

City of Hannibal
OFFICIAL COUNCIL AGENDA

Tuesday August 2, 2022
Council Chambers
7:00 p.m.

Meetings are open to the public, however, if you would like to view the meeting, you may do so using the following instructions:

City Council meetings will be videotaped to be shown live on the City of Hannibal YouTube page.

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The instructions to watch the meetings online follow:

- 1. Type in www.youtube.com in the web browser*
- 2. Type in City of Hannibal in the "Search" bar and hit Enter and hit the magnifying glass on the right side of the search bar.*
- 3. Click on "City of Hannibal" or the city of Hannibal crest.*
- 4. During the City Council meeting, there will be a red Thumbnail with the word "Live" on it.*
- 5. Click on the Thumbnail to watch the meeting.*
- 6. The meeting may be viewed on the website in its entirety after the meeting.*

ROLL CALL

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

Regularly Scheduled Meeting – July 19, 2022

APPROVAL PAYROLL AND ACCOUNTS PAYABLE
Second Half – July 2022

ANTHONY VIOREL – AVK EVENTS, LLC (dba: The Rialto)
Re: Request, Caterer's License – The Orchard, 2200 Palmyra Road
(Saturday, September 4, 2022 – 4:30 p.m. – 11:30 p.m.)

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LISA PECK – CITY MANAGER

**Re: Recommendation of Appointment
HANNIBAL BOARD OF PUBLIC WORKS**

- Robert Koehn – appointment for an unexpired term to expire July 2023

**Re: Request, Set Public Hearing – Code Amendment
Chapter 32, Articles IV – XV – Adding Daycares
(Tuesday, September 6, 2022 – 6:45 p.m.)**

JESSICA ROSENKRANZ – FISCAL MANAGEMENT ASSISTANT

**Re: Request, Set Public Hearing – 2022 Tax Levy
(Tuesday, August 16, 2022 6:30 p.m.)**

**COREY MEHAFFY – HANNIBAL REGIONAL ECONOMIC
DEVELOPMENT COUNCIL**

**Re: Request, Set Public Hearing – Project Stay Redevelopment Project
(Tuesday, August 16, 2022 – 6:15 p.m.)**

ANDY DORIAN, DIRECTOR – CENTRAL SERVICES

**Re: Acceptance of Donated Property – 419 North 7th Street
Mark & Tina Holmes
(Resolution No. 2424-22, to follow)**

**Re: Sale of City Owned Property – 629 Willow Street
Gary R. Wagner II - \$575
(Resolution No. 2425-22, to follow)**

RESOLUTION NO. 2424-22

**A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING
THE MAYOR TO EXECUTE A SETTLEMENT AGREEMENT AND
RELEASE AND GENERAL WARRANTY DEED FOR THE
ACCEPTANCE OF DONATED PROPERTY KNOWN AS 419 N. 7TH
FROM MARK AND TINA HOLMES TO THE CITY**

RESOLUTION NO. 2425-22

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A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR TRANSFER OF REAL ESTATE AND SPECIAL WARRANTY DEED TO FOR THE SALE OF CITY OWNED PROPERTY KNOWN AS 629 WILLOW STREET TO GARY R. WAGNER II IN THE AMOUNT OF \$575

BILL NO. 22-020

AN ORDINANCE OF THE CITY OF HANNIBAL AMENDING THE FISCAL YEAR 2022/2023 PAYROLL ORDINANCE (NO. 1) RELATIVE TO THE CORRECTION TO THE FINANCE DIRECTOR/POLICE MANAGEMENT ASSISTANT SALARY, THE ADDITION OF CERTAIN FIRE DEPARTMENT SALARIES, AND THE ADDITION OF AUXILIARY POLICE OFFICER SALARIES

Second and Final Reading

CLOSED SESSION
In Accordance with RSMo. 610.021 (2)

ADJOURNMENT



Return to:
Office of the City Clerk
320 Broadway
Hannibal, MO 63401
Ph. (573) 221-0111 x221
Fax (573) 221-8191

Application for Caterer's License (\$15.00)

Business Name: AVK EVENTS LLC (DBA) Rialto Banquet Hall Telephone: (573)-231-1776

Business Address: 601 Broadway Hannibal MO 63401
(Street) (City) (State) (Zip)

Name of Applicant: Anthony Vione

Current Liquor License Number: 263163 Contact Phone Number: 573-231-1776

EVENT CRITERIA:

Date of Event: 9/04/2022 Time of Event: 4:30 - 11:30

(License effective for a period not to exceed seventy-two (72) hours, which shall authorize the servicing of Alcoholic beverages for on-premises consumption only.)

Location of Event: The Orchard - 2200 Palmyra Rd Hannibal
MO 63401

(Must have Council approval when location of event is in a zoning district not otherwise permitting the sale of Intoxicating liquor.)

