

CITY OF HANNIBAL

OFFICIAL PUBLIC HEARING

**Tuesday, September 17, 2024
6:45 p.m.
Council Chambers**

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.

Although the meeting will be shown live, residents will also be able to watch the meeting on the YouTube page after the meeting.

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*

CALL TO ORDER

MIKE MCHARGUE – BUILDING INSPECTOR
Re: Rezoning of 523 Warren Barrett Drive

PUBLIC COMMENTS

ADJOURNMENT

City of Hannibal
OFFICIAL COUNCIL AGENDA

**Tuesday, September 17, 2024
Council Chambers
7:00 p.m.**

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ROLL CALL

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES
Regularly Scheduled Council Meeting – September 3, 2024

APPROVAL OF PAYROLL AND CLAIMS
First Half- September 2024

PUBLIC COMMENTS
3 Minutes/ Sign Up Required

LINDA SPAUN – SCOTT’S CHAPEL UMC
Re: Street Closures – Block Party
Saturday, September 28, 2024, from 10:00 a.m. until 2:00 p.m.

ANDY DORIAN – DIRECTOR of CENTRAL SERVICES
Re: Bid Award for Sell of 201 & 205 Dowling
(Resolution No.2518-24, to follow, for approval)

BIANCA QUINN – FIANCE DIRECTOR
Re: Amendments to FY25 Payroll Ordinance
(Bill No.24-023, to follow, for first reading)

MIKE MCHARGUE– BUILDING INSPECTOR
Re: Rezoning of 523 Warren Barrett Drive
(Bill No.24-022, to follow, for first reading)

Re: Offer for Purchase of City owned Property

RESOLUTION NO. 2518-24

**A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING
THE MAYOR TO EXECUTE A SALES AGREEMENT AND
SPECIAL WARRANTY DEED TO WILLIAM DANIEL FOR THE
SALE OF CITY OWNED PROPERTY LOCATED AT 201 & 205
DOWLING FOR THE AMOUNT OF \$1,200.**

BILL NO. 24-022

**AN ORDINANCE OF THE CITY OF HANNIBAL REZONING A
TRACT OF LAND IN PART OF OUT LOT FORTY-FIVE (45) IN THE
CITY OF HANNIBAL, FROM B-MULTIPLE FAMILY TO F-
INDUSTRIAL AND AMENDING THE CITY'S ZONING MAP
ACCORDING**

First Reading

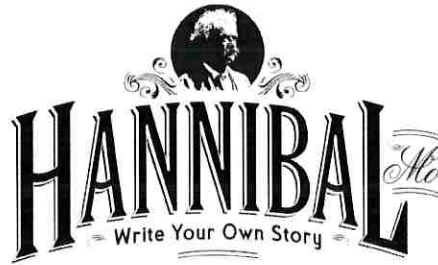
BILL NO. 24-023

**AN ORDINANCE OF THE CITY OF HANNIBAL AMENDING THE
FISCAL YEAR 2024/2025 PAYROLL ORDINANCE (NO. 1)
RELATIVE TO THE CORRECTION TO THE CITY COLLECTOR
SALARY**

First Reading

CLOSED SESSION

In Accordance with RSMo 610.021 (1)



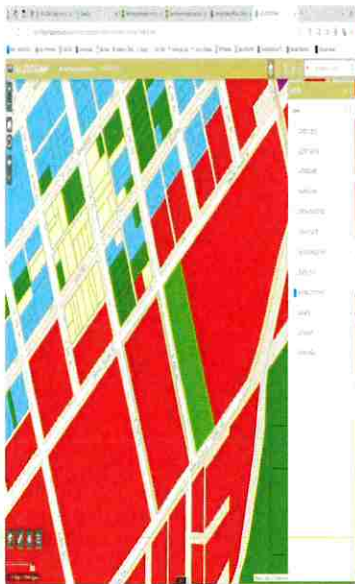
MEMORANDUM

To: Mayor and City Council

From: Donna Klingler – DPW Management Assistant

Re: Rezoning of 523 Warren Barrett Drive

Date: August 19, 2024



An application was received from Brad Walden / Walden Properties LLC to rezone property located at 523 Warren Barrett Drive. He is requesting to rezone the property from B-Multiple Family to F-Industrial to turn property into a business opportunity.

