

CITY OF HANNIBAL

OFFICIAL PUBLIC HEARING

**Tuesday, November 1, 2022
6:30 p.m.
Council Chambers**

CALL TO ORDER

MIKE MURPHY – BUILDING INSPECTOR

**Re: Rezoning, Southeast Corner Intersection of Munger Lane and
Stardust Drive**

B – Multiple Family to E-Commercial

It being the appointed time, Mayor James Hark called the public hearing to order regarding the rezoning of property located at the southeast corner intersection of Munger Lane and Stardust Drive. He then called Mike Murphy, Building Inspector forward. Murphy reported that a request to rezone property located at the SE corner intersection of Munger Lane and Stardust Drive was received by the City. The request asked for the property to be rezoned from B-Multi Family to E-Commercial, the property which was just purchased by the Terrill’s will be used for a coffee shop and perhaps later an office. Planning and Zoning Commission approved the rezoning request.

PUBLIC COMMENTS

Mayor Hark questioned if this was in line with the current zoning. Murphy advised a street is the only thing dividing the two zones. Mayor Pro Tem Dobson advised there was one outstanding piece of information that wasn’t available, and he and Mr. Terrill had a meeting with the Board of Public works about it, which is the storm drain on the property. Mr. Terrill does understand that if he moves forward with the plan, he does so at his own risk. Mr. Terrill then questioned if the easement was one hundred percent in placed, in which Dobson advised it would be once approved. Councilmember Franke questioned why this wasn’t there before, in which Murphy advised it was assumed it was there, but it was not recorded that way. Murphy advised Four Points did the original platting and they had included the easement; however, it was not recorded. Murphy advised if the plat was approved it would be “approved and recorded with the easement.” Councilmember Franke then asked what measures are we taking to ensure this doesn’t happen in the future? Murphy advised that everyone believed the information was included, “just in this case it wasn’t.”

Mayor Pro Tem Dobson advised that the City cannot control what is recorded at the recorder's office. Murphy advised there is no way to know recorded information until you pull the plat to review. City Manager Lisa Peck advised the document was sent back as it was submitted, which was about a month ago in which they redid the plat with the easement. Mr. Terrill advised he went to the Hannibal Board of Public Works, and they were not interested in any solution due to the inconvenience to them having to move their building. Dobson advised there is no funding to be able to assist with this.

Shankar Terrill advised she is frustrated as they had drawn the plat with an easement and they questioned why the easement was included, Terrill advised Norm Ellebrock that the Board of Public Works had requested the easement and they had to include it for approval. Terrill spoke on not wanting any further delay but feel they didn't have any other options. Mr. Terrill advised he had contacted the Board of Public Works regarding helping them put the sewer in, he continued, and we would provide them the easement. Terrill was told they did not have any funding to do so, however, "that is not my problem."

City Manager Peck recommended that Mr. Terrill consult his attorney. Mayor Pro Tem Dobson advised there is a tap fee for sewers, and they may want to meet with them to see if it was possible to waive the fee. Terrill advised "we are giving an easement that could shut down our business or cause us to move our business in exchange for nothing.

Mayor Pro Tem Dobson advised Mr. Terrill to contact him when it's time to proceed with the sewer tap and he would assist him with meeting with the BPW.

ADJOURNMENT

There being no other comments, the Mayor Hark adjourned the public hearing.

CITY OF HANNIBAL
OFFICIAL PUBLIC HEARING

Tuesday, November 1, 2022
6:45 p.m.
Council Chambers

CALL TO ORDER

MIKE MURPHY – BUILDING INSPECTOR

Re: Code Amendment, Revising Chapter 29, Article II – Plat Approval Procedures, Division 2 – Preliminary Plat, Section 29-56, Subsection 9

It being the appointed time, 6:45 p.m. Mayor Hark called the second public hearing of the evening to order, relating to a proposed Code amendment to Chapter 29, Article II - Plat Approval Procedures, Division 2 - Preliminary Plat, Section 29-56, Subsection 9.

Mayor Hark then called Building Inspector, Mike Murphy forward. Mr. Murphy informed Council this was to change some wording in Chapter 29, basically giving 911 some input on street names, to avoid duplicate or like sounding street names. Mayor Pro Tem Dobson advised the final naming would still be the City Engineers.

PUBLIC COMMENTS

The Mayor then called for public comments about this Code amendment, there being none.

ADJOURNMENT

Mayor Hark adjourned the public hearing.

