AMEDED AGENDA
STE. GENEVIEVE BOARD OF ALDERMEN
REGULAR MEETING
STE. GENEVIEVE CITY HALL
THURSDAY – AUGUST 27, 2026
6:00 P.M.

CALL TO ORDER.

PLEDGE OF ALLEGIANCE.

ROLL CALL.

APPROVAL OF AGENDA.

PRESENTATION/AWARDS.

- Mayor Keim will present Vern Bauman with a Mayoral Merit Award

PERSONAL APPEARANCE.

CITY ADMINISTRATOR REPORT.

STAFF REPORTS.

- DANIEL HALEK – POLICE CHIEF
- COREY LITTERST – ALLIANCE WATER RESOURCES

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.

- Treasurers Report - JULY
- Minutes – Board of Aldermen – Regular Meeting – August 13, 2026
- Minutes – Board of Aldermen – Work Session – August 13, 2026
- Minutes – Board of Aldermen - Budget Work Session – August 20, 2026
- Minutes – Board of Aldermen – Closed Session – August 13, 2026.

PUBLIC HEARING.

A public hearing will be held at Ste. Genevieve City Hall on Thursday, August 27, 2026 at 6:00 p.m. At this hearing, citizens may comment on the property tax rates proposed to be set by the City of Ste. Genevieve, a political subdivision. The tax rates shall be set to produce revenues which the budget for the fiscal year 2027 shows to be required from the property tax.

A public hearing will be held at Ste. Genevieve City Hall on Thursday, August 27, 2026 at 6:00 p.m. to consider a petition for annexation from Debra Kay Downey and James Rhett Henderickson for the property identified as 8754 Boverie Drive.

OLD BUSINESS.

BILL NO. 4734. AN ORDINANCE AUTHORIZING THE CITY OF STE. GENEVIEVE TO PURCHASE REAL PROPERTY FOR FUTURE WATER PLANT DEVELOPMENT. **2nd READING.**

NEW BUSINESS.

RESOLUTION 2026 – 50. A RESOLUTION RE-APPOINTING MARK BUCHHEIT, JOHN KAREL, & SAMER ZOUGHAIB TO THE STE. GENEVIEVE PARK BOARD.

RESOLUTION 2026 - 51. A RESOLUTION APPOINTING SHARON GRASS TO THE STE. GENEVIEVE PARKS AND RECREATION BOARD.

RESOLUTION 2026 – 52. A RESOLUTION APPOINTING TOM KEIM TO THE STE. GENEVIEVE TOURISM TAX COMMISSION.

BILL NO. 4735. AN ORDINANCE OF THE CITY OF STE. GENEVIEVE LEVYING A TAX ON THE RESIDENTS OF THE CITY FOR THE YEAR 2026. **1ST & 2ND READING.**

BILL NO. 4736. AN ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN REAL ESTATE OWNED BY DEBRA KAY DOWNEY AND JAMES RHETT HENDRICKSON INTO THE CITY OF STE. GENEVIEVE EXISTING CORPORATE LIMITS. **1st READING.**

BILL NO. 4737. 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.**

BILL NO. 4738. AN ORDINANCE AUTHORIZING THE CITY OF STE. GENEVIEVE, MISSOURI, TO ENTER INTO A CONTRACT WITH MAGUIRE IRON, INC. FOR EMERGENCY REPAIRS AND IMPROVEMENTS TO THE CITY'S ON-SITE WATER TANK. **1st & 2nd 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: Pam Meyer – August 24, 2026

BILL NO. 4738 **ORDINANCE NO.**

AN ORDINANCE AUTHORIZING THE CITY OF STE. GENEVIEVE, MISSOURI, TO ENTER INTO A CONTRACT WITH MAGUIRE IRON, INC. FOR EMERGENCY REPAIRS AND IMPROVEMENTS TO THE CITY'S ON-SITE WATER TANK.

WHEREAS, the City's on-site water tank requires immediate repairs and improvements due to the roof, roof vent stack, and interior roof beams exhibiting extensive corrosion and holes are developing, and extensive coating delamination and metal loss; and

WHEREAS, delaying the work to complete the normal competitive-bidding process could disrupt the City's water system, threaten public health or safety, cause further damage, or result in additional expense; and

WHEREAS, Section 140.050 of the City's Purchasing and Competitive Bidding Policy authorizes emergency purchases of supplies or contractual services, regardless of the amount, when immediate action is required; and

WHEREAS, the City requested quotes from 2 other contractors and those contractors declined to quote the project; and

WHEREAS, McGuire Iron, Inc is qualified and available to promptly perform the required work for an amount not to exceed $360,500.

