

City of Hannibal

OFFICIAL COUNCIL AGENDA

**Tuesday March 16, 2021
Council Chambers
7:00 p.m.**

ROLL CALL

Present: Council Members Bowen, Welch, Veach, McCoy and Mayor Pro Tem Dobson - 5

Absent: Council Member Cogdal and Mayor Hark - 2

CALL TO ORDER

There being a quorum present, Mayor Pro Tem Dobson called the meeting to order.

INVOCATION

The invocation was then given by Hannibal Regional Economic Development Council Director Corey Mehaffey.

PLEDGE OF ALLEGIANCE

Mayor Pro tem Dobson then requested Council Member Bowen to lead the Pledge of Allegiance to the Flag.

A motion was then made by Council Member McCoy to excuse Council Member Cogdal and Mayor Hark from tonight's meeting. The motion was seconded by Council Member Bowen.

Motion carried.

APPROVAL OF AGENDA

A motion was made by Council Member Bowen to approve the agenda, as presented and posted. The motion was seconded by Council Member Veach.

Motion carried.

APPROVAL OF MINUTES
Closed Session Minutes – January 5, January 19 & February 2, 2021
Regularly Scheduled Council Meeting – March 2, 2021

A motion was made by Council Member Bowen to approve the closed session minutes from January 5, January 19 and February 2, 2021 meetings, along with the regularly scheduled Council meeting held March 2, 2021. The motion was seconded by Council Member Veach.

Motion carried.

APPROVAL OF PAYROLL AND CLAIMS
First Half – March 2021

A motion was made by Council Member McCoy to approve the payroll and claims for the first half of March, 2021. The motion was seconded by Council Member Veach.

Motion carried.

TAMMY RILEY – BIG RIVER STEAMPUNK FESTIVAL
Re: Request, Street Closures, Use of City Owned Property, Sale & consumption of Alcohol
on City owned Property – Steampunk Festival
(September 3rd 12:00 p.m. – September 6, 2021 - 5:00 p.m.)

Tammy Riley, representing Big River Steampunk Festival, approached Council requesting street closures, use of City owned property and permission for the sale and consumption of alcohol on City owned property. The Steampunk Festival is to be held September 3rd, beginning at 12:00 p.m. through September 6th at 5:00 p.m. She advised she is requesting Council's approval for street closures with barricades at street entrances and temporary barricades at all alleyways, starting at 2:00 p.m. on September 4th until 5:00 p.m. on September 7th, for the following:

1. North Main Street from Broadway to North Street, including adjacent side streets of Center, Bird and Hill in both direction of North Main Street along with and the adjoining alleyways before the levee. They are requesting the barricades to be placed on the other side of HNB Bank as to not block their drive-thru.
2. Use of the parking lots along North Main Street (Bird and North Main).
3. The Y'Mens pavilion has been reserved and she is asking for approval to sell alcohol at that location along with Bird Street from the levee to North Main Street (Riverside Restaurant will be serving the alcohol and will obtain a caterer's license)

A motion was made by Council Member Welch to approve, pending insurance is received prior to event, the street closures, use of City owned property and the sale and consumption of alcohol on City owned property for the Steampunk Festival to be held September 3rd beginning at 12:00 p.m. through September 6th at 5:00 p.m. The motion was seconded by Council Member Veach.

Motion carried.

JOHN BUCKMAN – LOAFERS CAR CLUB

Re: Request, Street Closures – Monthly “Cruise In”

(First Saturday – April, May, June, August, September & October – 5:00 p.m. – 9:00 p.m.)

- April 3rd - May 1st - June 5th
- August 7th - Sept 4th - October 2nd

John Buckman, representing the Loafer Car Club, approached Council requesting street closures for their monthly “cruise ins”, to be held the first Saturday of each month from April through October (excluding July) beginning at 5:00 p.m. until 9:00 p.m.

He then provided a brief history of the Loafer’s Car Club, which started in 1958, with about half a dozen members who kept it going for about ten years with the Club eventually dying out. However, in the early 1990’s the group “resurrected” and have about 50 members currently active in the group. This year will also be their 25th annual car show, which will be held on Main Street.

His request is for the monthly “cruise in” which has been going on since 1999 using various locations, throughout Hannibal. After discussions with the Mark Twain Hotel manager’s permission, he is requesting for barricades to be placed at South Main and 3rd Street, blocking the 200 Block of Church Street, keeping the alleyway accessible.

A motion was made by Council Member Veach to approve the street closures of the 200 block of Church Street for the Loafers Car Club monthly “cruise in” to be held the first Saturday of each month from April through October (excluding July) from 5:00 p.m. until 9:00 p.m. The motion was seconded by Council Member Welch.

Motion carried.

ANGIE WILCOXSON – KIWANIS CLUB OF HANNIBAL FOUNDATION & HANNIBAL REGIONAL FOUNDATION

Re: Request, Street & Parking Space Closures – 44th Annual, Samuel L. Clemens Arts & Crafts & More Festival

(June 30th – July 4, 2021)

Angie Wilcoxson, representing the Kiwanis Club of Hannibal Foundation, approached Council requesting use of City owned properties and street closures for the 44th annual Samuel L. Clemens Arts and Crafts Festival to be held June 30 through July 4, 2021.

The Kiwanis Club requests:

1. Parking spaces on the west side of Fourth Street from Center Street to Broadway to be closed July 1st – 4th
2. Fourth Street between Center Street and Broadway to be closed July 2nd – 5th.