City of Hannibal

OFFICIAL COUNCIL AGENDA

**Tuesday November 1, 2022
Council Chambers
7:00 p.m.**

ROLL CALL

Present: Council Member McCoy, Mayor Pro Tem Dobson, Council Member Franke, Mayor Hark - 4

Absent: Council Member Veach, Phillips, and Welch - 3

CALL TO ORDER

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

INVOCATION

The invocation was given by Mayor Pro Tem Dobson.

PLEDGE OF ALLEGIANCE

Mayor Hark then requested Director of Central Services, Andy Dorian to lead the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

A motion was made by Council Member McCoy to approve the agenda. Mayor Pro Tem Dobson seconded the motion.

Motion carried.

APPROVAL OF MINUTES

Regularly Scheduled Meeting – October 18, 2022

A motion was made by Mayor Pro Tem Dobson to approve the regularly scheduled Council meeting minutes from October 18, 2022, the motion was seconded by Council Member McCoy.

Motion carried.

**APPROVAL, PAYROLL AND ACCOUNTS PAYABLE
Second Half –October 2022**

Council Member McCoy made a motion to approve the payroll and accounts payable for the second half October 2022. The motion was seconded by Mayor Pro Tem Dobson.

Motion carried.

**KATY WELCH – HISTORIC HANNIBAL MARKETING COUNCIL
Re: Request, Street Closures – Living Windows/Babes in Toyland
*Saturday, December 10, 2022 – 3:0 p.m. – 8:00 p.m.***

Katy Welch representing Historic Hannibal Marketing Council, advised she is requesting street closures for the annual Living Windows and Babies in Toyland Parade to be held Saturday, December 10, 2022, from 3:00 p.m. to 8:00 p.m. Welch advised the children’s walking parade down Main Street will begin at 4:00 p.m. She is requesting closure of Main Street only, with no side streets from Broadway to North Street, in addition one block of Hill Street from Main Street to the alley. Welch requested police assistance clearing cars at 3:00 p.m. as well as police escort down Main Street for the parade, in addition barricades at intersections.

A motion was made by Council Member McCoy, to approve street closures for the annual Living Windows and Babies in Toyland parade to be held Saturday, December 10, 2022, from 3:00 p.m. to 8:00 p.m. The motion was seconded by Council Member Franke.

Motion carried.

**JASON KRIGBAUM – HEARTLAND AUTO & TOWING
Re: Request, Street Closures – Hannibal Veterans Parade
*Saturday, November 5, 2022 – 10:00 a.m. – 12:00 p.m.***

Jason Krigbaum, representing Heartland Autobody, approached Council requesting street closures for the Annual Veterans Day Parade to be held Saturday, November 5, 2022, from 10:00 a.m. – 12:00 p.m., with the parade beginning at 11:00 a.m. He is requesting all side streets to be

closed along Broadway from Grand Avenue to South Main Street where the parade route will continue down North Main Street, concluding at North Street.

Mayor Pro Tem Dobson thanked Mr. Krigbaum for honoring the Veterans with the parade. He then made a motion to approve the requested street closures, for the Annual Veterans Day Parade to be held Saturday, November 5, 2022, from 10:00 a.m. – 12:00 p.m. The motion was seconded by Council Member McCoy.

Motion carried.

APRIL AZOTEA – 323 N. MAIN STREET

April Azotea then addressed Council, regarding her parking lot request and the parking survey. Mayor Hark advised that Ms. Peck would be presenting information on this subject later in the meeting.

City Manager Peck advised they received 22 responses to the survey. She then read the survey questions with the responses. Peck advised she provided Council two pages of comments from the survey, included in the results were 22 responses, with 19 no votes and 3 yes. Council Member Franke then advised the results are not binding only a fact-finding courtesy. Council Member Franke also advised since we do have a quorum present in addition to this is the first time, he has seen the results he'd like to review the information and return to it in the future. April Azotea then questioned how the survey was done and what businesses and property owners were provided to complete the survey, as she and others did not receive one.

Ms. Peck advised she had sent the survey to the Historic Hannibal Marketing Council as well as properties owners for the CID, which includes all property owners downtown. Ms. Peck advised she would be happy to answer any questions or concerns for anyone who would like to reach out to her. April Azotea advised she believes it wasn't fair because it didn't include everyone. Peck once again advised that it did include everyone.