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 finds that the condition of the City's on-site water tank constitutes an emergency requiring immediate action under Section 140.050 of the City's Purchasing and Competitive Bidding Policy.

Section 2. The Mayor and City Administrator are authorized to execute a contract with McGuire Iron, Inc. for the repairs and improvements described in the proposal attached as **Exhibit A**, for an amount not to exceed $360,500 and to execute any documents reasonably necessary to complete the work.

Section 3. The City Administrator shall prepare and file the report required by Section 140.050, describing the circumstances of the emergency and the procurement of the work.

Section 4. This Ordinance shall be in full force and effect immediately upon its passage and approval.

Section 5. All ordinances and parts thereof that are in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

Section 6. The invalidity of any section, sentence, or provision of this ordinance shall not affect the validity of any part of this ordinance which can be given effect without such invalid part or parts.

DATE OF FIRST READING: ________________________

DATE OF SECOND READING: ________________________

PASSED AND APPROVED THIS ____ DAY OF _________________, 20___ BY A ROLL CALL VOTE OF THE STE. GENEVIEVE BOARD OF ALDERMEN AS FOLLOWS:

VOTE

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

___ 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**

MAGUIRE

PO BOX 1446
Sioux Falls, SD 57101
Phone: (605) 334-9749
info@maguirewater.com

CONTRACT FOR SERVICES

This contract made and entered into this 26 day of August, 2026, by and between Ste. Genevieve, MO - City of hereinafter called the "Owner" or "Customer" and Maguire Iron, Inc., a South Dakota Corporation with its principal office located in Sioux Falls, South Dakota, hereinafter called the "Contractor" or "Company" for and in consideration of the mutual covenants and promises hereinafter contained.

Renovation - GST - 427MG

WITNESSETH:
Contractor agrees to make the following repairs and improvements on the Owner's water supply tank, and to furnish the necessary equipment, labor, material, as well as Workmen's Compensation Insurance and Contractor's Liability Insurance, and to do the work hereinafter stated in a good and workmanlike manner.

Exterior Renovation

- Contractor will pressure wash the complete exterior (100%) in accordance with SSPC SP No. 12.
- Contractor will SSPC SP No. 2 / 3 Hand tool clean / Power tool clean all rusted areas.
- Contractor will apply one (1) spot coat of Tnemec 118 Uni-bond to the rusted and abraded areas. Coatings shall be applied to manufacturer's recommended film thickness (6.0 - 8.0 mils DFT).
- Contractor will apply one (1) prime coat of Tnemec Series 118 Uni-bond to the complete exterior (100%). Coatings shall be applied to manufacturer's recommended film thickness (6.0 - 8.0 mils DFT).
- Contractor will apply one (1) finish coat of Tnemec Series 30 Spray-Saf acrylic to the complete exterior (100%) shall be applied to the manufacturer's recommendations (2.0 - 3.0 mils DFT).

Interior Wet Renovation

- Contractor will pressure wash the complete interior in accordance with SSPC SP No. 12.
- Contractor will SSPC SP No. 2 / 3 Hand tool clean / Power tool clean all rusted areas.
- Contractor will apply one (1) spot prime coat of epoxy to the rusted and cleaned areas. Coatings to shall be applied to manufacturer's recommended film thickness (2.0 - 4.0 mils DFT).
- Contractor will apply one (1) additional spot prime coat of epoxy to the spot primed areas for a two coat system. Coatings to shall be applied to manufacturer's recommended film thickness (2.0 - 4.0 mils DFT).

Interior Wet Disinfection Method

- Contractor will disinfect the interior of the tank as per AWWA Standard C652-02, Chlorine Method #2 Spray down method prior to the owner filling the tank.
- Water samples and testing is the responsibility of the owner.

