

Official Council Proceedings

January 2, 2013
7:00 p.m.

ROLL CALL

Present: Council Members Dobson, Lionberger, Mayor Hark, Council Members Louderman, Locke and Mayor Pro Tem Knickerbocker - 6

Absent: Council Member Hark - 1

CALL TO ORDER

There being a quorum present, Mayor Hark called the meeting to order.

INVOCATION

Council Member Lionberger gave the invocation.

PLEDGE OF ALLEGIANCE

Council Member Locke led the Pledge of Allegiance to the Flag. At this time, Mayor Hark entertained a motion to excuse Council Member Hark. Motion was made by Mayor Pro Tem Knickerbocker to excuse Council Member Hark from the proceedings. Motion was seconded by Council Member Louderman.

Motion carried.

APPROVAL OF MINUTES Regularly Scheduled Council Meeting – December 18, 2012

Motion was made by Council Member Louderman to approve the minutes of the regularly scheduled Council meeting that was held on December 18, 2012. Motion was seconded by Council Member Dobson.

Motion carried.

APPROVAL OF PAYROLL AND CLAIMS Second Half – December, 2012

Motion was made by Mayor Pro Tem Knickerbocker to approve the payroll and claims for the second half of December, 2012. Motion was seconded by Council Member Dobson.

Motion carried.

BILL MARTIN & LANCE SMITH – ENTREPRENEURS
Re: Proposal, Potential Use and Purchase of City Owned Property – 422 North Main
Moses Bates Mercantile & Pub

Mr. Bill Martin, a local entrepreneur, came before Council to present a proposal for the use and purchase of the City-owned property, located at 422 North Main Street, the former Murphy Motor building. This proposal, the development of a microbrewery, would reintroduce an industry from the past. He explained that approximately one hundred years ago over 2,000 microbreweries existed in the United States, making it the leader of brew houses in the world. By 1985 this number had dwindled to approximately one hundred due to a number of factors, including prohibition and the dust bowl; however, currently there are nearly 2,000 that exist in the U.S., making this a growing industry in today's economy.

Martin gave details of his plan for this microbrewery, explaining that a front entrance would be located on the first floor that would house the brew house and pub. In that section and spilling over into the larger two-story building a game room would be located. He commented that the exterior of the building needed repaired, cleaned and painted; and, he hoped to include glass paneling, particularly in the brew pub area, with a bar across the front of the glass to allow people to watch the brew master in action, making beer. Continuing into the main part of the building, moving toward the center of the first floor, a transitional area would be located displaying merchandise, then, in the center, a quality grocery and convenience area would be placed, since over 50% of the people participating in the 2007 survey identified this need as a high priority.

In the front of the building, the Murphy Motor display area, architectural, custom-built furniture would be displayed. The furniture contractor would also assist in the bar furniture and some exterior features, such as awnings and banisters, to maintain a historically attractive building.

The upstairs area, above the brew house, would be converted to a three-season outdoor bar, since the view from here is beautiful, overlooking the river, the historic district and the lighthouse. The large interior of the second floor, approximately 6,000 feet, would be another bar, as well as an event space, where small business conferences, weddings, reunions and other parties/events could be held. Martin said that he foresaw a balcony on the exterior of the one-story showroom area.

All features, according to Mr. Martin, would be implemented over a period of two or three years. He projected that the centerpiece, the brew pub would be completed by early summer, in order to welcome people who are seeking a new and different experience. He added that Mark Twain was an advocate of breweries; and, at the Mark Twain house in New York there is an annual event, known as Tapping into Twain. Martin concluded by saying that this is a great opportunity to preserve a historical structure.

Council Member Dobson questioned Martin about his willingness to work with the HCVB with regard to bus drop-offs and pick-ups. Martin responded that this was indeed part of the plan and added that there are already cut-outs in the curb for a drive-through area and parking

space for 2-4 buses at a time. He assured Council that they would develop a welcome area, as well.

