

**MINUTES OF THE
STE. GENEVIEVE BOARD OF ALDERMEN
REGULAR MEETING
THURSDAY – OCTOBER 12, 2023**

CALL TO ORDER. Mayor 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 Bob Donovan
Alderman Joe Steiger	Alderman Joe Prince
Alderman Mike Raney	

Absent: Alderman Eric Bennett
Alderman Jeff Eydmann
Alderwoman Kristi Cleghorn

APPROVAL OF AGENDA. A motion by Alderman Steiger, second by Alderman Donovan to approve the agenda as presented. Motion carried 5-0-3 with Alderwoman Cleghorn, Alderman Eydmann and Alderman Bennett absent.

PRESENTATION/AWARDS. None.

PERSONAL APPEARANCE. None.

CITY ADMINISTRATORS REPORT. (See Attached Report)

STAFF REPORTS.

Happy Welch – Tourism (See Attached Report)
Kenny Steiger – Fire Chief (See Attached Report)
David Bova – Community Development (See Attached Report)

PUBLIC HEARING.

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 Timothy C.

Bauman and/or anyone with ownership interest in the property located at 58 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 Keim opened the public hearing at 6:21 p.m. and City Attorney Mark Bishop explained the purpose and the process of the hearing. City Clerk Pam Meyer swore in Mr. David Bova, Assistant City Administrator/Community Development Administrator and Mr. Bauman. Mr. Bova then presented the findings of fact, conclusion of law and order to abate the nuisance, (copy attached) at 58 S. Main Street, as well as pictures that the Mr. Bova went through one by one to explain. He answered questions from the City attorney and from the Board members. Mr. Bauman then spoke to the Mayor and Board and told the members that he has not done anything with the nuisance because he was told a very long time ago that part of the building is on City property and he is not fixing something that is not even on his property. Mr. Bishop, City Attorney clarified that the hearing before the board is concerning the building that is in need of repairs and the property line is irrelevant because it is about the condition of the building not a dispute over the property line. A motion by Alderman Joe Steiger, second by Alderman Joe Prince to adopt the findings of fact, conclusion of law and order to abate the nuisance as presented by Mr. Bova and declare 58 S. Main Street a public nuisance and direct the City Administrator or his designee, to have the nuisance abated. Motion carried 5-0-3 with Alderman Eydmann, Alderman Bennett and Alderwoman Cleghorn absent.

PUBLIC COMMENTS. None.

CONSENT AGENDA.

- Minutes – Board of Aldermen - Regular Meeting – September 28, 2023
- Minutes – Board of Aldermen – Work Session – September 28, 2023
- **RESOLUTION 2024-01.** A RESOLUTION OF THE CITY OF STE. GENEVIEVE, MISSOURI STATING INTENT FOR THE STE. GENEVIEVE FIRE DEPARTMENT TO APPLY FOR A 2023 MISSOURI DEPARTMENT OF CONSERVATION (MDC) GRANT IN THE AMOUNT OF \$13,610.
- **RESOLUTION 2024-02.** A RESOLUTION APPOINTING GARY SMITH, 102 S. MAIN ST. TO THE STE. GENEVIEVE TOURISM TAX COMMISSION.
- **RESOLUTION 2024-03.** A RESOLUTION APPROVING A PROPOSAL FROM PUBLIC SAFETY UPFITTERS, LLC, THROUGH THE STATE OF MISSOURI COOPERATIVE PURCHASING PROGRAM TO PURCHASE AND INSTALL EMERGENCY EQUIPMENT FOR THE FIRE DEPARTMENT IN AN AMOUNT NOT TO EXCEED FIVE THOUSAND SIX HUNDRED AND ELEVEN DOLLARS (\$5,611.00).

A motion by Alderman Raney, second by Alderman Prince to approve the consent agenda as presented. Motion carried 5-0-3 with Alderwoman Cleghorn, Alderman Eydmann and Alderman Bennett absent.

OLD BUSINESS.

BILL NO. 4588. AN ORDINANCE PROVIDING FOR THE ISSUANCE AND COLLECTION OF SPECIAL TAX BILLS AND LEVYING A SPECIAL ASSESSMENT AGAINST THE LOTS, TRACTS AND PIECES OF LAND FOR SIDEWALK IMPROVEMENTS. 2ND READING. A motion by Alderman Mike Raney, second by Alderman Joe Prince, Bill No. 4588 was placed on its second and final reading, read by title only, considered, and passed with a 5-0-3 vote by a roll call as follows: Ayes: Alderman Bob Donovan, Alderman Joe Steiger, Alderman Joe Prince, Alderman Patrick Fahey and Alderman Mike Raney. Nays: None. Absent: Alderwoman Kristi Cleghorn, Alderman Eric Bennett and Alderman Jeff Eydman. Thereupon Bill No. 4588 was declared Ordinance No. 4505 signed by the Mayor and attested by the City Clerk.

NEW BUSINESS.

BILL NO. 4589. AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO SIGN DOCUMENTS RELATED TO THE RELEASE OF EASEMENT & TRANSFER OF PROPERTY TO JAMES T. BECKERMAN FOR THE PROPERTY WHERE THE BLAIN STREET TANK WAS LOCATED. 1ST READING. A motion by Alderman Joe Steiger, second by Alderman Bob Donovan, Bill No. 4589 was placed on its first reading, read by title only, considered and passed with a 5-0-3 vote of the Board of Aldermen with Alderwoman Kristi Cleghorn, Alderman Eric Bennett and Alderman Jeff Eydman absent.

BILL NO. 4590. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN SAAS SERVICES AGREEMENT WITH GENASYS, INC. FROM SAN DIEGO, CALIFORNIA IN AN AMOUNT NOT TO EXCEED \$6,885.00 OVER A 36-MONTH CONTRACT FOR AN EMERGENCY ALERT TEXTING PROGRAM. 1ST READING. A motion by Alderman Bob Donovan, second by Alderman Joe Steiger, Bill No. 4590 was placed on its first reading, read by title only, considered and passed with a 5-0-3 vote of the Board of Aldermen with Alderwoman Kristi Cleghorn, Alderman Eric Bennett and Alderman Jeff Eydman absent.