This request was reviewed by the Planning & Zoning Commission at the August 15, 2024, P&Z meeting, the Commission unanimously approved the rezoning and recommended it be sent to City Council for final approval. We are requesting that Council set a public hearing on September 17, 2024 at 6:45 P.M.



Return to:

Office of the City Clerk

Attn: Britta Dooley

320 Broadway Hannibal, MO 63401

Ph. (573) 221-0111 ext. 221

Email to: bdooley@hannibal-mo.gov

SPECIAL EVENT APPLICATION

(Council Meetings are the 1st & 3rd Tuesdays of each month)

Deadline for Submission: Wednesday, Prior to Council Meeting

Today's Date: 9/4/24 Date you wish to be placed on Agenda: 9/17/24
Your Organization: Scott's Chapel UMC Special Event: Block Party
Date(s) of Event: 9/28/24 Requested Times (from-to): 10:00 am - 2:00 pm
Description of Activity: food and children's games

Primary Contact Person(s): Linda Spawn Cell Phone: 573-221-3480
Work Phone: N/A E-mail: lspawn@yahoo.com
Assistance Needed (location, etc.): block off Hope Street
from Griffith to Locust (1800 block)

DEPARTMENTAL COMMENTS (office Use)

Police: No concerns from our standpoint. We will have an officer there on \$49.50 per hr. @ 4hrs
overtime per an earlier request from the church but just for community interaction. Dept. Cost: \$198.00 Total

Fire: No issue with this event. Dept. Cost: 0
-Chief Neisen

BPW: Had no response. Dept. Cost: 0

Building Inspector: No comments or concerns.

Dept. Cost: 0

-Building Inspector's Office

Parks: Parks has no objections.

Dept. Cost: 0

-A. Dorian

Streets: Streets has no objections.

Dept. Cost: 0

-A. Dorian

Tourism: No concerns.

Dept. Cost: 0

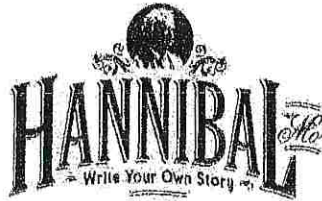
-T. O'Cheltree

Administration: All documents have been submitted.

Dept. Cost: 0

-Clerk's Office

STAFF RECOMMENDS:



CITY OF HANNIBAL

Special Event Safety Plan

Questions or Inquiries: Contact Hannibal Fire Department @ 573-221-0657

I. GENERAL

Event Name Block Party Date of Event 9/28/24
Location/Address/Facility Name 1800 block of Hope Street
Scott's Chapel UMC
Expected Number of Attendees: 150 - 200

II. PURPOSE

- A. This emergency action plan predetermines actions to take before and during the event in response to an emergency or otherwise hazardous condition. These actions will be taken by organizers, management, personnel, and attendees. These actions represent those required prior to the event in preparation for and those required during an emergency.
- B. Flexibility must be exercised when implementing this plan because of the wide variety of potential hazards that exist for this event. These hazards include, but are not limited to, Fire, Medical Emergencies, Severe Weather, or situations where Law Enforcement is required.

III. ASSUMPTIONS

The possibility of an occurrence of an emergency is present at this event. The types of emergencies possible are various and could require the response of Fire & Rescue, Emergency Medical Services, and Police.

IV. BASIC PLAN

A. EAP Event Representative

The EAP event representative will be identified as the point of contact for all communications regarding the event. This person is identified as:

Primary Contact: Linda Spawen
Home Phone: 573-221-1348

B. Emergency Notification

1. In the event of an emergency, notification of the emergency will be through 911. The caller should have the following information available to give to the 911 dispatcher: nature of the emergency, location and contact person with callback number.

2. Will on-site EMS be provided?

☐ Yes ☒ No

If yes, contact name and phone _____

3. Will on-site security be provided?

☐ Yes ☒ No

If yes, contact name and phone _____

C. Severe Weather

1. Weather forecasts and current conditions will be monitored throughout the entirety of the event.
2. Before the event – If severe weather is predicted prior to the event, the EAP event representative will evaluate the conditions and determine if the event will remain scheduled. The EAP event representative or his/her designee will be identified as such and will be responsible to monitor the weather conditions before and during the event.
3. During the event – If severe weather occurs during the event, the EAP event representative or his/her designee will make the notification to those attending the event that a hazardous weather condition exists and direct them to shelter.
4. There are limited provisions for sheltering participants in the event of severe weather.