Explanation of Event: Requesting permission to serve
Beer, wine & Liquor at the orchard for date
requested

Signature of Applicant: [Signature] Date: 7-22-2022

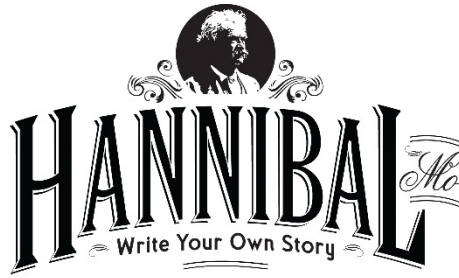
☐ Zone permitting the sale of intoxicating liquor (to be determined by the Building Inspection Dept.)

☐ Zone not otherwise permitting the sale of intoxicating liquor.

Building Inspection Approval By: _____ Date: _____

Approval of Council By: _____ Date: _____
(If Applicable)

City Clerk's Office Final Approval By: _____ Date: _____



MEMORANDUM

To: Angel Zerbonia - City Clerk

From: Lisa Peck - City Manager

Re: Board of Public Works

Date: July 22, 2022

Please submit Robert Koehn's name to the next Council agenda for appointment to complete a term on the Board of Public Works. The term will expire July 23.

July 8, 2022

Robert Koehn
2419 Broadway
Hannibal, MO 63401
573-795-4673

To Whom It May Concern,

I recently learned there is a position open on the Governing Board for the Hannibal Board of Public Works (HBPW). I am interested in filling this position. I do not have any experience in utilities, but feel I have a lot of experience that can more than make up for the lack of experience.

I moved to Hannibal in January of 2009. Since then, I had a short time, approximately 3 years, that I lived in Saverton. Other than that, I have lived in Hannibal the entire time, and was working for Norfolk Southern Railroad until I retired last September. I have been very interested in the workings of the HBPW during my years in Hannibal. To be honest, there were times I didn't understand what they were doing or why, and other times I thought they did a good job.

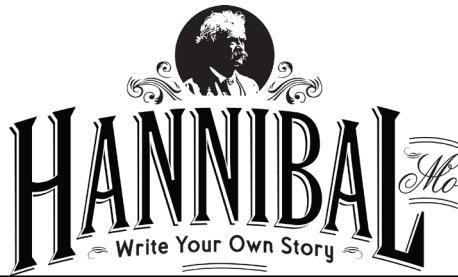
Prior to moving to Hannibal, I lived all over the United States and the world, as a member of the United States Air Force, from which I retired in 1993. While in the Air Force, I worked in Accounting and Finance and Budget, paying the people and the bills on the bases I was stationed. I also oversaw the preparation of various Cost Analysis studies. I feel this experience could be invaluable on the Governing Board.

Bottom line, I would love to help insure the people of Hannibal get the best utilities possible, for the best possible price. I want only the best for the people of Hannibal, which means only the best for me, as a resident. Thank you for your time.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Robert Koehn', with a stylized flourish at the end.

Robert Koehn



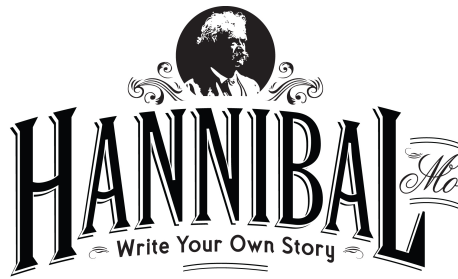
To: City Council
From: Candy Golian, DPW Management Assistant
Re: Request Public Hearing – Code Amendment
Date: July 22, 2022

Planning and Zoning Commission has scheduled their public hearing for Thursday, August 18, 2022, to amend Chapter 32, Articles IV – XV (adding daycares as an allowed use to each zoning district).

They are requesting Council to set their public hearing for Tuesday, September 6, 2022 at 6:45 p.m.

City of Hannibal 320 Broadway, Hannibal, MO 63401
P 573.221.0111 F 573.221.8191
www.hannibal-mo.gov





MEMORANDUM

TO: MAYOR HARK AND CITY COUNCIL MEMBERS

FROM: Jessica Rosenkranz, Fiscal Management Assistant

DATE: August 2, 2022

SUBJECT: PUBLIC HEARING REQUEST - 2022 AD VALOREM PROPERTY TAX
LEVY – *Tuesday, August 16, 2022 – 6:30 p.m.*

Marion and Ralls County's 2022 aggregate assessed valuations were received by the City. In order comply with the Missouri State Auditor requirements to set the 2022 ad valorem property tax rate, the City Council must first hold a public hearing.

Following the public hearing, an ordinance will be presented to adopt the proposed tax rate, as approved by the State Auditor, which is based upon prior year tax information and assessed valuations. The State Auditor's Office prepared pro formas (tax rate forms) which authorize the 2022 tax rate ceiling, which I have outlined below.

I would request Council approval to set a public hearing for the purpose of discussing the 2022 ad valorem property tax rates for the City's General, Police & Fire Retirement, and Library funds for Tuesday, August 16, 2022, at 6:30 p.m.