City Attorney Lemon advised that the council doesn't have to follow the survey. Mayor Hark advised that he agrees with Councilmember Franke that the issue would be better represented with the entire Council present. Mayor Hark then provided Ms. Azotea with a copy of the survey.

Mayor Hark declared this issue tabled until the next Council meeting to provide time for Council to review the results in addition more members to be present for a decision.

JAMES R. HARK - MAYOR
Re: Recommendation of Reappointment
POLICE AND FIREMEN RETIREMENT FUND

➤ *John Dean – reappointment for a term to expire December 2025*

He advised this nomination will be considered for approval at the next regular Council meeting, to be held November 15, 2022.

LISA PECK – CITY MANAGER
Re: Update, Downtown Parking Lease Survey

Mayor Hark advised Council the issue was discussed earlier in the meeting.

ANGELICA ZERBONIA – CITY CLERK
Re: Approval, Destruction of Documents
Exhibit A12

City Clerk Angelica Zerbonia advised the Council the Clerk’s Office has identified documents eligible for destruction, in accordance with the Missouri Secretary of State, Records Retention Schedule. The list of documents requested to be destroyed is attached to this memo as Exhibit A12.

As required; the minutes of the meeting authorizing the destruction, along with Exhibit A12, will serve as the permanent record, in accordance with the practice outlined by the Secretary of State’s office.

Following Council approval, staff will oversee the shredding and disposition of the records.

Mayor Pro Tem Dobson made a motion approving the destruction of all records listed in exhibit A12. Council member McCoy second the motion.

Motion carried.

MEGAN RAPP – DIRECTOR, HVCB
Re: Bid Award Approval, 2023 Visitors Guide Printing

Megan Rapp, Director of Convention and Tourism advised Council she is seeking approval for the 2023 Hannibal Visitors Guide printing. Rapp explained they are requested pricing for both 100,000 and 125,000 copies. Rapp advised bids were opened on October 24, 2022, two bids were received. A bid from McDaniel’s Marketing in the amount of \$42,700 for 100,000 copies and \$49,958 for 125,000 copies, in addition Poole Communications submitted a bid in the amount of \$40,921 for 100,000 copies and \$49,527 for 125,000 copies.

Rapp advised HCVB staff recommends the bid be awarded to Poole Communications in the amount of \$40,921 for printing 100,000 copies of the 2023 Hannibal Visitors Guide

Council member McCoy made a motion to approve awarding the printing of the 2023 visitor guides to Poole Communications in the amount of \$40,921. Mayor Pro Tem Dobson second the motion.

Motion carried.

MIKE MURPHY – BUILDING INSPECTOR
Re: Code Amendment, Revising Chapter 29, Article II – Plat Approval Procedures,
Division 2 – Preliminary Plat, Section 29-56, Subsection 9
(Bill No. 22-030, to follow)

Mike Murphy, Building Inspector is here to remind Council Planning and Zoning Commission held their public hearing on Thursday, October 20, 2022, with Council holding theirs Tuesday November 1st to Amend Chapter 29 of the Code of Ordinances, to allow the review of all the proposed street names be made by the Marion County 911 District, and the Ralls County 911 District.

Mayor Hark advised Bill No. 22-030, is to follow, for a first reading.

Re: Final Plat Approval, Vista Way Subdivision
Koontz Properties, LLC
(Bill No. 22-031)

Mike Murphy, Building Inspector is here to remind Council of the information he presented during the public hearing to approve the final plat of the Vista Way Subdivision from Koontz Properties, LLC. And Four Points Land Surveying and Engineering, INC.

Mayor Hark advised Bill No. 22-031, is to follow, for a first reading.

Re: Rezoning, Southeast Corner Intersection of Munger Lane
and Stardust Drive
B – Multiple Family to E-Commercial
(Bill No. 22-032, to follow)

Mike Murphy, Building Inspector is here to remind Council of the information he presented during the public hearing regarding an application received from Shelby Terrill to rezone property located at the Southwest corner of Stardust Drive and Munger Lane. Terrill is requesting to rezone the property from B-Multiple Family to E-Commercial for a coffee shop and a small office building.

Mayor Hark advised Bill No. 22-032, is to follow, for a first reading.