D. Fire

1. Has a specific hazard been identified as an increased risk of fire at this event?

☐ Yes ☒ No

If yes, what has been identified? _____

2. Selected event staff will be instructed on the safe use of Portable Fire Extinguishers.
3. Any food vendors will be inspected when appropriate by the fire code and must meet permitting requirements.
4. Should an incident occur that requires the Fire Department, **CALL 911**. The caller should have the following information available to give the 911 dispatcher: Nature of the emergency, location, and contact person with a callback number.

E. Medical Emergencies

1. As with any event, there is a potential for injury to the participants. The types of injuries are various and include those that are heat-related as well as traumatic injuries
2. Are there limited provisions for on-site Emergency Medical Services at this event?
☐ Yes ☒ No
3. Should an incident occur that requires Emergency Medical Services, contact as indicated to this this resource. The caller will have the following information ready: Nature of emergency, precise location and contact person with callback number
☐ On-site EMS officer or ☒ 911 Dispatch

F. Law Enforcement

1. Has a need for constant Law Enforcement presence been identified at this event?
☐ Yes ☒ No
2. Should an incident occur that requires Law Enforcement, contact as indicated below to request this resource. Have the following information ready: Nature of emergency, precise location and contact person with callback number.
☐ On-site Security or ☒ 911 Dispatch for Law Enforcement

G. Emergency Vehicle Access

1. Access to emergency vehicles will be maintained at all times.
2. Fire lanes and fire hydrants will not be obstructed.
3. Participants and spectators will be directed to park in approved areas and not to obstruct protective features, sidewalks, or public thoroughways.
4. Crowd control will be managed by:
☒ Staff or ☐ On-site Security

V. CONTACT INFORMATION

Primary Contact:

Linda Spawn

Home Phone:

573-221-3480

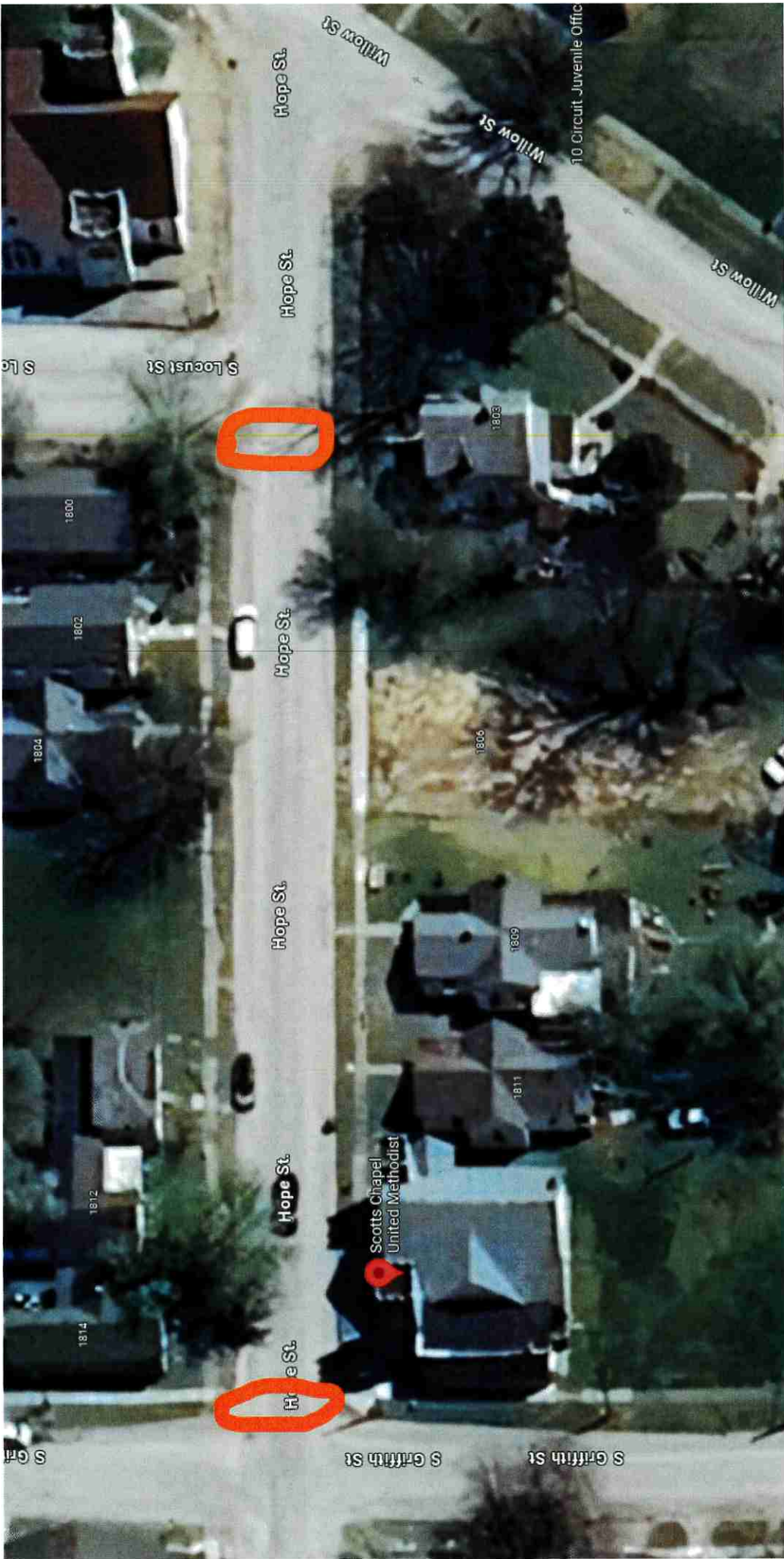
Secondary Contact:

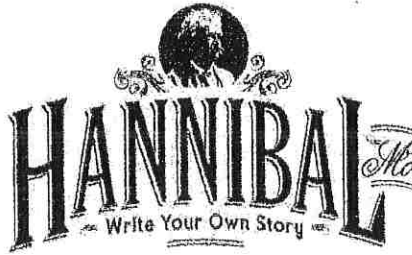
Helen McFarland

Cell Phone:

573-231-2391

Dial 911 in case of emergency





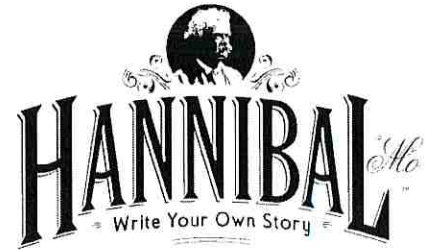
Hold Harmless and Insurance Requirements

- 1) To the fullest extent permitted by law, Sponsor agrees to indemnify, defend and hold harmless the City of Hannibal, its officers, agents, volunteers, and employees from and against all suits, claims, damages, losses, and expenses, including but not limited to attorneys' fees, court costs, or alternative dispute resolution costs arising out of, or related to, Sponsor's use of City streets, roads, parks, sidewalk or other facilities under this agreement involving an injury to a person or persons, whether bodily injury or other personal injury (including death), or involving an injury or damage to property (including loss of use or diminution in value), but only to the extent that such suits, claims, damages, losses or expenses are caused by the negligence or other wrongdoing of Sponsor, its officers, agents and volunteers, or anyone directly or indirectly employed or hired by Sponsor or anyone for whose acts Sponsor may be liable, regardless of whether caused in part by the negligence or wrongdoing of City and any of its agents or employees
- 2) Sponsor shall purchase and maintain the following insurance, at Sponsor's expense: Commercial General Liability Insurance with a minimum limit of \$1,000,000 each occurrence / \$2,000,000 general aggregate written on an occurrence bases.
Comprehensive Business Automobile Liability Insurance for all owned, non-owned and hired automobiles and other vehicles used by Sponsor with a combined single limit of \$1,000,000 minimum.
Workers Compensation insurance with statutorily limits required by any applicable Federal or state law and Employers Liability insurance with minimum limit of \$1,000,000 per accident.
- 3) All policies of insurance must be on a primary basis, non-contributory with any other insurance and/or self-insurance carried by the City.
- 4) Prior to using City's facilities or infrastructure under this agreement, Sponsor shall furnish the City with certificates of insurance evidencing the required coverage, conditions, and limits required by this agreement, have the City named as an additional insured and provide the appropriate additional insured endorsements.
- 5) No provision of this agreement shall constitute a waiver of the City's right to assert a defense based on the doctrines of sovereign immunity, official immunity, or any other immunity available under law.

