

**MINUTES OF THE  
STE. GENEVIEVE BOARD OF ALDERMEN  
REGULAR MEETING  
THURSDAY – MAY 28, 2015**

**CALL TO ORDER.** Mayor Richard Greminger called the regular meeting of the Board of Alderman to order at 7:05 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  
Alderman Tom Couch  
Alderman John Stuppy  
Alderman Richard Huck  
Alderman Joe Prince

Alderwoman Beth Caldwell  
Alderman Michael Jokerst  
Alderman Donald Stuppy  
Alderman Randy Ruzicka

**APPROVAL OF AGENDA.** At this time Mayor Greminger asked if he could entertain a motion that would allow STAFF REPORTS to be placed towards the end of the agenda and allow Public Comments to be heard after Personal Appearances on the Agenda do to the fact that numerous citizens have asked to speak before the Board regarding Bill No. 4035 (TIF agreement with Riverview Manor) A motion by Alderwoman Caldwell, second by Alderman Ruzicka to approve the agenda as amended per the Mayor's request and to also add Mr. Ron Klein, President of the IDC and Mr. Lonnie Wolk, Vice President of the Chamber of Commerce to Personal Appearances. Motion carried 8-0.

**PRESENTATION/AWARDS.** None.

**PERSONAL APPEARANCES.**

**Mr. Joe Steiger, 324 St. Francis Street** addressed the Mayor and Board of Aldermen concerning Bill No. 4035 and the TIF Agreement with Riverview at the Park. Mr. Steiger stated his biggest concern is the forward thinking and organizational planning that went into the board's decision to move one way or another on the Riverview project. Mr. Steiger also stated that it seems that the City is constantly reacting to issues instead of planning for the future and acting on a plan that has already been put in place.

**James Giardina owner of the Ste. Genevieve Care Center** addressed the Mayor and Board asking for a level playing field. Mr. Giardina stated he does not mind competition however when you do a TIF and you look at the amount of money that is going in there he doesn't think it's not fair business practice. Mr. Giardina started the business over twenty years ago and plans on doing a two million dollar addition to the facility soon. Mr. Giardina stated that he is adding beds which will create new jobs, Malik is just adding existing beds and his Certificate of Needs is for additional

beds with additional employment. Mr. Girardina requested a tax abatement, stating when you are competing, you too deserve equal treatment.

**Ron Klein, President of the Ste. Genevieve Industrial Development Corporation**, read a letter of support of the TIF Agreement.

**Lonnie Wolk, Vice President of the Ste. Genevieve Chamber of Commerce** read a letter of support of the TIF Agreement.

#### **PUBLIC COMMENTS.**

**Tom Keim, CEO of Ste. Genevieve County Memorial Hospital** addressed the Mayor and Board of Aldermen stating that this is not monies that were taken away from the City Budget to do roads. This was never the intent. The TIF was set up with dollars to be used for development that would create more taxes. Mr. Keim stated that these were funds set aside and were appropriated 20 years ago and said take these dollars and, make this better so that we can grow our community. This wasn't meant to be 20 years later to decide if you were going to do roads or other things. This was not meant to be a battle between doing roads or having the City take money out of their budget. Once taxes are generated from the project, those funds can be allotted to improve roads and infrastructure as well.

**Harry Gegg, Jr. 786 Parkwood Drive**, addressed the Mayor and Board of Aldermen stating that some of the aldermen may feel a moral obligation to the project, but they should also feel a moral obligation to their constituents. Gegg requested that the Board rethink the proposal and use some funds to fix Pointe Basse Drive. Possibly not taking all the funds away, but maybe consider splitting them up?

**CITY ADMINISTRATOR REPORT.** (See Attached Report)

**COMMITTEE REPORTS.** Alderman Jokerst reported on the Ste. Genevieve Community Access Television meeting and that all the new equipment is up and running well, will have an upcoming training session and open house in the future. They are also working on getting the radar back on the screen.

#### **CONSENT AGENDA.**

**Minutes - Board of Aldermen - Regular Meeting - May 14, 2015 .** A motion by Alderman Jokerst, second by Alderwoman Caldwell to approve the minutes as amended. Motion carried 8-0.

**Financial Report - April 2015.** A motion by Alderman Huck, second by Alderman Jokerst to approve the Financial Report for April, 2015 as presented by the City Treasurer, Sue Schweiss. Motion carried 8-0.

**PUBLIC HEARING – The Mayor and Board of Aldermen of the City of Ste. Genevieve will hold a public hearing to discuss proposed amendments to Chapter 405: Zoning Regulations of the Ste. Genevieve Municipal Code of Ordinances.** At this time Mayor Greminger opened the public hearing at 7:42 p.m. Mr. Toma, City Administrator, gave a brief explanation on the proposed amendments. With no further questions, Mayor Greminger closed the public hearing at 7:45 p.m.

