

CITY OF HANNIBAL

OFFICIAL PUBLIC HEARING MINUTES

**Tuesday, January 16, 2024
6:30 p.m.
Council Chambers**

CALL TO ORDER

It being the appointed time, Mayor Louderman opened the 6:30 p.m. Public Hearing, relating to the presentation and approval of code amendments revising Chapter 7 of the City Code regarding building regulations and housing codes.

He then turned the Public Hearing over to Mike McHargue, Building Inspector.

MIKE MCHARGUE – BUILDING INSPECTOR

Re: Code Amendment- Chapter 7

Mike McHargue, Building Inspector, advised the Council he is requesting approval for amendments to Chapter 7 of the City Code. Mr. McHargue advised Chapter 7 changes are regarding housing codes. Mr. McHargue advised the amendment would add a new division for design and construction standards for construction of residential homes. This request was reviewed by the Planning and Zoning Commission on December 21, 2023, with no objections to the request.

PUBLIC COMMENTS

Mayor Louderman then asked anyone who wished to speak for or against the amendment to Chapter 7 to come forward, there being none.

ADJOURNMENT

With no additional comments from the Council, Mayor Louderman then closed the Public Hearing.

City of Hannibal

OFFICIAL COUNCIL MINUTES

**Tuesday, January 16, 2024
Council Chambers
7:00 p.m.**

ROLL CALL

Present: Council Member Franke, Phillips, Welch, Munger, McCoy, Mayor Pro Tem Dobson, and Mayor Louderman -7

Absent: - 0 -

CALL TO ORDER

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

INVOCATION

The invocation was then given by Mayor Louderman.

PLEDGE OF ALLEGIANCE

Mayor Louderman led the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

A motion was made by Council Member Phillips to approve the agenda as amended to include the swearing in of Police Officer, the second reading and approval of Bill No. 24-001 & 24-002, and removal of Council Member Franke’s agenda item for St. Elizabeths Hospital until a later date. The motion was seconded by Council Member Munger.

Motion carried.

A motion was made by Council Member McCoy to approve the agenda as amended to move closed session item Annexation from the closed session agenda to the open. The motion was seconded by Mayor Pro Tem Dobson.

Motion carried.

APPROVAL OF MINUTES
Regular Scheduled Council Meeting – January 2, 2024

A motion was made by Council Member McCoy to approve the Regular Scheduled Council Minutes of January 2, 2024. The motion was seconded by Mayor Pro Tem Dobson.

Motion carried.

APPROVAL OF PAYROLL AND CLAIMS
First Half- January 2024

A motion was made by Council Member Phillips to approve the payroll and claims for the first half of January 2024. The motion was seconded by Council Member Munger.

Motion carried.

PUBLIC COMMENTS
3 Minutes/ Sign Up Required

Mayor Louderman advised the Council that no citizens registered to speak this evening.

BARRY LOUDERMAN – MAYOR
Re: Swearing in of New Police Officers- Oath of Office
Dominick Widebrook, Hannibal Police Department

Mayor Louderman administered the Oath of Office for the Hannibal Police Departments new officer, Dominick Widebrook.

**JOHN LYNG- 625 GRAND AVENUE
Re: Pending Lawsuit**

John Lyng addressed the Council this evening regarding his pending litigation against the City of Hannibal filed in early October for entering closed session. Mr. Lyng advised he has filed a lawsuit against the City of Hannibal for entering Closed Session which he claims is illegally according to the City Charter as all meetings should be open to the public. Mr. Lyng also advised anytime the Council entered closed session 2023 he will be adding that occurrence to his litigation.

**MARGEE TUCKER – HANNIBAL NUTRITION CENTER
Re: Service Agreement with Hannibal Nutrition Center
\$18,357.00**

City Clerk, Melissa Cogdal presenting for Margee Tucker, Executive Director with the Hannibal Nutrition Center, advised Council. The Hannibal Nutrition Center is requesting the renewal of a one-year service agreement between the City of Hannibal and Hannibal Nutrition Center in the amount of \$18,357.00. Ms. Tucker advised the Council regarding the increased cost of food as well as the number of meals provided in the community.

A motion was made by Council Member McCoy to approve the Mayor to sign a one year contract between the City of Hannibal and Hannibal Nutrition Center in the amount of \$18,357.00. The motion was seconded by Mayor Pro Tem Dobson.

Motion carried.

**BARRY LOUDERMAN – MAYOR
Re: Appointment to Library Board**

Mayor Louderman made the following recommendations:

Library Board
Jessica Gilmore – Appointment for a term to expire June 2024

This nomination will be considered for approval at the next regular Council meeting to be held February 6, 2024.

Re: Re-Appointment to Airport Commission

Airport Commission

Don Bastian– Re-Appointment for a term to expire September 2026

This nomination will be considered for approval at the next regular Council meeting to be held February 6, 2024.

Re: Closure of Information
(Resolution No. 2496-24, to follow, for approval)

Mayor Louderman advised Council Resolution No. 2496-24 will follow for approval.

STEPHAN FRANKE – 3RD WARD COUNCIL MEMBER
Re: St. Elizabeth Hospital

Mayor Louderman advised that Council Member Franke requested to table this item until a future date.

CHARLES PHILLIPS – 4TH WARD COUNCIL MEMBER
STEPHAN FRANKE – 3RD WARD COUNCIL MEMBER
Re: Public Safety Tax Update

Stephan Franke, 3rd Ward Council Member, updated the Council regarding the Public Safety Tax. Mr. Franke reminded the Council last Fall they had voted to research additional funding for Police and Fire wages and benefits. He continued the increase would be about 5 cents on every 10.00 spent in addition the City would need to gain approval for the sales tax increase from the voters of Hannibal. Mr. Franke reminded Council they had approved the hiring of Jason Zamkus, lobbyist to advocate on behalf of the City of Hannibal. Council Member Franke advised the State Representative Louis Riggs has introduced the Bill on the City's behalf, as well as other State Representatives in other areas have introduced similar Bills. Mr. Franke advised this gives the City multiple avenues for success through the stand alone Bill or a collaborative Bill. Mr. Franke realistically said the Bill could take 4-6 weeks to get through the House of Representatives.

MELISSA COGDAL – CITY CLERK

Re: ICounty Agreement

(Resolution No. 2495-24, to follow, for approval)

Melissa Cogdal, City Clerk, advised Council the City currently performs all recording/filings with Marion and Ralls County by mail. Mrs. Cogdal advised the County's would prefer deeds and recordings be done electronically. Mrs. Cogdal requested the Councils approval to have the Mayor sign an agreement between the City and ICounty for the purpose of electronically recording of all documents on behalf of the City and ACH payments for the service. Mrs. Cogdal advised there are no yearly fees for the agreement, and it may be terminated at any time with a 30-day notification.

Mayor Louderman stated Resolution No. 2495-24 is to follow, for approval.

RYAN NEISEN – CHIEF OF FIRE

Re: Approval of Surplus Property

2004 Ford Excursion

Ryan Neisen, Hannibal Fire Chief, advised Council the Hannibal Fire Department he is requesting approval to surplus a 2004 Ford Excursion from the City's vehicle list. Mr. Neisen advised the vehicle was purchased in 2004 by the Department of Public Safety/Homeland Security. Mr. Neisen advised the vehicle had recently broken down and the cost of repairs outweighs the value of the vehicle. Purple Wave Online Auction will be used to surplus the vehicle, Purple Wave takes care of all the paperwork and process to sell the vehicle.

Council Member Munger made a motion to approve the surplus of property by Hannibal Fire Department of a 2004 Ford Excursion. Council Member Welch seconded the motion.

Motion carried.

JACOB NACKE – EMERGENCY MANAGEMENT DIRECTOR

Re: State Emergency Management Grant

\$48,563.35 – Outdoor Warning Siren

Chief Nacke advised the Council in December he applied for a grant which was funded by FEMA and a non-matched grant. Mr. Nacke advised the grant funds would be used to replace the outdoor warning siren located at 5th & Center Street. In addition to the siren, it will give Emergency Management voice warning capabilities. Mr. Nacke is asking for the Mayor to sign the Subaward Agreement.

Mayor Pro Tem Dobson made a motion to approve the Mayor to sign the Subrecipient Award Agreement with FEMA in the amount of \$48, 563.35 for the replacement of an outdoor warning siren. Council Member Welch seconded the motion.

Motion carried.

MIKE MCHARGUE – BUILDING INSPECTOR

Re: Reschedule Public Hearing

Fire Code- Tuesday, February 6, 2024, 6:45 p.m.

Mike McHargue, Building Inspector, advised he is requesting to reschedule a public hearing for Tuesday, February 6, 2024, at 6:45 p.m. for Code Amendments revising Fire Code.

Council Member Munger made a motion to reschedule a public hearing for Tuesday, February 6, 2024, at 6:45 p.m. for Amendments to the Fire Code. Mayor Pro Tem Dobson seconded the motion.

Motion carried.

Re: Code Amendment – Chapter 7

(Bill No. 24-003 to follow, for first reading)

Mike McHargue, Building Inspector, advised the Council a public hearing was held earlier in the evening regarding his request for approval of amendments to Chapter 7 of the City Code. Mr. McHargue reminded the Council, Chapter 7 changes are regarding housing codes. Mr. McHargue advised the amendment would add a new division for design and construction standards for construction of residential homes. This request was reviewed by the Planning and Zoning Commission on December 21, 2023, with no objections to the request.

Mayor Louderman stated Bill No. 24-003 is to follow, for a first reading.

CHARLES PHILLIPS – 4TH WARD COUNCIL MEMBER

STEPHAN FRANKE – 3RD WARD COUNCIL MEMBER

Re: Annexation (item moved from closed to open session by motion)

Stephan Franke, 3rd Ward Council Member, addressed annexation item that was moved by motion from closed session to open session. Mr. Franke advised he had been researching annexation as far back as his Board of Public Works tenure due to areas of the City that are not annexed in but are surrounded by property inside City limits. Mr. Franke advised the Council had directed City Attorney James Lemon back in June 2023 to research the subject and help

educated the Council. City Attorney James Lemon advised as provided in a memo that set out the procedure if the City decided they wanted to look at involuntary annexation. “Council would need to pass an Ordinance stating they wanted to annex an area and designate where those areas are, there would have to be 15% of boundary between itself and the annexed area, must be directly continuous, for it then to be placed on the ballot. Mr. Lemon continued, there would be a vote in the City, as well as the annexed area, people in both areas would need a majority vote. Mr. Lemon advised if there was not a majority vote in the area that did not wish to be annexed, the City would then needed to have a second election within 120 days. “In that election all the votes would be complied and would need a 2/3 majority vote to be annexed” Mr. Lemon advised besides a vote there are other factors that would need addressed, such as providing services. Mr. Lemon reminded Council that most if not all services are already provided by the City of Hannibal, Mr. Lemon advised Police & Fire are currently being provided, and in most areas water and electric however, “there are areas where we provide more services or less services, regarding areas where they have someone else providing electric or water those services would continue. “There is an entirely different process to follow to get the City to provide those services.” Mayor Louderman advised the City should be looking at annexation. Mr. Lemon advised there is a very simple procedure to follow for voluntary annexation, involuntary annexation has a more prudent procedure to follow.

BILL NO. 24-001

AN ORDINANCE AMENDING CHAPTER 29 – SUBDIVISION, ARTICLE, III – DESIGN AND DEVELOPMENT STANDARDS, OF THE REVISED ORDINANCES OF THE CITY OF HANNIBAL REGARDING SECTION 29-115 - WATER SYSTEM

Second & Final Reading

A motion was made by Mayor Pro Tem Dobson to have the City Clerk read Bill No. 24-001 and call the roll for adoption. The motion was seconded by Council Member McCoy.

ROLL CALL

Yes: Council Member Franke, Phillips, Welch Munger, McCoy, Mayor Pro Tem Dobson and Mayor Louderman -7

No: - 0 –

Motion carried.

Mayor Louderman declared Bill No. 24-001 duly approved and adopted on this date.

BILL NO. 24-002

**AN ORDINANCE AMENDING CHAPTER 32 OF THE REVISED
ORDINANCES OF THE CITY OF HANNIBAL REGARDING THE
PDR ZONING DISTRICT TO CLARIFY CERTAIN PROVISIONS
AND REQUIREMENTS.**

Second & Final Reading

A motion was made by Council Member Munger to have the City Clerk read Bill No. 24-002 and call the roll for adoption. The motion was seconded by Council Member McCoy.

ROLL CALL

Yes: Council Member Franke, Phillips, Welch Munger, McCoy, Mayor Pro Tem Dobson and Mayor Louderman -7

No: - 0 -

Motion carried.

Mayor Louderman declared Bill No. 24-002 duly approved and adopted on this date.

BILL NO. 24-003

AN ORDINANCE AMENDING CHAPTER 7 - BUILDING AND BUILDING REGULATIONS, ARTICLE III - HOUSING CODE, OF THE REVISED ORDINANCES OF THE CITY OF HANNIBAL BY ADDING A NEW DIVISION 6. - DESIGN AND CONSTRUCTION STANDARDS FOR STANDARD CONSTRUCTED RESIDENTIAL HOMES

First Reading

A motion was made by Council Member Munger to give Bill No. 24-003 a first reading. The motion was seconded by Council Member Welch.

Motion carried.

RESOLUTION NO. 2495-24

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF HANNIBAL AND ICOUNTY FOR THE ELECTRONIC SUBMISSION OF ALL DEEDS THROUGH THE EPICPORTAL INCLUDING RECORDING FEES.

A motion was made by Council Member McCoy to have the City Clerk read Resolution No. 2495-24 and call the roll for adoption. The motion was seconded by Mayor Pro Tem Dobson.

ROLL CALL

Yes: Council Member Franke, Phillips, Welch Munger, McCoy, Mayor Pro Tem Dobson and Mayor Louderman -7

No: - 0 -

Motion carried.

Mayor Louderman declared Resolution No. 2495-24 duly approved and adopted on this date.

RESOLUTION NO. 2496-24

**A RESOLUTION REGARDING THE CLOSURE OF INFORMATION
RELATING TO EXISTING OR PROPOSED SECURITY MEASURES
OF THE CITY OF HANNIBAL**

A motion was made by Council Member Munger to have the City Clerk read Resolution No. 2496-24 and call the roll for adoption. The motion was seconded by Council Member Welch.

ROLL CALL

Yes: Council Member Franke, Phillips, Welch Munger, McCoy, Mayor Pro Tem Dobson and Mayor Louderman -7

No: - 0 -

Motion carried.

Mayor Louderman declared Resolution No. 2496-24 duly approved and adopted on this date.

CLOSED SESSION

In Accordance with RSMo 610.021 (1), (3), (12), (13), and (19)

Mayor Louderman then entertained a motion to enter closed session in accordance with RSMo. 610-021, sub-paragraphs (1), (3), (12), (13), and (19). He is requesting to admit himself, City Council Members, City Attorney James Lemon, City Manager Lisa Peck, City Clerk Melissa Cogdal, Director of Central Services Andy Dorian, Eric Graham, and Police Chief Jacob Nacke.

Council Member Phillips made the motion to go into closed session regarding existing or proposed security systems and structural plans of real property owned or leased by the City. I make a motion that the council find that disclosure of the details of those issues would impair the City's ability to protect the security or safety of persons or real property, and that further, the public interest in nondisclosure outweighs the public interest in disclosure of the records and direct the Mayor to execute the resolution submitted with this issue. The motion was seconded by Council Member Welch.

ROLL CALL

Yes: Council Member Franke, Phillips, Welch Munger, McCoy, Mayor Pro Tem Dobson, and Mayor Louderman -7

No: - 0 -

Motion carried.

OPEN SESSION

A motion was made by Council Member Welch to return to open session. The motion was seconded by Council Member Munger.

Motion carried.

ADJOURNMENT

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

Motion carried.

Barry Louderman, Mayor

Melissa Cogdal, City Clerk

ADJOURNMENT