JAMES LEMON – CITY ATTORNEY

Re: Sale of City Owned Property – Real Estate Contract & Deed Restrictions

422 North Main – Bill Martin & Lance Smith

(Resolution No. 1875-13, to follow)

City Attorney Lemon explained that he had prepared a proposed draft contract and some proposed draft restrictions, which had been submitted to Mr. Martin. These were currently under review by their attorney, who had not yet completed their review. He asked that his item be tabled for this reason.

ROY G. HARK – MAYOR

Re: Approval of Appointment

Mayor Hark reminded Council of a candidate presented at the last meeting for the Policemen & Firemen Retirement Board. This was:

POLICEMEN & FIREMEN RETIREMENT BOARD

- Pat Benson – reappointment for a term to expire December, 2015

He asked Council for their approval of this nomination. Motion was made by Council Member Louderman to approve Pat Benson to serve on the Policemen & Firemen Retirement Board for a term to expire in December of 2015. Motion was seconded by Council Member Dobson.

Motion carried.

Re: Recommendation of Appointments

Mayor Hark made the following recommendations:

AIRPORT ADVISORY BOARD

- George Walley - reappointment to the Airport Advisory Board for a term to expire September, 2015
- John McCoy - reappointment to the Airport Advisory Board for a term to expire September, 2015

HANNIBAL TREE BOARD

- Candace Klemann – appointment to the Hannibal Tree Board

These nominations will be considered for approval at the next regular Council meeting.

MARK REES – CITY ENGINEER
Re: 2012 Mill and Overlay Project – *Deduct* Change Order No. 2 (FINAL)
Bross Construction

Mark Rees, City Engineer, presented the final item on the agenda, the final change order for the 2012 Mill and Overlay Project with Bross Construction. He explained that when all the quantities on the project were calculated, a savings was discovered. This savings of \$10,379.04 was adjusted with Change Order No. 2 (the final change order for this project).

The overlay of Melgrove, Hamlin Heights, Burdem Hill, Paris Gravel Road, Market Street and Brookside was contracted out for this project. No action needed to be taken for this item.

RESOLUTION NO. 1875-13

A RESOLUTION ACCEPTING THE PROPOSAL OF BILL MARTIN AND LANCE SMITH IN THE AMOUNT OF \$225,000 FOR THE PURCHASE OF 422 NORTH MAIN STREET, AND AUTHORIZING THE MAYOR TO EXECUTE A REAL ESTATE SALES CONTRACT, ALL ACCOMPANYING DEED RESTRICTIONS, AND ALL CLOSING TRANSACTION DOCUMENTS FOR THE SALE OF SAID PROPERTY

Motion was made by Mayor Pro Tem Knickerbocker to table Resolution No. 1875-13, at this time. Motion was seconded by Council Member Louderman.

Motion carried.

BILL NO. 12-038
(as amended)

AN ORDINANCE OF THE CITY OF HANNIBAL SETTING THE AMOUNT OF PAY FOR SPECIAL JUDGE IN THE MUNICIPAL COURT OF HANNIBAL MISSOURI

SECOND AND FINAL READING

Motion was made by Mayor Pro Tem Knickerbocker to give Bill No. 12-038, as amended, a second and final reading and call the roll for adoption. Motion was seconded by Council Member Dobson.

Motion carried.

Roll Call

Yes: Council Members Dobson, Lionberger, Mayor Hark, Council Members Louderman, Locke and Mayor Pro Tem Knickerbocker - 6

No: -0-

Absent: Council Member Hark - 1

Mayor Hark declared Bill No. 12-038, as amended, duly approved and adopted on this date.

Mr. Bob Burditt, a local citizen, asked to speak and was recognized by Mayor Hark. Burditt stated that, with regard to the microbrewery, the last thing that Hannibal needs is another bar or restaurant. He believed that what Hannibal needs is a civic center and that the whole property, including the parking lot, should be developed as this. He offered to finance this option. Mayor Hark thanked him for his comment.

ADJOURNMENT

Motion was made by Mayor Pro Tem Knickerbocker to adjourn the meeting. Motion was seconded by Council Member Lionberger.

Motion carried.