**OLD BUSINESS.**

**BILL NO. 4028. AN ORDINANCE APPROVING A TAX EXEMPT EQUIPMENT LEASE PURCHASE AGREEMENT WITH FS LEASING, LLC. FOR THREE POLICE VEHICLES IN AN AMOUNT NOT TO EXCEED \$99,925.00. 1<sup>ST</sup> READING.** A motion by Alderman Couch, second by Alderman Ruzicka, Bill No. 4028 was placed on its first reading, read by title only considered and passed with a 8-0 vote of the Board of Alderman.

**BILL NO. 4032. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A PROPOSAL FOR PROFESSIONAL ENGINEERING SERVICES WITH COCHRAN ENGINEERING FOR CONSTRUCTION STAKEOUT FOR WATER MAIN IMPROVEMENTS AND EXHIBIT PREPARATION. 2<sup>ND</sup> READING.** A motion by Alderman Huck, second by Alderman Jokerst, Bill No. 4032 was placed on its second and final reading, read by title only, considered and passed by a roll call vote as follows: Ayes: Alderman Donald Stuppy, Alderwoman Beth Caldwell, Alderman Tom Couch, Alderman Randy Ruzicka, Alderman Joe Prince, Alderman John Stuppy, Alderman Mike Jokerst and Alderman Rick Huck. Nays: None Motion carried 8-0. Thereupon Bill No. 4032 was declared Ordinance No. 3971 signed by the Mayor and attested by the City Clerk.

**BILL NO. 4033 . AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH SARGENT CONSTRUCTION COMPANY FOR ROOF REPAIR AT #5 TRAUTMAN COURT IN AN AMOUNT NO TO EXCEED \$17,600.00. 2<sup>ND</sup> READING.** A motion by Alderman Huck, second by Alderman D. Stuppy, Bill No. 4033 was placed on its second and final reading, read by title only, considered and passed by a roll call vote as follows: Ayes: Alderman Donald Stuppy, Alderwoman Beth Caldwell, Alderman Tom Couch, Alderman Randy Ruzicka, Alderman Joe Prince, Alderman John Stuppy, Alderman Mike Jokerst and Alderman Rick Huck. Nays: None Motion carried 8-0. Thereupon Bill No. 4033 was declared Ordinance No. 3972 signed by the Mayor and attested by the City Clerk.

**BILL NO. 4034. AN ORDINANCE APPROVING A BUDGET AMENDMENT TO THE CITY OF STE. GENEVIEVE FISCAL YEAR 2015 BUDGET RELATING TO THE VALLE SPRINGS TIF FUND BUDGET #40. 2<sup>ND</sup> READING** A motion by Alderman Huck, second by Alderwoman Caldwell, Bill No. 4034 was placed on its second and final reading, read by title only, considered and passed by a roll call vote as follows: Ayes: Alderman Donald Stuppy, Alderwoman Beth Caldwell, Alderman Tom Couch, Alderman Randy Ruzicka, Alderman Joe Prince, Alderman John Stuppy, Alderman

Mike Jokerst and Alderman Rick Huck. Nays: None Motion carried 8-0. Thereupon Bill No. 4034 was declared Ordinance No. 3973 signed by the Mayor and attested by the City Clerk.

**BILL NO. 4035. AN ORDINANCE OF THE CITY OF STE. GENEVIEVE, MISSOURI AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH RIVERVIEW AT THE PARK, INC. FOR REIMBURSEMENT OF ELGIBLE EXPENSES ASSOCIATED WITH THE VALLE SPRING TIF AREA. 2<sup>ND</sup> READING.** A motion by Alderwoman Caldwell, second by Alderman Jokerst, Bill No. 4035 was placed on its second and final reading, read by title only, considered and passed by a roll call vote as follows: Ayes: Alderwoman Beth Caldwell, Alderman Tom Couch, Alderman Mike Jokerst and Alderman Rick Huck. Nays: Alderman Donald Stuppy, Alderman Randy Ruzicka, Alderman Joe Prince and Alderman John Stuppy Tie vote Mayor Greminger voted Yes and motion carried 5 – 4. Thereupon Bill No. 4035 was declared Ordinance No. 3972 signed by the Mayor and attested by the City Clerk.

**BILL NO. 4038. AN ORDINANCE OF THE CITY OF STE. GENEVIEVE, MISSOURI ADOPTING SANITARY SEWER COLLECTION SYSTEM SPECIFICATIONS. 2<sup>ND</sup> READING.** A motion by Alderman Huck, second by Alderman Prince, Bill No. 4038 was placed on its second and final reading, read by title only, considered and passed by a roll call vote as follows: Ayes: Alderman Donald Stuppy, Alderwoman Beth Caldwell, Alderman Tom Couch, Alderman Randy Ruzicka, Alderman Joe Prince, Alderman John Stuppy, Alderman Mike Jokerst and Alderman Rick Huck. Nays: None Motion carried 8-0. Thereupon Bill No. 4038 was declared Ordinance No. 3975 signed by the Mayor and attested by the City Clerk.

