

***CITY OF HANNIBAL***  
***OFFICIAL PUBLIC HEARING***

**Tuesday, August 16, 2022**  
**6:15 p.m.**  
**Council Chambers**

**COREY MEHAFFY – NORTHEAST MISSOURI ECONOMIC  
DEVELOPMENT COUNCIL**  
**Re: Project Stay Redevelopment Project**

**CALL TO ORDER**

It being the appointed time, Mayor Hark opened the first public hearing of the evening, relating to the Project Stay Redevelopment Project.

He then turned the public hearing over to Corey Mehaffy, Director of the Northeast Missouri Economic Development Council.

Mr. Mehaffy advised that in September of last year, he briefed Council on a proposal designated “Project Stay” involving the renovation of the former Best Way Inn located at 612 Mark Twain Avenue. The purpose of the proposal was to use incentives provided under Chapter 353 of the Revised Statutes of Missouri, as amended, the “Urban Redevelopment Corporations Law” (“Chapter 353”). The incentive involves a grant of partial real property tax abatement on fifty percent of the property’s assessed valuation for a maximum duration of 15 years. All documentation required under Chapter 353 has been prepared and disseminated to Council to approve the partial tax abatement for Project Stay.

He then explained the ordinance in the Council’s packet which makes findings that (i) “the Project Stay site and area (the “Redevelopment Area”) constitutes a “blighted area,” as that term is used and defined in Chapter 353; (ii) approves a Development Plan for the Redevelopment Area. He continued by advising Chapter 353 also covers grants above limited real property tax abatement for the Redevelopment Area and approves and directs the execution of a Development Agreement among the City, the Hannibal Downtown Redevelopment Corporation, and the Project Stay developer.

Mr. Mehaffy explained Project Stay involves an initial investment by the developer of \$1,050,000, consisting of \$750,000 in realty and \$300,000 in equipment and will result in the creation of at least 1 ½ full time equivalent jobs with a starting salary of \$70,000. The term and limitations on the grant of tax abatements will ensure that all affected taxing jurisdictions enjoy a positive revenue result. Moreover, the approving Ordinance and associated grant of partial tax abatement will return an underutilized site within the City's downtown to a productive use in support of the City's economic development goals.

Council Member Franke inquired if he were to build a house would a public hearing be required? Mr. Mehaffy explained that the public hearing is required under the Chapter 353 for the tax abatement.

## **PUBLIC COMMENTS**

The Mayor then asked for anyone who wished to speak for or against the Project Stay Redevelopment Project to come forward. Mayor Pro Tem Mike Dobson remarked that this project was very advantageous for the City using blighted properties as investment property that will benefit the City down the road.

## **ADJOURNMENT**

With no additional comments from Council or public, Mayor Hark closed the public hearing.

***CITY OF HANNIBAL***

***OFFICIAL PUBLIC HEARING***

**Tuesday, August 16, 2022**

**6:30 p.m.**

**Council Chambers**

**BIANCA QUINN – HPD MGMT. ASSIST/FINANCE DIRECTOR**

**Re: 2022 Ad Valorem Tax Rate**

**CALL TO ORDER**

It being the appointed time, Mayor Hark opened the second public hearing of the evening, relating to the 2022 Ad valorem tax rate.

He then turned the public hearing over to Bianca Quinn Hannibal Police Department Management Assistant/ Finance Director.

Ms. Quinn informed Council she was present for the purpose of affixing the 2022 ad valorem tax rate for the general, police and fire retirement and library funds. Ms. Quinn advised that the state auditor has determined the ceiling amount for the City's taxing entities will remain unchanged at \$1.1778 per \$100 assessed value for both personal and real estate property taxes.

**PUBLIC COMMENTS**

The Mayor then called for anyone wishing to speak for or against the 2022 ad valorem tax rate to come forward. Hallie Yundt-Silver, Library Director advised the Council that the Library Board held their hearing on the tax rate earlier this evening and they have adopted the rate as set forth by the state auditor.

## **ADJOURNMENT**

There be no other comments, Mayor Hark then closed the public hearing.

***CITY OF HANNIBAL***

***OFFICIAL PUBLIC HEARING***

**Tuesday, August 16, 2022**

**6:45 p.m.**

**Council Chambers**

**MICHAEL MURPHY – BUILDING INSPECTOR**

**Re: Rezoning, 100 Lone Cedar Drive**

*B-Multiple Family to PDR-Planned Density Residential*

**CALL TO ORDER**

It being the appointed time, Mayor Hark opened the third public hearing of the evening, relating to the rezoning of 100 Lone Cedar Drive.

