the City of Ste. Genevieve, Missouri is hereby authorized and directed to execute and enter into an insurance contract renewal brokered through Lakenan Insurance Agency with Missouri Intergovernmental Risk Management Association per the terms of the proposal attached and incorporated herein by reference at a cost of \$152,833 for July 1, 2026 to July 1, 2027.

SECTION TWO. All prior actions taken by the Mayor, the city administrator and all other City officials in respect to the contract are hereby approved, ratified and confirmed. The Mayor and city administrator are hereby authorized to take such further action as deemed necessary to obtain the benefits of the contract for the City.

SECTION THREE. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution 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 FOUR. 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 STE. GENEVIEVE BOARD OF ALDERMEN THIS
11th DAY OF JUNE, 2026.**

Approved as to form by:

Brian Keim, Mayor

Mark Bishop, City Attorney

Attest:

Reviewed by:

Pam Meyer, City Clerk

David Bova, City Administrator

**MIRMA Summary of Coverage: City of Ste. Genevieve
Policy Term: 7/1/26-27**

Lines of Coverage	Missouri Intergovernmental Risk Mgmt Assoc. (MIRMA) & Assurant/ American Bankers (Flood)	Premiums	Limits
Property			
Premium		\$152,833	
MIRMA Shared Property Limits with All Members - bldg, contents, EDP			\$100,000,000
MIRMA Shared Flood Limits for all members			\$100,000,000
TIV - Statement of Values			\$52,012,415 (exp: \$49,731,040)
Blanket Coverage Applies			n/a
Deductible			\$1,000
Wind Haii Deductible			\$1,000
Vacant structure Deductible			\$2,500
Traffic Signal or Pedestrian Crossing Signals Deductible			\$10,000
Coinsurance			n/a
Agreed Amount			n/a
Valuation			Replacement Cost
Business Income w/ Extra Expense			\$250,000
Extra Expense			\$5,000,000
BI - waiting period			72 hours
Earthquake			\$5,000,000 per member \$75,000,000 aggregate for the pool
Earthquake Deductible			\$1,000
Equipment Breakdown			\$100,000,000
Animal Mortality			Included
Account Receivable			\$10,000,000
Electronic Data Processing			Included in property limits
Communication Tower			Excluded
Sewer/Drain Back Up			Included
General Liability			
Premium		Included	
Policy Form			Occurrence
GL - Per Occurrence			\$3,000,000
GL - Per Occurrence for Federal Out of State Suits			\$4,500,000
GL - Aggregate			\$6,500,000
Med Pay			n/a
Damage to Premises			Included
Deductible - BI & PD per occ			None
Host Liquor Only			Included - host liquor only Claims Made \$1MM per occ w/\$10K ded
Sexual Abuse Liability			
Cemetery Professional Liability			Included if part of City operations

Sewer Backup Liability			Included if part of City operations
Automatic Additional Insured			Included
Waiver of Subrogation			Included
Employees as Insureds			Included
Employee Benefits			
Premium	Included		
Policy Form			Occurrence
EBL - Per Occurrence			\$3,000,000
EBL - Aggregate			\$6,500,000
Deductible			\$0
Auto			
Premium	Included		
# of Autos			47 (Exp: 44)
Symbol			They do not utilize symbols
Liability Limit-CSL			n/a
MIRMA Shared Liability Limit			\$4.5MM per occ/\$5MM aee
MIRMA Shared Auto Physical Damage Limits with All Members			\$2,500,000
Underinsured Motorist			\$25K per person/\$50K occ
Uninsured Motorist			\$25K per person/\$50K occ
Med Pay			n/a
Auto Liability Deductible			None
Comp/Coll Deductibles			\$1K - 3/4 ton & smaller \$2,500 - larger than 3/4 ton
Employee Hired Auto			Employees are covered
Valuation			ACV
Hired Autos Included			Excluded - Liab and Phys Dam
Non Owned Auto Included			Excess coverage liab only, no Phys Dam
Crime			
Premium	Included		
Employee Dishonesty			\$100K per occ/no aggregate
Money & Securities			\$100,000
Faithful Performance of Duty Included			Excluded - they do not write bonds
Forgery or Alteration			n/a
Theft, Disappearance & Destruction In/Out			n/a
Computer Fraud			n/a
Loss sustained or Loss Discovery?			Loss sustained
Deductibles			None
Inland Marine			
Premium	Included		
Limits			\$1,418,212
MIRMA Shared Contractors Equipment Limits with All Members			\$ 100,000,000
Valuation			Actual Cash Value
Co-Insurance			n/a
Misc Property & Equipment (not to exceed \$10K per single item)			n/a
Contractors Equip Rented from Others			n/a
Rental Reimbursement			n/a
Deductible - Per Claim			\$1,000

Employment Practices Liability		
Premium		Included
Policy Form	Claims Made Includes SMMM retro to 7/1/20	
Limits	\$2MM/\$2MM	Included
3rd Party Coverage	Inside	
Defense Inside or Outside	Included	
Wage & Hour Defense	None - defense only \$10,000 - first claim \$25,000 - 2 or more claims \$50,000 - violation of law enforcement bill of rights	
Deductible		
Public Officials/D&O		
Premium		Included
Policy Form	Occurrence Includes \$1MM retro to 7/1/20	
Limits	\$3MM per occurrence \$6MM aggregate Limited coverage	
Non Monetary Damage		
Private Property Use Restriction		
Defense	Excluded Inside limit	
Deductible	None	
Law Enforcement Liability		
Premium		Included
Policy Form	Occurrence	
Limits	\$4.SMM per occurrence for Federal/out of state claims \$SMM aggregate	
Deductible	None \$SK for excessive force drivine claims	
Excess Liability		
Premium		n/a
Limits		
SIR	No excess liability is provided	
Underlying (GL, EBL, PO, EPL, LE, AU, EL)	No excess liability is provided	
Workers' Compensation		
Premium		Included
Carrier	MIRMA	
Limits	Statutory \$2MM	
Employers Liability		
Payroll	Based on Medicare wages from 2025 \$1 156 869 (exo: \$1 165 223*	
2026 E-Mod	.84 (exp: .83)	
Miscellaneous		
Missouri Sovereign Immunity Non-Waiver		
Organizational Structure	Non-profit self insurance pool funded and owned by its members	Included

MIRMA Program Details			
# of members			102 - small - midsize MO Muni's
Risk Management Grant Awards Program			Members have the opportunity to receive a Grant up to 75% of cost An average of 5.3 visits per year per member. They will help the city
Loss Control			HR1Call - free access to employment law attorneys, police
Risk Management Services Assessment			MIRMA's is composite rated (all lines). The City's payroll, TIV and losses are used to
WC E-Mod Requirement			1.50
WC or Package available monoline?			No & must write both policies
Audits/apply?			No WC audits
Endorsement Changes			No additional p. premiums apply for new autos, property, payroll. Changes are tracked in real time but no premium will apply
Excess Insurance Purchased			Liability - \$2M/\$3.5M xs \$1M WC; Statutory limits excess of \$1,250,000/\$2,000,000 Property: \$100,000,000 excess of \$1M MIRMA's goals is to have adequate loss reserves. MIRMA does not retain excess loss reserves.
Reserves			
Member Requirements			Min of 4 onsite loss control visits Annual eval of city's program to control losses
Breakdown			MIRMA does not provide individual pricing for individual lines of
Claims Management			Serviced by Origami Must notify in writing and pass a resolution by March 31st of the year of the withdrawal
Withdrawal Requirement			
How are renewals handled?			Renewal questionnaire goes out in Dec via Origami. It is due Jan 31st. MIRMA does not send out renewal quotes or pricing. MIRMA can be reached in March to obtain renewal pricing for the invoice that goes out in May. Lakenan can assist with this
How are claims handled?			WC claims - uses nurse triage. Employees are encouraged to report claims in real time. Origami is used to manage claims by MIRMA staff
Total Premium		\$152,833	