Gregory Davis
by
Chair of Trustee
Title

9/3/24
Date

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: 9/6/2024

RE: 201 & 205 Dowling Lot Purchase

The Department of Public Works recently went out for bid for the sale of city owned property at 201 & 205 Dowling

William Daniel submitted the only bids

- \$600 for 201 Dowling
- \$600 for 205 Dowling

A title report was completed showing no deed restrictions or liens.

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 for the sale of 201 Dowling for \$600 and 205 Dowling for \$600 with William Daniel.

RESOLUTION NO. 2518-24

A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR TO EXECUTE A SALES AGREEMENT AND SPECIAL WARRANTY DEED TO WILLIAM DANIEL FOR THE SALE OF CITY OWNED PROPERTY LOCATED AT 201 & 205 DOWLING FOR THE AMOUNT OF \$1,200.

WHEREAS, the City of Hannibal is the owner of vacant lots at 201 & 205 Dowling, and

WHEREAS, William Daniel would like to purchase both properties and submitted the high bid of \$600 for 201 Dowling and the high bid of \$600 for 205 Dowling, and

NOW THEREFORE BE IT RESOLVED BY THE CITY OF HANNIBAL, MISSOURI.

SECTION ONE: That the Mayor is hereby authorized to execute a sales agreement and Special Warranty Deed on behalf of the City of Hannibal for the sale of vacant lots at 201 & 205 Dowling in the amount of \$1,200 to William Daniel.

SECTION TWO: This resolution shall be effective immediately upon its adoption and approval.

ADOPTED THIS 17TH DAY OF SEPTEMBER 2024.

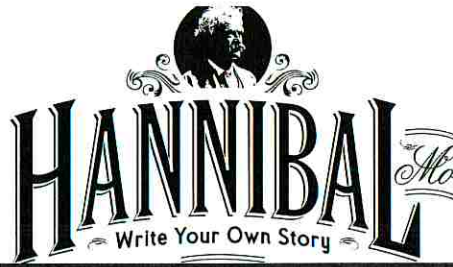
APPROVED THIS 17TH DAY OF SEPTEMBER 2024.

Barry Louderman, Mayor

ATTEST:

Melissa Cogdal, City Clerk

Building Inspector



Mike McHargue

MEMORANDUM

**TO: MAYOR LOUDERMAN
CITY COUNCIL MEMBERS**

**FROM: MIKE MACHARGUE
BUILDING INSPECTOR**

DATE: SEPTEMBER 13, 2024

SUBJECT: OFFER FOR PURCHASE OF CITY OWNED PROPERTY

In accordance with Section 2-4 Lease or purchase of city-owned real estate I am presenting an offer received in the Building Inspectors office for the purchase of 95 acres of land located at 8703 Highway MM (Lakeside Technology Park.)

Norman Ellerbrock submitted a bid to purchase land known as Lakeside Technology Park. Mr. Ellerbrock of Four Points Land Surveying & Engineering Inc would like to purchase 95 acres with an offer of \$18,000.00 per acre.

Per Charter I notified Department Heads requesting review of the offer and any comments/concerns that may be had. Receiving comments from Department heads there is no opposition to the purchase. Andy Dorian, Director of Central Services the Parks and Street have no objections however, the proposed boundaries include the clean fill dumping area off Highway MM for the City of Hannibal/Board of Public Works. The City and BOPW will need to find a new location to dump clean fill (this is FYI only), also the current road of Shinn Lane does not extend to the proposed property boundary. Do the developers need to extend that road to the proposed boundary line and if so, would that be a private street or turned over to a public street.



Four Points Land Surveying & Engineering, Inc.

17 Northport Plaza • Hannibal, MO. 63401 • Phone: 573-406-5533

August 28, 2024

Mike McHargue
Building Inspector's Office
City of Hannibal
320 Broadway
Hannibal, MO 63401

Dear Mr. McHargue:

I'm writing to submit a formal offer for the purchase of approximately 95 acres at Lakeside Technology Park located at 8703 Highway MM.

