

MINUTES OF THE  
STE. GENEVIEVE BOARD OF ALDERMEN  
SPECIAL MEETING

Thursday – August 4, 2016

5:30 P.M.

**CALL TO ORDER.** Mayor Richard Greminger called the meeting to order at 5:30 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 Richard Greminger	
Alderwoman Beth Caldwell	Alderman Michael Jokerst
Alderman Joseph Prince	Alderman Randy Ruzicka
Alderman Richard Huck	

Absent: Alderman Tom Couch Alderman Donald Stuppy

**APPROVAL OF AGENDA.** A motion by Alderman Huck, second by Alderman Prince to approve the agenda as presented. Motion carried 5-0-2 with Alderman Couch and Alderman Stuppy absent.

**NEW BUSINESS.**

**Resolution 2016 – 30. A Resolution appointing Kim Eisenbeis to the Ste. Genevieve Housing Authority Board.** A motion by Alderman Huck, second by Alderman Prince to approve Resolution 2016 -30 appointing Kim Eisenbeis to the Ste. Genevieve Housing Authority Board. Motion carried 5-0-2 with Alderman Couch and Alderman Stuppy absent.

**Public Nuisance Hearing – 42 South Main Street.** Mayor Greminger opened the public hearing at 5:32 p.m. At this time City Attorney Frank Elpers gave an over view on how the proceeding will take place. City Clerk, Pam Meyer swore in Community Development Administrator Carla Bullock. Ms. Bullock testified that the registered owner of the property at 42 S. Main Street in Ste. Genevieve, Missouri is Deborah S. Gegg according to the Ste. Genevieve County Assessor’s Office. Ms. Bullock has made efforts to contact Ms. Gegg by telephone, social media, e-mail and mail both registered and non-registered letters. The registered letters were returned as unaccepted but the non-registered were never received back from the City. The hearing date and time was published in the local paper and was originally scheduled for July 28, 2016 at 5:30 p.m. Upon recommendation from the City Attorney on the date of the scheduled hearing , the hearing was re-scheduled for August 4, 2016 at 5:30 p.m. due to the fact the property owner had made some improvements to the property. Ms. Gegg and her attorney were notified of the new date of the hearing. Ms. Bullock read a copy of the letter that was sent to Ms. Gegg

dated May 26, 2016. (Copy which is attached and made part of this official record) Ms. Bullock handed out copies of Chapter 215 of the Ste. Genevieve Code of Ordinances. (Copy which is attached and made part of these minutes.)

Ms. Bullock also presented pictures of the property at 42 S. Main Street. (Copy which is attached and made part of these minutes.) Ms. Bullock stated that there has been some progress made since the original complaint was filed as follows: grass was cut, one of the tree limbs has been removed, some of the trash has been removed and the open buckets that had standing water in them have been turned over so water cannot collect in them.

Alderman Huck asked if Ms. Bullock feels like the property owner is making strides to get the nuisance taken care of. Ms. Bullock stated that she does think that Ms. Gegg is trying but may be overwhelmed with the situation. She has recently started a new job and is sometimes working seven days a week and originally it was difficult for Ms. Gegg to find transportation to get to Ste. Genevieve. Ms. Bullock thinks Ms. Gegg does want to correct the issue.

Alderman Huck wanted clarification that the property is located in the Historical District and is a contributing building and Ms. Bullock stated that it definitely is.

Ms. Bullock stated that in the original pictures that the truck located on the property had plates that had expired and now the plates have been removed.

At 6:00 p.m. a motion was made by Alderman Prince, second by Alderman Ruzicka to accept Carla's testimony and all documents presented to this point as evidence. Motion carried 5-0-2 with Alderman Couch and Alderman Stuppy absent.

City Clerk Pam Meyer swore in Mr. Sam Ewing. Mr. Ewing 28 S. Main Street lives next door to the property in question. Mr. Ewing stated that he has had to live with the conditions of the outside of this property for the last 17 months. He has his property surveyed and put a fence up to try and hide the site of the neighboring property and intentionally left 6 inches on the other side so he could weed eat on that side of the property as well. In the mean-time, Ms. Gegg put up a fence prohibiting him to get access to do that so it has grown up. The paint has been peeling off the side of the house and Mr. Ewing stated that he is concerned that it may be lead paint considering the age of the structure. The paint chips fall on his property and concerned of the safety of his dog. Two large limbs did fall on his fence and a secondary limb looks like it may fall but will not affect his property. Mr. Ewing stated that he is continuously dealing with high weeds and falling limbs, mosquitos are completely awful because of the open water. The gutters on his side of the house are operable but not sufficient so when there is any amount of rain therefore putting more run off onto his property. Alderwoman Caldwell asked Mr. Ewing if this nuisance has affected his quality of life. Mr. Ewing stated that he definitely has to work harder to keep his own property up and because of the condition next door and it has affected his ability to sell his house. The rodents and varmets are definitely worse because of the condition of the property next door. Mr. Ewing stated that he feels like this process should never of took 17 months to have some type of action taken to get the nuisance taken care of. He stated this is very reasonable. Alderman Huck stated that this is the reason for the hearing tonight and progress is now being made to rectify the situation. Alderman Jokerst asked if we know what is in the jugs that are in the pictures? Sam believes it is water.

Ms. Bullock stated that if there is no further questions or comments this is the conclusion of her evidence for the hearing.

Motion by Alderman Ruzicka, second by Alderman Prince to move that the rest of the comments be presented as evidence and accepted. Motion carried 5-0-2 with Alderman Couch and Alderman Stuppy absent.

A motion by Alderwoman Caldwell, second by Alderman Prince to close the hearing. Motion carried 5-0-2 with Alderman Couch and Alderman Stuppy absent. 6:13 p.m.

**EXECUTIVE/CLOSED SESSION.**

A motion by Alderwoman Caldwell, second by Alderman Ruzicka to go into closed session to discuss possible litigation matters as authorized by Section 610.021(1) RSMO. Motion carried 5-0-2 with the following roll call vote: Ayes: Alderman Huck, Alderman Prince, Alderman Ruzicka, Alderman Jokerst and Alderwoman Caldwell. Nays: None Absent: Alderman Couch and Alderman Stuppy. 6:15 p.m.

A motion by Alderman Ruzicka, second by Alderwoman Caldwell to come out of closed session. Motion carried 5-0-2 with the following roll call vote: Ayes: Alderman Huck, Alderman Prince, Alderman Ruzicka, Alderman Jokerst and Alderwoman Caldwell. Nays: None Absent: Alderman Couch and Alderman Stuppy. 6:25 p.m.

A motion by Alderman Prince, second by Alderman Ruzicka to accept the "Findings of Fact Conclusion of Law as presented by Ms. Bullock and also all the evidence presented and discussed in the hearing held earlier in this meeting. Motion carried 5-0-2 with Alderman Couch and Alderman Stuppy absent.

**ADJOURNMENT.** A motion by Alderman Prince second by Alderwoman Caldwell to adjourn. Motion carried 5-0-2 with Alderman Couch and Alderman Stuppy absent. 6:30 p.m.

Respectfully submitted by,

Pam Meyer  
City Clerk