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Misc Steel Repair - Retrofit (1) 38 X 49 Chime potable water tank with steel roof and concrete floor to an Aluminum Dome

• Retrofit (1) 38 X 49 Chime potable water tank with steel roof and concrete floor to an Aluminum Dome:
- Provide all necessary labor, equipment and material to retrofit steel roof to aluminum dome
- New dome roof to include new roof vent and hatch
- No handrail has been included
- New galvanized dome angle included with dome
- Missouri P.E. stamped drawings and calculations for the dome are included
- Install new Saf-T Climb device to exterior ladder
- It is assumed that the existing tank is capable of supporting a dome roof (new dome weighs approximately 3,000 pounds)

O Structural evaluation of the existing tank is not included in this proposal
- It is assumed that there is sufficient area around the perimeter of the tank to complete the work
- TCS will need at least 10' of clearance around the perimeter of the tank
- Any overhead lines will need to be moved or relocated within OSHA's guidelines
- Moving or relocating the lines are by others
- The new aluminum dome will be built on the ground next to the existing tank
- There needs to be room to build the dome and for a crane to pick and set the dome on the existing tank

Exclusions
- Taxes have not been included in this proposal
- Porta potties or other facilities onsite to be supplied by Others
- Dumpsters to be supplied by Others
- Removal of dome material from site is by Others
- Bonding
- Prevailing wages or certified payroll
- Any insurance other than General Liability/Umbrella
- Pollution Liability Coverage
- Tank disinfection

Misc Steel Repair - Waterproof Interior Vertical and Horizontal Seams With An NSF Polyurethane Coating

Owner will inspect the work as it progresses and upon completion and acceptance by Owner of the above work, the sum of **See Schedule A Below** plus applicable sales, excise, and/or use tax shall become due and payable in full. Contractor may issue a partial invoice for materials, mobilization, and labor for projects exceeding $50,000.00 prior to the completion of the contracted work.

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Terms: Net 30 days from acceptance and invoicing, plus applicable sales, use, excise, transfer or similar taxes required by law. A service charge of 1½% per month (annual rate of 18%) will be charged on past due accounts. During any exterior painting, Owner shall assist in removing any vehicles in the area which might receive paint damage. Contractor will exercise reasonable care and caution to avoid, but will accept no liability for damage to antenna, communication, telemetry and/or electrical system(s) which may be attached to the structure. Removal, repair and/or replacement of the antenna, communication, telemetry and/or electrical system(s) shall be the responsibility of the Owner. Contractor may apply a temporary surcharge to amounts otherwise payable under this Agreement to reflect significant cost increases for materials, supplies, and/or fuel during high inflationary periods. There is a cap at 8% surcharge for the duration of the agreement. Owner and the authorized agents signing this contract as such agents do hereby expressly warrant that Owner has authority to make and enter into this contract and that it becomes a party hereto pursuant to a lawful resolution duly and regularly adopted by the governing board of said Owner pursuant to the applicable statutes of this State. Customer shall reimburse Company for all travel and meal expenses incurred by Company and its employees in connection with Company's performance under the contract. Maguire has not historically charged for travel and meal for customers. We keep this in the contract if there are excessive travel to a job site. Customer should not expect to be billed for travel and meal expenses. To the extent that any meal or entertainment expenses incurred by Company or its employees are subject to the limitation on deductibility under IRC Section 274(n) (1) and the Regulations thereunder, Customer shall be subject to the limitation and shall reduce its deduction accordingly. **This is included in the contract amount.**

The owner will be responsible to the Company for the cost (at current market rates) of any work that has been performed prior to termination.

HAZARDOUS MATERIAL DISCLAIMER: *In the event that hazardous materials are on the water tank and this information is not addressed in the specification or made known to Maguire Iron, Inc. prior to the price or bid being supplied by Maguire Iron, Inc., any additional means of hazardous material abatement or disposal costs will be born upon the Owner.*

This constitutes the entire contract. No verbal agreements or additions will be honored. Any amendments or additions hereto must be in writing and executed by the duly authorized agents and officers of the parties hereto.

IN WITNESS WHEREOF, we have set our hands and seals the day and year above written.

Owner: Ste. Genevieve, MO - City of

MAGUIRE IRON, INC.

By: ______________________ (Name) ____________ (Title)

By: ______________________ (Name) ____________ (Title)

By: Zach Nagel (Authorized Agent) 08/26/2026 (Date)

Date Accepted: ______________________

Upon acceptance, please provide two (2) signatures and date the agreement.

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Schedule A: Cost Schedule

Ste. Genevieve, MO - City of GST/STP/PT 400		
Year	**Service**	**Annual Spend**
Year: 1	Paint - Exterior Paint - Interior Wet Steelwork Repairs	$180,227.00
Year: 2	No Service	$180,227.00