BILL NO. 22-028

**AN ORDINANCE REVISING CHAPTER 2 - ADMINISTRATION,
ARTICLE III. – CITY COUNCIL, DIVISION 2 RULES AND ORDER
OF BUSINESS; OF THE REVISED ORDINANCES OF THE CITY OF
HANNIBAL TO MAKE SPECIFIC PROVISIONS FOR
PUBLIC COMMENT**

Second and Final Reading

A motion was made by Council Member McCoy to table Bill No. 22-028. The motion was seconded by Mayor Pro Tem Dobson.

Motion carried.

BILL NO. 22-029

**AN ORDINANCE OF THE CITY OF HANNIBAL REVISING
CHAPTER 3, ALCOHOLIC BEVERAGES, DIVISION I, SECTION 3-
90, CATERERS LICENSURE REQUIREMENT**

Second and Final Reading

A motion was made by Mayor Pro Tem Dobson to have the City Clerk read Bill No. 22-029 and call the roll for adoption. The motion was seconded by Council Member McCoy.

ROLL CALL

Present: Council Member McCoy, Mayor Pro Tem Dobson, Council Member Franke. Mayor Hark. - 4

Absent: Council Member Veach, Phillips, and Welch. - 3

Motion carried.

Mayor Hark declared Bill No. 22-029 duly approved and adopted on this date.

BILL NO. 22-030

**AN ORDINANCE OF THE CITY OF HANNIBAL REVISING
CHAPTER 29 - SUBDIVISIONS, ARTICLE II. –PLAT APPROVAL,
DIVISION 2 PRELIMINARY PLAT, OF THE REVISED
ORDINANCES OF THE CITY OF HANNIBAL BY REVOKING
SECTION 29-56 - CONTENTS, AND ENACTING A NEW SECTION
29-56 IN ITS PLACE**

First Reading

A motion was made by Council Member McCoy to give Bill No. 22-030 a first reading. The motion was seconded by Mayor Hark.

Motion carried.

BILL NO. 22-031

**AN ORDINANCE OF THE CITY OF HANNIBAL APPROVING AND
ACCEPTING THE FINAL PLAT OF THE VISTA WAY
SUBDIVISION, A SUBDIVISION BEING PART OF LOT 5 IN THE
HOUCK ADDITION SECOND REVISION, LYING IN PART OF THE
LOTS 1 THRU 10 IN HOUCK ADDITION LYING IN PART OF THE
EAST HALF OF SECITON 24, TOWNSHIP 57 NORTH, RANGE 5
WEST OF THE FIFTH PRINCIPAL MERIDIAN,
MARION COUNTY, MISSOURI**

First Reading

A motion was made by Mayor Pro Tem Dobson to give Bill No. 22-031 a first reading. The motion was seconded by Council Member McCoy.

Motion carried.

BILL NO. 22-032

AN ORDINANCE OF THE CITY OF HANNIBAL REZONING A TRACT OF LAND BEING PART OF LOT 5 IN THE HOUCK ADDICTION SECOND REVISION, LYING IN PART OF LOTS 1 THRU 10 IN HOUCK ADDITION LYING IN PART OF THE EAST HALF OF SECTION 24, TOWNSHIP 57 NORTH, RANGE 5 WEST OF THE FIFTH MERIDIAN, IN THE CITY OF HANNIBAL, MARION COUNTY, MISSOURI FROM B-MULTIPLE FAMILY TO E-COMMERCIAL ZONING DISTRICT AND AMENDING THE CITY'S ZONING MAP ACCORDING

First Reading

A motion was made by Council Member McCoy to give Bill No. 22-032 a first reading. The motion was seconded by Mayor Pro Tem Dobson.

Motion carried.

CLOSED SESSION

In Accordance with RSMo. 610.021 (1)

Mayor Hark then entertained a motion to enter closed session in accordance with RSMo. 610-021, sub-paragraphs (1) admitting himself, City Council Members, City Attorney James Lemon, City Manager Lisa Peck, City Clerk Angel Zerbonia, Judge Don Bastian, and special Council Nicole Volkert.

A motion was made by Council Member McCoy to enter closed session. The motion was seconded by Mayor Pro Tem Dobson.

ROLL CALL

Present: Council Member McCoy, Mayor Pro Tem Dobson, Council Member Franke, Mayor Hark - 4

Absent: Council Member Veach, Phillips, and Welch - 3

Motion carried.

ADJOURNMENT

A motion was then made by Mayor Pro Tem Dobson to adjourn the meeting. The motion was seconded by Council Member McCoy.

Motion carried.

James R. Hark, Mayor

Melissa Cogdal, Deputy City Clerk