A motion was made by Council Member Bowen to approve the requested street closures and parking spaces for the 44th Annual Samuel L. Clemens Arts and Crafts Festival to be held June 30th through July 4, 2021. The motion was seconded Council Member Veach.

Motion carried.

**Re: Street Closures & Use of City Owned Property – 26th Annual
Hannibal Cannibal**

(Saturday, July 3, 2021 – 5:00 a.m. – 10:00 a.m.)

Ms. Wilcoxson, also representing Hannibal Regional Foundation, is requesting street closures, no parking and Police traffic control for the 26th annual Hannibal Cannibal. The event is scheduled for Saturday, July 3rd from 5:00 a.m. until 10:00 am. They also request closure of Main Street from North to Center Streets, Center to Church Street; Church Street from Main Street to Highway 79, closing Lover’s Leap and placement of no parking signs posted along Main Street from North to Church Streets and Church to Highway 79, until the race concludes.

A motion was made by Council Member McCoy, pending the certificate of insurance being on file, the requested street closures, no parking signs and Police traffic control for Saturday, July 3rd, from 5:00 a.m. until 10:00 a.m. for the annual Hannibal Cannibal. The motion was seconded by Council Member Welch.

Motion carried.

**CHARLES RICKEY, JR. – MARK TWAIN MUSEUM
Re: Request, Operate UTV on City Streets**

Charles Rickey Jr, representing the Mark Twain Museum, approached Council requesting to operate their UTV on City streets, mostly Main Street. Rickey advised the Museum has obtained, through a donation, a UTV and as the Museum does not have a company vehicle, he is requesting to operate the vehicle on City streets to/from the properties.

Mayor Pro Tem Dobson referred to the City Code, *Section 17-130*, which requires all motor vehicles on roadways to have state plates, questioned Mr. Rickey if this vehicle could be licensed, which Rickey advised he is unsure. Mayor Pro Tem also referred to City Code *Section 17-125*, which requires proof of insurance, in which Rickey advised the vehicle will have insurance coverage. Mayor Pro Tem Dobson then referenced *Section 17-481*, which prohibits UTV’s on City streets. However, he stated this UTV doesn’t meet the description that is provided in the Ordinance. He also advised that Council has approved, in the past, for temporary events, the use of ATV/UTV’s to be used on City streets.

Council Member Veach questioned Rickey if this would be a temporary or permanent request, in which Rickey advised the UTV would be used mostly in the summer to assist with grounds keeping projects. Mayor Pro Tem Dobson then asked what they would be hauling, in which Rickey advised mostly mulch or grounds keeping items. Mayor Pro Tem Dobson questioned why a pick-up truck couldn’t be used, in which Rickey advised the museum doesn’t have a company vehicle.

Director of Central Services Andy Dorian, from the audience, advised the Street and Parks and Recreation Departments operate ATV/UTV’s on City streets for the same exact reason.

City Attorney Lemon advised that anytime Council has temporarily approved the use of UTV’s on City streets, it has been for a specific event/reason. He stated that several Council Members have discussed in the past possibly “adjusting” current Ordinances. He knows the Hannibal Police Department has had fairly serious concerns about allowing this. However, it is Council’s

discretion to amend or vary the current Ordinances to allow this. He is reluctant about giving a “blanket” variation of the Ordinance, without very strict rules and regulations set in place. He recommends if the Council wants to vary to far from the current Ordinance, revising it.

Council Member Welch stated he feels Council should start looking at “updating” the current Ordinance, due to these vehicles becoming more and more common. Mayor Pro Tem Dobson advised he has been to various “occurrences” that involved the misuse of these vehicles on county roads, and with City roads having more traffic, he is reluctant to allow the use of UTV’s.

Council Member Bowen questioned Rickey how often he thought the UTV would be utilized, in which Rickey advised maybe one to two times per week. He advised the UTV does have headlights, turn signals, brake lights and seat belts. Mayor Pro Tem again asked if the UTV is insured, Rickey concurred and he then questioned the liability limits coverage that was provided, Rickey advised Mayor Pro Tem Dobson would have to check.

Lemon questioned if this type of vehicle is even allowed to be state licensed, in which Rickey advised he was not sure, however does know that the vehicle speed is about 30 mph. Mayor Pro Tem Dobson believes this type of vehicle is allowed in the county, however not allowed on “numbered roads”.

Lieutenant Collier, from the audience, advised these types of vehicles/UTV are not licensable. He also advised not only does the City not allow them on City streets, the Highway Patrol does not allow them on highways, in which Hannibal has three. It would be impossible to keep track of all of these vehicles and kept off of highways. He also stated that after reaching out to other entities who have allowed the UTV’s on City streets, they have actually gone back to Council requesting to “void” the permission because “all their ducks weren’t in a row” and it was more of a hassle than originally thought. He understand that it’s at the Council’s pleasure to “lighten” the restrictions or amend the Ordinance, however he doesn’t recommend to “blanket” the Ordinance and allow this all summer.

Mayor Pro Tem Dobson stated he has been to “small” towns that allow this and it’s not manageable. Council Member Bowen asked how Council can allow the Jaycees, Street and Parks & Recreation Department’s permission but not the Mark Twain Museum.