Mayor Hark then turned the meeting over to Mike Murphy, Building Inspector. Mike Murphy advised that an application to rezone 100 Lone Cedar Drive, was received. This property is located off Route W and is a request to change from B-multifamily to PDR-Planned Density Residential. This zoning is better suited for what the property owner is wanting to do, and the Planning and Zoning Commission has approved this change.

Council Member Franke asked the difference between the two zones. Mr. Murphy advised that B-multifamily is just what it sounds like, it's multi-family homes including duplexes. He then read the definitions of a PDR zone, and he explained it does allow for limited commercial use and offices, explaining this is the use the property owner is intending. Mayor Pro Tem Dobson advised that during the Planning and Zoning Commission meeting it came out that the property owner has an office off the side of the home.

Council Member Franke then questioned if the new subdivision ordinance requirements would require sidewalks. Murphy advised this went into effect after and this property would not be grandfathered and would have to include sidewalks in the plans. In addition, he added the subdivision plat has not gone to the Planning and Zoning Commission yet. Council Members Phillips then questioned if this would be a standard street width of a third lane, in which Mr. Murphy advised this is all lined out in the subdivision code, and they would be required to adhere to the standards.

## **PUBLIC COMMENTS**

The Mayor then called for anyone wishing to speak for or against to come forward. Robert Reidmeyer of 115 Quail Ridge came forward advising he is questioning what is going to be on the property and when would it be cleaned up? Mr. Reidmeyer explained it currently appears to be a storage area for building materials and has tall weeds and wondered what requirements there will be for maintaining that area. He would like to see upkeep enforced. Mr. Reidmeyer then asked to be kept informed about the progress of the project and its end goal and would like that information shared with the Quail Ridge association.

Mayor Hark thanked Mr. Reidmeyer for attending and sharing his thoughts.

## **ADJOURNMENT**

With there being no other comments, Mayor Hark then closed the public hearing.

*City of Hannibal*  
**OFFICIAL COUNCIL AGENDA**

**Tuesday August 16, 2022**  
**Council Chambers**  
**7:00 p.m.**

**ROLL CALL**

**Present:** Council Member McCoy, Mayor Pro Tem Dobson, Council Member Franke, Mayor Hark, Council Members Phillips, Welch, and Veach. -7

**Absent:** -0-

**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 to was made by Council Member Veach to approve the agenda. Council Member Phillips seconded the motion.

Motion carried.

## **APPROVAL PAYROLL AND ACCOUNTS PAYABLE First Half –August 2022**

Mayor Pro Tem Dobson made a motion to approve the payroll and accounts payable for the first half of August 2022. The motion was seconded by Council Member Veach

Motion carried.

## **BRANT DOOLEY – HANNIBAL JAYCEES Re: Request, Street Closures – *Car Show* (Saturday, September 10, 2022 – 7:00 a.m. – 6:00 p.m.)**

Mayor Hark then called Brant Dooley of the Hannibal Jaycees forward. Mr. Dooley explained he is present requesting closure of Lyon Street from the 3<sup>rd</sup> Street viaduct to South Main Street, from 7:00 a.m. on September 10, 2022, until 6:00 p.m.

Mayor Hark then verified the request is for barricades, also stating that there were no issues raised with staff and that all documents are in order.

Council Member Veach made a motion to approve the street closures on September 10, 2022, from 7:00 a.m. until 6:00 p.m. for the Hannibal Jaycee's Car Show. Council Member McCoy seconded the motion.

Motion carried.

## **APRIL AZOTEA – 323 NORTH MAIN Re: Parking Fees**



Mayor Hark then called April Azotea forward, who was scheduled to speak regarding parking fees. Ms. Azotea was not present to speak. Mayor Pro Tem Dobson made a motion to table the issue. Council Member Veach seconded the motion.

Motion carried.

**LARRY MARKLEY – 3128 RENDLEN AVENUE**  
**Re: Zoning Violations, City Manager Violation, Proposed Zoning**

Larry Markley of 3128 Rendlen addressed Council advising he has a very serious problem that has had an impact on him, and the entire city and he may require more than five minutes to speak. He then gave a history of himself including his education and professional career. Mr. Markley included that he has owned five different businesses with each one of them having business permits and he has a license to sale real estate in Missouri, Iowa, and Illinois. Markley continued that he came to Hannibal in 1980 because he thought it was a good place to live and operate a real estate business.