According to the city's zoning maps, Lakeside Technology Park is currently zoned industrial. This zoning matches Four Points Land Surveying & Engineering, Inc.'s intended uses of the property.

I have included both the zoning map and the approximate boundary of the property we are submitting to purchase.

Four Points' planned use for the site is to develop the property for business offices, professional services, doctors, insurance agents, light industry or small warehouses to have space to build.

Additionally, Four Points plans to relocate our surveying and engineering company to Lakeside Technology Park, developing a site for our business on roughly 3 to 5 acres within the site and bringing 11 employees to the park. By relocating our business to the park, Four Points will be able to add additional employees in the future.

Four Points is a surveying and engineering firm based in Hannibal. Our expertise in surveying and engineering means that we are well equipped to develop the site for these intended uses. Furthermore, Four Points plans to continue to work with Hannibal Regional Economic Development Council to market the site to industrial prospects and professional service providers as we develop the site.

Our offer is \$18,000 per acre for approximately 95 acres. Acceptance of this offer by both parties is of course dependent upon successful good-faith negotiation of terms, conditions, acreage and price for the property. The final boundary of the property to be

acquired will be based on the needs of the City of Hannibal, Hannibal Board of Public Works and Four Points.

If you have any questions or comments, please feel free to contact me.

Sincerely,



Norman D. Ellerbrock

PLS, President



Kyle Pociask

PE, Vice President

Pc. Maria Kuhns, HREDC; Lisa Peck, Hannibal City Manager

Enclosures:

HANNIBAL LAKESIDE TECHNOLOGY PARK

HLTP
BOUNDARY

PROPOSED
ACQUISITION
BOUNDARY

95 ACRE m/i

Google Earth

Image © 2024 Airbus

Hwy Mm

Missouri MM

Hwy Mm

Shinn Ln

Forest Dr

Hospital Dr

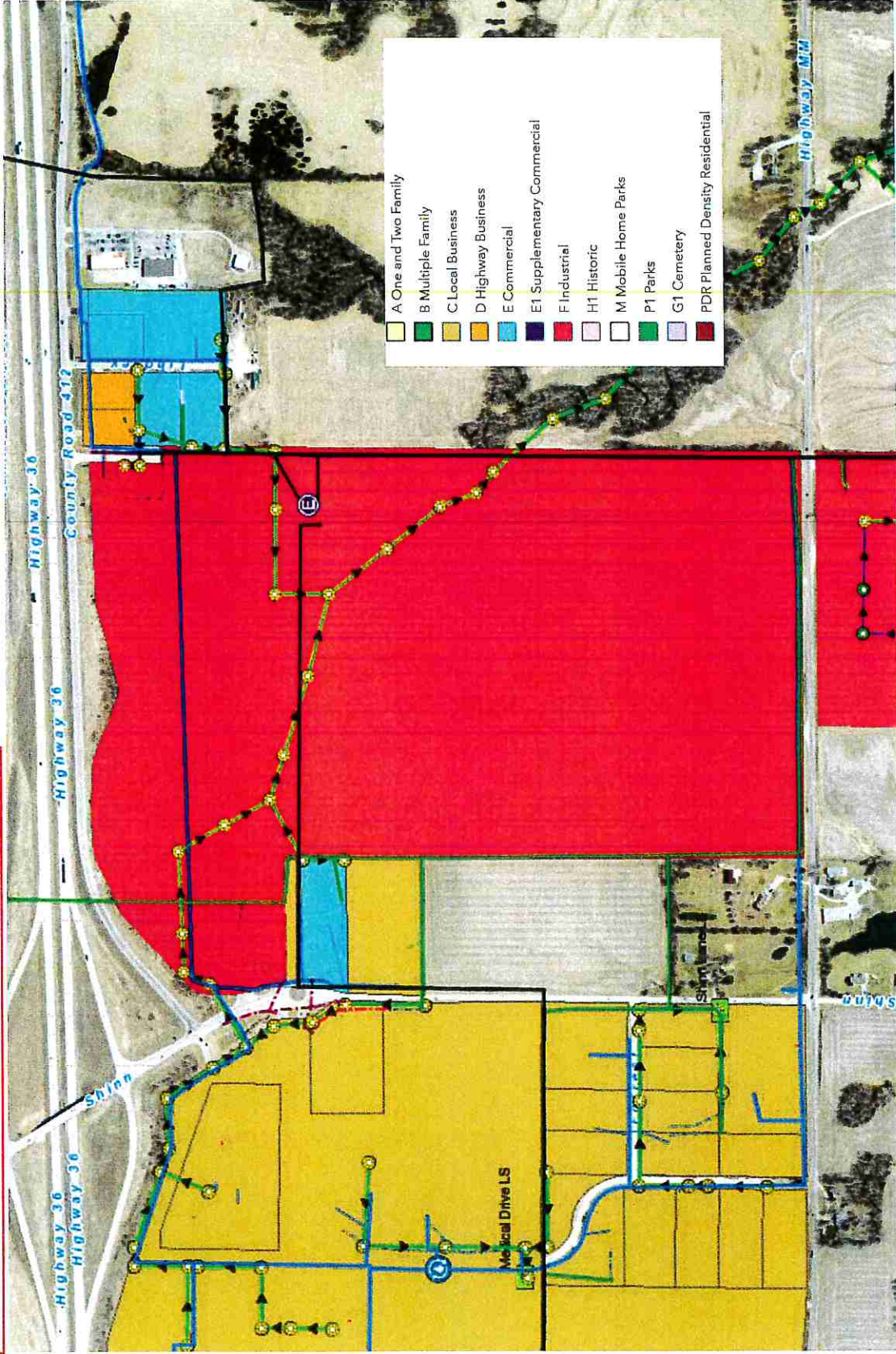
Shinn Ln

Lakeside Dr



1000 ft

CITY OF HANNIBAL ZONING MAP





MEMORANDUM

TO: Mayor and City Council

FROM: Bianca Quinn, Finance Director

DATE: September 10, 2024

SUBJECT: Amendment to the FY25 Payroll Ordinance

Since the retirement of the previous City Collector, the duties for the City Collector (part-time) and the Deputy City Collector were evaluated for efficiency and cost-effectiveness. This evaluation concluded that the current duties for the two positions should be combined under the City Collector.

Due to this change, the City Collector salary should be adjusted to \$60,000.00 per year. This adjustment will result in a \$28,349.00 savings to the FY2025 budget.

I ask for your approval for this amendment to the FY2025 Payroll Ordinance.

Bianca

BILL NO. 24-023

ORDINANCE NO.

FIRST READING: 09.17.2024

SECOND READING:

**AN ORDINANCE OF THE CITY OF HANNIBAL AMENDING THE FISCAL YEAR 2024/2025
PAYROLL ORDINANCE (NO. 1) RELATIVE TO THE CORRECTION TO THE CITY
COLLECTOR SALARY**

WHEREAS, the previous City Collector has recently retired, and;

WHEREAS, the duties for the City Collector and Deputy City Collector have been combined to operate the Collector's Office more efficiently, and;

WHEREAS, this change requires an adjustment to the City Collector salary;

**NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HANNIBAL,
MISSOURI:**

SECTION ONE: The fiscal year 2024/2025 payroll ordinance is hereby amended to include the following changes/additions:

<u>Department</u>	<u>Position</u>	<u>Range</u>	<u>Salary</u>
Collector	City Collector	14	\$60,000

SECTION TWO: This ordinance shall become effective immediately upon its adoption and approval.

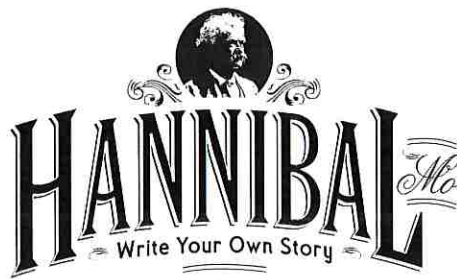
Adopted this ____ day of _____, 2024.

Approved this ____ day of _____, 2024.