BILL NO. 4591. AN ORDINANCE OF THE CITY OF STE. GENEVIEVE, MISSOURI APPROVING A TAX-EXEMPT EQUIPMENT LEASE PURCHASE AGREEMENT WITH FIRST STATE COMMUNITY BANK FOR THE PURCHASE OF TWO POLICE VEHICLES. 1ST & 2ND READING. A motion by Alderman Joe Seiger second by Alderman Joe Prince, Bill No. 4591 was placed on its first reading, read by title only, considered and passed by a 5-0-3 vote of the Board of Aldermen with Alderwoman Kristi Cleghorn, Alderman Eric Bennett and Alderman Jeff Eydman absent. A motion by Alderman Joe Steiger, second by Alderman Bob Donovan to proceed with the second and final reading of Bill No. 4591. Motion carried 5-0-3 with Alderman Bennett, Alderwoman Cleghorn and Alderman Eydman absent. A motion

by Alderman Bob Donovan, second by Alderman Joe Prince, Bill No. 4591 was placed on its second and final reading, read by title only, considered and passed by a roll call vote as follows: Ayes:, Alderman Bob Donovan, Alderman Joe Steiger, Alderman Joe Prince, Alderman Patrick Fahey and Alderman Mike Raney. Nays: None. Absent: Alderwoman Kristi Cleghorn, Alderman Eric Bennett and Alderman Jeff Eydman Motion carried 5-0-3. Thereupon Bill No. 4591 was declared Ordinance No. 4510 signed by the Mayor and attested by the City Clerk.

OTHER BUSINESS. None.

MAYOR/BOARD OF ALDERMEN COMMUNICATION. None.

ADJOURNMENT. With no further business Mayor Kiem adjourned the meeting at 6:58 p.m.

Respectfully submitted by,



Pam Meyer
City Clerk

CITY ADMINISTRATOR REPORT

October 12, 2023 UPDATE

1. Framing and electric/plumbing rough-ins are underway at city hall. The windows are planned to be installed this week in the front and north side while the glass block windows will be removed and covered for a short time.
2. I hope to have a tourism director hired this week. We will work on a conditional letter of employment and I will let you know when that person accepts. The individual will not start for 2-4 weeks depending on their current job.
3. Fish and Wildlife have started on the process to accept the property on the east side of the levee from the Levee District. This property was subdivided for the purpose of education and recreation. I'm not sure what the timetable is yet until it gets submitted.
4. Tary Todd with Cochran has completed drawings for the N. 4th St. repaving/stormwater plan with an estimated cost of almost \$88,000. This is the section of N. 4th we didn't complete due to drainage issues on the street and an inlet in the middle of a driveway. The cost for this improvement comes out of the street capital improvement line item where we have only \$200,000 budgeted.
5. Park Board has requested we have a number of trees removed in Pere Marquette, Valle Spring, and Dave Pinkley parks. Alliance has created a maps of the tree locations and will give a tour for contractors to familiarize the trees to be cut down. We will be going out for bid and advertising soon for that project.

Tourism Report 10/12/2023

Upcoming events: Night of the Werewolf-Centre for French Colonial Life 10/21, Downtown Ste. Genevieve Spooktacular 10/28. Rural Heritage Days 10/28, Déjà vu Sprit Reunion-Foundation for Restoration 10/28, Pecanapalooza-Centre for French Colonial Life 11/4.

Website visitors are around 5,000 for September with 145,000 impressions with the majority of those folks looking at our events calendar and checking out Oktoberfest details. There were also a lot of people looking into the Balloon Glow at Chaumette Vineyards. JRudny has started designing a new main page that we will be looking at to see if it will be worth a complete website redesign.

The Milice Encampment was this past Saturday and we had a lot of response to our Facebook page postings all last week. Our Facebook reach was pretty high over the last 30 days especially around Oktoberfest with over 13,000 Facebook members reached in that period.

Ste. Genevieve Fire Department

Ken Steiger Fire Chief
165 South 4th. Street
Ste. Genevieve, Mo. 63670

Phone: 573-883-5400 City Hall
Phone: 573-883-5321 Fire House
Fax: 573-883-8081 Fire House
Email: sgfd7101@gmail.com
Cell Phone: 573-883-0615

Monthly Operations Report

Date: **September, 2023**

Calls for Assistance:

- SGFD responded to **24** emergency calls in **September**
- Total for this year is **210** calls, **up 32** calls from last year

Staffing:

- SGFD roster is down **5**. Due to the fireman being volunteer, openings will occur
- Volunteers are still needed to form an applicant list, contact any SGFD firefighter if Interested
- **Have been contacted by another female that will be picking up an application to start the process**

Training: (FYI, all monthly training is done after hours or on weekends)

- **Monthly Training was Hydrant connections and the initial fire attack**
- **Preplan Training was on Labor Day no training.**
- **Propane Emergencies Class @ Bloomsdale – We had 2 attend.**
- **Did an additional training on water rescue at River Rapids Water Park after they closed for the season**

Meetings Attended

Bi County Chiefs Meeting – **Attended**
City Council Meeting – **Attended**
Ozark Fire Assoc. Meeting – **Attended**
SGFD Officers Meeting – **Attended**
Recruitment & Retention Meeting - **Attended**

Technical Rescue: (FYI, all Tech Rescue training is done after hours or on weekends in addition to regular monthly training)

- Nothing to report

Apparatus & Equipment Maintenance:

- **Suburban insurance details – 2019 Suburban Bought from Barley Auto. I have submitted a quote for the purchase and installation of the new emergency lights and sirens from PSU (Public Safety Upfitters) for your approval. The insurance company has agreed to reimburse us for the costs involved. Once approved - they say we will probably have an appointment for installation in mid to late November.**

Fire Radio

- St Francis County 911 radio survey – Radio improvements project moving forward with 2025 anticipated completion.

Grants

2022 DPS Grant application

I have applied for a \$43,000 no match grant for radio replacement

I received notification that the grant request for \$43,000 for radio equipment was fully funded. The State has given permission to order the radios. Radios have been ordered.

Checked on the progress last week. Radios are in and being programmed. Should see install by the end of the month.

2023 DPS Grant

Received notification that the grant program will open soon. I intend to apply again to try to get some of our handheld radios upgraded. This will be a no matching funds grant, the same as the last 2 DPS grants. Grant has been submitted for approximately \$72,000.