RESOLUTION 2026-39

A RESOLUTION OF THE CITY OF STE. GENEVIEVE, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN INSURANCE CONTRACT BROKERED THROUGH LAKENAN INSURANCE AGENCY WITH HOUSTON CASUALTY TOKIO MARINE, HCC COMPANY TO PROVIDE CYBER LIABILITY INSURANCE

WHEREAS, the City of Ste. Genevieve (“City”) received a proposal from Lakenan Insurance Agency acting as the City’s insurance broker for cyber liability insurance; and

WHEREAS, the Board of Aldermen wishes to accept the proposal and authorizes the City Administrator to enter into a contract with Houston Casualty Tokio Marine, HCC Company.

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

SECTION ONE. The City Administrator of the City of Ste. Genevieve, Missouri is hereby authorized and directed to execute and enter into an insurance contract brokered through Lakenan Insurance Agency with Houston Casualty Tokio Marine, HCC of Houston, Texas per the terms of the proposal attached and incorporated herein by reference at a cost of \$5,197.00 for July 1, 2026 to July 1, 2027.

SECTION TWO. All prior actions taken by the Mayor, the city administrator and all other City officials in respect to the contract are hereby approved, ratified and confirmed. The Mayor and city administrator are hereby authorized to take such further action as deemed necessary to obtain the benefits of the contract for the City.

SECTION THREE. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution 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 FOUR. 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 STE. GENEVIEVE BOARD OF ALDERMEN THIS
11th DAY OF JUNE, 2026.**

Approved as to form by:

Brian Keim, Mayor

Mark Bishop, City Attorney

Attest:

Reviewed by:

Pam Meyer, City Clerk

David Bova, City Administrator

**Cyber Coverage Comparison: City of Ste. Genevieve
Policy Term: 7/1/26-27**

Lines of Coverage	Lakenan - Houston Casualty/TMHCC		Lakenan - MIRMA	
	Premiums	Limits	Premiums	Limits
Cyber Liability				
Premium	\$5,197		0	
Carrier		Houston Casualty/Tokio Marine		Houston Casualty/Tokio Marine
Coverage Form		Claims Made		Claims Made
Prior Acts Coverage		Included		Not shown
Deductibles				
Policy Deductible		\$10,000 - each claim		\$10,000 - each claim
Aggregate Deductible		\$30,000		Not shown
Business Interruption - Waiting Period		8 hrs		Not shown
Dependent System Failure - Waiting Period		12 hours		Not shown
Third Party Coverages				
Security & Privacy Liability		\$2,000,000		\$1,250,000
Shared aggregate amongst all 101 members		n/a		\$5,000,000
Media Liability		\$2,000,000		\$1,250,000
Regulatory Defense & Penalties		2,000,000		\$1,250,000
PCI DSS Liability		\$2,000,000		\$1,250,000
Bodily Injury Liability Coverage		\$250,000		Not shown
Property Damage Liability Coverage		\$50,000		Not shown
TCPA Defense Coverage		\$50,000		Not shown
Additional Defense Costs Limit		\$1,000,000		Not shown
First Party Coverages				
Breach Notification Costs		\$2,000,000		\$1,250,000
Breach Event Costs Outside the Limit Enhancement		Included		Not shown
Post Breach Remediation Costs Coverage		\$25,000		Not shown
Brand Guard/Reputational Harm		\$2,000,000		\$1,250,000
Business Interruption - System Failure		\$2,000,000		\$1,250,000
Dependent System Failure Coverage		\$2,000,000		Not shown
Cyber Extortion		\$2,000,000		\$1,250,000
Cyber Crime		\$250,000		\$250,000
Bricking Loss Coverage		\$2,000,000		Not shown
Property Damage Loss Coverage		\$50,000		Not shown
Reward Expense				\$25,000
Court Cost		\$50,000		\$25,000
Total Premium	\$5,197		0	

Notes:

(1) Premium and coverage limits depend on carrier approval and MFA position if you have on remote access. Higher limits available upon request under Lakenan's quote.



Street Closure Request

Date 05/29/2026

Name Whitney E. Tucker Organization Felix Vallé House State Historic Site

Address 200 Merchant St City Ste. Genevieve State Mo Zip 63670

Phone Number and/or email information 573 883 7102 whitney.tucker@dnr.mo.gov

Reason for closure Rural Heritage event

Street(s) to be closed Second Street from the corner of Second and Market to the
corner of Second and Merchant

Date of event for closure 10/24/2026

Time(s) for closure 8:00 AM to 5:00 PM

Office Use Only

Council Approval Yes No Date _____

Police Dept. Approval Yes No Date _____

Public Works Approval Yes No Date _____

Special Conditions _____



Street Closure Request

Date **June 5, 2026**

Name **Robert J. Mueller** Organization **Lt. Col. J. Felix St. James Camp 326 Sons of Union Veterans of the Civil War**

Address **163 Merchant St. City Ste. Genevieve State MO Zip 63670**

Phone Number and/or email information **727-642-8640 muellerrj13@yahoo.com**

Reason for closure **The Camp will be conducting a reenactment of Federal troops removing monies from the Bank of Ste. Genevieve in August 1861.**

Musical groups will play on the corner of Merchant and Main prior to the reenactment which begins at 11 a. m.

Street(s) to be closed **Main Street at Market heading north, Main Street just before the entrance to Audubon's parking lot, Merchant St. just at the east end of Audubon's beer garden. (See attached map)**

Request no parking signs be placed the day before on Main going from the south end of the old firehouse to just south of Audubon's parking lot, and Merchant St. from the location of the east barrier to the west end of Bill Naeger's building

Date of event for closure **Saturday, August 22, 2026**

Time(s) for closure **10:00 a.m. to 12 noon Note: If the reenactment is completed earlier than noon, the streets will be reopened on completion of the reenactment.**

Office Use Only

Council Approval Yes ___ No ___ Date _____

Police Dept. Approval Yes ___ No ___ Date _____

Street Dept. Approval Yes ___ No ___ Date _____

Special Conditions _____



— STREET BARRICADE

— NO PARKING

BILL NO. 4725

ORDINANCE NO.

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR ERNEST AND LISA KOVAC, THAT WILL ALLOW THE OPERATION OF A GUEST LODGING ESTABLISHMENT - HOSTEL AT 539 N. MAIN STREET.