ATTEST:

Barry Louderman, Mayor

Melissa Cogdal, City Clerk



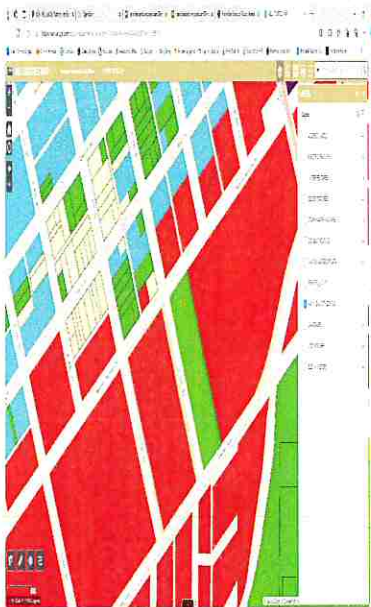
MEMORANDUM

To: Mayor and City Council

From: Donna Klingler – DPW Management Assistant

Re: Rezoning of 523 Warren Barrett Drive

Date: August 19, 2024



An application was received from Brad Walden / Walden Properties LLC to rezone property located at 523 Warren Barrett Drive. He is requesting to rezone the property from B-Multiple Family to F-Industrial to turn property into a business opportunity.

This request was reviewed by the Planning & Zoning Commission at the August 15, 2024, P&Z meeting, the Commission unanimously approved the rezoning and recommended it be sent to City Council for final approval. Council set a public hearing on September 17, 2024 at 6:45 P.M.

BILL NO. 24-022

ORDINANCE NO.

FIRST READING 09.17.2024

SECOND READING

AN ORDINANCE OF THE CITY OF HANNIBAL REZONING A TRACT OF LAND IN PART OF OUT LOT FORTY-FIVE (45) IN THE CITY OF HANNIBAL, FROM B-MULTIPLE FAMILY TO F-INDUSTRIAL AND AMENDING THE CITY'S ZONING MAP ACCORDING

WHEREAS, an application to rezone the property located at 523 Warren Barrett Drive which is a tract of land being all of the west one-half (W ½) of the out lot forty-five (45), in the City of Hannibal, Marion County, Missouri fronting one hundred fifty (150) feet on the south line of Collier Street and extending southwardly along the east line of South 6th Street a distance of five hundred sixty-four (564) feet to Colfax Avenue has been filed by the owner of said property, Walden Properties, and

WHEREAS, the applicant requests a change in zoning of said property from B-Multiple Family to F-Industrial Zoning in the City of Hannibal, and

WHEREAS, pursuant to Chapter 13.07 of the City Charter, notices were sent to all owners of property adjacent to or lying within 185 feet of the subject tract, and

WHEREAS, pursuant to Chapter 13.09 of the City Charter, notices were published in a newspaper fifteen (15) days in advance of the public hearing, and

WHEREAS, the Planning and Zoning Commission held its public hearing on August 15, 2024 to consider the application for rezoning and gave a positive recommendation vote to Council, and

WHEREAS, the Hannibal City Council held its public hearing on September 17, 2024 to consider the application for rezoning, and

WHEREAS, after review and due consideration, the Hannibal City Council has determined that rezoning of said property will not cause undue burden to the congested streets, safety and security from fire, negatively impact healthy and general welfare, impede adequate lighting and air, contribute to the overcrowding of land, unduly concentrate population, impact features of historical significance, hinder adequate provision of transportation, water, sewerage, schools, parks or other public requirements.

NOW THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF HANNIBAL, MISSOURI TO-WIT:

SECTION ONE: That the following tract of ground shall be rezoned from B-Multiple Family to F-Industrial:

A tract of land being all of the west one-half (W ½) of the out lot forty-five (45), in the City of Hannibal, Marion County, Missouri fronting one hundred fifty (150) feet on the south line of Collier Street and extending southwardly along the east line of South 6th Street a distance of five hundred sixty-four (564) feet to Colfax Avenue

SECTION TWO: City Staff is hereby directed to revise the City's zoning map accordingly.

SECTION THREE: It hereby is declared to be the intention of the City Council that each and every part, portion and sub-portion of this Ordinance shall be separate and severable from each and every other part, portion or sub-portion hereof and that the City Council intends to adopt each said part, portion or sub-portion separately and independently of any other part, portion or sub-portion. If any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, portions and sub-portions shall be and remain in full force and effect.

SECTION FOUR: All ordinances and parts of ordinances in conflict with this ordinance, in so far as they conflict, are hereby repealed.

SECTION FIVE: That is Ordinance shall be in full force and effect from and after its adoption and approval.

Adopted this ____ day of _____ 2024.

Approved this ____ day of _____ 2024.

Barry Louderman, Mayor

ATTEST:

Melissa Cogdal, City Clerk