Grant has been approved. **Waiting for permission from the state to order. Have heard that the money should be released to the state by the end of the month and allow me to go out for bids.**

ARP Grant

There is a maximum of \$20,000 and our match will be 50% of the amount requested. I am asking permission to proceed with the grant request with the amount not to exceed \$20,000 with a required match not to exceed \$10,000. The required match funding will be available from our rural fire fund. The turnout gear came in \$1,384.78 under budget. I have made an award adjustment request to the grant program to use that money to increase the number of helmets that we can purchase as long as we don't exceed the total amount of our awarded grant. Received permission to purchase 28 helmets for this grant. Helmets should be in second or third week of November.

2023 Missouri Department of Conservation Grant

Have begun the grant writing process and have submitted a request for permission to apply for the grant. This is a 50% match grant and the matching funds would be available in the rural fire fund should we be successful.

County Firefighters Assn.:

- **Working on funding a Propane Truck Emergencies Class for the spring.**

Local & State Mutual Aid:

- Nothing to report

Misc.

- **We participated in the annual Backstoppers Golf Tournament with a team sponsored by our Fireman's Fund and also raised the flag at the entrance of the event.**
- **Participated in the Valle homecoming parade and assisted SGPD with traffic for the parade**
- **We participated in the 29th annual Jeffco Fire Engine Rally and brought home the award for the "Best Overall Ground Cover Apparatus".**
- **We did a standby for the Fireworks in the city park on Labor Day Weekend**
- **I have been appointed to an "RHSOC Committee" for Region C representing all fire chiefs. This committee is the "Regional Homeland Security Oversight Committee" oversees Homeland Security plans and grants in our region dealing with public Safety and Security. This will not interfere with my ability to apply for grants from this group. I will also be one of the first to hear about grants that are available in our area. This is the group that has approved the \$147,000 in radio upgrades that we have received.**

KnoxBox Program

Boxes Approved, shipped and Waiting for installs

Ste. Genevieve Do It Center (still waiting for warehouse on Chadwell)

Mid State Wood Products for Trautman Building

Installed



Community Development October 2023 Staff Report 9/23/23 – 10/9/23

Historic Preservation – Heritage Commission

- Meeting 9/18 (no mtg in Aug) – Approved 5 COAs & 6 Attestation
- Next meeting – 10/16
- Historic Preservation Grant – Date of event – 9/30-10/1; great participation
- 2024 HP grant application(s) – mobile app walking tour – app submitted

Building Department / Code Enforcement

- Occupancy Permits / Inspections 12
- Building Permits Issued 2
- Demolition Permits 0
- Sign Permits 0
- Chicken Permits 0
- Special Use Permits 0
- New permitting software RFP – implementation of permitting module in progress
- Sidewalk violations – 1 property left – work to begin later this month

Comprehensive Plan Update

- Steering Committee
 - Board rep is Alderman Raney
 - Funnel public input through Comm Dev Dept, committee, or RPC
- Current stage of process is Vision Development
- Meeting w/ RPC this week; tentative next public meeting end of October

Planning & Zoning

- No meeting this month
- Next meeting – 11/2

City / County Info

- Assistance with Tourism funding 2023 – budget of 5k; could consider more
- Assistance with Tourism / EcDev 2024 – discussion of poss. adding lodging tax to 2024 ballot
- Assistance with Tourism / EcDev 2024 - discussion of forming a CVB type organization with County & Chamber
- Progress Parkway property – pre-engineering complete; county assistance offered & in discussion
- FLAP Grant (N 4th Street) – remains on track for 2025

- 911 Tax – Board formed (includes City officer) – payments from City & Amb. Dist. to continue until new infrastructure installed and paid; potentially 4 – 5 years
- EV Charging – County will not be participating
- Improvements to Ferry Landing – beginning discussions w/ CoE, Port, UP, County

Board of Adjustment

- Nothing new to report

Floodplain Management

- Current long range forecasts are <50% chance of flooding in Sep-Oct-Nov.
- Current river stage (10/6) is 1.8'; expected to remain near this level the rest of the week.
- Ferry currently not operating.

Property Maintenance

- Nuisance Property Issues 6
- Vegetation Nuisance Issues 2
- Code Violation Issues 3
- Sidewalk Issues 1
- 58 S Main – public nuisance hearing 10/12

Training 2023

- CLG Updates – Mo SHPO – completed 1/23
- Winter Walking Safety for Employees – Zywave – completed 2/6
- NPS Interpretation Workshop – attended 2/22
- NAPC – Preservation Planning – attended 3/23
- NAPC – Preservation Planning Pt. 2 – attended 4/13
- SEMA – Ransomware Table Top – attended 5/18
- Zywave – Anti-Bullying in Workplace – completed 6/2
- ICMA Budget Webinar Series – 3 sessions – completed 6/20
- HUD PRO Housing Webinar – completed 9/6
- Zywave – Multi-Factor Authentication – completed 9/25
- MML – Nuisance Abatement – attended 10/3

NOTICE OF ABATEMENT

to: Timothy Bauman and anyone with an ownership interest in the property located at 58 S. Main Street, Ste. Genevieve, MO 63670

Pursuant to Municipal Code, Section 215.225, the Board of Aldermen will hold a public hearing on October 12th, 2023 at 6pm at City Hall, 44 Plaza Drive, 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



SENT VIA CERTIFIED MAIL - 70220410000161796969

September 19, 2023

Timothy C Bauman Living Trust
Attn: Timothy Bauman
58 S Main St
Ste. Genevieve, MO 63670-1628

RE: 58 S Main - Parcel ID#07-5.0-021-04-014-0007.00 – NOTICE OF ABATEMENT PUBLIC HEARING

Mr. Bauman:

A Dangerous Building Notice was personally served to you on June 15th regarding multiple building defects including severely spalling brick on the exterior walls, large holes in the brick walls, severely deteriorated brick & wood around windows, loose brick along the roof parapet, and severely deteriorated mortar throughout the structure, which has created a dangerous building that is exhibiting the following type defects as defined in municipal ordinance:

- Dilapidation or decay likely to cause injury to the safety or general welfare of citizens
- Parts so attached that they may fall and injure members of the public or damage property
- Conditions which render the building dangerous to the safety or welfare of City residents

The following outline of remedial action was provided to you in the June 15th 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 and doors.

Tuckpoint and seal brick surfaces after all missing / spalling brick is replaced.

Properly surface coat all exterior materials.


