

**MINUTES OF THE
STE. GENEVIEVE BOARD OF ALDERMEN
REGULAR MEETING
THURSDAY – JUNE 22, 2023**

CALL TO ORDER. The regular meeting of the Ste. Genevieve Board of Aldermen was called to order by Mayor Brian Keim 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 Kristi Cleghorn	Alderman Gary Smith
Alderman Bob Donovan	Alderman Jeff Eydmann
Alderman Eric Bennett (ZOOM)	Alderman Joe Steiger
Alderman Mike Raney	Alderman Joe Prince

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

PRESENTATION/AWARDS. None.

PERSONAL APPEARANCE. Mr. Chip Marzucio briefed the Mayor and Board on the recent Spring for Down Syndrome event held on June 10, 2023 and thanked them for their support. Mr. Marzucio reported that it was a very successful event with one of the biggest turn outs so far. It will be the same weekend in June next year.

CITY ADMINISTRATORS REPORT. (See Attached Report) Discussion occurred regarding the \$15,000 ARPA money that was appropriated for a dual vehicle EV Charging Station. However matching funds are not available. Happy's recommendation is to purchase the dual station charger and store it for now and in the next budget year install it at Main Street Park in the back along Valle Street. The Board would like to consider a different location and would like to have Happy discuss the possibility of partnering with the County on a more centralized location for it.

STAFF REPORTS.

TANALYN DOLLAR – TOURISM DIRECTOR (Zoom) (See Attached Report)

JASEN CRUMP – POLICE CHIEF (see attached report)

STEVE WILSON – ALLIANCE WATER RESOURCES (see attached report)

PUBLIC HEARING

The City of Ste. Genevieve, Missouri will hold a public hearing pursuant to the requirements of Sections 99.800 to 99.865 of the Revised Statutes of Missouri to discuss the redevelopment project for the area known as the “Downtown Ste. Genevieve TIF Redevelopment Area” in the City to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plan for completion of such project. Mayor Keim opened the public hearing at 6:38 p.m. and City Administrator Welch explained the reasoning for the hearing was to evaluate the activity that has occurred within the Redevelopment Plan since it was approved by the City in 2013. He then briefed the Board and audience on that particular activity. Mayor Keim closed the public hearing at 6:46 p.m.

The City of Ste. Genevieve, Missouri will hold a public hearing pursuant to Municipal Code, Section 215.040 to hear evidence regarding the Notice of Abatement sent to Deborah Gegg and/or anyone with ownership interest in the property located at 42 S. Main Street. Evidence will be heard regarding this Notice of Abatement to determine if a public nuisance exists and whether to issue an order of abatement. Mayor Brian Keim opened the public hearing at 6:47 p.m. and City Attorney Mark Bishop explained the purpose and process of the hearing. Clerk Pam Meyer swore in Mr. David Bova, Community Development Administrator/Asst. City Administrator and Mr. Bova presented the findings of fact, conclusion of law and order to abate the nuisance at 42 S. Main Street, (copy attached) a slide presentation of recent history of the property nuisances, pictures of ongoing nuisance issues, listing of all communication with the property owner including dates and years and pictures of the current building nuisance issues. (copy attached.) Mr. Bova provided a copy of a letter from the property owner, Deborah Gegg, that was received on June 22, 2023, to the Mayor and Board of Aldermen. (copy attached). Mr. Bova stated that in his opinion the property at 42 S. Main Street is a public nuisance. Based on the fact presented, a motion by Alderman Smith, second by Alderman Prince to declare 42 S. Main Street a public nuisance and hereby directs the City Administrator or his designee, to order Ms. Deborah S. Gegg to abate the nuisances within twenty (20) days. Motion carried 8-0. A motion was made by Alderman Prince, second by Alderman Eydmann to adopt the findings and facts and all materials presented. Motion carried 8-0. Mayor Keim closed the public hearing at 7:05 p.m.

PUBLIC COMMENTS. Mr. Sam Ewing, 28 S. Main Street, addressed the Mayor & Board of Aldermen concerning the property at 42 S. Main Street.

CONSENT AGENDA.

- Minutes – Board of Aldermen - Regular Meeting – June 8, 2023
- Minutes – Board of Aldermen – Work Session – June 8, 2023
- Treasurer’s Report – May – 2023
- **RESOLUTION 2023-49.** A RESOLUTION OF THE CITY OF STE. GENEVIEVE, MISSOURI AUTHORIZING THE MAYOR TO EXECUTE A PROPERTY MAINTENANCE AGREEMENT WITH STEVEN & JESSICA TUCKER TO MAINTAIN FLOOD BUYOUT PROPERTY.
- **RESOLUTION 2023-50.** A RESOLUTION OF THE CITY OF STE. GENEVIEVE, MISSOURI AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH MISSOURI EMPLOYERS MUTUAL TO PROVIDE WORKERS COMPENSATION COVERAGE.
- **RESOLUTION 2023-51.** A RESOLUTION OF THE CITY OF STE. GENEVIEVE, MISSOURI AUTHORIZING THE MAYOR TO ENTER INTO AN INSURANCE CONTRACT BROKERED THROUGH LAKENAN INSURANCE AGENCY WITH U.S. SPECIALTY INSURANCE COMPANY A SUBSIDIARY OF TOKIO MARINE, HCC COMPANY TO PROVIDE PROPERTY AND CASUALTY INSURANCE.
- **RESOLUTION 2023-52.** A RESOLUTION APPOINTING JASON BLUM TO THE STE. GENEVIEVE INDUSTRIAL DEVELOPMENT AUTHORITY BOARD.
- **RESOLUTION 2023-53.** A RESOLUTION OF THE CITY OF STE. GENEVIEVE, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH TOKIO MARINE/HOUSTON CASUALTY TO PROVIDE CYBER LIABILITY COVERAGE.