Council Member Veach questioned if Rickey really thought they would need the use of the UTV two to three times a week just to spread mulch. Rickey advised that they re-mulch their entire grounds every year. Mayor Pro Tem Dobson questioned what the huge pile of mulch that usually sits in the museum parking lot in which Rickey advised they get the mulch delivered each year and they would use the UTV to spread the mulch, which takes weeks. Rickey advised that the museum “inherited” a shop on Warren Barrett Drive, they have the mulch delivered there, and then haul it to their properties. In the past they have had to “trailer” and sometimes “wheel barrel” it to the wanted locations, which becomes a lot of work. Their idea was to use the UTV to haul, which would cut down on the amount of time it would take.

A motion was made by Council Member Bowen to approve the “blanket” use of the UTV for the Mark Twain Museum for grounds keeping purposes. With no second from Council, the motion ceases.

Dorian, from the audience, advised he will make sure the Street and Parks & Recreation Departments no longer use their UTV’s on City streets as well, effective immediately.

Council Member McCoy advised he agrees with Council Member Welch and believes Council should meet with the City Attorney and look into amending the current Ordinance, and find a “happy medium” with UTV’s, especially side by sides. Instead of “softening” the Ordinances, case by case, the City should look at amending it.

Council Member Bowen advised that he is one of the Council Members that discussed this with Lemon, however he understands that it’s difficult to change an entire Ordinance. He feels that the museum is just trying to “save money” by using the UTV and thought it would be beneficial to allow them to use it for grounds keeping purposes downtown only, not for use all over town. Lemon advised that he could look into revising the current Ordinance to allow the use, only in certain areas, should Council direct.

JOHN LYNG – 625 GRAND AVENUE
Re: Forecast of Further Litigation Concerning Missouri Sunshine Law

John Lyng, resident of 625 Grand Avenue, approached Council. Prior to Mr. Lyng speaking, City Attorney Lemon asked to address Council. He advised that in regards to the existing litigation Lyng has against the City he would not allow Council to respond to any issues/questions Mr. Lyng would ask. His second comment was to advise Mr. Lyng that he is obligated as a practicing attorney, under the rules of professional conduct, to report any unauthorized practice of Law in which he personally witnesses, by Mr. Lyng. Lemon advised if Lyng “strays” into the area, he is obligated to report him.

Lyng appreciated Lemon’s comments and began by advising that he would be discussing litigation and that it can be done during open session. Lyng advised, due to the subject matter being a “knit picky” he will stick to his “script”.

Lyng advised that his petition, which is now pending in court, was discussed by a man, by the name of Rickart, and Lyng in court on March 5, 2021. The case was passed to April 5, 2021 for a trial setting. The City’s attorney advised the court he needed to consult with Council and Lyng would do the same, if permitted. Lyng did not desire to file this suit and spoke to the Mayor on November 9, 2020, with a suggestion to reach a resolution without litigation, apparently that suggestion was not favorably received. What he hopes to achieve is a court imposed or a court approved mechanism to ensure that the City, in future meetings, abides strictly with the Sunshine law. Upon his examination of previous Council minutes, beginning January 1, 2019, it appears this Council regularly and consistently closes its meetings when not permitted by law and the reasons given rarely match the discussions behind closed doors. He believes the violations are both causal and usual. The City Manager and City Attorney, as best as he can determine, are providing the Council with bad advice and poor guidance, at the Council’s risk. It seems that all City Managers have had the desire to conduct business behind closed doors.

For the case in court, Lyng advised that on June 16, 2020 the City Council did not talk about personnel or contract negotiations. The topic was moving from free market trash collection to government imposed trash collection, which is reflected in the minutes which were taken by the Deputy City Clerk, which were approved by Council.

“Furthermore, the next case he plans to file is for a meeting that occurred May 5, 2020, where again, under contract negotiations, the City Manager urged the Council to raise everyone’s City

utility tax by 10%, in which was done,” Lyng stated. He informed Council that he is open to any agreement that would prevent any further violation of State Law and save the citizens additional expenses, in which Lemon appropriately pointed out that would be open for comment or discussion, however he believes our attorney, Mr. Rickart, advised for any communication to go directly through him. Lyng continued, by stating “the point he wanted to make is he does not want to file suit, he feels he is compelled to.”

MICHAEL DOBSON – HANNIBAL RURAL FIRE DEPARTMENT CHIEF
Re: Request, Use of City Owned Property (Clemens Field Parking Lot) – Annual Fire
Hose Pressure Testing
(Wednesday, April 28, 2021)

Mayor Pro Tem Dobson, representing Hannibal Rural Fire Department as Chief, indicated he is seeking approval for the use of City owned property for Hannibal Rural’s annual fire hose pressure testing. This is scheduled to be conducted on Wednesday, April 28, 2021 and he is requesting use of Clemens Field Parking lot beginning at 8:00 a.m.

Mayor Pro Tem Dobson advised he does have insurance on file. Council Member Veach questioned if there were any conflicts from other departments, in which City Clerk Zerbonia advised Director of Central Services Dorian is aware with no objections.

A motion was made by Council Member Veach to approve the use of City owned property (Clemens Field Parking Lot) for the Hannibal Rural Fire Department to conduct annual fire hose testing on Wednesday, April 28, 2021 beginning at 8:00 a.m. The motion was seconded by Council Member Welch.

ROLL CALL

Yes: Council Members Bowen, Welch, Veach and McCoy - 4

No: - 0 –

Abstain: Mayor Pro Tem Dobson - 1

Absent: Council Member Cogdal and Mayor Hark - 2

Motion carried.