Pursuant to Municipal Code, Section 215.225, the Board of Aldermen will hold a public hearing on October 12th, 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
44 Plaza Drive
Ste. Genevieve, MO 63670**

October 12, 2023; 6:00pm

*165 S. Fourth Street, Sainte Genevieve Missouri 63670
Phone: 573-883-5400 Fax: 573-883-8105*

Respectfully,



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:)

58 S. Main Street, Ste. Genevieve, Missouri, 63670
Parcel # 07-5.0-021-04-014-0007.00

Date of Hearing: October 12, 2023

Time of Hearing: 6:00 PM

Location of Hearing:

Ste. Genevieve City Hall

44 Plaza Drive

Ste. Genevieve, MO 63670

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

1. This matter of a nuisance abatement located at 58 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 12th day of October, 2023. Present representing the City were Mark Bishop, City Attorney, and David Bova, Assistant City Administrator for the City. Timothy C. Bauman appeared to represent the Timothy C. Bauman Living Trust.

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

3. Ste. Genevieve Municipal Code Section 215.210 defines dangerous building as any building, mobile home or structure which exhibits dilapidation, decay, or unsafe conditions so as to work injury to the health, safety or general welfare of the occupants or City residents, or having parts so attached that they may fall and injure members of the public or damage property.

The following items are visible in the included photographs as part of the dangerous building. These items exhibit dilapidation and decay of the structure which are dangerous and create unsafe conditions for neighboring properties and the public, and parts so attached that they may fall and injure members of the public or damage property.

A. There are large cavities in the exterior brick structure where bricks have fallen out onto the ground below which need to be repaired.

B. The remaining brickwork around the cavities has loose brick which is in danger of falling and needs to be repaired and repointed.

C. There are loose bricks along the pedimented roof parapet and around some of the windows which are in danger of falling and need to be repaired and repointed.

D. There are severely deteriorated and decaying wood framing members around most of the upper story windows, including replacement wooden sills, which are in danger of failing and becoming detached and need to be repaired, replaced, or boarded over.

E. There are areas of spalling brick and severely deteriorated mortar throughout the structure that need to be repaired and repointed.

4. Ste. Genevieve Municipal Code Section 215.215 states that all dangerous buildings are declared to be public nuisances and shall be repaired, vacated, or demolished and removed.

5. Ste. Genevieve Municipal Code Section 215.020 makes it unlawful for any person to maintain a nuisance within the boundaries of the City.

6. Ste. Genevieve Municipal Code Sections 215.250 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.

7. Timothy C Bauman Living Trust is the owner of the property located at 58 S. Main Street in the City of Ste. Genevieve Missouri as of September 28, 2023, based on Ste. Genevieve County Recorder data. Timothy C Bauman is listed as the Trustee of the Timothy C Bauman Living Trust.

8. Nuisance complaints were received from city staff and National Park Service staff in 2021, 2022 & 2023. Nuisance complaints were also received from welcome center visitors in 2023.

9. Based on the Ste. Genevieve Municipal Code it has been determined that a nuisance exists on the property located at 58 S. Main Street, owned by the Timothy C Bauman Living Trust.

10. Documentation was made in the form of photographs taken on May 25, 2023 & September 28, 2023 to further prove the existence of the nuisance items on the property at 58 S. Main Street. Documentation was also made in the form of photographs taken in April, 2021 at which time initial communication with the Timothy C Bauman Living Trust began in the form of notification letters and verbal communication between Timothy C. Bauman, Trustee and the Community Development Administrator.

11. The Timothy C. Bauman Living Trust made initial attempts to abate the nuisance items in 2021 but did not address any of the major building issues. Mr. Timothy C. Bauman stated in late 2021 & early 2022 that he could not find any contractor to perform the needed abatement work. In 2021 & 2022, City staff provided Mr. Bauman with a list of local general contractors and local masonry contractors. In 2022, City staff met with local masonry contractors at 58 S Main Street, received quotes for the needed work and shared that information with Mr. Bauman.

12. A Dangerous Building Notice was sent to the Timothy C. Bauman Living Trust on June 15, 2023 via Certified Mail & also personally delivered to Mr. Timothy C. Bauman, Trustee in an attempt to abate the nuisances on the property at 58 S. Main Street. The notice sent via Certified Mail was received back to City Hall on July 13, 2023 as return to sender and unable to forward.

The Dangerous Building Notice provided 60 days for abatement of the building defects listed.

13. Also on June 15, 2023, a Dangerous Building notice placard was attached to the front door of the building at 58 S Main Street.

14. No abatement work was performed in the time provided by the Dangerous Building Notice which was personally served on June 15, 2023.

15. A Notice of Abatement was sent to the Timothy C Bauman Living Trust on September 19, 2023 via Certified Mail and also personally delivered to Mr. Timothy C. Bauman at 58 S Main Street. The notice sent via Certified Mail was verified as delivered to Mr. Bauman on September 25, 2023. The Notice of Abatement public hearing was also published in the Ste. Genevieve Herald on September 27, 2023.

16. Per Ste. Genevieve Municipal Code Section 215.040, by personally serving the notice to Mr. Timothy C. Bauman, Trustee of the Timothy C. Bauman Living Trust on September 19, 2023, sending the notice via Certified Mail which was received on September 25, 2023, and placing a public notice in the Ste. Genevieve Herald published on September 27, 2023, at least ten (10) days' notice was given to the Timothy C. Bauman Living Trust to appear before the Ste. Genevieve Board of Alderman on October 12, 2023 to show cause, if any, why he should not abate the nuisances.

Based on the facts, **58 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 the Timothy C Bauman Living Trust to abate the nuisances within sixty (60) 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.