Mr. Markley stated he purchased his home in 1993 on Rendlen Ave, adding it's a great neighborhood with a small church across the street. There have been two congregations since he purchased his home, and recently, he spoke to the pastors of both congregations, who advised him they no longer hold services in this location.

Mr. Markley advised that in May he began to see construction performed on the church building. He originally thought a new church would be coming, and at that time Greg Sutton owned the building and took very good care of it. Around June 14, 2022, a group of about 10 people began gathering at the building regularly.

Mr. Markley then entered the building and asked what was going on. The tenants explained to Mr. Markley that an adult day program was being held on the property. Mr. Markley inquired if the program was affiliated with the church and was advised they were not.

He immediately contacted the Building Inspector, Mike Murphy who advised that he had not issued any permits for the location other than to turn on the electric. Markley explained he advised Mike Murphy of the code violation, and Murphy told him the only one that could have approved the use was, City Manager Lisa Peck. He then phoned the city manager and on June 20, 2022, Lisa Perk returned his call. Mr. Markley told Council that he had asked the City Manager why the City told the facility that it was "O.K." to operate this business, and the City Manager "acted like she didn't know why" and that she believes they are affiliated with the church. Mr. Markley explained when he asked the City Manager what authority she had to approve this she replied she would have to speak with the City Attorney and call him back, which she did not. Mr. Markley continued that he then went to City Hall to inquire about a business license and electrical permit but, the clerk he spoke to didn't know the answers so, she told him she would contact him with the answers to his questions, but she did not.

Mr. Markley advised the first part of July he reached out to the Mayor, Council Members, Building Inspector, and several City employees, with no response from anyone he “gave up”. He then spoke with Greg Sutton about the program, and he explained, it was a non-profit and there is nothing in the code that addresses non-profits. Mr. Markley then requested the name of the non-profit from Mike Murphy and a clerk he spoke to told him that she would get back with him, but no one ever did. Mr. Markley stated that he then received a call from Mike Murphy advising that non-profits are licensed by the State of Missouri and are not required to be licensed by local governments, and Living Waters Church is the owner of the building. Markley questioned if Murphy had gone and checked into it as building inspector in which he advised that he had not. He requested he do so and Murphy told Markley that he was not going to do so, and even offered him the numbers of both ministries that have been there. He then points out that the Mayor is the legal head of government in the City of Hannibal and presides over the meetings and City Council, and is the sole one authorized to sign contracts, the City Manager works solely for the Mayor and Council, and the website states that the city manager’s office responds to residential, business, and employee concerns as well as promotes community relations.

Mr. Markley continued by stating on rezoning proposals all the owners of property less than 185 feet from the proposed rezoned property are to receive a letter, and that the zoning administrative offices and building inspector shall enforce all zoning code, in which the current Building Inspector refused to do so. He reminded Council that they approve all the zoning codes, set hearings and post notices in the Courier Post. Markley stated the public hearing for the codes change was all done before Council approval, stating “I believe that’s putting the cart before the horse”

He then stated he would like to invoke the Sunshine Law and requested all records including correspondence relating to this property, everything that has been done on behalf of this property, including the principles of the building. Mayor Hark advised Mr. Markley that he could complete paperwork to request that documentation, and that he has now at 13 minutes speaking.

City Attorney James Lemon then advised Council that unfortunately Mr. Markley has misconstrued the sequence of events. Mike Murphy was advised that the minister of a church was told it could hold a daycare inside a church. After this was allowed, Mr. Markley informed the City it was not a church. Mike Murphy then looked into the issue and was advised it was indeed affiliated with a church. The issue went to the City Manager, who reached out to City Attorney Lemon, who advised that if it is affiliated with a church, they are not required to have a business license, and is legal to operate. City Manager Lisa Peck advised that the county assessor’s office still shows that the ownership is a church. Lemon advised a letter was sent to the church however, He is unsure if she has received a response from the church. Lemon advised that under Missouri state law the City is very restricted on who can be required to obtain a business license and he knows for a fact that there are multiple businesses that we are not allowed to license, plus the State of Missouri recently imposed that home-based businesses are not required to have business licenses.