JAMES LEMON – CITY ATTORNEY
Re: Update, City Wide Trash Hauling

City Attorney Lemon then provided Council with an update on the City Wide Trash pickup notification process. As discussed in open session on January 5, 2021, one of the scenarios discussed was entering into contracts with the haulers. In order for the City to attempt this, Council instructed for notifications to be sent to the haulers, giving them a two year notice. In the letter the City was advising, if at the conclusion of two years if the City and the trash haulers could not come to a contractual agreement, what their plan would be. Lemon advised since this time, the City has not received responses from several of the haulers, with the requested

information. They were asked to provide how many customers they had and how much they were paying. Without the information from the trash hauling companies, the City cannot realistically negotiate and come up with a plan. The City does have statutory authority to file suit forcing the haulers to provide the information, however, Lemon is not requesting that authority from Council this evening. Being as the City hasn't received full compliance, Lemon believes it would be appropriate to send out some rough drafts of ideas that could be done, which would hopefully open some dialogue. He is seeking permission to send another letter to the haulers, trying to make it clear that the City is attempting to enter into a contractual agreement with them and if not able to obtain compliance, in regards to the requested information, the City would need to negotiate, then could file suit.

Council Member Welch advised that he has received a lot of feedback regarding this issue and he is in favor of giving the haulers the opportunity to respond, however, he wants to make Council aware that he is getting a lot of kickback. In 1994, according to Lemon, there was a "big fight" about the issue and the need is to be able to balance the burden on the trash hauler versus the burden upon the City for those that refuse to obtain trash service. The memo that he sent out, is by no means "set in stone", it is merely ideas that have been discussed that allow the trash haulers to continue operating their business, however, getting control of keeping track of who does and does not have service. Again, these are not Lemon's ideas, they are ideas he has received from others, including some Council. The haulers could also still do all their own billing, while allowing individuals to choose their own company. These are all things that can be discussed and the only way to make a reasonable analysis is to have the information that has been previously been requested from the haulers.

Council Member Welch advised that the Code states citizens are required to have and keep trash service, in which Lemon concurred, however, there is no way of enforcing it. Lemon indicated these changes would make the trash haulers a partner with the City, to ensure compliance. There are many ways this could be done, according to Lemon. He feels there is some resistance from trash haulers due to them not realizing what they and the City can negotiate on.

Mayor Pro Tem Dobson advised he's being on the Council for 12 years and trash has been a problem that entire time. He feels this would be the way to start to address the issue. Council Member Welch advised he didn't mean the "kickback" he's receiving as negative, he just means it's a way to be open for discussion. Lemon advised he is in favor of sending out another letter in hopes for discussions because what he doesn't want to happen is in two years, no action taken and then a letter is sent by the City demanding things when it could have been negotiated now. According to Council member Welch, he feels it would be beneficial for the trash haulers to be on board with this, which would provide more customers and more designated routes.

A motion was made by Council Member Welch authorizing Lemon and the City Clerk to prepare a letter and send to the haulers, advising of the options, again requesting the customer data, while further advising any potential ramifications if the information is not received. The motion was seconded by Council Member McCoy.

ROLL CALL

Yes: Council Members Welch, Veach, McCoy and Mayor Pro Tem Dobson - 4

No: Council Member Bowen - 1

Absent: Council Member Cogdal and Mayor Hark - 2

Motion carried.

Council Member McCoy advised that he has had a couple people contact him as well and he agrees with Lemon this will be a good way to get the factual information out there to the haulers.

ALAN BOWEN – 4TH WARD COUNCIL MEMBER Re: Sales Tax Increase for Infrastructure Proposition

Council Member Bowen then addressed Council regarding a sale tax proposition. For many years, the City of Hannibal has cut their General Fund budget to keep afloat. Tax revenues for the cigarette tax, landline phone service, etc have all trended downward with the times and changes in technology. While some of these taxes declining is a good thing for individual's health and advances in technology, it does unfortunately impact the City's bottom line. The City has a long list of necessary infrastructure improvements that without adequate funding, continues to deteriorate and grow.

He has discussed with the City Manager, Economic Development Director, Department Heads and the Council in attempts to increase our revenue sources. The City's property tax has not been increased since the 1970's, however, increasing this may hurt fixed income citizens if the City chose to raise property taxes. In his opinion, a low property tax gives incentive to build here as witnessed by many new subdivisions currently being built within the City.

The City has a great City Manager and Department Heads that look for and have secured many grants in recent years that have helped operational revenue tremendously, however this only is a "band aid" fix for so long.

After some discussion, he and others feel the City's plan should be to place a referendum before the voters to increase sales tax by 1/2 cent. Following are some of the reasons for the proposal of an increase in sale tax:

- Hannibal has a daily citizen count of 40,000+ that pay sales tax
- Hannibal has around 500,000 visitors from 79 countries a year that bring in outside money, thus paying sales tax
- Hannibal is a regional shopping destination for many surrounding areas

What this really means is, it will allow outside citizens to help pay for the City's infrastructure improvements. He also sent, prior to tonight's meeting, proposed ballot language that the City Attorney and outside counsel have both reviewed.