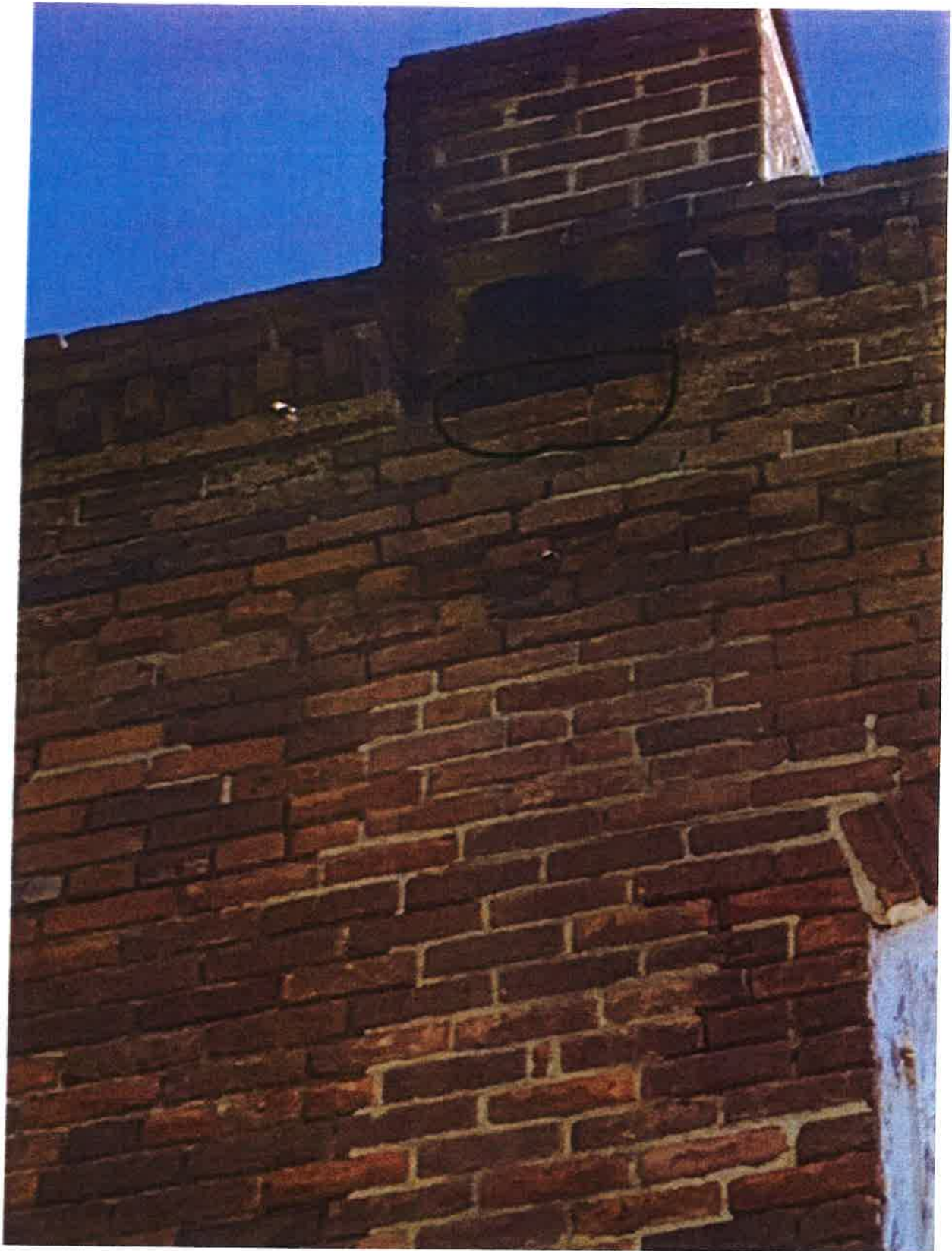
The foregoing is the Order of the Ste. Genevieve Board of Alderpersons this 12th day of October, 2023. The City Clerk is instructed to send a copy of this Order to all parties and to place a copy of the same in the minutes of the City Council Meeting.

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

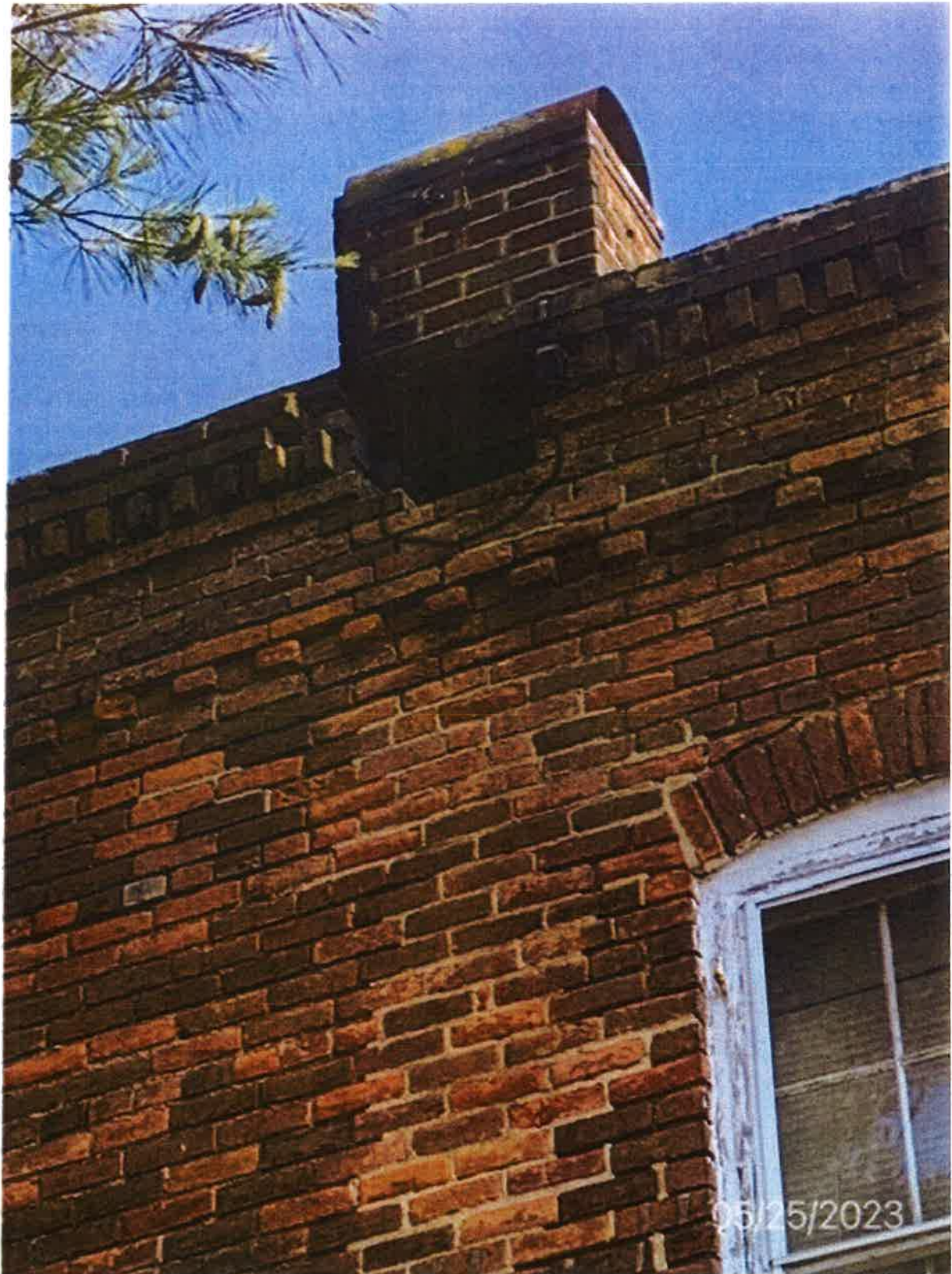
Mayor

ATTEST:

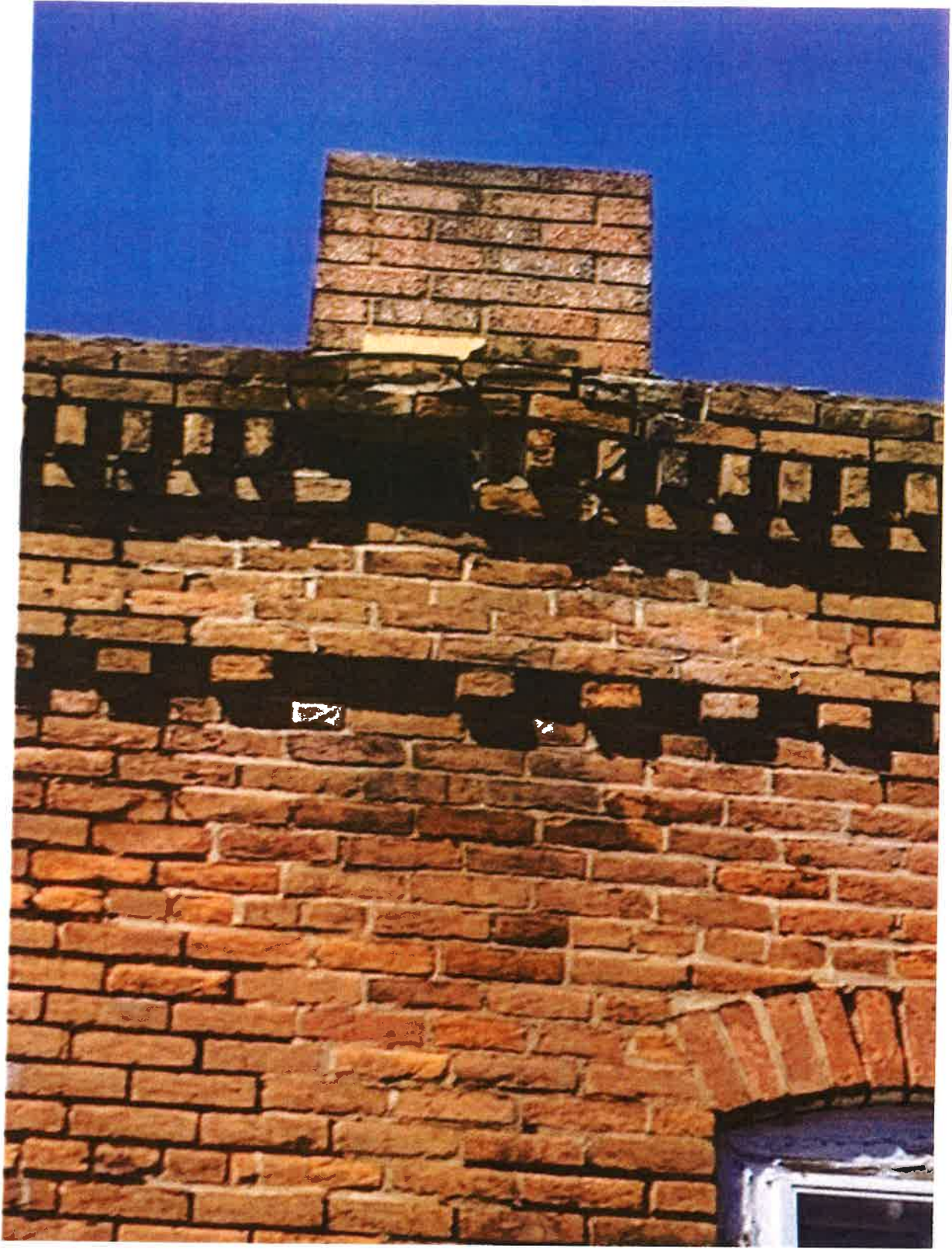
City Clerk



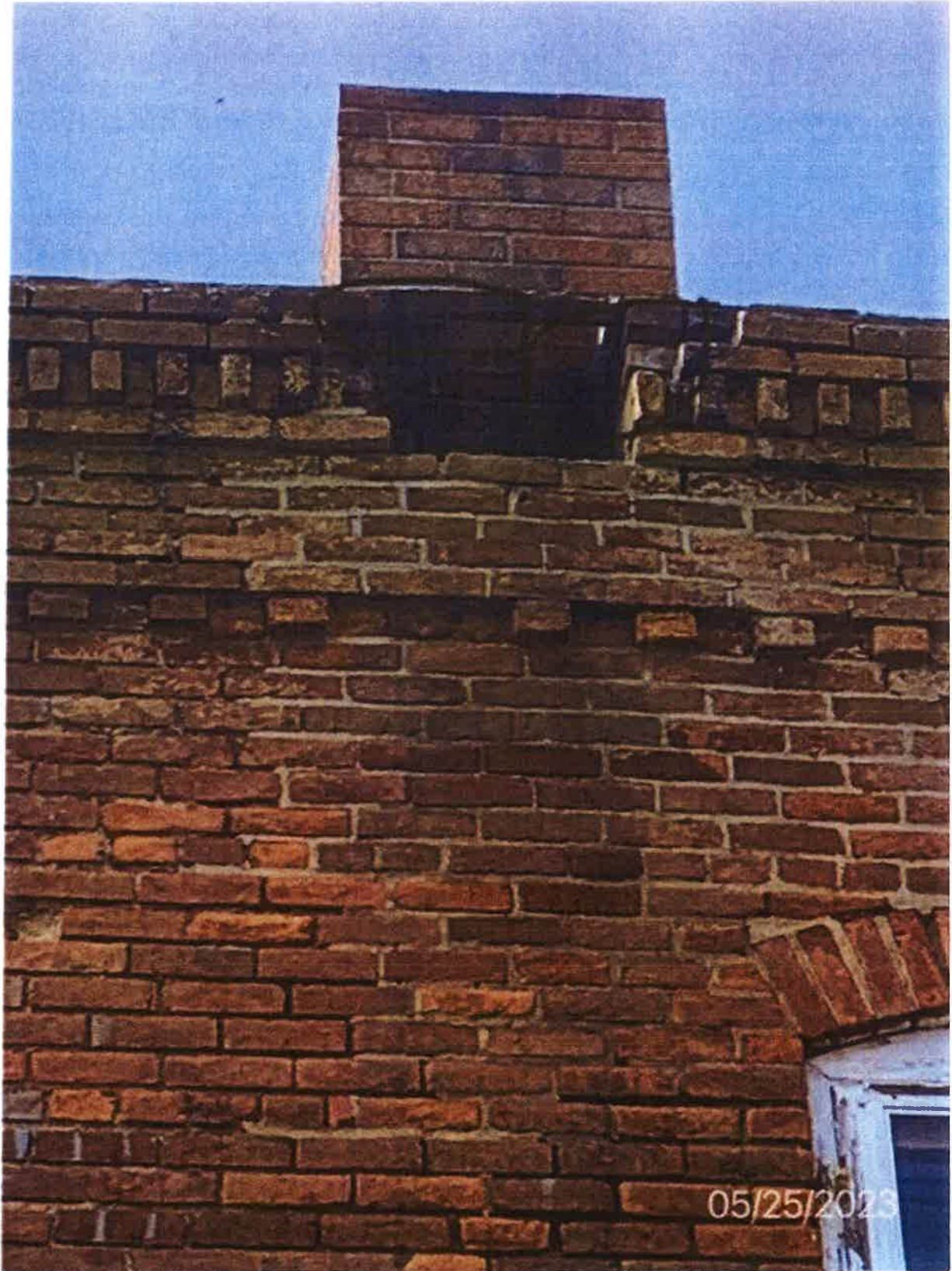
Closeup of hole below chimney on north side of building – April, 2021



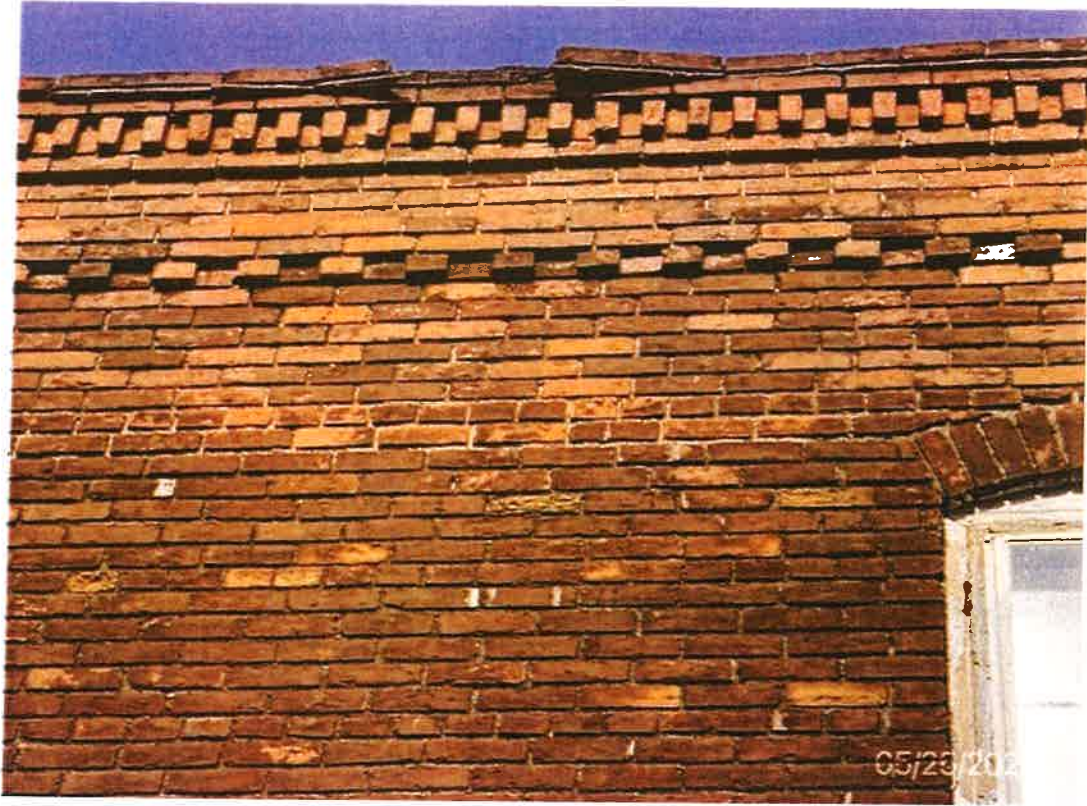
Closeup of hole below chimney on north side of building – **May, 2023**
Additional deterioration is evident since the April, '21 photo – more bricks are missing