Mr. Markey then requested to speak again, in which Mayor Hark advised that he had “said his piece”. Mr. Lemon stated since we have not yet received a response from the church, he believes that perhaps it is not operating as a church and perhaps the City should proceed. Mayor Pro Tem Dobson then advised that he reached out to the occupants of the building and was provided with a

copy of the State of Missouri license from the Department of Mental Health, Department of Disabilities to provide Medicaid wavered services and support, as well as was inspected by the Division of Fire Safety, and he provided Mr. Markley with copies of all documents.

Council Member Phillips advised there are other businesses that do not require license including his own, which is a short-term rental. City Attorney Lemon directed Council Member Phillips to the section of the Code that states which types of businesses must hold licenses, and reviewed various exemption advising we are controlled by state law we can only require licenses to those who are defined.

With no further comments Mayor Hark then called Corey Mehaffy forward to speak.

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

**Re: Project Stay Redevelopment Project**

*(Bill No. 22-022, to follow)*

Corey Mahaffy thanked Council for coming in earlier for the public hearing. Mr. Mehaffy informed Council that a Bill for the first reading was to follow involving renovating 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 the State of Missouri law. This approves the development plan, grant of limited real-estate tax abatement, and the development agreement.

Mayor Hark stated Bill No.22-022 is to follow, for a first reading

**STEPHAN FRANKE – COUNCIL MEMBER, 3<sup>RD</sup> WARD**

**Re: Personnel Best Practices – Exit Interviews**

Mayor Hark then called on Council Member Franke. Mr. Franke stated he had two items to address. Council Member McCoy then asked the Mayor if he could speak stating that these two issues were previously tabled items by the Council, adding nothing had changed since being tabled and “with the pending impeachment trial, pending litigation, and due to all the personal attacks made by this Councilman on City officials”

Council Member McCoy then made a motion that Council Member Franke’s two items be tabled once again until all the previously stated issues have been resolved. Mayor Pro Tem Dobson seconded the motion. Council Member Franke then stated he thinks it important to know that the entire Council doesn’t table an item, two people table an item, continuing that “hopefully Hannibal will one day have a shot at fair transparency and accountability”.

Mayor then called the motion and the second to the floor.

**Re: Personnel Best Practices – Leadership 360 Surveys**

ROLL CALL

**Yes:** Council Members McCoy, Mayor Pro-Tem Dobson,  
Mayor Hark, Council Members Phillips, Welch, and Veach -6

**No:** Council Member Franke -1

Motion carried.

**LISA PECK – CITY MANAGER**

**Re: Approval of Appointment**

HANNIBAL BOARD OF PUBLIC WORKS

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

City Manager Lisa Peck made a recommendation for approval of the appointment of Robert Kohen to the Board of Public Works board to fill an unexpired term to expire July 2023.

Mayor Pro Tem Dobson made a motion to approve Robert Kohen to fill an unexpired term to expire July 2023. Council Member McCoy seconded the motion.

Motion carried.

**MICHAEL MURPHY – BUILDING INSPECTOR**

**Re: Rezoning, 100 Lone Cedar Drive**

*B-Multiple Family to PDR-Planned Density Residential  
(Bill No. 22-024, to follow)*

Building Inspector Mike Murphy reminded the Council the details from the public hearing earlier, regarding rezoning of 100 Lone Cedar Drive from B-Multiple Family to PDR- Planned Density Residential.

Mayor Hark advised Bill No. 22-024 for a first reading is to follow.

**BIANCA QUINN – HPD MGMT ASSISTANT/FINANCE DIRECTOR**

**Re: 2022 Ad Valorem Property Tax Levy**

*(Bill No. 22-021, EMERGENCY READING, to follow)*

Bianca Quinn was back to request an emergency reading for Bill No. 22-021, for the purpose of affixing the 2022 ad valorem tax rate for the general, police and fire retirement and library funds. Ms. Quinn advised that the state auditor has determined the ceiling amount for the City’s taxing entities will remain unchanged at \$1.1778 per \$100 assessed value for both real and personal property taxes. Ms. Quinn advised that an emergency reading would allow the required forms to get to the County Clerk’s office by the deadline in August. City Clerk Zerbonia advised she has all documents prepared and ready to be sent to the County upon Council’s approval.

Mayor Hark advised Bill No. 22-021 as an emergency reading is to follow.