Council Member Bowen advised he has been on the Council for three years and been through three budgets and the City has cut a lot of the “fat” and what he is saying is for the people. The City has built a big riverfront and tourism building, however those dollars cannot be used to fix streets, demolish houses, etc. The City has used \$6 million to pave and fix City streets, which took three years. There are currently 70+ houses on the demolition list, with another 100 that should be added, which each house costing \$4,000 to \$8,000 to demolish. He advised the Street Department also used to be a lot bigger, City Hall has not done anything recently for “upkeep”, and the things that have been done downstairs are necessities. The City is “treading water” and until a person actually looks at the budgets and studies it, they won’t understand. He knows he is being blunt but it’s necessary to get his point across. Something has to be done or the City may have to start cutting employees with services, the sales tax increase is the best idea he has and he is just looking out for the City.

Council Member Bowen then made a motion to use ballot option “B”, to propose an increase in sales tax by a half cent and place the issue to the voters for consideration on the ballot for the August, 2021 election. The motion was seconded by Council Member Veach.

Mayor Pro Tem Dobson advised it is ultimately up to the citizen’s, this would help fund future projects and has been needed for some time.

Dorian, from the audience, advised that this would be an infrastructure tax, the goal is for storm water that is currently unfunded, which is a problem that is growing every single day. Most of the problems being on south side with storm sewer being over 100 years old and in the Oakwood area there is little to no storm water system. The City has state mandates that have to be complied with or the City will get fined, which is a huge issue. Anyone that has alleys running through their back yards know that they have been slowly, but surely, deteriorating. There is no funding to repair things like this and if we don’t find a funding source we are simply going to have to tell the people we simply aren’t going to be able to do this. In addition, snow plowing, paving streets, this all comes from the same “pot” of money, if better snow plowing is needed this comes from the budget. Dorian is grateful for Council Member Bowen bringing this issue before Council tonight. City Manager Peck advised they looked at other sources of revenues, including property tax, however the sales tax increase is the mechanism in which people who don’t live in this community can help offset the cost which will ultimately save citizens the full burden of support.

Council Member McCoy advised that he is not in favor of raising taxes, no one is and the biggest thing he has heard is how things were done in the past. It is unfair to judge what a City Council has done in the past, this is not the most popular thing but something has to be done. Police, Fire Department, are all down funding, not just streets. Council Member McCoy thanked Council Member Bowen for bringing it forward.

Council Member Welch then advised he has received lots of calls regarding this issue as well. He has a tendency to “draw on his citizen mind” and he doesn’t want a 1/2 cent sales tax on everything he buys, however, he feels it’s only right to have the people vote on this and decide.

Motion carried.

ANGELICA ZERBONIA – CITY CLERK
Re: Approval, Non-Contributory Life Insurance Benefits
AnthemLife - \$0.169/thousand

City Clerk Zerbonia addressed Council seeking approval on the proposal from AnthemLife on non-contributory life insurance benefits for employees. She advised the City's/Board of Public Works current contract with AnthemLife expires on June 30, 2021, therefore requests for proposals were solicited.

On, February 22nd, seven (7) sealed proposals were received and reviewed for the continuation of life coverage for the amounts of \$20,000 for full-time employees and \$50,000 for Police and Fire ranking personnel. Upon reviewing the proposals, she is recommending Council approve and accept the most responsive renewal from AnthemLife. The contract will have a two-year rate guarantee in the amount of \$0.169/thousand benefit equating to \$3.38/month for full time employees and \$8.45 for Police and Fire personnel.

Zerbonia advised this is a slight increase from the previous contract amount of \$0.158/thousand. This increase computes to \$830 per year for both City and BPW employees.

AnthemLife was not the lowest cost proposal, however, they did provide the best, most responsive proposal to meet the City's needs, especially considering the "soft-dollar" costs associated with changing providers and additional requirements from the next best proposal, The Dearborn Group.

Mayor Pro Tem Dobson, stated the life insurance coverages of \$20,000 for full time and \$50,000 for Police and Fire personnel, is not enough coverage, in his opinion, which also goes back to funding, which was addressed previously. The company he is employed by provides life insurance equal to his salary for one full year. He wished the City was in a financial place that they could provide more coverage to its employees.

A motion was made by Council Member Veach to approve the proposal from AnthemLife for non-contributory life insurance benefits in the amount of \$0.169/thousand. The motion was seconded by Council Member Bowen.

Motion carried.

MIKE MURPHY – INTERIM BUILDING INSPECTOR
Re: Annual Reporting, Non-owner Occupied Dwellings Program

Michael Murphy, Interim Building Inspector, then approach Council relating to the non-owner occupied dwelling annual report. He advised he does not feel that this reporting has been provided in the past, however, it will be done now and in the future.

He then reported that during fiscal year of July 2019 thru June 2020 the Building Inspector's Office completed approximately 71 inspections resulting in revenue of \$6,040. This is not a real accurate reflection of the overall program, as rental inspections stopped due to the COVID pandemic in March of 2020. His first year working for the City, he believes he completed 230 inspections, resulting in \$19,600 in revenue.

The department has now been given the “go ahead” to begin rental inspections per City Manager Peck. With the new Opengov program used for permits and inspections and the Board of Public Works providing a database on rental properties located in the City, they are transferring that data into the Opengov program.

With the new program the department will be able to track inspections on a monthly or yearly basis and set up renewal dates, as needed. Murphy anticipates many more completed inspections and a higher revenue amount for the next fiscal year.