#### **NEW BUSINESS.**

**BILL NO. 4041. AN ORDINANCE AUTHORIZING THE CITY OF STE. GENEVIEVE, MISSOURI TO ENTER INTO A LEASE PURCHASE TRANSACTION, THE PROCEEDS OF WHICH WILL BE USED TO PAY THE COSTS OF ACQUIRING, CONSTRUCTING, EXTENDING, IMPROVING AND EQUIPPING THE CITY'S COMBINED WATERWORKS AND SEWERAGE SYSTEM; AND APPROVING THE EXECUTION OF CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH. 1<sup>ST</sup> READING.** A motion by Alderwoman Caldwell, second by Alderman Couch, Bill No. 4041 was placed on its first reading, read by title only considered and passed with a 8-0 vote of the Board of Alderman.

**BILL NO. 4042. AN ORDINANCE AMENDING CHAPTER 405: ZONING REGULATIONS. 1<sup>ST</sup> READING.** A motion by Alderman Prince, second by Alderman D. Prince, Bill No. 4042 was placed on its first reading, read by title only considered and passed with a 8-0 vote of the Board of Alderman.

**BILL NO. 4043. AN ORDINANCE REPEALING TITLE VI BUSINESS AND OCCUPATION, CHAPTER 605 BUSINESS LICENSING, ARTICLE II MISCELLANEOUS BUSINESS REGULATIONS, DIVISION 1 BED AND BREAKFAST ESTABLISHMENTS AND ENACTING IN LIEU THEREOF ARTICLE II MISCELLANEOUS BUSINESS REGULATIONS DIVISION 1 LODGING ESTABLISHMENTS. 1<sup>ST</sup> READING.** A motion by Alderman Huck, second by

Alderman D. Prince, Bill No. 4043 was placed on its first reading, read by title only considered and passed with a 8-0 vote of the Board of Alderman.

#### **PUBLIC COMMENTS.**

Paul Mullins asked for clarification on what exactly TIF funds can be used for in the Pointe Basse area when it comes to street repairs.

Joe Steiger addressed the Mayor and Board again regarding poor planning and always moving ahead on things without a plan.

Shawna Zerwig – addressed the Mayor and Board and told them that they all should of done better research that the money spent to MALIK should have gone to better places benefiting the Citizens of our community.

Kara Bert updated the Mayor and Board on the Downtown Renewal.

#### **STAFF REPORTS .**

Eric Bennett, Police Chief (See Attached Report)

Petree Powell, Community Development Administrator (See Attached Report)

Steve Wilson, Alliance Water Resources (See Attached Report)

Kenny Steiger, Fire Chief (See Attached Report)

Sandra Cabot, Welcome Center (See Attached Report)

Dave Pinkley, Field Operations Supervisor (See Attached Report)

#### **OTHER BUSINESS.**

**Approval of a temporary liquor license for the Ste. Genevieve Eagles, FOE #4336 for the Jour De Fete Festival to be held on August 8<sup>th</sup> & 9<sup>th</sup>, 2015.** A motion by Alderman Huck, second by Alderman Couch to approve the temporary liquor license for the Ste. Genevieve Eagles. Motion carried 8-0.

**Appeal from decision of the heritage Commission/Administrator – 645 N. Fourth Street.** At this time, Mr. Dewayne Rottler, 654 N. Fourth Street addressed the Mayor and Board appealing the decision to deny the installation of a 12 foot by 21 foot steel prefabricated carport adjacent to his residence by the Heritage Commission. Mr. Rottler stated that the carport will be placed 21 feet from the rear of the 65 foot long driveway. Mr. Rottler also added that in a three block area from his home there are 14 carports. A motion by Alderman J. Stuppy, second by Alderwoman Caldwell to approve the appeal of Mr. Rottler and allow the installation of the carport at 654 N. Fourth Street. Motion carried 8-0.

**Approval of street closures for the 2015 French Heritage Festival from Ms. Kara Burt, President of the Downtown Renewal as requested in her letter dated May 21, 2015.** A motion by Alderman Couch, second by Alderman Ruzicka to approve the street closure requests by Downtown Renewal. Motion carried 8-0.

**MAYOR/BOARD OF ALDERMEN COMMUNICATION.** Mayor Greminger announced that Missouri Governor Jay Nixon's office will issue a press release tomorrow announcing the PIVA group will be opening its first U.S. manufacturing facility in Ste. Genevieve. Mayor Greminger also took the time to address the Board stating that he took offense to the comment that the City does not have a plan. The City has a plan and you as a board have not finalized the plan but you had a list of priorities of what you wanted to see the TIF dollars spent for.

**EXECUTIVE/CLOSED SESSION.** Not needed.

**ADJOURNMENT.** A motion by Aldermen Huck, second by Alderman Prince to adjourn. Motion carried 8-0. 8:55 p.m.

Respectfully submitted by,

Pam Meyer  
City Clerk