<u>Taxing Body</u>	<u>2022 Tax</u> <u>Rate <i>*proposed*</i></u>	<u>2021 Tax</u> <u>Rate</u>	<u>No</u> <u>Change</u>
General fund increase	0.7590	0.7590	
Library fund	0.2854	0.2854	
P & F	0.1334	0.1334	
	1.1778	1.1778	



To: Hon. James Hark and the Hannibal City Council

From: Corey Mehaffy, Executive Director

Date: July 22, 2022

Re: Project Stay Public Hearing Schedule Request

c: Lisa Peck, City Manager; Angelica Zerbonia, City Clerk

As you will recall in September of last year, this organization briefed the Council on a proposal designated "Project Stay" involving renovate the former Best Way Inn located at 612 Mark Twain Avenue in downtown Hannibal using the incentives provided under Chapter 353 of the Revised Statutes of Missouri, as amended, the "Urban Redevelopment Corporations Law." The incentive involves a grant of partial real property tax abatement on 50% of the property's assessed valuation for a maximum duration of 15 years.

All documentation required under the Urban Redevelopment Corporations Law has been prepared and the proposal is ready for your consideration. Before such a grant can be approved, however, the Urban Redevelopment Corporations Law requires that a public hearing be held for the stimulation of comment on the proposed tax abatement and the associated Development Plan.

Accordingly, we respectfully request that the Council schedule and hold a public hearing in the Council Chambers at **6:15 on August 16, 2022** to allow for public comment on the Project Stay proposal. Requisite notices by publication and mailing have already been prepared.

Thank you for your consideration and cooperation.

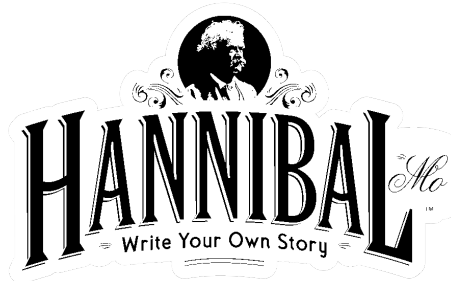
Corey Mehaffy,
Executive Director
Hannibal Regional Economic Development Council

**Andrew Dorian
Director of Central Services
City of Hannibal
320 Broadway
Hannibal, MO 63401**

Ph: 573-221-0154

Fax: 573 221-0707

Email: adorian@hannibal-mo.gov



TO: City Clerk, City Manager, City Council and Mayor

FROM: Andrew Dorian

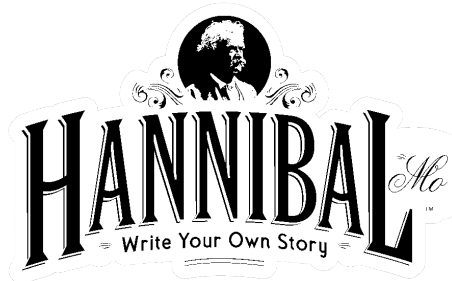
DATE: 7/27/2022

RE: Donation of Property to the City

The property at 419 N. 7th is in extreme state of disrepair and has been determined to be a nuisance or dangerous building by the City. The owner of the property, Mark & Tina Holmes, has agreed to donate the property to the City of Hannibal. A title search was conducted showing no liens or indebtedness on the property.

The Department of Public Works recommends the acquisition of 419 N. 7th and requests the Council authorize the Mayor to sign the Settlement Agreement and Release as well as the General Warranty Deed.

Andrew Dorian
Director of Central Services
City of Hannibal
320 Broadway
Hannibal, MO 63401
Ph: 573-221-0154
Email: adorian@hannibal-mo.gov



TO: City Clerk, City Manager, City Council and Mayor

FROM: Andrew Dorian

DATE: 7/23/2022

RE: 629 Willow Lot Purchase

Gary R. Wagner II would like to purchase 629 Willow from the City. A title report was completed showing no deed restrictions or liens.

The recommended sale price for this property is \$575 which covers all closing costs.

In addition, the following covenants will be placed on the property.

COVENANTS AND RESTRICTIONS

1. The property shall be kept maintained in accordance with the requirements of applicable laws and ordinances. The property shall be kept mowed at a minimum to the standards established by ordinance. Any structures on the home shall be maintained in such a manner as to comply with all applicable ordinances, and under no circumstances shall they be allowed to reach the status of a common law public nuisance or a nuisance in violation of Hannibal City Ordinances.
2. The property shall be utilized on in accordance with the laws of the State of Missouri and the zoning ordinances of the City of Hannibal. No unlawful uses shall be allowed.
3. All taxes on the property, including federal, state, county or city shall be kept paid and current at all times.

4. These covenants and restrictions shall touch and concern the land, and shall be binding upon all subsequent title holders.

This resolution would authorize the Mayor to execute the Transfer of Real Estate Contract and Special Warranty Deed with the sale price of \$575 to Gary R. Wagner II.

Marion County, MO



Legend

- Road
 - <all other values>
 - Interstate
 - US Highway
 - Numbered State Highway
 - Lettered State Highway
- + Railroad
- Parcel
- Parcel Number/Acres
- Land Hook
 - DASHED LAND HOOK
 - SOLID LAND HOOK
- City Limit Line
- Original Lot
- Section
- County Boundary



52.5 0 26.27 52.5 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes