

City of Hannibal
OFFICIAL COUNCIL PROCEEDINGS

**Tuesday October 4, 2022
Council Chambers
7:00 p.m.**

ROLL CALL

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

Absent: -0-

CALL TO ORDER

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

INVOCATION

The invocation was then given by Mayor Pro Tem Dobson.

PLEDGE OF ALLEGIANCE

Mayor Hark then requested Council Member Phillips to lead the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

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

Motion carried.

APPROVAL OF MINUTES

Regularly Scheduled Meeting – September 6, 2022

A motion was made by Council Member Phillips to approve the minutes from the regularly scheduled Council meeting held September 6, 2022. The motion was seconded by Council Member Veach.

Motion carried.

APPROVAL PAYROLL AND ACCOUNTS PAYABLE

Second Half –September 2022

A motion was made by Mayor Pro Tem Dobson to approve minutes from the payroll and accounts payable for the second half of September 2022. The motion was seconded by Council Member Veach.

Motion carried.

JOSEPH BOGUE – HISTORIC HANNIBAL MARKETING COUNCIL

Re: Request, Street Closures – *Trick or Treat on Main*

(Monday, October 31, 2022 – 2:00 p.m. – 8:00 p.m.)

Joseph Bogue, of the Historic Hannibal Marketing Council was in attendance to request street closures for the annual Trick or Treat event. Bogue requested street closures of North Main from Broadway to North Street. To be held Monday, October 31, 2022, starting at 2 p.m. until 8:00 p.m. Mr. Bogue advised that local businesses will be handing out candy and treats for the trick or treaters, along with vehicles lining the streets. Mayor Hark advised Council that all the required documents and approvals are in place with exception of the liability insurance that will be provided closer to the event date.

A motion was made by Council Member Veach, pending certificate of insurance, to approve the street closure request for the Historic Hannibal Marketing Council annual Trick or Treat, to be held Monday, October 31, 2022, from 2:00 p.m. until 8:00 p.m. The motion was seconded by Council Member Welch. Mayor Pro Tem Dobson stated that he enjoyed the event and attending

each year to see all the children in their costumes and thanked the organization and businesses for putting the event on.

Motion carried.

ANNA LEMON & SETH WADE– CHILD ADVOCACY CENTER
Re: Request, Use of City Owned Property and Sale of Alcohol on City Owned Property –
Strings to Mend

(Saturday, November 5, 2022 – (12:00 p.m. – 5:00 p.m.)

Anna Lemon along with Seth Wade on behalf of the Child Advocacy Center were present to request the use of City owned property, as well as the possible sell of alcohol. Lemon advised a fundraising event Strings to Mend is scheduled for Saturday, November 5, 2022, and will begin at 12:00 p.m. until 5:00 p.m. Ms. Lemon explained Mr. Wade is the organizer of the event and in the past had been held at Finn’s, however, this year they would like to move the event outside to the Hill Street location where Music Under the Stars is held. Lemon advised there will be no individual food vendors at the event, however they may sale alcohol, therefore she has included that in the approval of the event if they choose to do so. City Clerk Angel Zerbonia-Ramey advised she had included alcohol sales on the request in case they do decide to do so. Mayor Hark advised that all approvals and documents are in order except for the certificate of liability insurance that will be provided closer to the event.

Council Member Veach made a motion to approve the use of City owned property and the sale of alcohol for the Strings to Mend event to be held Saturday, November 5, 2022, from 12:00 p.m. until 5:00 p.m. The motion was seconded by Council Member Welch.

Motion carried.

COREY MEHAFFY – HANNIBAL REGIONAL ECONOMIC DEVELOPMENT
COUNCIL

Re: Amended and Restated, Project Stay Redevelopment Project
(Bill No. 22-027, to follow)

Corey Mehaffy, Director of Hannibal Regional Economic Development stepped forward to advise Council he has two items this evening, the first being the amended and restated Project Stay Redevelopment Plan. Mehaffy explained that according to Section 22 of the Hannibal City Code before any Council action is taken on such plan the Planning and Zoning Commission must hold a meeting and review the project. Mehaffy advised the Planning and Zoning Commission held a meeting on Thursday, September 15, 2022, to discuss the Project Stay Redevelopment Plan, involving the property located at 612 Mark Twain Avenue. After discussion, a vote was taken, and it was unanimously agreed upon to recommend the approval of the plan and request City Council approval as well.

City Manager Peck clarified there are no actual changes to the plan itself, just the requirement of approval by the Planning and Zoning Commission, which resulted in the restated plan.

Mayor Hark stated Bill No. 22-027 is to follow, for first reading.

Re: Revised Boundaries & Program Update – Downtown Community Improvement District

Mr. Mehaffy advised his second item was a revision of boundaries and program update for the Downtown Community Improvement District. Mehaffy explained the City of Hannibal is considering the establishment of three interlocking incentive programs designed to encourage revitalization of private and public properties within a defined area of the City’s central business district. The program would consist of real estate property tax abatement under Missouri’s Urban Redevelopment Corporations Law (“Chapter 353”), and creation of a Community Improvement District (“CID”) for the area, allowing availability of low-cost infrastructure financing under Neighborhood Improvement District (“NID”) legislation.

Meharry reminded Council that a public meeting was held on July 26, 2022, to present information on the proposed downtown revitalization programs and to facilitate questions and answers. In addition, the City gathered input from property owners and businesses related to the overall program as well as the proposed boundaries. Mehaffy advised Council that there were some questions in the meeting relating to the revisions of the proposed boundaries, however the City, nor he received any feedback from members of the community. Mehaffy continued the latest proposed boundaries includes adding a City park at the former bridge approach as well as the stairs and landings to the Lighthouse.

Council Member Phillips advised that “something had come up just recently” regarding the boundaries and the possibility of extending those boundaries for “a local businessman.” Phillips continued he knows this is “late in the game but a local business owner has an opportunity to put forth another address or property in the district.” Council Member Phillips requested he agreed to “make his wishes known,” advising the property in question is a historical landmark house built in the 1880’s, and there is a proposed business that would fit in very nicely with the Downtown Community Improvement District. Mayor Pro Tem Dobson inquired if the property was contiguous to the boundaries presently in place. Council Member Phillips replied “Yes, while it’s outside the current boundaries it sits directly across the street from the current boundary.” In addition, Phillips offered it would require an amendment. Mayor Hark asked Corey Mehaffy if there would be any issues with adding this property to the boundaries? Mehaffy advised it would not, “we just have to supply the address to the county GIS and they will add it to the map.” Mehaffy informed Council it would take only a couple days to add and he could bring the revision back to Council at the next meeting. Council Member Phillips then advised he could supply that address, adding “for full disclosure the property belongs to me, and I will occupy the location as a business.”

Mayor Pro Tem Dobson then asked if they could approve the plan this evening pending the modification; Mayor Hark advised he feels Council would be “best served” to make the change and have Mehaffy re-submit to Council for approval. Council Member McCoy inquired if the plan was time sensitive or could wait two weeks for approval. Mr. Mehaffy advised it was not time sensitive and could wait to be amended and brought back to Council. City Manager Lisa Perk advised she too believes the amended and approved map should be resubmitted with the correct/amended boundaries. Mayor Pro Tem Dobson inquired about the property in question and if it isn’t “touching the boundaries” is that “spot zoning?” Phillips advised while it doesn’t touch the boundaries it is separated only by the street.

Mayor Pro Tem Dobson then asked Mehaffy if once the boundaries are set and the plan approved could there be any further amendments? Mehaffy advised there could not be any amendments once the boundaries are in place and approved by Council. The only way would be to create a new CID and add properties.

Corey Mehaffy then advised he would obtain the address and bring back the amended boundaries to the next regularly scheduled Council meeting.

**MCKENZIE DISSELHORST, EXECUTIVE DIRECTOR – HANNIBAL AREA
CHAMBER OF COMMERCE**

Re: Support, Downtown Community Improvement District

McKenzie Disselhorst advised Council of her support for the Community Improvement District, on behalf of the Hannibal Area Chamber of Commerce. Ms. Disselhorst advised she brought a letter of support from the Chamber and the Directors had really researched the Community Improvement District and wanted to inform Council they support it.

Mayor Hark thanked Ms. Disselhorst for attending.

KATY WELCH, PRESIDENT – HISTORIC HANNIBAL MARKETING COUNCIL

Re: Support, Downtown Community Improvement District

Mayor Hark then called Katy Ayers Welch forward to address Council. Ms. Welch advised she was here on behalf of the Historic Hannibal Marketing Council, to express their support of the Community Improvement District in downtown Hannibal. Ms. Welch expressed her gratitude to the Council and Corey Mehaffy for all the work put into the Community Improvement District. Welch continued that the Historic Hannibal Marketing Council works year-round to promote Hannibal to visitors as well as locals through the hosting of events and fundraisers. She continued that they do all of this on a volunteer basis and welcome the possibility of having a paid event manager to better manage and grow these events which can happen with the approval of the CID. Additionally, they are in favor of the CID because of its name Community Improvement District

and have proven that growth is obtained by investing in the district “the district is what makes Hannibal what it is” and asked the Council to imagine the growth that will be seen through funding for these events. The Historic Hannibal Marketing Council would like to “formally express their support of this and would like to ask the Council to proceed with the creation of the district.”

Mayor Hark thanked Ms. Welch for attending and her comments in support.

JAMES R. HARK - MAYOR
Re: Recommendation of Reappointments
HANNIBAL CONVENTION & VISITORS BUREAU
➤ *Beth Knight – reappointment for a term to expire September 2027*
➤ *Gayle Viorel – reappointment for a term to expire September 2027*

Mayor Hark then made the recommendation of the reappointment to the Hannibal Convention and Visitors Bureau of Beth Knight for a term to expire in September 2027 and Gayle Viorel for a term to expire in September 2027.

Both reappointments will be slated for approval during the next Council meeting.

STEPHAN FRANKE – COUNCIL MEMBER, 3rd WARD
Re: Installing/Maintaining Cameras – City Hall

Mayor Hark then opened the floor to Council Member Stephan Franke who advised Council that, recently Hannibal has invested a considerable amount of money in safety and security at City Hall, primarily by installing barriers that separate public use from employee areas, “these barriers are a good first step.” Franke believes now is the time to take additional steps by looking at other twenty-first century public spaces such as police departments, schools, banks, and other municipal offices and how they are providing safety. Franke advised that most of them have one in thing common that City Hall lacks, cameras. City Hall does not have interior cameras, and he believes “this is a tragic safety gap that endangers the public, the public’s elected servants, and City employees.” Mr. Franke recommended that the City Council instruct the City Manager to investigate the cost of installing and maintaining cameras in City Hall.

Mayor Hark advised he agrees with Council Member Franke and he remembers placing cameras in the police department, adding that it “adds another layer of protection to the current security enhancements.” Hark advised he doesn’t know where the current budget stands but believes the City should research the options for the future. Council Member Phillips inquired if Mr. Franke had an idea of where the camera funds would come from? Franke explained he did not, “due to the fact he was illegally barred from participating in the budget this year and has no idea of the

current budget, furthermore the “neat thing” about having a full-time, paid staff is they have the time to investigate the cost of such things and the expertise to research.”

Council Member McCoy made a motion authorizing the City Manager Lisa Peck to explore the options, including cost and budget for the installation of cameras in City Hall to bring back to the first meeting in November. Council Member Welch seconded the motion. Andy Dorian, Director of Central Services advised that it would be impossible to gather quotes, cost, and availability in such a short amount of time mainly due to vendor staffing and unavailability of cameras.

Council Member McCoy then amended his motion to authorize the City Manager Lisa Peck to explore the options, including cost and budget for the installation of cameras in City Hall and bring her findings back to the Council once she has obtained all information. Council Member Welch seconded the amended motion.