**Re: Fiscal Year 2022 Audit Services – Letter of Engagement**

*Williams Keepers, LLC - \$53,500*

*(Resolution No. 2427-22, to follow)*

Mrs. Quinn’s next item is in accordance with the US Office of Management and Budget, as required by other State and Federal entities, the City’s requirement to conduct an annual, independent audit. In the spring of 2020, the City solicited requests for proposals, and the Council approved via Resolution 2280-20, a one year engagement with Williams Keepers, LLC with the option for two one-year renewals. The FY21 audit was the first of those renewals and this being the second. They have submitted a proposal to conduct this audit in the amount of \$53,500.00.

With no questions, Mayor Hark stated Resolution No. 2427-22, is to follow.

**ANDY DORIAN, DIRECTOR – CENTRAL SERVICES**

**Re: Payroll Amendment No. 2**

*Recreation Supervisor*

*(Bill No. 22-023, to follow)*

Mayor Hark then called forward Director of Central Service, Andy Dorian who advised that the Hannibal Parks and Recreation is planning the acquisition of the Bear Creek Sports Complex there is a need for an additional Recreation Supervisor position. This new position will oversee the day-to-day operations of the facility including the leagues, tournaments, maintenance and marketing. In addition, the new Recreation Supervisor will oversee all operations of the new Clemens's Hitting and Pitching Facility, Clemens Field, Huckleberry Softball Field and additional sports leagues, camps and recreational programs.

The Recreation Supervisor Position is a pay range of \$41,607- \$73,887. Dorian requests approval to amend the 2022-2023 Payroll Ordinance to add a Recreation Supervisor Position

Mayor Hark advised Bill No. 22-023 for a first reading is to follow.

**RYAN NEISEN – FIRE CHIEF**  
**Re: International Association of Fire Fighters Local 1211 – Collective**  
**Bargaining Agreement**  
*(Resolution No. 2426-22, to follow)*

Mayor Hark then called Fire Chief Ryan Neisen forward. Chief Neisen explained the City's previous collective bargaining agreement with the International Association of Fire Fighters Local 1211, ran from July 1, 2017 through June 30, 2022.

Over the past few months, Union representatives Will Baker, Steve Meyer, Justin Sanders, along with City Manager Lisa Peck, Deputy Chief Dane Riefesel and he met several times to discuss the agreement. The conversations were cordial and productive each time and they were able to work through any minor issues coming to common ground that all parties are satisfied with, concluding with a new five year agreement.

Chief Neisen explained several of the articles were modified to clear up language, clarify the intent of the article but no major changes were implemented. Only two items were changed with financial impact to the City. The holiday rate pay was raised from \$85.00 to \$100.00 per holiday, which had not been increase since 2009 and the cost for cable is raised from \$1,600.00 per year to \$2,000.00. This reflects the increase in cost over the past five years. Chief Neisen stated he would like to thank all parties involved for their willingness to work together to reach the common goal of a fair, rewarding, and enjoyable workplace.

Mayor Hark stated Resolution No. 2426-22, is to follow.

**RESOLUTION NO. 2426-22**

**A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING  
THE MAYOR TO EXECUTE A FIVE-YEAR COLLECTIVE  
BARGAINING AGREEMENT WITH THE INTERNATIONAL  
ASSOCIATION OF FIREFIGHTERS LOCAL 1211,  
THROUGH JUNE 30, 2027**

**ROLL CALL**

A motion was made by Council Member McCoy to have the City Clerk read Resolution No. 2426-22 and call the roll for adoption. The motion was seconded by Mayor Pro Tem Dobson.

**Yes:** Council Members McCoy, Mayor Pro Tem Dobson, Council Member Franke, Mayor Hark, Council Member Phillips, Welch, and Veach. -7

**No:** -0-

Motion carried.

**RESOLUTION 2427-22**

**A RESOLUTION OF THE CITY OF HANNIBAL  
APPROVING A LETTER OF ENGAGEMENT BETWEEN  
THE CITY AND WILLIAMS KEEPERS, LLC, FURTHER  
AUTHORIZING THE MAYOR TO EXECUTE SAID  
DOCUMENT, FOR CITY AUDIT SERVICES INCLUDING  
THE LIBRARY AND BOARD OF PUBLIC WORKS IN THE  
AMOUNT OF \$53,500 (CITY ENTITIES \$32,100, BPW \$21,400)  
FOR THE FISCAL YEAR ENDING JUNE 30, 2022**

## **ROLL CALL**

A motion was made by Council Member Veach to have the City Clerk read Resolution No. 2427-22 and call the roll for adoption. The motion was seconded by Mayor Pro Tem Dobson.