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

NEW BUSINESS.

BILL NO. 4573. AN ORDINANCE APPROVING THE TRANSFER OF THE WELCOME CENTER LOCATED AT 66 SOUTH MAIN STREET TO THE NATIONAL PARK SERVICE AND AUTHORIZING THE MAYOR AND STAFF TO ASSIST IN THAT TRANSFER PROCESS. 1st READING. A motion by Alderman Smith, second by Alderman Prince, Bill No. 4573 was placed on its first reading, read by title only, considered and passed by a 8-0 vote. A motion by Alderman Smith, second by alderman Donovan to proceed with the second and final readying of Bill No. 4573. Motion carried 7-1 with Alderman Steiger voting no. A motion by Alderman Prince, second by Alderman Smith, Bill No. 4573 was placed on its second and final reading, ready bu title only, considered and passed by a roll call vote as follows: Ayes: Alderwoman Kristi Cleghorn, Alderman Gary Smith, Alderman Bob Donovan, Alderman Jeff Eydmann, Alderman Joe Steiger, Alderman Joe Prince, Alderman Eric Bennett and Alderman Mike Raney. Nays: None. Motion carried 8-0. Thereupon Bill No. 4573 was declared Ordinance No. 4495 signed by the Mayor and attested by the City Clerk.

OTHER BUSINESS.

- Alderman Steiger requested that a Bill be prepared and placed on the next agenda regarding the handicapped parking in front of the 457 Walnut Street.
- Alderwoman Cleghorn asked when the 911 discussion would be brought back before them.
- Alderman Smith asked how he could obtain more information about the train cars on North Main Street and the noise that is concerning to residents in the area, he also reported that there is lime debris along the rail. Alderman Smith inquired about the area of the old tennis courts and if they could be considered for pickle ball? City Administrator Welch reported that the Master Plan for the Park has a plan for that area and can be reviewed.

MAYOR/BOARD OF ALDERMEN COMMUNICATION.

ADJOURNMENT. With no further business Mayor Keim adjourned the meeting at 7:38 p.m.

Respectfully submitted by,



Pam Meyer
City Clerk

CITY ADMINISTRATOR REPORT

June 22, 2023 UPDATE

1. City offices will be closed for the July 4th holiday.
2. We received our first request for reimbursement for the St. Mary's Road sidewalk/trail project. The surveying has been completed and now they begin work on the drawings. Construction will be a ways down the road as we get through the preliminary engineering with MoDOT/FHWA approvals.
3. We have set a move date of Tuesday, August 15 to our temporary site at 44 Plaza Drive with demolition to start Wednesday, August 16 in the boardroom and city hall offices. Donze plans on a couple of weeks for demolition.
4. We have \$15,000 appropriated from ARPA funds for a dual vehicle EV charging station as matching funds for federal funds that are available. Sorry to say we did not get the application in on time due to a quote not arriving in time that I could include, and we had the charging station slated for the Welcome Center and that transfer to the National Park Service may be speeding up. I would recommend we use the \$15,000 to purchase the dual station charger, store it for now and in the next budget year install it at Main St. Park in the back along Valle St. We will have to level the ground for parking with a retaining wall but it can provide two parking spaces for the charging station and we can run power from the building instead of off a utility pole as we were planning at the WC.
5. We have a pre-construction meeting Friday with Jokerst, Inc., to review the water main construction improvements.
6. I will be out of the office next Thursday (6/29) for most of the day. We have an extra Thursday this month so the board will not meet again for 3 weeks.
7. We will be going out for bids soon for the Jefferson St. sidewalk project. We received the plans with an estimated cost of \$65,213. This is another sidewalk/stormwater project that is not budgeted but one that has been put off too long and needs to be corrected.
8. Tom Keim passed along today a matching funding opportunity from the Delta Regional Authority through the SEMO Regional Planning Commission that could help the city pay for a portion of the Basler Dr. extension cost (up to \$500,000). We have community support but that will mean committing funding if we are awarded the grant. The application is due Sunday so we will have to start working with the RPC tomorrow to begin that process. Is the board interest in me pursuing this funding opportunity?

TOURISM REPORT MAY 2023

Past Events – French Heritage Festival, Spring for Down's

Upcoming Events – Honey Festival, STG Cty Fair, Eclipse 2024 (booth at Cape event)

NEW BUSINESS

New Market Research: attached article

VisitWidget Reference: Lake of the Ozark reference interview/notes

Review/Recommendation/Approval: requesting TTC/TAC approval of VisitWidget Plus; implementation Sept/Oct

DMO Field Visit: key findings with Andy Waterman, Dir of Comm - Discover Illinois

Open invitation to two TAC/TCC board members and 2 BOA to for a field trip visit of DMOs we can benchmark to: Washington, Hermann, Murphysboro, Augusta.

Group Tours Co-Marketing: 3 Day/2 nights – STG + Perryville: October Missouri Group Tour Guide: <https://issuu.com/premier/docs/2023mgtg>: 2-page insert, writers create, submit photos/itineraries by Aug 1st; \$2,495

MDT Grants: submitted 5-31; applied for \$50,000 (50% matching funds)

Applied: one time 'Operational Assistance' of \$10,000 funding to recoup costs for the website

Email Marketing: Setting up community communication/collaboration. Selection of templates, landing pages, signups. Welcome Center newsletter sign up with automated welcome series.

Social Media: Communicating to tourism partners the new parameters based on branding strategy, calendar and in-take processes. We will follow similar protocols for the website.

Website Maintenance: Creating project plan for redesigning portions of the website. Summer intern is updated businesses, links, missing images. Recommend investment in DSL/mirrorless camera to generate needed images for website, mobile app. Significantly help small businesses get their content represented in all digital channels. Businesses who sign up and registered will get scheduling priority.

Welcome Center: Trim, weeding, landscaping, \$2,000; public works mulched, pulled bushes. Instituting Google Voice with auto-attendant to provide visitors with timely information about the ferry, events in STG. Ability to text, email, or return calls. All messages transcribed. We can take the data and better understand who is calling, time of call, areas of interest.

Questions/Comments:



Ste. Genevieve Police Department



Monthly Operations Report

Date: May 2023

Calls for Service:

- 519 calls for service May 2023
- 50 O/I report's written
- 19 summons' issued.
- 12 Arrest made.

K9 Ozzy Reports

The K9 stats for May 2023 are as follows:

10 narcotics detection deployments
4 patrol deployments
3 alarm deployments
8 assist other agencies (Ste. Genevieve County Sheriff's Office)
1 Compliant surrender because of an arrest attempt
0 Non-complaint surrenders (Apprehension)
3 arrest
1 public relations contacts (K9 demonstrations, civilian contact, and foot patrol at school)

7 grams of Methamphetamine
0 grams of Heroin
10 grams of Fentanyl
0 grams of Cocaine
0 grams of Mushrooms
7 items of paraphernalia
0 handguns
0 evidence
30 hours of training

Staffing:

- We made a conditional offer to Zach Hedrick of Park Hills. Zach has 9 years law enforcement experience. Zach is scheduled to start employment on July 7, 2023.

Training:

- I will be out of the office July 10 through July 14 for a conference. It is the traffic safety conference that I attend every year.

Meetings:

- I attended the department head meeting and 10 year capital improvement meeting.

Facility:

- We need to look into a yearly deep cleaning and touch ups on the PD to help maintain what we have.

Equipment/Maintenance:

- Normal vehicle maintenance

Police Radio:

- Waiting to see if we get the latest grant for radio replacement.

Grants:

- Wrote a MoDot traffic safety grant for equipment. We asked for 2 new PBT's (portable breath tester)

Miscellaneous:

- Our department participated in the transportation fair at Valle School, helped with the French Festival, and the Down Syndrome Poker Run.



OUR MISSION

We partner with communities to deliver the finest water and wastewater services available at a competitive price. We are committed to keeping water safe and clean while serving people and taking care of communities with improved technical operations, careful management and financial oversight, and ensured regulatory compliance.

Alliance Water Resources, Inc.

**206 S. Keene St.
Columbia, MO
65201**

(573)-874-8080

OPERATIONS REPORT – Ste. Genevieve

May 2023

Water Treatment Plant

- The electrical building has been constructed and most of the electrical components have been installed. We still do not have a delivery date for the Transfer Switch. This continues.
- Staff replaced waterlines inside the water plant. There were some lines that were leaking. These were schedule 40 piping and was replaced with schedule 80, as an upgrade.
- Well #3 was repaired by BT Electric.
- Well #4 was replaced due to a failed motor.
- CCR was posted in local paper, around town, and link on the website was created.
- All locations were inspected and cleaned.

Wastewater Treatment

- We received some, but not all of the ordered UV System parts that have been on backorder for over a year.
- The staff has completed clean up of the junk piles that are used during daily operations of all city depts.
- Staff also cleaned gutters and inspected the facility for and damage or maintenance needs.
- Routine maintenance and inspections were performed as scheduled.



OPERATIONS REPORT – Ste. Genevieve

WASTEWATER PLANT EFFLUENT QUALITY

	BOD Mg/l	TSS mg/l	pH	E. coli forming Colonies/100 ml
Monthly Average	2.9	2.83	7.83	67
Peak Day	4.0	4.60	8.02	195
Percent Removal	99.1%	98.4%		

NPDES EFFLUENT LIMITATIONS

	BOD Mg/l	TSS mg/l	pH	E coli forming Colonies/100 ml
Monthly Average	30	30	6.5-9.0	206
Weekly Average	45	45		1030

AMMONIA MONTHLY LEVELS

	<u>Ammonia as Nitrogen</u>
Daily Maximum	.03
Monthly Average	.03

AMMONIA LIMITATIONS

	<u>(April 1st- Sept 30th) Ammonia as Nitrogen</u>	<u>(Oct 1st-March 31st) Ammonia as Nitrogen</u>
Daily Maximum	4.2	11.8
Monthly Average	1.5	2.6

PLANT HYDRAULIC AND ORGANIC LOADING

Daily Maximum flow MG- .615
 Daily Maximum loading 1512 lbs.

Alliance Year to Date Capped Expenses through April-2023			
	Actual(6 month)	Budget(6month)	Over/Under budget
Repair	\$32,586	\$31,794	\$792



OPERATIONS REPORT – Ste. Genevieve

Collection/Distribution

Collections

- Staff jetted just over 4200ft of lines this month.
- Shortly into the month we had to return the vac truck. This required a very thorough cleaning to avoid any cleaning cost if returned dirty.
- Assisted a local plumber with the locations of sewer laterals and mains in the area of Mechant St. near 5th St.
- Site repairs were complete to the Robinwood Housing area. This area was damaged during work at the lift station.
- The first part of the month staff focus on cleaning the syphons under the creek removing the grit that builds up in the low area of the lines over time.
- All lift stations were inspected at a minimum of 3 times per week. Staff inspects for grease build up, vandalism, and any electrical issues that would indicate issues with pumps, motors, or controls.

Distribution

- 4" water main break on North Main St. Staff completed these repairs with the use of the vac truck.
- 12" Main break on Progress Parkway. The line was deep and had to be dug by an outside contractor with a larger machine.
- Installed a meter at a location that has been remodeled. This location hasn't had water since 1993.
- Hydrant Flushing has begun and will be an off and on process until completion.
- Site repairs were completed at location where there were previous excavations.
- All remote buildings were cleaned, inspected.

Customer Service

- Staff performed 48 line locates.
- Staff performed 85 work orders.
- Disconnects for non-payment 11
- There were 5 loads of lime purchased.



OPERATIONS REPORT – Ste. Genevieve

Public Works

Streets

- Street sweeping schedule has been created.
- Completed the set up for Pioneer Day, a festival which the PW dept. provides assistance.
- Filled the large cracks on Progress Parkway with sand to minimize the amount of crack filling materials needed.
- Cross walk light failed to work properly at the hospital crosswalk. We found the solar panel had been damaged. A new one is on order.
- Met with an alderman about needed dirt work in an easement in Rozier Subdivision.
- Street sweeper is back on schedule, after repairs were completed.
- Dump truck number 2 is down, truck discussion needs to be a topic.
- Routine items were also completed weekly. Trash, light checks, potholes, vandalism, etc....

Park

- Wood chips and mulch were delivered and laid in appropriate areas
- Rose bush island was cleaned out and is awaiting the installation of a Flag pole.
- Park staff dyed the pond that is in the park.
- Facility checks were made daily now due to an incident.
- All mowing equipment is being maintained to ensure proper operation.

Project Updates

- Waterline Project contractor was selected
- Electrical Bldg. still on hold do to waiting on materials.
- Sidewalks contractor was selected.
- Crack filling coming soon

Safety

- Distracted driving was the topic this month
- Staff completed all cyber security awareness training as well.

Regulatory

- DMR
- Groundwater report
- CCR



OPERATIONS REPORT – Ste. Genevieve

Training

- Equipment training class was held here in Ste. Genevieve and taught in part by Steve and Corey

Concerns for the Month

- Dump Truck

Positive for the Month

- Many long awaited projects moving forward.



SENT VIA CERTIFIED MAIL: 70220410000161796907

May 23, 2023

Deborah Gegg
PO Box 1044
Washington, MO 63090-8044

RE: 42 S Main – NOTICE OF ABATEMENT PUBLIC HEARING

Ms. Gegg:

A Notice of Violation was sent to you on April 11th regarding multiple nuisance violations including broken or cracked windows, severely deteriorated siding & other exterior surface materials, holes and gaps in the walls & windows allowing entry of vectors, vermin, rodents & other animals, and other violations which have created an unclean and unsanitary condition and have become injurious, dangerous, and unsafe to the public.

The following outline of remedial action was provided to you in the April 11th letter and none of the abatement has been performed within the allotted timeframe.

Outline of remedial action required:

Repair / replace any decaying / broken / torn / loose exterior surface materials.

Repair / replace decaying / damaged wooden trim around windows.

Repair / replace any broken windows, doors or frames.

Pursuant to Municipal Code, Section 215.040, the Board of Aldermen will hold a public hearing on June 22nd, 2023 at 6pm at City Hall (details below) to hear the evidence regarding this Notice of Abatement and determine if a public nuisance exists and issue an order of abatement if so determined. You are required to appear before the Board for this hearing. The hearing will be held at the following time and location:

**Ste. Genevieve City Hall
165 South 4th Street
Ste. Genevieve, MO 63670**

June 22nd, 2023; 6:00pm

Respectfully,

Happy Welch,
City Administrator,
City of Ste. Genevieve

NOTICE OF ABATEMENT

to: Deborah Gegg and anyone with ownership interest in the property located at 42 S. Main Street, Ste. Genevieve, MO 63670

Pursuant to Municipal Code, Section 215.040, the board of Aldermen will hold a public hearing on June 22nd, 2023 at 6pm at City Hall, 165 South 4th Street, Ste. Genevieve, MO 63670, to hear evidence regarding this Notice of Abatement and determine if a public nuisance exists and whether to issue an order of abatement if so determined.

You are required to appear before the Board for this hearing.



Happy Welch, City Administrator
City of Ste. Genevieve

BEFORE THE BOARD OF ALDERPERSONS OF THE CITY OF STE. GENEVIEVE,
MISSOURI

In the Matter of:)
Nuisance Abatement)
Located in the City of Ste. Genevieve:)

42 S. Main Street, Ste. Genevieve, Missouri, 63670
Parcel # 07-5.0-021-04-014-0005.00 & 07-5.0-021-04-014-0006.00

Date of Hearing: June 22, 2023

Time of Hearing: 6:00 PM

Location of Hearing:
Ste. Genevieve City Hall
165 S. Fourth Street
Ste. Genevieve, MO 63670

FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER TO ABATE NUISANCE

1. This matter of a nuisance abatement located at 42 S. Main Street, Ste. Genevieve, MO 63670 came before the Ste. Genevieve Board of Alderpersons for hearing on an Order to Show Cause Why Nuisance Should Not Be Abated and on the 22nd day of June, 2023. Present representing the City were Mark Bishop, City Attorney, and David Bova, Community Development Director for the City. Deborah Gegg, the owner of the property, failed to appear.

2. City attorney presented evidence on behalf of the City.

3. Ste. Genevieve Municipal Code Section 215.010 defines public nuisance as any item or thing, kept, maintained, placed or found in or upon any public or private place within the City which is injurious, dangerous, unsafe or offensive to the public, and any omission failed to be done by any person which is injurious, dangerous, unsafe or offensive to the public.

The following items are visible in the included photographs as part of the nuisance. These items exhibit dilapidation and decay of the structure which are dangerous and create unsafe conditions for neighboring properties and the public.

A. The holes in the exterior of the structure, including walls, windows, doors, and roof need to be patched or covered.

B. The broken window frames or window glass need to be replaced or boarded over.

C. The decaying or dilapidated exterior parts, including windowsills, siding, etc. that are in danger of falling or becoming detached need to be replaced, re-attached or boarded over.

D. The severely deteriorated rear porch deck needs to be replaced, removed, or access blocked until repairs are made.

- E. The exterior stone foundation needs to be re-pointed in multiple areas.
4. Ste. Genevieve Municipal Code Section 215.020 makes it unlawful for any person to maintain a nuisance within the boundaries of the City.
 5. Ste. Genevieve Municipal Code Sections 215.045 allows an authorized representative of the City entry onto private property at reasonable times for the purpose of determining the existence of a violation of this code.
 6. Deborah S. Gegg is the owner of the property located at 42 S. Main Street in the City of Ste. Genevieve Missouri as of June 8, 2023, based on Ste. Genevieve County Assessor data.
 7. A nuisance complaint was received, via email, from Samuel James Ewing, of 28 S Main St, Ste. Genevieve, MO on May 17, 2023. The complaint was copied to the Board of Aldermen at that time.
 8. Based on the Ste. Genevieve Municipal Code it has been determined that a nuisance exists on the property located at 42 S. Main Street, owned by Deborah S. Gegg.
 9. Documentation was made in the form of photographs taken on May 17, 2023 & June 12, 2023 to further prove the existence of the nuisance items on the property at 42 S. Main Street. Documentation was also made in the form of photographs taken in July, 2018; abatement of those nuisances occurred at that time but the structure has continued to deteriorate.
 10. Attempts were made to contact Ms. Deborah S. Gegg on multiple occasions via telephone, email, and contact with family members to work out arrangements to abate the nuisances with no response.
 11. Letters were sent to Ms. Deborah S. Gegg at multiple addresses, including the address listed on the property deed, on May 23, 2023 & June 1, 2023 via Certified Mail & Regular U.S. Mail in an attempt to abate the nuisances on the property at 42 S. Main Street. The letter sent via Certified Mail was received back to City Hall on June 7, 2023 as unclaimed and unable to forward. Letters sent via regular mail were received back to City Hall on June 10, 2023 as not deliverable and unable to forward.
 12. Additional attempts were made to contact Ms. Gegg via personal visits to 42 S. Main, contact with the City of Pacific, Mo code enforcement department, and social media searches. Ms. Gegg could not be found and did not respond.
 13. On May 23, 2023, a notice of abatement public hearing was attached to the front door of the structure at 42 S. Main.
 14. Per Ste. Genevieve Municipal Code Section 215.040, since the owner could not be found within the City and did not respond to any other means of communication, notice of the abatement public hearing was published in the Ste. Genevieve Herald on May 31, 2023 and June

7, 2023. Notice of the abatement public hearing was also published in the Washington Missourian on June 7, 2023.

15. Per Ste. Genevieve Municipal Code Section 215.040, at least ten (10) days' notice was given by placing a public notice in the Ste. Genevieve Herald for the weeks of May 31, 2023 and June 7, 2023, for Ms. Deborah S. Gegg to appear before the Ste. Genevieve Board of Alderman on June 22, 2023 to show cause, if any, why she should not abate the nuisances.

Based on the facts, **42 S. Main Street in Ste. Genevieve Missouri is declared a public nuisance** based on Section 215.040, the Ste. Genevieve Board of Alderman directs the City Administrator, or his designee, to **order Ms. Deborah S. Gegg to abate the nuisances within twenty (20) days**. Such order shall be served in the same manner provided in Subsection (2) of the same section for service of the order to show cause. The order also provides that the City Administrator, or his designee, be directed to have the nuisance abated, if the order is not obeyed within the time period set by the Board, and that a special tax bill be issued for the costs of abating the nuisance.

The foregoing is the Order of the Ste. Genevieve Board of Alderpersons this 22nd day of June, 2023. The City Clerk is instructed to send a copy of this Order to all parties and to place a copy of the same in the minutes of the City Council Meeting.

By Order of the Board of alderpersons of the City of Ste. Genevieve.

Mayor



ATTEST:

City Clerk



Ste. Genevieve Board of Aldermen

Public Hearing

June 22, 2023

42 South Main Street

Ste. Genevieve, MO

Public Nuisance Hearing

Recent History of Property Nuisances

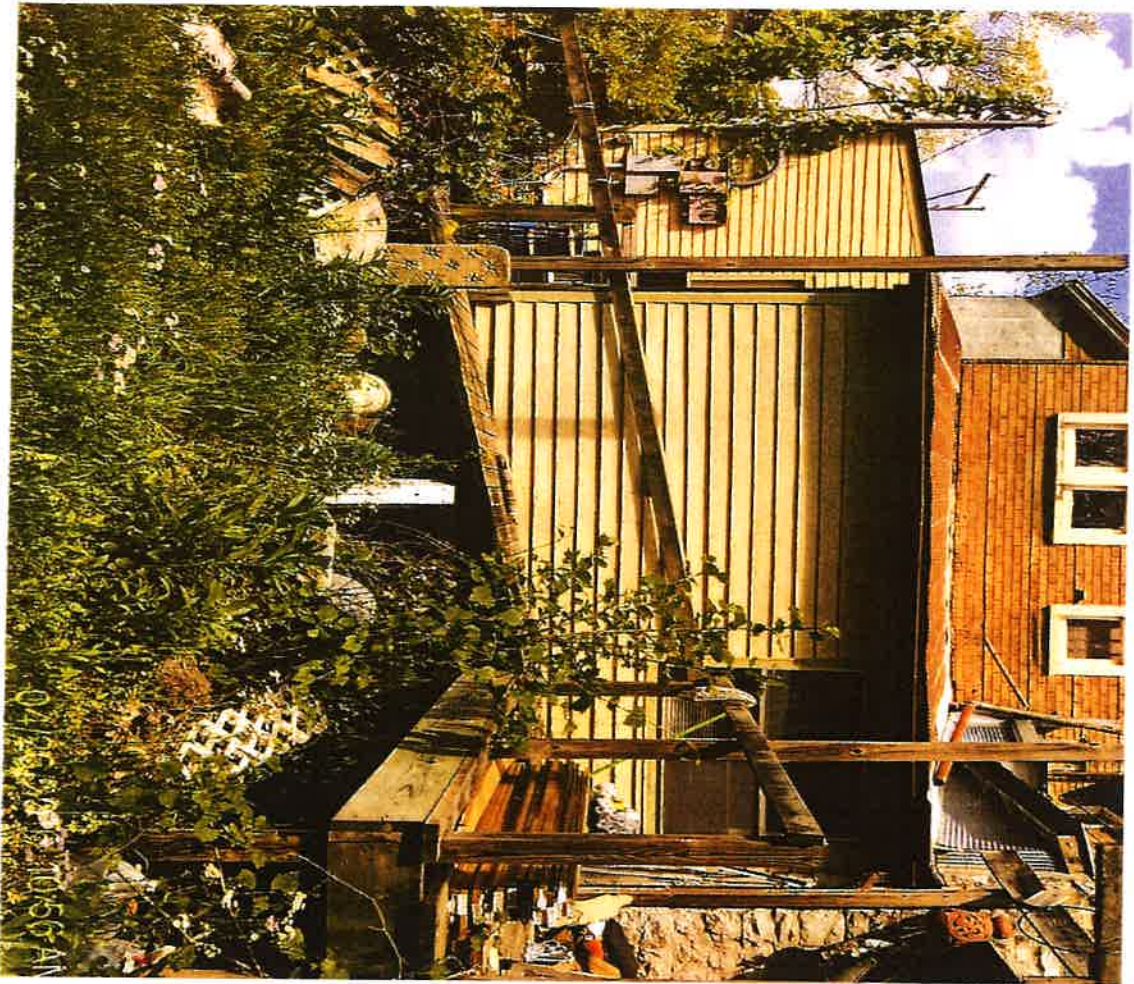
- Nuisances identified in October 2009. Order to abate issued May 10, 2010.
- Ordered to abate again in May 2013. Citation issued; no longer in system.
- Courtesy Letter and abatement letter sent again in June / July 2015. No abatement.
- Courtesy Letter sent again in May 2016. Abatement process followed.