WHEREAS, Ernest and Lisa Kovac, are requesting a Special Use Permit that will allow the operation of a guest lodging establishment - hostel at 539 N. Main Street, which is currently located in an R-1 Single-Family Residential District; and

WHEREAS, the Planning & Zoning Commission recommended approval of the request with the following vote; (5-Yes 0-No 3-Absent) at the May 7, 2026 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 1. The Board of Aldermen hereby approves the Special Use Permit request by Ernest and Lisa Kovac, that will allow the operation of a Guest Lodging Establishment - Hostel Business at 539 N. Main Street, with the terms and conditions stated in "Exhibit A".

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

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

SECTION 4. The invalidity of any section, sentence, or provision of this ordinance shall not affect the validity of any other part of this ordinance which can be given effect with such invalid part or parts.

DATE OF FIRST READING: May 28, 2026.

DATE OF SECOND READING: _____.

PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI THIS ____ DAY OF _____, 2026, BY A ROLL CALL VOTE AS FOLLOWS:

VOTE

ALDERWOMAN AMIE DOBBS	_____
ALDERMAN PATRICK FAHEY	_____
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:

Brian Keim, Mayor

Mark Bishop, City Attorney

Attest:

Reviewed by:

Pam Meyer, City Clerk

David Bova, City Administrator

Exhibit "A"



**REVIEW AND RECOMMENDATION
BY THE PLANNING & ZONING COMMISSION**

APPLICANTS NAME: Ernest and Lisa Kovac

ADDRESS: 539 N. Main St., Ste. Genevieve, MO 63670

BRIEF DESCRIPTION OF REQUEST: To operate a Guest Lodging Business-Hostel

DATE OF REQUEST: April 23, 2026

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 always provide in a conspicuous location within the lodging unit an operable ABC 5 lb. fire extinguisher.
4. Owners shall ensure prior to each guest's arrival that exterior lighting at the entry door and stairway is operable.

Exhibit "A"

- 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 incidents during 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	X	---	---	---
Jerry Bauman	---	---	X	---
Joseph Prince, Alderman	X	---	---	---
Anthony Grass	---	---	X	---
Carl Kinsky	X	---	---	---
Junie Ewing	X	---	---	---
Justin Donovan	X	---	---	---
Kathleen Waltz	---	---	X	---



David Woods, Secretary

5-8-26

Date

STAFF REPORT

April 24, 2026

Submitted by Robert W. Sullivan, Assistant City Administrator
Ste. Genevieve Planning & Zoning Commission

SPECIAL USE PERMIT
539 N. Main St.

SPECIAL USE PERMIT: To operate a guest lodging establishment - hostel at 539 Main St., a single-family residential structure.

R-1 Single Family Residential District

Owner: Ernest and Lisa Kovac
401 Roberts St.
Ste. Genevieve, MO 63670

Applicant: Ernest and Lisa Kovac

Legal Description: LT 3 Block 3 Durocher Rd.
Parcel 07-5.0-021-01-003-0004.00

Size of Lot: 0.12 acre, 5,227.2 Sq. Ft. (+/-) / South
line 108.00' (+/-), West line 50.00', North line 108.00' East line 50.00' (+/-)



REQUEST:

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

BACKGROUND

- The property is located in an R-1 Single Family Residential Zoning District.
- The property is bordered to the West by a residential structure, to the North and South by vacant flood buyout property, and to the East by the railroad and vacant crop land within the R-1 General Residential and A – Agriculture Zones.
- The property does sit within the Ste. Genevieve National Register Boundary and also within the Ste. Genevieve National Landmark District. The structure is listed as a non-landmark structure within the district.
- The structure's most recent use was as a single-family home.
- The property sits within the FEMA-identified Zone of Area with Reduced Risk Due to the Levee.
- The parking area for the proposed guest lodging is located on the adjoining property to the south which the owner leases from the City of Ste Genevieve as part of the Flood Buyout Program. The area has ample amount of parking space required by Municipal Code Section 405.170 (A) (14).

Municipal Code Section for Special Use Permits and Guest Lodging Establishments

- **Municipal Code Section 405.050 (A) (1) (I) (2) R-1** – Single-Family Residential District Regulations provides: (1) Use Regulations. A building or premises shall be used only for the following purposes: (I) Following uses with special use permit only: 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

PROJECT DESCRIPTION

The owner, Loren Odenwald wishes to operate a guest lodging establishment, commonly known as a “VRBO” or “Airbnb”, within the single-family residential structure at 996 Market St.

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:

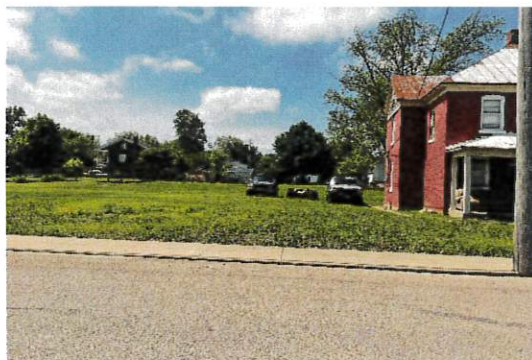
Staff recommends the following Standard Motion: “Motion to **APPROVE** Special Use Permit 003-26 with the conditions listed in the staff report”:

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 always provide in a conspicuous location within the lodging unit an operable ABC 5 lb. fire extinguisher.
4. Owners shall ensure prior to each guest’s 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 incidents during 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.

Additional Photos:



Adjoining Property Owners For 539 N. Main St. Case SUP-003-26

Michael David Jokerst, Trustee Living Trust
257 Arrowhead Ln.
Saint Mary, MO 63673

George and Anthony Wehner
235 N. Main St.
Ste. Genevieve, MO 63670

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

BILL NO. 4726

ORDINANCE NO.

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR LOREN ODENWALD, THAT WILL ALLOW THE OPERATION OF A GUEST LODGING ESTABLISHMENT AT 996 MARKET STREET.

WHEREAS, Loren Odenwald, is requesting a Special Use Permit that will allow the operation of a guest lodging establishment at 996 Market Street, which is currently located in an R-2 General Residential District; and

WHEREAS, the Planning & Zoning Commission recommended approval of the request with the following vote; (5-Yes 0-No 3-Absent) at the May 7, 2026 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 1. The Board of Aldermen hereby approves the Special Use Permit request by Loren Odenwald, LLC, that will allow the operation of a Guest Lodging Establishment Business at 996 Market Street, with the terms and conditions stated in "Exhibit A".

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

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

SECTION 4. The invalidity of any section, sentence, or provision of this ordinance shall not affect the validity of any other part of this ordinance which can be given effect with such invalid part or parts.

DATE OF FIRST READING: May 28, 2026.

DATE OF SECOND READING: _____.

PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI THIS ____ DAY OF _____, 2026, BY A ROLL CALL VOTE AS FOLLOWS:

	VOTE
ALDERWOMAN AMIE DOBBS	_____
ALDERMAN PATRICK FAHEY	_____
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:

Brian Keim, Mayor

Mark Bishop, City Attorney

Attest:

Reviewed by:

Pam Meyer, City Clerk

David Bova, City Administrator

Exhibit "A"



**REVIEW AND RECOMMENDATION
BY THE PLANNING & ZONING COMMISSION**

APPLICANTS NAME: Loren Odenwald

ADDRESS: 996 Market St., Ste. Genevieve, MO 63670

BRIEF DESCRIPTION OF REQUEST: To operate a two-unit guest lodging business

DATE OF REQUEST: April 8, 2026

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 always provide in a conspicuous location within the lodging unit an operable ABC 5 lb. fire extinguisher.
4. Owners shall ensure prior to each guest's arrival that exterior lighting at the entry door and stairway is operable.

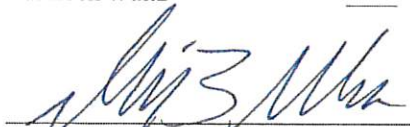
Exhibit "A"

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 incidents during 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>	---



 David Woods, Secretary

 5-8-26
 Date

STAFF REPORT

April 16, 2026

Submitted by Robert W. Sullivan, Assistant City Administrator
Ste. Genevieve Planning & Zoning Commission

SPECIAL USE PERMIT
996 Market St.

SPECIAL USE PERMIT: To operate a guest lodging establishment at 996 Market St., a single-family residential structure.

R-2 General Residential District

Owner: Loren Odenwald
13180 Sawmill Rd.
Ste. Genevieve, MO 63670

Applicant: Loren Odenwald

Legal Description: LT S. Side Market St. SUR 269
Parcel 07-8.0-028-02-002-0014.00

Size of Lot: 0.21 acre, 9,147.6 Sq. Ft. (+/-) / South line
60.00' (+/-), West line 150.00', North line 65.00' East line 175.00' (+/-)



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 all sides by residential structures within the R-2 General Residential Zone.
- The property does not sit within the Ste. Genevieve National Register Boundary but does sit within the Ste. Genevieve National Landmark District. The structure is listed as a non-landmark structure within the district.
- The structure's most recent use was as a beauty salon on the first floor and a guest lodging establishment on the second floor allowed by Special Use Permit.
- The property sits within the FEMA-identified Zone "X" which have little to moderate risk of flooding and is outside the Special Flood Hazard Area.
- The parking area for the proposed guest lodging is located on the property to the south in the rear yard accessed form Tenth St. The parking area is graveled and has ample amount of parking space required by Municipal Code Section 405.170 (A) (14).

Municipal Code Section for Special Use Permits and Guest Lodging Establishments

- **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 owner, Loren Odenwald wishes to operate a guest lodging establishment, commonly known as a “VRBO” or “Airbnb”, within the single-family residential structure at 996 Market St.

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 002-26 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 always provide in a conspicuous location within the lodging unit an operable ABC 5 lb. fire extinguisher.
4. Owners shall ensure prior to each guest's 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 incidents during 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.

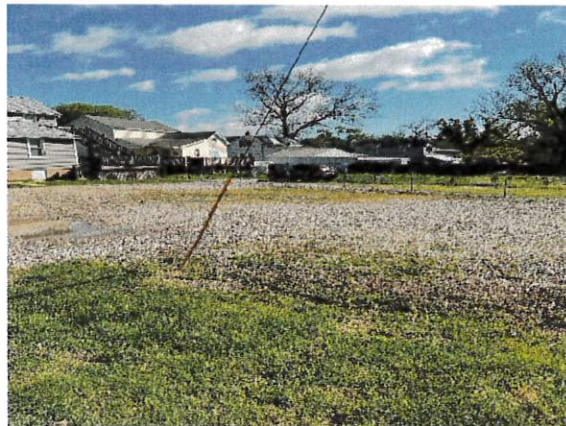
8. Signage identifying the guest lodging home shall be small, simple in nature, and unlit.

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.

Additional Photos:



Adjoining Property Owners For 996 Market St. Case SUP-002-26

Vanessa Ball
974 Market St.
Ste. Genevieve, MO 63670

Mississippi Lime Company, LLC
5661 Telegraph Rd., Ste 4B
Saint Louis, MO 63129

Occupant
985 Market St.
Ste. Genevieve, MO 63670

Thomas and Keri Pfaff
21844 White Sands Rd.
Ste Genevieve, MO 63670

Occupant
999 Market St.
Ste. Genevieve, MO 63670

Katie Pfaff
1011 Market St.
Ste Genevieve, MO 63670

Walter and Natalie Ditch
1010 Market St.
Ste. Genevieve, MO 63670

Meyer Holdings LLC.
1405 Uthoff Dr.
Fenton MO 63026

Phyllis Jokerst
107 S. Tenth St.
Ste. Genevieve, MO 63670

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.

WHEREAS, the Board of Aldermen of the City of Ste. Genevieve, Missouri conducted a water/sewer rate analysis for the City and was provided a detailed analysis report in 2025. The proposed water increase is a result of this study which examined the actual costs for providing water and maintaining said system so that these fees will reflect the actual cost to the City and maintain an adequate and reasonable reserve in the water fund; and

WHEREAS, the Board of Aldermen of the City of Ste. Genevieve, Missouri wishes to continue to follow the detailed analysis report provided which calls for a 4% increase in water use rates including the monthly minimum charge and the user unit charge; and

WHEREAS, the City of Ste. Genevieve must pay all expenses associated with said treatment works and charge the users of said treatment works accordingly.

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

SECTION 1. SECTION 715.040 USER CHARGE RATES IS HEREBY REPEALED AND REPLACED WITH THE FOLLOWING LANGUAGE:

- A.** Each user shall pay for the services provided by the City based on their use of the water system as determined by water meter(s) acceptable to the City.
- B.** All monthly user charges will be based on monthly water usage at the following rates:
 - 1. The minimum charge for water customers inside the City limits shall be **\$13.00** per month. In addition, each customer shall pay a user unit charge of operation and maintenance including replacement of **\$7.18 per 1,000 gallons** of water. For all water customers outside city limits the minimum charge is **\$19.50** per month. In addition, each customer shall pay a user unit charge of operation and maintenance including replacement of **\$10.78 per 1,000 gallons** of water. A customer that has one meter that serves multiple dwelling units shall be charged the minimum applicable amount times the number of units, plus the applicable operation and maintenance including replacement fee depending on if they are in or out of the city limits.

2. A system development fee shall apply for all new In-City Limit Customers as stated in Table A.

Table A: In-City Rates – System Development Fees

Table A: System Development Fees; Minimum and Unit Charges; With No Usage Allowance and No Free Water.				
Water Meter Size in Inches	Meter Type	System Development Fee*	Monthly Minimum Charge	Unit Charge
				Per 1,000 Gallons
0.625	Displacement	\$832	\$13.00	\$7.18
0.750	Displacement	\$832	\$13.00	\$7.18
1.000	Displacement	\$1,040	\$13.00	\$7.18
1.500	Displacement	\$1,387	\$13.00	\$7.18
2.000	Displacement	\$1,803	\$13.00	\$7.18
2.500	Displacement	\$2,427	\$13.00	\$7.18
3.000	Singlet	\$2,913	\$13.00	\$7.18
3.000	Compound, Class I	\$2,913	\$13.00	\$7.18
3.000	Turbine, Class I	\$3,121	\$13.00	\$7.18
4.000	Singlet	\$4,161	\$13.00	\$7.18
4.000	Compound, Class I	\$4,161	\$13.00	\$7.18
4.000	Turbine, Class I	\$4,993	\$13.00	\$7.18
6.000	Singlet	\$7,629	\$13.00	\$7.18
6.000	Compound, Class I	\$7,629	\$13.00	\$7.18
6.000	Turbine, Class I	\$9,709	\$13.00	\$7.18

* The System Development Fee only "buys" system capacity.

3. A system development fee shall apply for all new Out of City Limit Customers as stated in Table B.

Table B: Out-of-City Rates – System Development Fees

Table B: System Development Fees; Minimum and Unit Charges; With No Usage Allowance and No Free Water.				
Water Meter Size in Inches	Meter Type	System Development Fee*	Monthly Minimum Charge	Unit Charge
				Per 1,000 Gallons
0.625	Displacement	\$902	\$19.50	\$10.78
0.750	Displacement	\$902	\$19.50	\$10.78
1.000	Displacement	\$1,214	\$19.50	\$10.78
1.500	Displacement	\$1,734	\$19.50	\$10.78
2.000	Displacement	\$2,358	\$19.50	\$10.78
2.500	Displacement	\$3,294	\$19.50	\$10.78
3.000	Singlet	\$4,023	\$19.50	\$10.78
3.000	Compound, Class I	\$4,023	\$19.50	\$10.78
3.000	Turbine, Class I	\$4,335	\$19.50	\$10.78
4.000	Singlet	\$5,895	\$19.50	\$10.78
4.000	Compound, Class I	\$5,895	\$19.50	\$10.78
4.000	Turbine, Class I	\$7,144	\$19.50	\$10.78
6.000	Singlet	\$11,097	\$19.50	\$10.78
6.000	Compound, Class I	\$11,097	\$19.50	\$10.78
6.000	Turbine, Class I	\$14,217	\$19.50	\$10.78

* The System Development Fee only “buys” system capacity.

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 other part of this ordinance which can be given effect without such invalid part or parts.

DATE OF FIRST READING: May 28, 2026

DATE OF SECOND READING: _____

PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI THIS ____ DAY OF _____, 2026 BY A ROLL CALL VOTE AS FOLLOWS:

VOTE

- Alderman Amie Dobbs**
- Alderman Patrick Fahey**
- Alderman Bob Donovan**
- Alderman Sam Hughey**
- Alderman Teddy Ross**
- Alderman Jeff Eydmann**
- Alderman Joe Prince**
- Alderman Joe Steiger**

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

Approved as to form:

Brian Keim, Mayor

Mark Bishop, City Attorney

SEAL

Reviewed by:

Pam Meyer, City Clerk

David Bova, City Administrator

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.

WHEREAS, the Board of Aldermen of the City of Ste. Genevieve, Missouri conducted a water/sewer rate analysis for the City and was provided a detailed analysis report in 2025. The proposed sewer increase is a result of this study which examined the actual costs for providing sewer and maintaining said system so that these fees will reflect the actual cost to the City and maintain an adequate and reasonable reserve in the sewer fund; and

WHEREAS, the Board of Aldermen of the City of Ste. Genevieve, Missouri wishes to continue to follow the detailed analysis report provided which calls for a 4% increase in sewer use rates including the monthly minimum charge and the user unit charge; and

WHEREAS, the City of Ste. Genevieve must pay all expenses associated with said treatment works and charge the users of said treatment works accordingly.

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

SECTION 1. SECTION 715.140 SEWER CHAGES AND BILLING; SUBSECTION D IS HEREBY REPEALED AND REPLACED WITH THE FOLLOWING LANGUAGE:

1. Each user shall pay for services provide by the City based on their use of the sewer system as determined by the amount of water that the consumer uses.
2. All Monthly user charges will be based on monthly sewer usage at the following rates:
 - a. The minimum charge for sewer service for inside city limit customers shall be **\$12.50** per month. In addition, each customer shall pay a user charge for operation and maintenance including replacement of **\$7.85** per 1,000 gallons of water used per month. A customer that has one meter that serves multiple dwelling units shall be charged by taking the number of units times the minimum rate of **\$12.50** plus the operation and maintenance including replacement fee of **\$7.85** per 1,000 gallons of water. The minimum charge for sewer service for outside city limit customers shall be **\$18.74** per month. In addition, each customer shall pay a user charge for operation and maintenance including replacement of **\$11.78** per 1,000 gallons of water. A customer that has one meter that serves multiple dwelling units shall be charged by

taking the number of units times the minimum rate of **\$18.74** plus the operation and maintenance including replacement fee of **\$11.78** per 1,000 gallons of water.

b. A system development fee shall apply for all new IN-CITY Limit Customers as stated below in table A:

TABLE A. System Development Fees; Minimum and Unit Charges; No Usage Allowance and No Free Sewer for In-City Customers. Note: Residential customers will be billed for sewer service based on winter-averaged water use, when data is available to calculate average winter use.

Water Meter Size in Inches	Meter Type	System Development Fee*	Monthly Minimum Charge	Per 1,000 Gallons
0.625	Displacement	\$938	\$12.50	\$7.85
0.750	Displacement	\$938	\$12.50	\$7.85
1.000	Displacement	\$1,263	\$12.50	\$7.85
1.500	Displacement	\$1,803	\$12.50	\$7.85
2.000	Displacement	\$2,452	\$12.50	\$7.85
2.500	Displacement	\$3,426	\$12.50	\$7.85
3.000	Singlet	\$4,184	\$12.50	\$7.85
3.000	Compound, Class I	\$4,184	\$12.50	\$7.85
3.000	Turbine, Class I	\$4,508	\$12.50	\$7.85
4.000	Singlet	\$6,131	\$12.50	\$7.85
4.000	Compound, Class I	\$6,131	\$12.50	\$7.85
4.000	Turbine, Class I	\$7,430	\$12.50	\$7.85
6.000	Singlet	\$11,541	\$12.50	\$7.85
6.000	Compound, Class I	\$11,541	\$12.50	\$7.85
6.000	Turbine, Class I	\$14,786	\$12.50	\$7.85

* The System Development Fee only "buys" system capacity.

c. A system development fee shall apply for all new OUTSIDE-CITY Limit Customers as stated in table B:

TABLE B. System Development Fees; Minimum and Unit Charges; No Usage Allowance and No Free Sewer for Outside City Customers. Note: Residential customers will be billed for sewer service based on winter-averaged water use, when data is available to calculate average winter use.

Water Meter Size in Inches	Meter Type	System Development Fee*	Monthly Minimum Charge	Per 1,000 Gallons
0.625	Displacement	\$976	\$18.74	\$11.78
0.750	Displacement	\$976	\$18.74	\$11.78
1.000	Displacement	\$1,314	\$18.74	\$11.78
1.500	Displacement	\$1,875	\$18.74	\$11.78
2.000	Displacement	\$2,550	\$18.74	\$11.78
2.500	Displacement	\$3,563	\$18.74	\$11.78
3.000	Singlet	\$4,351	\$18.74	\$11.78
3.000	Compound, Class I	\$4,351	\$18.74	\$11.78
3.000	Turbine, Class I	\$4,688	\$18.74	\$11.78
4.000	Singlet	\$6,376	\$18.74	\$11.78
4.000	Compound, Class I	\$6,376	\$18.74	\$11.78
4.000	Turbine, Class I	\$7,727	\$18.74	\$11.78
6.000	Singlet	\$12,003	\$18.74	\$11.78
6.000	Compound, Class I	\$12,003	\$18.74	\$11.78
6.000	Turbine, Class I	\$15,377	\$18.74	\$11.78

* The System Development Fee only "buys" system capacity.

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 other part of this ordinance which can be given effect without such invalid part or parts.

DATE OF FIRST READING: May 28, 2026

DATE OF SECOND READING: _____

PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI THIS _____ DAY OF _____, 2026 BY A ROLL CALL VOTE AS FOLLOWS:

VOTE

- Alderman Amie Dobbs**
- Alderman Patrick Fahey**
- Alderman Bob Donovan**
- Alderman Sam Hughey**
- Alderman Teddy Ross**
- Alderman Jeff Eydmann**
- Alderman Joe Prince**
- Alderman Joe Steiger**

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

Approved as to form:

Brian Keim, Mayor

Mark Bishop, City Attorney

SEAL

Reviewed by:

Pam Meyer, City Clerk

David Bova, City Administrator

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: May 28, 2026_____.

DATE OF SECOND READING: _____.

PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI THIS ____ DAY OF _____, 2026 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, City Administrator

"Exhibit A"

Account Name	Account Number	Fund	FY 2026 Adopted Budget	FY 2026 Proposed Budget Amendment
Pomeroy Grant	10-04-4440	General Fund	\$ -	\$ 2,100
Meetings & Conferences	10-11-7105	General Fund - Legislative	\$ -	\$ 650
Education & Training	10-16-6021	General Fund - Police	\$ 8,000	\$ 10,000
Vehicle Repair & Mtce.	10-16-6220	General Fund - Police	\$ 10,000	\$ 15,000
Cameras	10-16-7185	General Fund - Police	\$ 15,180	\$ 21,000
Storm Siren Mtce.	10-16-7191	General Fund - Police	\$ 700	\$ 2,650
Grant Expenses	10-16-8216	General Fund - Police	\$ 35,000	\$ 71,000
Program Grants	10-18-7173	General Fund - Welcome Center	\$ 80,000	\$ 85,000
Pomeroy Grant Expenses	10-18-7177	General Fund - Welcome Center	\$ -	\$ 2,100
Property Taxes	20-04-4000	Park Fund	\$ 100,500	\$ 105,000
Contract Labor	20-20-7065	Park Fund	\$ 2,000	\$ 7,000
Holiday Decorations	20-20-8250	Park Fund	\$ -	\$ 5,000
Infrastructure Improvements	20-20-8000	Park Fund	\$ 36,400	\$ 31,400
Motor Fuel	21-04-4039	Transportation Fund	\$ 188,000	\$ 197,000
Miscellaneous Receipts	21-04-4100	Transportation Fund	\$ 3,000	\$ 22,000
Equipment Repairs/Mtce.	21-21-6805	Transportation Fund	\$ 12,000	\$ 20,000
Holiday Decorations	21-21-8250	Transportation Fund	\$ 1,600	\$ 21,600
Infrastructure Improvements	41-41-8000	Downtown TIF	\$ 73,700	\$ 76,000
Assessors Operations	50-50-7126	Debt Service Fund	\$ -	\$ 10,500

BILL NO. 4730

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF STE. GENEVIEVE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH JOKERST, INC. FOR THE “CRESTLAWN CEMETERY EXPANSION PROJECT” IN AN AMOUNT OF \$65,454.00.

WHEREAS, the City of Ste. Genevieve (“City”) has a need to contract with a qualified contractor for the “**CRESTLAWN CEMETERY EXPANSION PROJECT**”; and

WHEREAS, the City advertised for bids in *The Herald* newspaper and received a total of four (4) proposal for the project; and

WHEREAS, the City accepted the low bid from Jokerst, Inc. in the amount of \$65,454.00 at the Board of Aldermen Meeting held on May 14, 2026; and

WHEREAS, the Board of Aldermen of the City of Ste. Genevieve believe it to be in the best interests of the City to enter into the “Owner-Contractor Agreement”, (Exhibit “A”) incorporated by reference in this Ordinance to execute the “Crestlawn Cemetery Expansion Project.”

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

SECTION 1. The Owner-Contractor Agreement with Jokerst, Inc. of Ste. Genevieve, Missouri, for the amount of **sixty-five thousand four hundred fifty-four dollars and no cents (\$65,454.00)** is hereby approved in substantially the form of Exhibit “A” attached hereto, to execute the “Crestlawn Cemetery Expansion Project.”

SECTION 2. The Mayor is hereby authorized and directed to execute and deliver the agreement on behalf of the City.

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.

DATE OF FIRST READING: May 28, 2026

DATE OF SECOND READING: _____

PASSED AND APPROVED BY THE BOARD OF ALDERMEN THIS ___ DAY OF _____, 2026 BY A ROLL CALL VOTE AS FOLLOWS:

VOTE

ALDERWOMAN AMIE DOBBS
ALDERMAN PATRICK FAHEY
ALDERMAN BOB 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

ATTEST:

REVIEWED BY:

Pam Meyer, City Clerk

David Bova, City Administrator

**CITY OF STE. GENEVIEVE, MO
165 S. 4TH ST.
STE. GENEVIEVE, MISSOURI 63670**

**STANDARD FORM OF AGREEMENT BETWEEN
CITY AND CONTRACTOR FOR PUBLIC WORKS PROJECTS**

THIS AGREEMENT is made and entered into by and between the **CITY OF STE. GENEVIEVE**, hereinafter referred to as the OWNER, and Jokerst Inc.; hereinafter referred to as the CONTRACTOR, based upon the bid submitted to the OWNER on March 15, 2026 and incorporated herein by reference.

1.00 DEFINITIONS

1.01 Project

The project is defined as the work to be performed, including but not limited to providing all labor and/or materials as set forth in the OWNER's request for sealed bids concerning the **CRESTLAWN CEMETERY EXPANSION PROJECT** according to the performance specifications attached herewith.

1.02 Specifications

The specifications followed in completion of the work related to this contract shall be consistent with the performance specifications provided with the request for bids including any addenda or change orders prepared by the Owner.

1.03 Working Days

Working days shall be defined as weekdays, which are not Federal Holidays OR ten consecutive days, beginning on the first Monday of the work cycle and ending on the second Wednesday of the work cycle, which are not Federal Holidays. The ten consecutive days work will be followed by four non-work days.

2.00 GENERAL CONDITIONS

The Contractor agrees to provide all labor and/or materials as set forth in the Specifications and to complete the Project within One Hundred Eighty (180) calendar days from the effective date given in the Notice to Proceed. The Contract Price for the project shall be \$65,454.00.

That in consideration of the Contractor's providing said labor and materials the Owner shall pay the Contractor per unit as defined in the attached bid submittal. In the event there is a discrepancy between this document and the bid submittal, this document shall govern.

In the event there is a discrepancy between the Standard General Conditions and the remainder of the Contract Documents or Specifications, the Contract Documents and Specifications shall govern.

3.00 PROGRESS PAYMENTS

Payments shall be made as follows:

- 3.01** The Owner shall make progress payments based on Applications for Payment made by the Contractor.
- 3.02** Each Application shall be based on a percentage of the work completed or if the contract is for a unit price the number of units completed on the date of the submittal.
- 3.03** The Owner shall pay the Contractor for the portion of the Project substantially completed in any given pay period less ten percent (10%) retainage.
- 3.04** The portion of the project substantially completed shall be determined in the sole discretion of the Owner or his designee.
- 3.05** In the event the Contractor elects to submit a single request for payment upon completion of the work, the Owner will pay the full contract amount in a single lump sum payment within fifteen (15) days of completion.

4.00 COMMENCEMENT AND COMPLETION OF WORK

The Contractor shall commence work within ten (10) days after the start date specified on the Notice to Proceed made by the Owner. All work shall be completed within the duration as specified on the Bid Form or as extended and determined by the Owner or his designee, and shall be included as an addendum to this agreement. The Owner or his designee may in his sole discretion allow the Contractor additional days because of weather, strike, scarcity of materials, or other forces outside the Contractor's control.

5.00 MITIGATED DAMAGES

In the event the Contractor has failed to complete the project within the time period as specified in Section 4.0 and the Addendum referred to therein, Contractor shall pay the Owner five hundred dollars (\$500.00) per day until the project is completed as and for liquidated damages for such injury and damages as the Owner may suffer by reason of Contractor's failure to complete the project within the required time frame.

6.00 LIABILITY INSURANCE

- 6.01** The Contractor shall be required to furnish Public Liability and Property Damage Insurance as well as all other policies as listed in the General Conditions, Section 5.4 with coverage to name and protect the Owner and the Contractor from all claims for damages for personal injury, including accidental death, as well as claims for property damages, which may arise from work performed under this agreement, whether such claim be a result of actions by the Contractor or any sub-contractor performing work under this agreement. The insurance policy shall be not less than the amounts noted in the General Conditions, Section 5.4.
- 6.02** A certificate of insurance shall be submitted upon execution of this agreement in the form provided by the insurance provider, and shall contain a statement of the

substantial language:

"The issuer of this certificate shall notify the City of Ste. Genevieve within 48 hours prior to cancellation of the policy for which this certificate has been issued".

- 6.03 In the event the insurance coverage required under this section is cancelled by the Contractor during the performance of the work under this agreement, the Owner may at its option employ another Contractor to complete the project, and the Contractor shall indemnify and hold the Owner harmless from any and all damages it sustains as a result of the Contractor's failure to maintain insurance coverage.

7.00 WORKER'S COMPENSATION INSURANCE

- 7.01 The Contractor shall be required to provide proof of Worker's Compensation Insurance and maintain said insurance during the performance of the work prescribed in this agreement. The Contractor shall be further required to provide proof of Worker's Compensation Insurance for all sub-contractors performing work under this agreement.

- 7.02 A certificate of insurance shall be submitted upon execution of this agreement in the form provided by the insurance provider, and shall contain a statement of the substantial language:

"The issuer of this certificate shall notify the City of Ste. Genevieve County within 48 hours prior to cancellation of the policy for which this certificate has been issued".

- 7.03 In the event the insurance coverage required under this section is cancelled by the Contractor during the performance of the work under this agreement, the Owner may at its option employ another Contractor to complete the project, and the Contractor shall indemnify and hold the Owner harmless from any and all damages it sustains as a result of the Contractor's failure to maintain Worker's Compensation Insurance coverage.

8.00 COMPLIANCE WITH PREVAILING WAGE

The Contractor shall pay wages not less than the prevailing wage for the type of work performed under this agreement as determined by the Missouri Department of Labor and Industrial Relations, Division of Labor Standards. The Contractor further agrees to comply with Prevailing Wage Laws as prescribed in Section 290.290 RSMo, and to ensure compliance with the aforementioned statutes by all sub-contractors performing work under this agreement. The Contractor will pay the Owner as and for liquidated damages, one-hundred dollars (\$100.00) per day, or portion of day, if a worker is paid less than the prevailing rate for any work done under the contract by the Contractor or by any subcontractor. NO PAYMENT WILL BE MADE UNLESS CERTIFIED PAYROLLS ARE UP TO DATE AND SUBMITTED WITH EACH PAYROLL.

9.00 PERFORMANCE BOND

The Contractor shall submit, upon execution of this agreement, a Performance Bond for the full amount of the contract for the work to be performed under this agreement.

10.00 QUALITY OF WORK

In the event that the Owner determines that the Contractor's work is not to specifications, or the work cannot be reasonably completed by the Contractor during the period specified, the Owner may at its option provide the Contractor ten (10) days written notice to remedy said default. In the event that the Contractor has not rectified said default within said ten (10) days, the Owner may at its option terminate this agreement.

In the event of said termination, the Owner may at its option employ another contractor to complete the project, and the Contractor shall indemnify and hold the Owner harmless from any and all damages it sustains as a result of the Contractor's failure to perform including but not limited to damages as provided in paragraph 5.00 herein above.

11.00 UN-AUTHORIZED ALIEN AFFIDAVIT AND E-VERIFY

As a condition for the award of any contract or grant in excess of five thousand dollars (\$5,000.00) by the state or by any political subdivision of the state to a business entity (contractor), the business entity shall, by sworn affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. Every such business entity shall sign an affidavit affirming that it does not knowingly employ any person who is an unauthorized illegal alien in connection with the contracted services, per RSMO 285.530. Any entity contracting with the state or any political subdivision of the state shall only be required to provide the affidavits required to the state and any political subdivision of the state with which it contracts, on an annual basis. Prior to the award of the bid, the selected contractor must complete and have notarized the attached "Affidavit of Work Authorization - Owner of Bismarck Public Works Projects" and return it to the Director of Public Works.

For vendors that are not already enrolled and participating in a federal work authorization program, E-Verify is an example of this type of program. Information regarding E-Verify is available at:

http://www.dhs.gov/xprevprot/programs/gc_1185221678150.shtm

12.00 HEALTH AND SAFETY OF EMPLOYEES

In accordance with RSMO 292.675 any contractor for any public body for purposes of construction of public works and any subcontractor to such contractor shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for their on-site employees which includes a course in construction safety and health approved by OSHA of a similar program which is at least as stringent as an approved OSHA program, unless such employees have previously completed the required program. All employees who have not previously completed the program are required to complete the program within sixty days of beginning work on such construction project.

Any employee found on a work site subject to this section without documentation of the successful completion of the course required shall be afforded twenty days to produce such documentation before being subject to removal from the project.