Mayor Pro Tem Dobson advised Council that he believes that there are other places in the City that need camera security before City Hall, stating “Andy can attest to the needs of security in the parks,” Dobson advised “the first steps for security were made at City Hall; however, he believes a good step would be to “look out” for other City assets being more important than City Hall right now.” Council Member Franke then inquired if the Hannibal Parks Department had its own budget?” Dorian advised yes; it has its own budget.

Motion carried

JAMES LEMON – CITY ATTORNEY

Re: 501-507 North Third Street (former HCVB) – Right of First Refusal

Ethan Matchett was in attendance in place of City Attorney James Lemon. Matchett advised Council he is here to present a first right of refusal held by the City on sold property. Matchett advised Council City Attorney Lemon had been in contact with Attorney John Hark, representing The Goodhill Company. “The City sold Goodhill Company the old Tourism Building, however the City retains a right of first refusal.” Mr. Matchett advised Lemon had provided the documents to Council in their packets regarding the right of first refusal, explaining it gives the City a “right to purchase the property at the terms offered by a third-party buyer.” Matchett continued Mr. Hark informed Lemon that the buyer has offered \$150,000.00. Mr. Matchett advised Council that Mr. Lemon suggests if the City wants to reacquire this property the sellers need to be notified “pretty quickly”, however if the City does not want to reacquire this property, he recommends they go ahead and authorize the Mayor to execute the requested waiver.

Mayor Pro Tem Dobson questioned if the right of first refusal would convey with this property? Mr. Matchett advised it would end with the first sale of the property. Council Member Welch then advised he was not able to recall the original selling price? City Clerk Angel Zerbonia-Ramey advised that she recalled \$74,000 or \$75,000. Council Member Franke then asked if Matchett knew “what the building was going to be used for?” Mr. Matchett stated he did not have that information. Mayor Pro Tem Dobson then made a motion to waive right of first refusal

on the property at 501-507 North Third Street. Council Member McCoy seconded the motion. Franke then questioned Mike Murphy Building Inspector as to what the property was zoned? Murphy advised that he was not certain, however he believed commercial.

Motion carried.

ANGELICA ZERBONIA – CITY CLERK

Re: April 2023 Municipal Election

- Council Member 5th Ward
- Council Member 6th Ward
- Proposition “R”

(Bill No. 22- 026, to follow)

City Clerk Angel Zerbonia-Ramey advised Council she had one item this evening requesting Council approval of a first reading to Bill No. 22-026, which authorizes for the Municipal Election to be held, Tuesday, April 4, 2023. Zerbonia-Ramey advised this is for the election of Council Members of the Fifth (5th) and Sixth (6th) Wards, as well as an initiative, Proposition “R” for the continuation of the \$1.90 recycling fee. Zerbonia-Ramey advised the candidate filing for the above-mentioned positions will commence Tuesday, December 6, 2022, at 8:00 a.m., concluding Tuesday, December 27, 2022 at 5:00 p.m.

Mayor Hark declared Bill No. 22-026 to follow, for a first reading.

MIKE MURPHY – BUILDING INSPECTOR

Re: Request, Set Public Hearings

- **Rezoning - Southwest Intersection, Stardust Drive and Munger Lane – B-Multiple Family to E-Commercial –**
Tuesday, November 1, 2022 – 6:30 p.m.

Mike Murphy, Building Inspector advised Council he had two items on the agenda this evening, the first being an application received from Shelby Terrill to rezone property located at the southwest intersection of Stardust Drive and Munger Lane. Murphy advised Terrill’s request is to rezone the property from B-Multiple Family to E-Commercial for a coffee shop and office buildings. Mr. Murphy advised Council the Planning and Zoning Commission has set a public hearing for this request, to be held Thursday, October 20, 2022, at 4:00 p.m. Murphy is here to request Council set a public hearing for Tuesday, November 1, 2022, at 6:30 p.m.

Mayor Pro Tem Dobson made a motion to set a public hearing for rezoning property located at the southwest intersection of Stardust Drive and Munger Lane for Tuesday, November 1, 2022, at 6:30 p.m. Council Member Welch seconded the motion.

Motion carried.

➤ **Code Amendment, Chapter 29, Article II – Plat Approval Procedures, Section 29-56, Content, Subsection 9 - Tuesday, November 1, 2022, 6:45p.m.**

Mr. Murphy continued requesting Council set a second public hearing to be held Tuesday, November 1, 2022, at 6:45 p.m. Murphy advised this hearing is to amend Chapter 29, Article II – Plat Approval Procedures, Section 29-56, Subsection 9 of the City Code. The modifications will amend the Chapter regarding location and width of proposed streets, roadways, alleys, pedestrian ways, easements and building lines, as well as names of proposed streets to avoid duplication or similar names of streets that now exist within the city, as determined by the city engineer and approved by NECCOM (Northeast Communication Center of Missouri). Murphy advised Council that the Planning and Zoning Commission has scheduled a public hearing for Thursday, October 20, 2022.

Mayor Pro Tem Dobson made a motion to approve the public hearing for Tuesday, November 1, 2022, at 6:45 p.m., advising an amendment to correct the name from NECOME to Marion County Emergency Services which is the correct legal name of the service. Council Member Welch seconded the motion.

Motion carried.

ANDY DORIAN, DIRECTOR – CENTRAL SERVICES
Re: Acceptance of Donated Property – Settlement Agreement & Release and General Warranty Deed – 310 South 8th Street
Nicholas Leland Ryan & Jamie Ryan
(Resolution No. 2431-22, to follow)

Andy Dorian, Central Services Director then requested Council accept donation of property at 310 South 8th Street. He explained the property is in an extreme state of disrepair and has been determined to be a nuisance or dangerous building by the City. Dorian advised the owners of the property, Nicholas Leland Ryan and Jamie Ryan, have agreed to donate the property to the City and a title search was conducted showing no liens or indebtedness on the property. Council Member Welch asked if there were any liens on the property Dorian said no liens but some back taxes, he is working with the County to get those cleared up. There are other issues with county maintenance and lawns that need mowed, and we are working with the county to get that taken care of. Council Member McCoy asked if the property was on the corner in which, Dorian advised its across from the distributing center.

Mayor Hark stated Resolution No. 2431-22 is to follow, for approval.

RESOLUTION NO. 2431-22

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 310 SOUTH 8TH STREET FROM NICHOLAS LELAND RYAN AND JAMIE RYAN TO THE CITY OF HANNIBAL

A motion was made by Council Member McCoy to have the City Clerk read Resolution No. 2431-22 and call the roll for adoption. The motion was seconded by Mayor Pro Tem Dobson.

ROLL CALL

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

No: - 0 -

Mayor Hark declared Resolution No. 2431-22 duly approved and adopted on this date.

BILL NO. 22-026

AN ORDINANCE OF THE CITY OF HANNIBAL PROVIDING FOR A MUNICIPAL ELECTION TO BE HELD TUESDAY, APRIL 4, 2023, FOR THE PURPOSE OF ELECTING COUNCIL MEMBERS OF THE FIFTH (5TH) AND SIXTH (6TH) WARDS AND TO ALLOW HANNIBAL VOTERS TO DETERMINE THE CONTINUATION OF FUNDING THE CITY'S RECYCLING PROGRAM

First Reading

A motion was made by Council Member Veach to give Bill No. 22-026 a first reading. The motion was seconded by Mayor Pro Tem Dobson.

Motion carried.

BILL NO. 22-027

AN ORDINANCE OF THE CITY OF HANNIBAL ACCEPTING THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION; 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 Council Member Veach to give Bill No. 22-027 a first reading. The motion was seconded by Council Member Welch.

Motion carried.

ADJOURNMENT

A motion was made by Mayor Pro Tem Dobson 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