KAREN BURDITT – DIRECTOR OF FINANCE
Re: Certificate of Occupancy Fee Schedule Adjustment
(Resolution No. 2325-21, to follow)

Karen Burditt, Director of Finance, then approached Council stating that to go along with the Building Inspector’s annual report, another thing that was in the Code adopted November, 2011 was giving Council the authority to adjust the occupancy permit fees depending on the Consumer Price Index (CPI). It states the City would look at the costs yearly to see if these fees should be adjusted or at least increasing every five (5) years, which has not been done since 2011.

Burditt advised she had provided a chart, prior to the meeting, with the current rates, according to the CPI as of December, 2020. This is what she also bases bid limits on and going forward she would like to coordinate the permit fees at the same time. In December 2011, and December 2020 the CPI has increased 15.42%, she calculated and adjusted to an even number to come up with the new proposed permit fees.

Council Member Bowen questioned if we were still charging the 2011 rates, in which Burditt concurred. If approved, Burditt advised the new rates would go into effect as of July 1, 2021.

Mayor Pro Tem Dobson stated Resolution No. 2325-21 is to follow, for approval.

EDIE GRAUPMAN – DPW MANAGEMENT ASSISTANT
Re: Sale of City Owned Property, 717 Olive Street – Agreement for Transfer of Real Estate & Special Warranty Deed
Anthony Skaggs - \$500, plus costs
(Resolution No. 2320-21, to follow)

Eddie Gruapman, DPW Management Assistant, approached Council advising she had five issues, which are all the sale of City owned properties. The first property is located at 717 Olive Street, advising Anthony Skaggs, who owns property at 719 Olive Street would like to purchase the lot. Graupman advised this lot was acquired from the Marion County Trustee Sale.

Mr. Skaggs plans are for this to be to a continuance of his property and in the future will be going to the Planning and Zoning Commission to obtain a Minor Subdivision for the purposes of building a garage on this lot. All contracts have been signed and if approved the lot will be sold for \$500, plus recording fees.

Mayor Pro Tem Dobson stated Resolution No. 2320-21 is to follow, for approval.

Re: Sale of City Owned Property, 2725 Hope Street – Agreement for Transfer of Real Estate & Special Warranty Deed

*Jereme Reeves - \$500, plus costs
(Resolution No. 2321-21, to follow)*

Graupman's next item is for property located at 2725 Hope Street. The adjacent property owner, Jereme Reeves, of 2711 Hope, wishes to purchase this lot as a continuance of his property making an area for his children to play. The previous landowner surrendered the property to the City when they could not afford the demolition.

Graupman advised all contracts have been signed and if approved the lot will be sold for \$500, plus recording fees.

Mayor Pro Tem Dobson stated Resolution No. 2321-21 is to follow, for approval.

Re: Sale of City Owned Properties – 2000-2002 Settles, 2001-2003 Settles & 2004 Settles – Agreement for Transfer of Real Estate & Special Warranty Deed

*\$500, plus costs/lot
(Resolution Nos. 2322-21, 2323-21, 2324-21, to follow)*

Graupman's last item will be for the sale of two lots, 2000-02 Settles, which was also acquired from the Marion County Trustee Sale. Larissa Borndes and her niece, Alaya Borndes, wish to purchase these lots and plan to do future renovations in the area.

Graupman advised all contracts have been signed and if approved the lot will be sold for \$500, plus recording fees.

The next property, which is located at 2001-03 Settles, also to be purchased by Larissa Borndes and her cousin Shakira Dorsey, was also acquired from the Marion County Trustee Sale. There is still a house located on the property, which was owned by their grandmother, and they plan to restore it.

Graupman advised all of these contracts have been signed and if approved the lot will be sold for \$500, plus recording fees.

The last property, located at 2004 Settles, Ms. Borndes and her niece wish to acquire to keep all properties in the family and together.

Council Member Welch asked if the property with the house was on the demolition list, awaiting demolition, in which Graupman concurred. She advised the City has given Ms. Borndes a 60 day "window" for improvements or the City proceeds with demolishing it.

Mayor Pro Tem Dobson state Resolutions No. 2322-21, 2323-21 and 2324-21 are to follow, for approval.

ANDY DORIAN – DIRECTOR, CENTRAL SERVICES

MATT MUNZINGER – BPW Engineer

Re: Union Street Stormsewer Project – Contract for Engineering & Technical Services

Poepping, Stone Bach & Associates - \$98,255

(Resolution No. 2326-21, to follow)

Andy Dorian, Director of Central Services, then addressed Council regarding a contract, with Poepping, Stone, Bach & Associates (PSBA) for the engineering, design and construction administration for the repair of the Union Street Stormwater in the amount of \$98,255.

City Manager Peck advised that this project would be paid for by the emergency Community Development Block Grant funding, with the project cost being \$760,000, with the City's match being \$88,000 of which \$1,000 will be in cash, which has already been allotted for in the contract with Mark Twain Regional Council of Governments for administration and the additional \$87,000, in-kind.

Dorian advised this project will be to replace 175 feet of a 100 year old stone archway and repair the road.

Mayor Pro Tem Dobson stated Resolution No. 2326-21 is to follow, for approval.

Re: Declaration of Surplus Property, 2007 25HP Yamaha Motor

Dorian's next item is approval to declare surplus property of a 2007 25HP Yamaha Motor, which was used towards trade-in on the purchase of a new boat, motor and trailer.

