

CITY OF HANNIBAL

OFFICIAL PUBLIC HEARING

**Tuesday, January 2, 2024
6:45 p.m.
Council Chambers**

CALL TO ORDER

It being the appointed time, Mayor Louderman opened the 6:45 p.m. Public Hearing, relating to the presentation and approval of code amendments revising Chapters 29 and 32 of the City Code.

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

**MIKE MCHARGUE – BUILDING INSPECTOR
Re: Code Amendment Revising Chapter 29 and Chapter 32**

Mike McHargue, Building Inspector, advised the Council he is requesting approval for the code changes to Chapters 29 and 32 of the City Code. Mr. McHargue advised Chapter 29 changes are in regard to the water system. The water mains must meet extension requirements of the Hannibal Board of Public Works as well as Missouri Department of Natural Resources. In addition, water mains must be designed by a licensed engineer, reviewed by the Hannibal Board of Public Works, and will need to comply with all Board guidelines and construction requirements. Mr. McHargue advised Chapter 32 is in regard to dimensional requirements such as gross tract size for initial zoning, minimum lot area, setback from streets, minimum side distance from street, and accessory buildings. This request was reviewed by the Planning and Zoning Commission on November 16, 2023, with no objections to the request.

PUBLIC COMMENTS

Mayor Louderman then asked anyone who wished to speak for or against the vacation of the property 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 AGENDA

**Tuesday, January 2, 2024
Council Chambers
7:00 p.m.**

ROLL CALL

Present: Mayor Pro Tem Dobson, Council Member Franke, Phillips, Welch Munger, McCoy, 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 Pro Tem Dobson.

PLEDGE OF ALLEGIANCE

Mayor Louderman requested Council Member Welch to lead the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

A motion was made by Council Member McCoy to approve the agenda. The motion was seconded by Council Member Welch.

Motion carried.

APPROVAL OF MINUTES Regular Scheduled Council Meeting – December 19, 2023

A motion was made by Mayor Pro Tem Dobson to approve the Regular Scheduled Council Minutes of December 19, 2023. The motion was seconded by Council Member Welch.

Motion carried.

APPROVAL OF PAYROLL AND CLAIMS Second Half- December 2023

A motion was made by Council Member Phillips to approve the payroll and claims for the second half of December 2023. The motion was seconded by Council Member Welch.

Motion carried.

PUBLIC COMMENTS 3 Minutes/ Sign Up Required

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

MIKE DOBSON – MAYOR PRO TEMPORE Re: Solutions for Abandoned Buildings/Residences

Mayor Pro Tem Mike Dobson advised Council he would like to be pro active in addressing the problem of abandoned structures such as hospitals, schools, and churches in the City. Mr. Dobson advised many of these entities request incentives from the City when constructing new structures. Mr. Dobson explained while he doesn't want roadblock new development, he would like to request the City Attorney James Lemon look at the law regarding if the City has any

options towards insuring the structures are taken care of by the owners. In addition, Mr. Dobson requested research into residential structures also.

ANDREW DORIAN – DIRECTOR OF CENTRAL SERVICES

Re: Sell of 1803 Chestnut Street/ Kenneth Rush- \$820.00

(Resolution No. 2494-23 to follow, for approval)

Andy Dorian, Director of Central Services, is requesting approval for the sale of 1803 Chestnut Street to Kenneth Rush in the amount of \$820.00. Mr. Dorian advised the cost covers all closing costs; in addition, the standard covenants will be placed on the property upon sell. Mr. Dorian also advised a title report was done on the property showing no liens or restrictions have been placed on the property.

Mayor Louderman stated Resolution No. 2494-23 is to follow, for approval.

MIKE MCHARGUE – BUILDING INSPECTOR

Re: Code Amendment Revising Chapter 29 & Chapter 32

Water Systems/ Dimensional Requirements

(Bill No. 24-001 to follow, for first reading)

(Bill No. 24-002 to follow, for first reading)

Mike McHargue, Building Inspector, advised the Council he is requesting approval for the code changes to Chapters 29 and 32 of the City code. Mr. McHargue advised Chapter 29 changes are regarding the water system. The water mains must meet extension requirements of the Hannibal Board of Public Works as well as Missouri Department of Natural Resources. In addition, water mains must be designed by a licensed engineer, reviewed by the Hannibal Board of Public Works, and need to comply with all board guidelines and construction requirements. Mr. McHargue advised Chapter 32 is regarding dimensional requirements such as gross tract size for initial zoning, minimum lot area, setback from streets, minimum side distance from street, and accessory buildings. This request was reviewed by the Planning and Zoning Commission on November 16, 2023, with no objections to the request.

Mayor Louderman stated Bill No. 24-001 & 24-002 are to follow, for a first reading.

Re: Request to Set Public Hearing

Code Changes to Chapter 7/ Homes Placed Within A and B Zones

Tuesday, January 16, 2024, 6:30 p.m.

Mike McHargue, Building Inspector, advised he is requesting to set a public hearing for Tuesday, January 16, 2024, at 6:30 p.m. for Code Amendments revising Chapter 7 of the City Code.

Mayor Pro Tem Dobson made a motion to set a public hearing for Tuesday, January 16, 2024, at 6:30 p.m. for Code Amendments to Chapters 7 of the City Code. Council Member McCoy seconded the motion.

Motion carried.

Re: Request to Set Public Hearing
Code Changes Updating Fire Code from 2012 to 2018
Tuesday, January 16, 2024, 6:45 p.m.

Mike McHargue, Building Inspector, advised he is requesting to set a public hearing for Tuesday, January 16, 2024, at 6:45 p.m. for changes to the Fire Code from 2012 to 2018 of the City Code.

Council Member Franke made a motion to set a public hearing for Tuesday, January 16, 2024, at 6:45 p.m. for changes to the Fire Code from 2012 to 2018 of the City Code. Mayor Pro Tem Dobson seconded the motion.

Motion carried.

BILL NO. 23-037

**AN ORDINANCE REVISING CHAPTER 2 ADMINISTRATION,
ARTICLE III – CITY COUNCIL, DIVISION 2. – RULES AND
ORDER OF BUSINESS, BY ADDING A NEW SECTION 2-185
VOTING BY THE MAYOR**

Second & Final Reading

A motion was made by Mayor Pro Tem Dobson to have the City Clerk read Bill No. 23-037 and call the roll for adoption. The motion was seconded by Council Member Welch.

ROLL CALL

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

No: - 0 –

Motion carried.

Mayor Louderman declared Bill No. 23-037 duly approved and adopted on this date.

BILL NO. 23-038

**AN ORDINANCE OF THE CITY OF HANNIBAL PROVIDING FOR
A MEMBER WHO LEAVES THE SERVICE OF THE CITY TO
SERVE IN THE ARMED SERVICES OF THE UNITED STATES OR
IN ANY QUALIFYING MILITARY DEPLOYMENT TO MAKE-UP
CONTRIBUTIONS FOLLOWING PLAN REQUIREMENTS HEREIN.**

Second & Final Reading

A motion was made by Council Member Munger to have the City Clerk read Bill No. 23-038 and call the roll for adoption. The motion was seconded by Council Member Welch.

ROLL CALL

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

No: - 0 -

Motion carried.

Mayor Louderman declared Bill No. 23-038 duly approved and adopted on this date.

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**

First Reading

A motion was made by Council Member Munger to give Bill No. 24-001 a first reading. The motion was seconded by Council Member Welch.

Motion carried.

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.**

First Reading

A motion was made by Council Member McCoy to give Bill No. 24-002 a first reading. The motion was seconded by Council Member Munger.

Motion carried.

RESOLUTION NO. 2494-23

A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR TO EXECUTE A SPECIAL WARRANTY DEED TO KENNETH RUSH FOR THE SALE OF CITY OWNED PROEPRTY LOCATED AT 1803 CHESTNUT IN THE AMOUNT OF \$820.

A motion was made by Mayor Pro Tem Dobson to have the City Clerk read Resolution No. 2494-23 and call the roll for adoption. The motion was seconded by Council Member Welch.

ROLL CALL

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

No: - 0 -

Motion carried.

Mayor Louderman declared Resolution No. 2494-23 duly approved and adopted on this date.

CLOSED SESSION

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

Mayor Louderman then entertained a motion to enter closed session in accordance with RSMo. 610-021, sub-paragraphs (1), (3) and (13). 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, and Police Chief Jacob Nacke.

A motion was made by Council Member Munger to enter closed session. The motion was seconded by Council Member Welch.

ROLL CALL

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

Motion carried.

Barry Louderman, Mayor

Melissa Cogdal, City Clerk