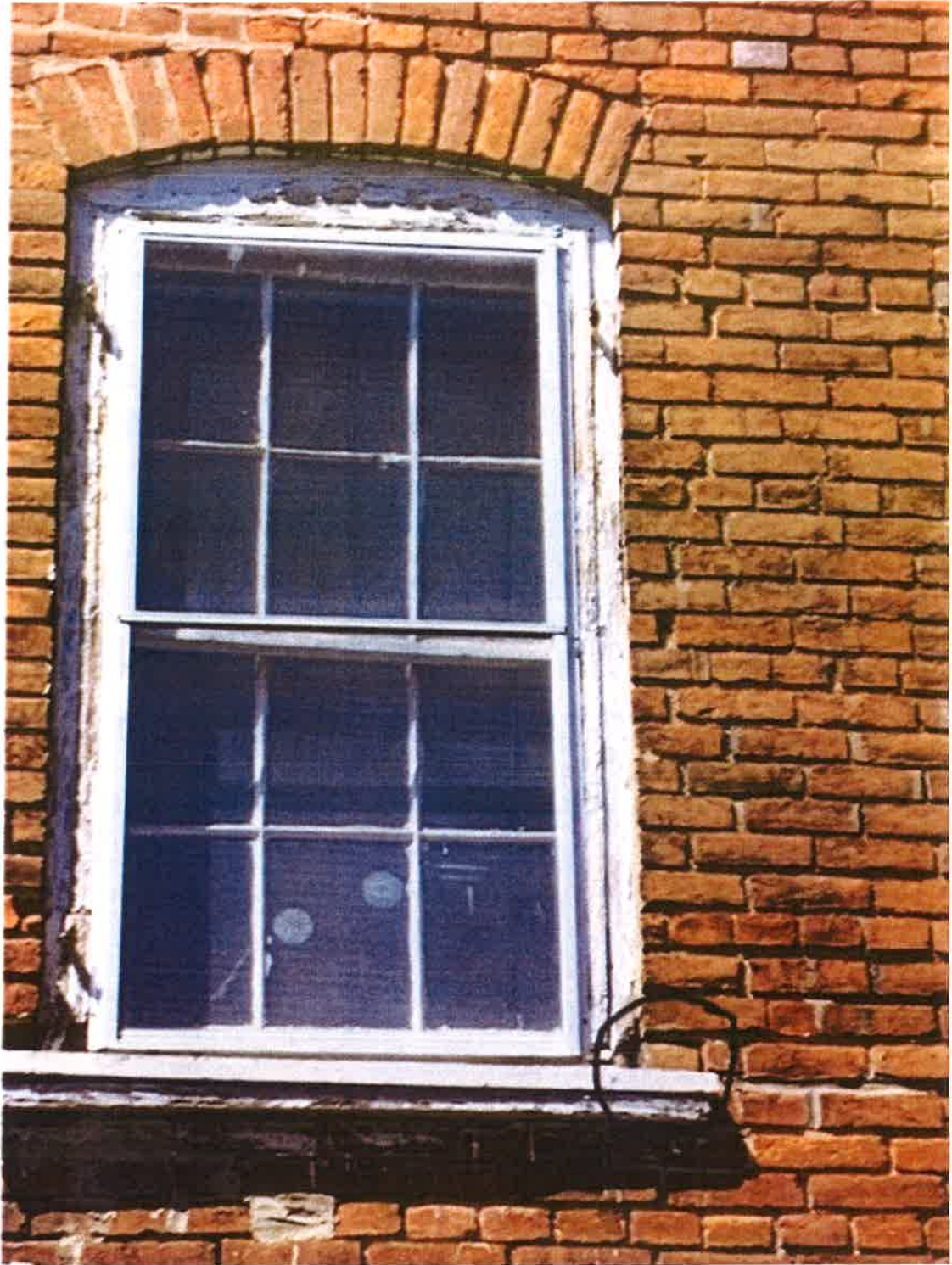
Closeup of hole below chimney on south side of building – April, 2021



Closeup of hole below chimney on south side of building – **May, 2023**
Additional deterioration is evident since the April, '21 photo – more bricks are missing



Loose and missing bricks along the parapet of the building.



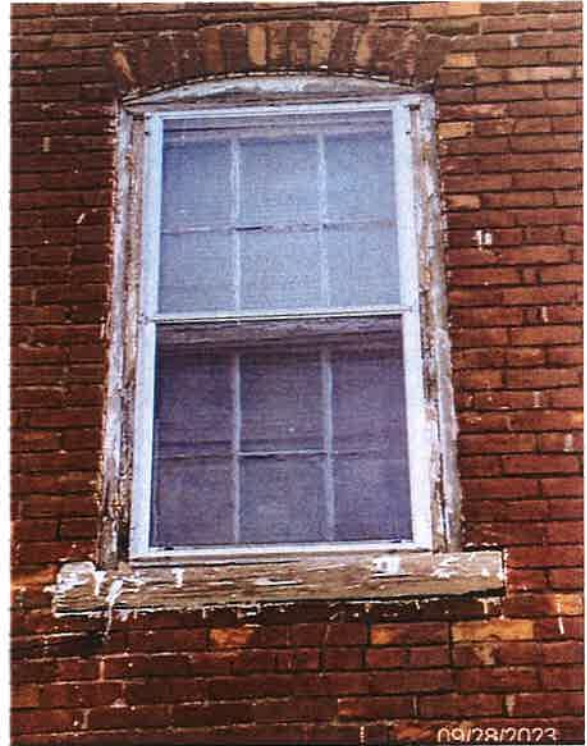
Severe wood deterioration around window and loose bricks – April 2021

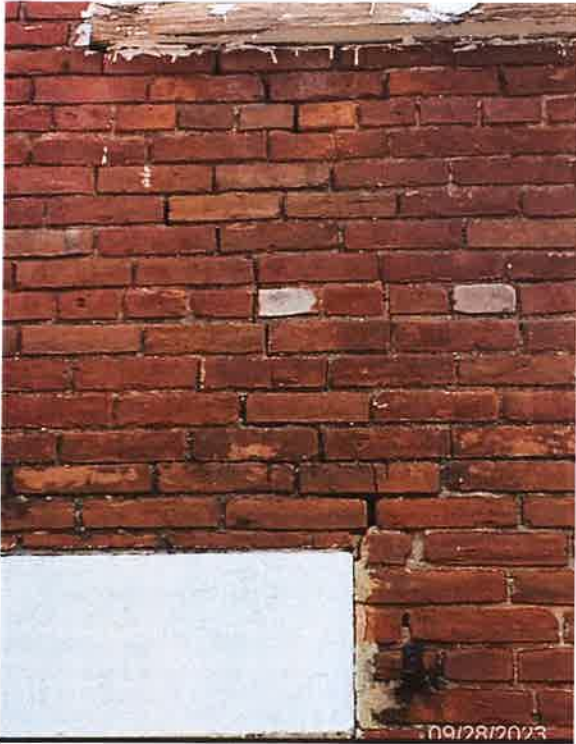


Same window as previous photo.
Brick in lower right hand corner now missing – May 2023



Additional examples of wood deterioration and loose bricks around windows.





Areas of severe mortar deterioration.



Areas of spalling brick.