**Yes:** Council Members McCoy, Mayor Pro Tem Dobson, Council Member Franke, Mayor Hark, Council Members Phillips, Welch, and Veach. -7

**No:** -0-

Motion carried.

## **BILL NO. 22-021**

### **AN ORDINANCE OF THE CITY OF HANNIBAL FIXING AND ADOPTING THE RATE OF TAXATION FOR THE YEAR OF 2022 AND LEVYING TAXES THEREFORE**

#### ***Emergency Reading***

A motion was made by Mayor Pro Tem Dobson to have the City Clerk give Bill No. 22-021 an emergency reading and call the roll for adoption. The motion was seconded by Council Member Veach.

## **ROLL CALL**

**Yes:** Council Members McCoy, Mayor Pro Tem Dobson, Council Member Franke, Mayor Hark, Council Members Phillips, Welch, and Veach. -7

**No:** -0-



Motion carried.

**BILL NO. 22-022**

**AN ORDINANCE OF THE CITY OF HANNIBAL FINDING THAT A CERTAIN BLIGHTED AREA AS DEFINED IN CHAPTER 353 OF THE REVISED STATUTES OF MISSOURI, AS AMENDED, THE URBAN REDEVELOPMENT CORPORATIONS LAW, EXISTS IN THE CITY OF HANNIBAL AND THAT THE REDEVELOPMENT OF SUCH AREA IS NECESSARY AND IN THE PUBLIC INTEREST; APPROVING A DEVELOPMENT PLAN FOR SUCH AREA; APPROVING A GRANT OF LIMITED REAL PROPERTY TAX ABATEMENT; APPROVING A DEVELOPMENT AGREEMENT; AND PROVIDING FURTHER AUTHORITY**

***First Reading***

A motion was made by Mayor Pro Tem Dobson to have the City Clerk read Bill No. 22-022 and call the roll for adoption. The motion was seconded by Council Member Veach.

Motion carried.

**BILL NO. 22-023**

**AN ORDINANCE OF THE CITY OF HANNIBAL AMENDING THE FISCAL YEAR 2022/2023 PAYROLL ORDINANCE (NO. 2) RELATIVE TO THE ADDITION OF A RECREATION SUPERVISOR POSITION**

***First Reading***

A motion was made by Council Member McCoy to have the City Clerk read Bill No. 22-023 and call the roll for adoption. The motion was seconded by Council Member Veach.

Motion carried.

**BILL NO. 22-024**

**AN ORDINANCE OF THE CITY OF HANNIBAL REZONING A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 57 NORTH, RANGE 5 WEST OF THE FIFTH MERIDIAN, IN THE CITY OF HANNIBAL, MARION COUNTY, MISSOURI FROM THE B-MULTIPLE FAMILY TO PDR – PLANNED DENSITY RESIDENTIAL ZONING DISTRICT AND AMENDING THE CITY’S ZONING MAP ACCORDING**

***First Reading***

A motion was made by Mayor Pro Tem Dobson to have the City Clerk read Bill No. 22-024 and call the roll for adoption. The motion was seconded by Council Member McCoy.

*Motion carried.*

**ADJOURNMENT**

**CLOSED SESSION**

***In Accordance with RSMo. 610.021 (1)***

Mayor Hark then entertained a motion to enter into closed session in accordance with RSMo. 610-021, sub-paragraphs (1), (3) and (13) admitting himself, City Council Members, City Attorney

James Lemon, City Manager Lisa Peck, City Clerk Angel Zerbonia, and Deputy Clerk Melissa Cogdal. A motion was made by Mayor Pro Tem Dobson to enter into closed session. The motion was seconded by Council Member Phillips.

**ROLL CALL**

**Yes:** Council Member McCoy, Mayor Pro Tem Dobson, Council Member Franke, Mayor Hark, Council Members Phillips, Welch and Veach - 7

**No:** - 0 -

Motion carried.

**OPEN SESSION**

A motion was made by Mayor Pro Tem Dobson to return to open session. The motion was seconded by Council Member Phillips.

Motion carried.

**ADJOURNMENT**

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

Motion carried.

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**James R. Hark, Mayor**

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**Angelica N. Zerbonia, MRCC, CMO - City Clerk**