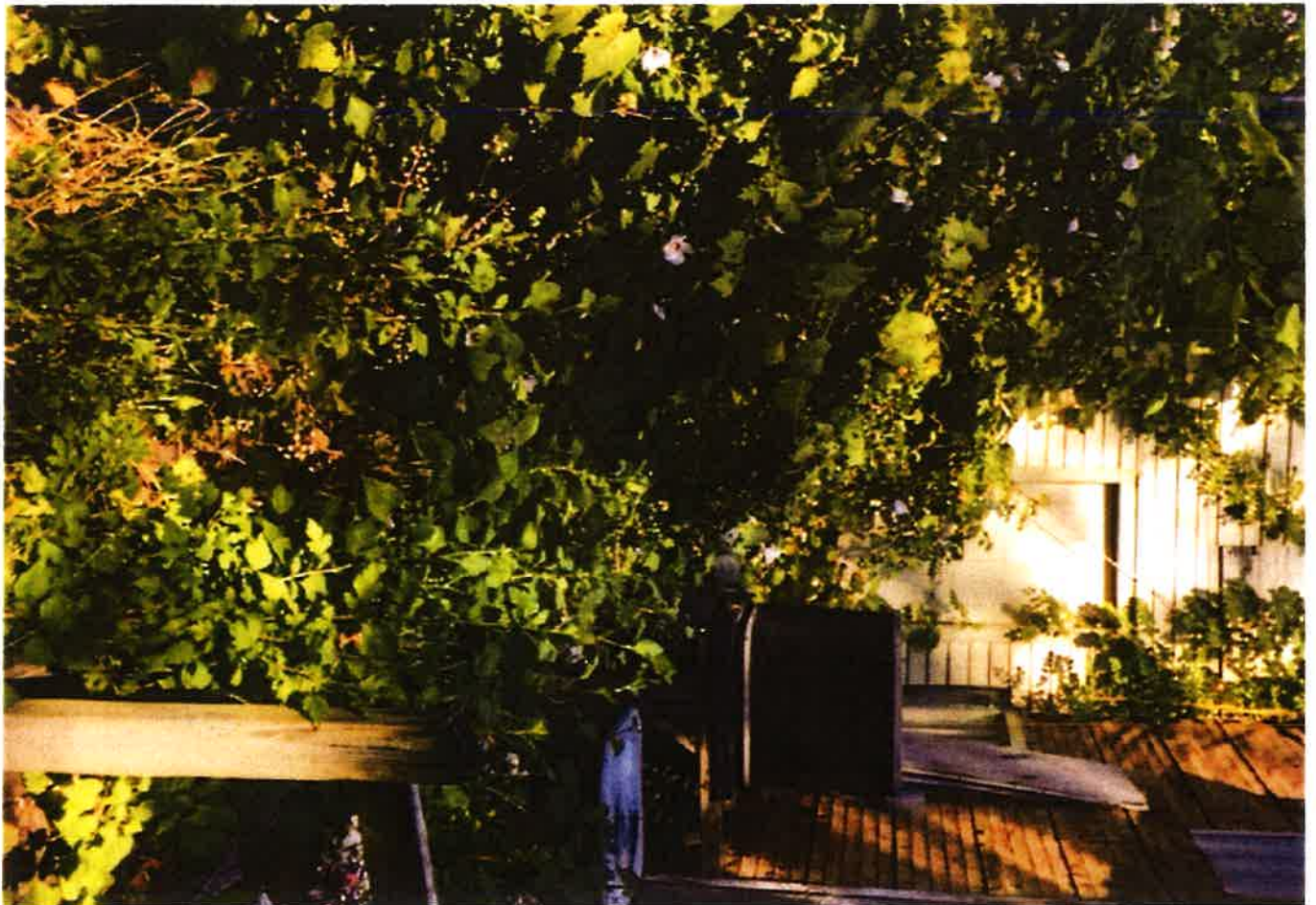
Recent History of Property Nuisances

- City issues warrant in January 2017. Property owner doesn't appear. PD travels to last known workplace to serve / arrest. Owner not found.
- Courtesy letter and Notice of Abatement letters sent again in 2018. Abatement process followed and city completes abatement.
- Current lien on property for abatement work completed in 2018.
- We have sent letters to the owner annually trying to make contact to no avail.

Examples of Ongoing Nuisance Issues









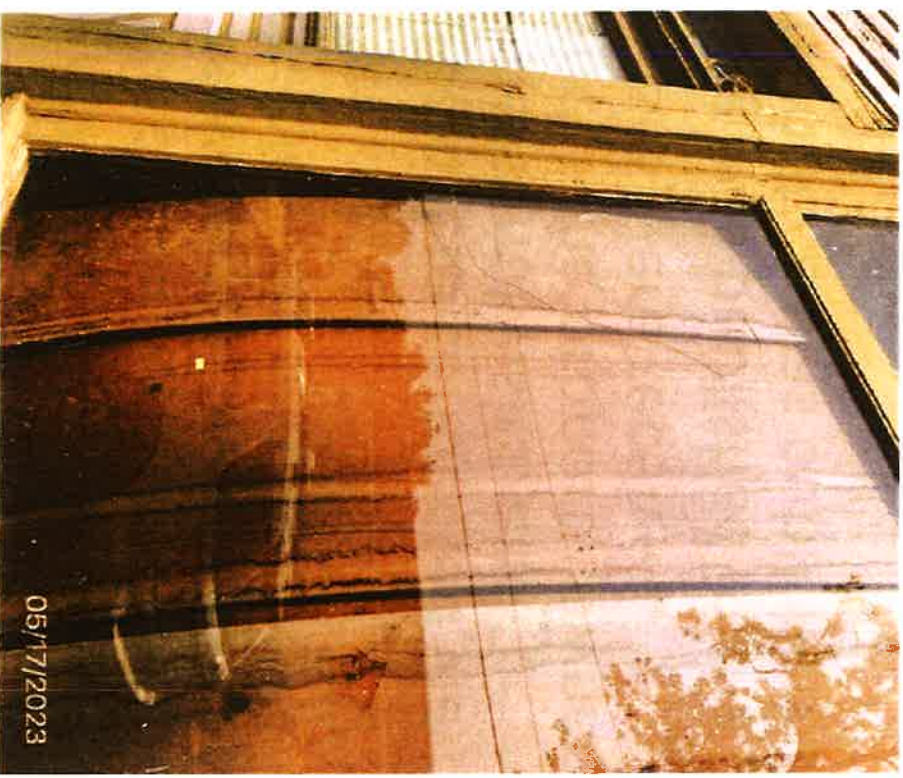
Communication w/ Property Owner

- Nuisance notices sent in 2009, 2010, 2013, 2015, 2016, & 2018.
- Public Hearings held in 2016 & 2018 and property declared public nuisance.
- Notice of Violation letter mailed to property owner on 4/11/23. No response.
- Neighbor complaint received 5/17/23.
- Attempts made to contact property owner via telephone (no answer or number no longer in service), email (no response received), contact with family members (no response to family members), and personal visits to the property.

Communication w/ Property Owner

- On 5/23/23, a Notice of Abatement Public Hearing were sent via US Regular Mail, US Certified Mail & posted on the front door of the structure. Letters were received back at City Hall as unclaimed, not deliverable, and unable to forward.
- Additional attempts to make contact were conducted via social media searches, additional personal visits, and contact with City of Pacific, Mo where the property owner has additional property. No responses were received.
- Notice of Abatement Public Hearing was published in the Herald on 5/31/23 & 6/7/23. Same notice was published in the Washington Missourian on 6/7/23.
- We have received no response to any of these attempts.