A motion was made by Council Member Veach to declare the 2007 25HP Yamaha motor as surplus property. The motion was seconded by Council Member Bowen.

Motion carried.

**Re: Purchase Approval, 2016 John Boat, 2014 25HP Yamaha Motor
and 2000 Yacht Club Trailer**

Jack's Harbor Marine - \$5,565

Dorian's next request is approval to purchase a 2016 John Boat, 2014 25HP Yamaha Motor and 2000 Yacht Club trailer from Jack's Harbor Marine, with the cost breakdown, as follows:

- Boat, Motor, Trailer = \$6,550
- Trade in current motor = - \$985
- Total Cost = \$5,565

Dorian advised this boat will be used for riverfront and marina dock maintenance as well as future dredging projects.

A motion was made by Council Member Veach to approve the purchase of a 2016 John Boat, 2014 25HP Yamaha Motor and 2000 Yacht Club trailer from Jack's Harbor Marine. The motion was seconded by Council Member Bowen.

Motion carried.

Re: Sodalis Restroom Project, Foundation - Contract Agreement

George Lee Jr. Construction - \$38,500

(Resolution No. 2327-21, to follow)

Dorian's last item is approval for a contract agreement for the Sodalis restroom project. He advised bids were recently opened for the foundation and utility work for the Sodalis Restroom, in which four were received. The low bid of \$38,500 was submitted by George Lee, Jr Construction, which is Dorian's recommendation.

Dorian advised bids are also currently out for the prefabricated concrete portion of the restroom project that will be installed once the foundation and utility work is completed.

Mayor Pro Tem Dobson stated Resolution No. 2327-21 is follow, for approval.

RESOLUTION NO. 2320-21

**A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING
THE MAYOR PRO TEM TO EXECUTE A SPECIAL WARRANTY
DEED AND AGREEMENT FOR TRANSFER OF REAL ESTATE
BETWEEN THE CITY AND ANTHONY SKAGGS FOR THE
PURCHASE OF CITY OWNED PROPERTY, KNOWN AS 717 OLIVE
STREET IN THE AMOUNT OF \$500, PLUS COSTS**

A motion was made by Council Member McCoy to have the City Clerk read Resolution No. 2320-21 and call the roll for adoption. The motion was seconded by Council Member Veach.

ROLL CALL

Yes: Council Members Bowen, Welch, Veach, McCoy and Mayor Pro Tem Dobson - 5

No: - 0 -

Absent: Council Member Cogdal and Mayor Hark - 2

Motion carried.

Mayor Pro Tem Dobson declared Resolution No. 2320-21 duly approved and adopted on this date.

RESOLUTION NO. 2321-21

A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR PRO TEM TO EXECUTE A SPECIAL WARRANTY DEED AND AGREEMENT FOR TRANSFER OF REAL ESTATE BETWEEN THE CITY AND JEREME REEVES FOR THE PURCHASE OF CITY OWNED PROPERTY KNOWN AS 2725 HOPE STREET IN THE AMOUNT OF \$500, PLUS COSTS

A motion was made by Council Member Bowen to have the City Clerk read Resolution No. 2321-21 and call the roll for adoption. The motion was seconded by Council Member Veach.

ROLL CALL

Yes: Council Members Bowen, Welch, Veach, McCoy and Mayor Pro Tem Dobson - 5

No: - 0 -

Absent: Council Member Cogdal and Mayor Hark - 2

Motion carried.

Mayor Pro Tem Dobson declared Resolution No. 2321-21 duly approved and adopted on this date.

RESOLUTION NO. 2322-21

A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR PRO TEM TO EXECUTE A SPECIAL WARRANTY DEED AND AGREEMENT FOR TRANSFER OF REAL ESTATE BETWEEN THE CITY AND LARISSA BORNDDES AND ALAYA BORNDDES FOR THE PURCHASE OF CITY OWNED PROPERTY KNOWN AS 2000-02 SETTLES IN THE AMOUNT OF \$500, PLUS COSTS

A motion was made by Council Member Bowen to have the City Clerk read Resolution No. 2322-21 and call the roll for adoption. The motion was seconded by Council Member Veach.

ROLL CALL

Yes: Council Members Bowen, Welch, Veach, McCoy and Mayor Pro Tem Dobson - 5

No: - 0 –

Absent: Council Member Cogdal and Mayor Hark - 2

Motion carried.

Mayor Pro Tem Dobson declared Resolution No. 2322-21 duly approved and adopted on this date.

RESOLUTION NO. 2323-21

A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR PRO TEM TO EXECUTE A SPECIAL WARRANTY DEED AND AGREEMENT FOR TRANSFER OF REAL ESTATE BETWEEN THE CITY AND LARISSA BORNDES AND SHAKIRA DORSEY FOR THE PURCHASE OF CITY OWNED PROPERTY KNOWN AS 2001-03 SETTLES IN THE AMOUNT OF \$500, PLUS FEES

A motion was made by Council Member Veach to have the City Clerk read Resolution No. 2323-21 and call the roll for adoption. The motion was seconded by Council Member Bowen.

ROLL CALL

Yes: Council Members Bowen, Welch, Veach, McCoy and Mayor Pro Tem Dobson - 5

No: - 0 –

Absent: Council Member Cogdal and Mayor Hark - 2

Motion carried.

Mayor Pro Tem Dobson declared Resolution No. 2323-21 duly approved and adopted on this date.