13.00 GUARANTEE

The Contractor hereby expressly guarantees the work performed under this agreement as to workmanship and conformance to the specifications provided. Upon notification by the Owner, the Contractor shall make any and all necessary replacements at his own expense to the satisfaction of the Owner within ten (10) days, or within a time acceptable to the Owner. If the Contractor fails to proceed with such corrective action as specified by the Owner, may at its option employ another contractor to take such corrective action, and to charge the cost thereof to the Contractor.

14.00 HAZARDOUS MATERIALS

The Contractor hereby expressly guarantees that no asbestos or lead paint containing materials will be used in completion of this project.

15.00 ACCEPTANCE AND FINAL PAYMENT

15.01 Final Inspection

When the work performed under this agreement has been fully completed in accordance with the specifications provided a final inspection shall be made by the Owner and any defects arising out of said inspections shall be remedied by the Contractor.

15.02 Retainage

Retainage shall be paid by the Owner upon submittal by the Contractor of lien waivers, certified payrolls, and affidavit of compliance with prevailing wage laws.

15.03 Final Payment

Final payment and acceptance of such payment by the Contractor shall release the Owner from all claims of any liabilities of the Contractor under this agreement, except that the Contractor shall not be released from liability for defects resulting from unacceptable workmanship or failure to follow specifications, where said defects are not readily ascertainable by the Owner upon final inspection.

The Owner shall make final payment upon the Contractor's submittal of lien waivers, certified payrolls, and affidavit of compliance with prevailing wage laws.

16.00 RECOVERY OF DAMAGES

In the event the Owner is required to file suit for damages as a result of breach of contract by the Contractor, then the Owner shall be entitled to collect reasonable attorney fees, costs of litigation, and Court costs from Contractor. Exclusive jurisdiction and venue for any cause of

action arising under this contract or related to this project shall be in the Circuit Court of Franklin County, Missouri.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS ON THIS THE _____ DAY OF _____, 2026.

OWNER:

CONTRACTOR: JOKEAST, INC

Kim M. Weiler

(Name - Signature)

(Name - Signature)

Kim M Weiler

(Name - Printed)

(Name - Printed)

PRESIDENT

(Title)

(Title)

5/22/26

Date

Date

ATTACHMENTS:

1. Bid Form
2. Prevailing Wage Order No. 32
3. Affidavit of Work Authorization

BILL NO. 4731

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF STE. GENEVIEVE, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A BROKER AGREEMENT WITH LAKENAN INSURANCE.

WHEREAS, the City of Ste. Genevieve (“City”) desires to purchase certain insurance broker services; and

WHEREAS, Lakenan Insurance, as insurance broker has contacts within the insurance industry and desires to act as an intermediary finder of services for buyer; and

WHEREAS, the Board of Aldermen wishes to accept the attached Broker Agreement (Exhibit “A”) with Lakenan Insurance in the amount of \$10,000.00.

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

SECTION ONE. The City Administrator of the City of Ste. Genevieve is hereby authorized and directed to execute and enter into a broker agreement with Lakenan Insurance in the amount of \$10,000.00.

SECTION TWO. All prior actions taken by Mayor, City Administrator and all other City officials in respect to the contract are hereby approved ratified and confirmed. Mayor and City Administrator are hereby authorized to take such further action as deemed necessary to obtain the benefits of the contract for the City.

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

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

DATE OF FIRST READING: _____

DATE OF SECOND READING: _____

VOTE

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

_____ **Ayes** _____ **Nays** _____ **Absent**

Approved as to Form:

Brian Keim, Mayor

Mark Bishop, City Attorney

SEAL

Reviewed by:

Pam Meyer, City Clerk

David Bova, City Administrator



Broker Agreement

This Broker Agreement (hereinafter the “Agreement”) is made on July 1, 2026 (“Effective Date”), by and between Lakenan, 1 N Brentwood Blvd, Suite 700, St. Louis, MO 63105 (hereinafter referred to as the “Broker”) and City of Ste Genevieve. of 165 S Fourth Street, Ste Genevieve, MO 63670, (hereinafter referred to as the “Buyer”), together referred to as the “Parties”.

WHEREAS, Buyer desires to purchase certain services and Broker desires to provide certain services as described in Addendum #1; and

WHEREAS, Broker has contacts within the insurance industry and desires to act as an intermediary finder of services for Buyer; and

NOW, THEREFORE, in consideration of the premise and the mutual promises and covenants contained herein, the Parties agree as follows:

1. LEGAL COMPLIANCE

As required by the insurance industry, Broker shall comply with all applicable laws and has obtained the necessary licenses.

2. TERM AND TERMINATION

The term of this Agreement shall commence on the Effective Date and shall continue in full force and effect until terminated by either party upon at least 30 days’ prior written notice. Should this Agreement be terminated prior to the end of the in-force policy(ies) period(s), Broker shall be entitled to all broker fee payments due during the policy(ies) period(s).



3. EXCLUSIVITY

For the term of this Agreement, Broker shall have the exclusive right to introduce prospective sellers of insurance products and services to the Buyer who are not already known to the Buyer.

4. FEES AND PAYMENTS

In lieu of commission on the transaction(s), the Broker will be paid a fee as described in Addendum #2. The Broker shall issue an invoice to the Buyer and payment shall be due net thirty (30) days from the date of the invoice. Acceptable forms of payments include a check payable to Lakenan.

5. NON-CIRCUMVENTION

During the term of this Agreement, the Buyer will not attempt to do business with, or otherwise solicit any sellers found or otherwise referred by Broker, to the Buyer for the purpose of circumventing, the result of which shall be to prevent the Broker from Realizing or recognizing the Broker's fee or commission. If such circumvention shall occur, the Broker shall be entitled to any fees or commissions due pursuant to this Agreement relating to such transaction.

6. FINAL AGREEMENT

This agreement represents the entire agreement with respect to the subject matter hereof and terminates and supersedes all prior understandings or agreements with respect to such matters. This Agreement may be amended only in writing signed by both parties.

7. LEGAL CONSTRUCTION

In the event any one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability shall not affect any other provisions. This Agreement shall be construed as if the invalid, illegal, or unenforceable provision has never been contained in it.



8. GOVERNING LAW

This Agreement shall be governed by the laws of the State of Missouri, without giving effect to principles of conflicts of law.

9. SIGNATORIES

This Agreement shall be signed by an authorized person of each party.

Greg Lottes

David Bova, City Administrator

Greg Lottes, President

City of Ste Genevieve

Lakenan

06/07/2026

Date

Date

ADDENDUM #1

With respects Commercial Package & Workers' Compensation coverages for Buyer, Broker shall:

1. Bind renewal for Commercial Package & Workers' Compensation with MIRMA, a self-insured pool.
2. Work with MIRMA to Service Buyer on a day-to-day basis.
3. Any other services related to the placement of the policies with MIRMA.



ADDENDUM #2

For the policy period 7/1/2026-7/1/2027, Broker shall be paid the following fee, invoiced on a quarterly basis:

7/1/2026	\$2,500
10/1/2026	\$2,500
1/1/2027	\$2,500
4/1/2027	\$2,500

Future fees on policies effective 7/1/2027 and subsequent are to be agreed upon by the Buyer and Broker.