Current building nuisance issues



Broken Windows



Additional broken windows



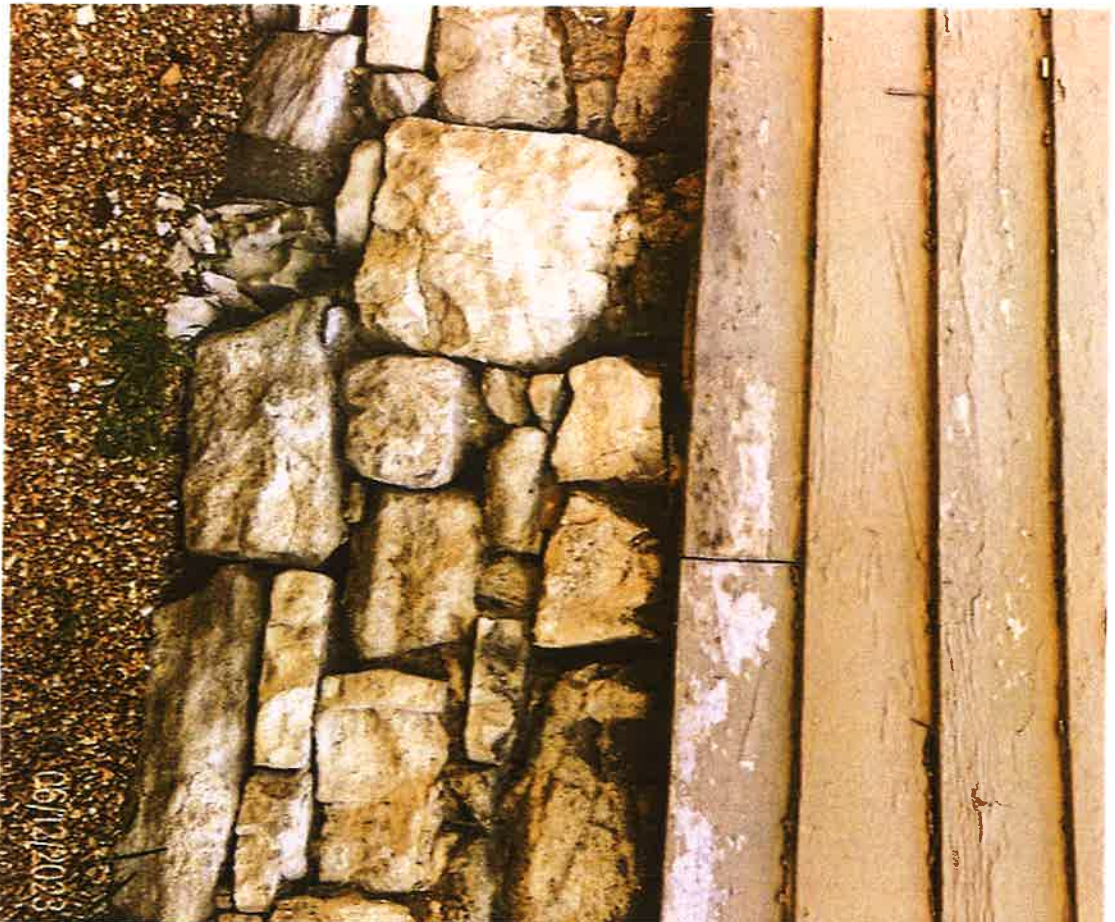
Holes in exterior surface



Additional holes in exterior



Rear porch decay



Loose foundation stones



June 18, 2023

To whom it may concern:

City administrator,

A couple a days ago , by chance someone from ste gen, mo informed me of a notice in the ste gen. newspaper. They said that the notice in the newspaper was about my homeplace on Main street being abandoned or abandonment. The information i received was not real clear.

This letter is to explain my extenuating circumstanes or mitigating factors:

1. Where i reside i am under medical care, hours away from ste gen.
2. My mailing address is : p.o.box 152, ste gen mo 63670. I also can not pick up my mail.
3. I do not have anyone to transport me that many many miles to ste. gen
4. The last time i was in ste gen, it was before the covid pandemic and at that time my homeplace was ok. The city had taken my state registered historal vehicle away from my homeplace. At which that vehicle was street legal & insured. I am also still paying insurance on that vehicle because once my health gets better i will then take actions with finding my historal vehicle. (1984 Dodge Truck W-250 4x4 veh. ID# 1B7HW24T2ES313838)
5. If the newspaper notice is about any high grass in homeplace small yard, i've enclosed a \$300 money order for you all to pay a high school child to get paid to mow my grass the rest of the summer. (such as \$30 X 10 weeks)
6. My homeplace on Main St. is NOT for sale. My family has owned it since 1946 (77 years). I have my personal plans for my homeplace.
7. In the past while i was residing in ste gen. I ask for help from 2 local churches i was attending, which did not help me with my hardships. Then this is what is ironic the 1 church i sustained a back injury from a fall that was the churches fault because they had not marked a handicap walkway offset in the parking lot. This injury keep me from continuing to pursue for a good paying job in ste gen county. Plus i had a long somewhat recovery from that fall. Which i continue to have health issues because of that fall. Adding to that, i may say, i did not pursue to sue that church for their negligence. Then the ste gen doctor that was my primary care DR. left ste. gen permanently. Many times i cryed & prayed to God for help. But i found no love , no christian love in that town, ste gen.
8. There was & still isn't good paying jobs in ste gen county. I avidly pursued empolyment in that area. No one was hiring that paid out a good salary to live on. I wanted to work close to my homeplace. but ste gen is not a healthy growing town. I found that out, though my personal experience by residing in ste. gen. Therefore, what small companies that still exists in ste gen could not help me. So because of these factors i followed

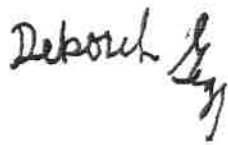
other locations for employment.

9. Over time i was involved in uncontrollable circumstances, near death experiences multiple times. Which was no fault of my own. Also which has affected my health and my income. This is where i am today for as i stated earlier i am under medical care .

10. I am still alive because of God's protection, ongoing healing and the help from a couple of friends, which whom now have went to be with our heavenly father. I have no children, no one. But i am not giving up on my recovery. My health is the piority right now.

Sincerely,

Deborah Gegg

A handwritten signature in black ink that reads "Deborah Gegg". The signature is written in a cursive style with a large, stylized initial "D" and a long, sweeping underline.