RESOLUTION NO. 2324-21

A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR PRO TEM TO EXECUTE A SPECIAL WARRANTY DEED AND AGREEMENT FOR TRANSFER OF REAL ESTATE BETWEEN THE CITY AND LARISSA BORNDES AND ALAYA BORNDES FOR THE PURCHASE OF CITY OWNED PROPERTY KNOWN AS 2004 SETTLES IN THE AMOUNT OF \$500, PLUS COSTS

A motion was made by Council Member McCoy to have the City Clerk read Resolution No. 2324-21 and call the roll for adoption. The motion was seconded by Council Member Bowen.

ROLL CALL

Yes: Council Members Bowen, Welch, Veach, McCoy and Mayor Pro Tem Dobson - 5

No: - 0 –

Absent: Council Member Cogdal and Mayor Hark - 2

Motion carried.

Mayor Pro Tem Dobson declared Resolution No. 2324-21 duly approved and adopted on this date.

RESOLUTION NO. 2325-21

A RESOLUTION OF THE CITY OF HANNIBAL AMENDING THE BUILDING INSPECTION CERTIFICATE OF OCCUPANCY PERMIT FEES IN ACCORDANCE WITH SECTION 7.302 (c) SCHEDULE OF FEES OF THE CITY OF HANNIBAL CODE

A motion was made by Council Member Bowen to have the City Clerk read Resolution No. 2325-21 and call the roll for adoption. The motion was seconded by Council Member Veach.

ROLL CALL

Yes: Council Members Bowen, Welch, Veach, McCoy and Mayor Pro Tem Dobson - 5

No: - 0 –

Absent: Council Member Cogdal and Mayor Hark - 2

Motion carried.

Mayor Pro Tem Dobson declared Resolution No. 2325-21 duly approved and adopted on this date.

RESOLUTION NO. 2326-21

A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR PRO TEM TO EXECUTE A \$98,255 CONTRACT FOR ENGINEERING AND TECHNICAL SERVICES BETWEEN THE CITY AND POEPPING, STONE, BACH & ASSOCIATES FOR THE REPLACEMENT 175' OF STONE ARCHWAY THAT FAILED UNDER UNION STREET

A motion was made by Council Member Bowen to have the City Clerk read Resolution No. 2326-21 and call the roll for adoption. The motion was seconded by Council Member Veach.

ROLL CALL

Yes: Council Members Bowen, Welch, Veach, McCoy and Mayor Pro Tem Dobson - 5

No: - 0 –

Absent: Council Member Cogdal and Mayor Hark - 2

Motion carried.

Mayor Pro Tem Dobson declared Resolution No. 2326-21 duly approved and adopted on this date.

RESOLUTION NO. 2327-21

A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR PRO TEM TO EXECUTE A \$38,500 CONTRACT AGREEMENT BETWEEN THE CITY AND GEORGE LEE, JR CONSTRUCTION FOR THE FOUNDATION AND UTILITY WORK FOR THE SODALIS RESTROOM PROJECT

A motion was made by Council Member McCoy to have the City Clerk read Resolution No. 2327-21 and call the roll for adoption. The motion was seconded by Council Member Welch.

ROLL CALL

Yes: Council Members Bowen, Welch, Veach, McCoy and Mayor Pro Tem Dobson - 5

No: - 0 -

Absent: Council Member Cogdal and Mayor Hark - 2

Motion carried.

Mayor Pro Tem Dobson declared Resolution No. 2327-21 duly approved and adopted on this date.

BILL NO. 21-005

AN ORDINANCE REVISING AND AMENDING CHAPTER 14, HUMAN RIGHTS AND HUMAN RELATIONS, ARTICLE II – AFFIRMATIVE ACTION COMMITTEE OF THE REVISED ORDINANCES OF THE CITY OF HANNIBAL

Second and Final Reading

A motion was made by Council Member Bowen to have the City Clerk read Bill No. 21-005 and call the roll for adoption. The motion was seconded by Council Member Veach.

ROLL CALL

Yes: Council Members Bowen, Welch, Veach, McCoy and Mayor Pro Tem Dobson - 5

No: - 0 -

Absent: Council Member Cogdal and Mayor Hark - 2

Motion carried.

Mayor Pro Tem Dobson declared Bill No. 21-005 duly approved and adopted on this date.

CLOSED SESSION
In Accordance with RSMo. 610.021 (1) & (2)

Mayor Hark then entertained a motion to enter closed session in accordance with RSMo. 610-021, sub-paragraphs (1) and (2), admitting himself, City Council Members, City Attorney James Lemon, City Manager Lisa Peck, City Clerk Angel Zerbonia and Director of Central Services Andy Dorian. A motion was made by Council Member Veach to enter closed session. The motion was seconded by Council Member Bowen.

ROLL CALL

Yes: Council Members Bowen, Welch, Veach, McCoy and Mayor Pro Tem Dobson - 5

No: - 0 -

Absent: Council Member Cogdal and Mayor Hark - 2

Motion carried.

OPEN SESSION

A motion was made by Council Member McCoy to return to open session. The motion was seconded by Council Member Bowen.

Motion carried.

ADJOURNMENT

A motion was then made by Council Member Bowen to adjourn the meeting. The motion was seconded by Council Member McCoy.

Motion carried.

James R. Hark, Mayor

Angelica N. Zerbonia, MRCC, CMO - City Clerk