

City of Hannibal
OFFICIAL COUNCIL AGENDA

Tuesday, September 15, 2026
Council Chambers
7:00 p.m.

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.

ROLL CALL

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF PAYROLL AND CLAIMS
First Half – September 2026

PUBLIC COMMENTS
5 Minutes/ Sign Up Required

ANDY DORIAN –CITY MANAGER

**Re: Approval of Affordable Housing Sale – 1324 Valley for 1106 Fulton Ave.
SMBD Land, LLC**

(Resolution No.2634-26 to follow, for approval)

Re: Approval of Speed Bump on Bird Street – Mark Twain Elementary School

Re: Approval of the Transfer of Municipal Court to Circuit Court

**Re: Approval of installation of George Poage Commemorative Billboard on City Property
Jim's Journey Museum**

RESOLUTION NO. 2634-26

**A RESOLUTION AUTHORIZING THE SUBSTITUTION OF
CERTAIN CITY-OWNED PROPERTY IN CONNECTION WITH
THE SALE OF RESIDENTIAL INFILL LOTS TO SMDB LAND, LLC
FOR AFFORDABLE HOUSING DEVELOPMENT**

ADJOURNMENT

MEMORANDUM

To: Mayor and Members of the Hannibal City Council
From: Andy Dorian, City Manager
Date: September 15, 2026
Subject: Substitution of 1324 Valley for 1106 Fulton in Affordable Housing Property Sale

Recommendation

Staff respectfully requests that the City Council authorize the substitution of the City-owned property located at 1324 Valley for the property located at 1106 Fulton in the previously approved sale of residential infill lots to SMDB Land, LLC, an affiliate of Patterson Enterprises. The substitution would be made under the same purchase price, deed restrictions, development requirements, and reversionary protections approved for the original project.

Background

In July 2026, the City Council considered the sale of twenty-seven City-owned residential infill lots to SMDB Land, LLC for \$250 per parcel as part of Patterson Enterprises' proposed affordable housing development. The project is intended to utilize vacant infill lots for new single-family affordable rental homes and to support neighborhood reinvestment.

Following further review of the properties included in the original agreement, the City and Patterson Enterprises agreed to remove 1106 Fulton from the project because the lot size is too limited for the proposed development. The City is now offering 1106 Fulton for sale through a separate sealed bid process.

To maintain the project property count and replace the removed parcel, 1324 Valley is proposed for inclusion in the sale to SMDB Land, LLC. The proposed substitution does not otherwise alter the terms of the original agreement.

Proposed Property Substitution

Property Removed	1106 Fulton
Disposition of Removed Property	Separate sealed bid process
Replacement Property	1324 Valley

Requested Council Action

Staff recommends that the City Council authorize:

- The removal of 1106 Fulton from the previously approved sale to SMDB Land, LLC;
- The addition of 1324 Valley as the replacement parcel under the same terms and conditions as the original agreement;
- The conveyance of 1324 Valley by quit claim deed containing the approved maintenance, development, and reversionary provisions; and
- The Mayor and City Clerk to execute the documents necessary to complete the substitution and conveyance.

Approval of this substitution will allow the affordable housing project to proceed with a more suitable development parcel while preserving the City's ability to dispose of 1106 Fulton through a competitive sealed bid process.

RESOLUTION NO. 2634-26

A RESOLUTION AUTHORIZING THE SUBSTITUTION OF CERTAIN CITY-OWNED PROPERTY IN CONNECTION WITH THE SALE OF RESIDENTIAL INFILL LOTS TO SMDB LAND, LLC FOR AFFORDABLE HOUSING DEVELOPMENT

WHEREAS, the City Council previously authorized the sale of certain City-owned residential infill lots to SMDB Land, LLC, an affiliate of Patterson Enterprises, as part of a proposed affordable housing development project intended to increase housing opportunities and encourage neighborhood revitalization; and

WHEREAS, the property located at **1106 Fulton Street** was included among the parcels identified for conveyance under the original agreement; and

WHEREAS, upon further review by the City and Patterson Enterprises, it was determined that the lot size of 1106 Fulton Street is insufficient to support the proposed development, and both parties agreed to remove that parcel from the project; and

WHEREAS, the City intends to offer 1106 Fulton Street for sale through a separate sealed bid process; and

WHEREAS, in order to maintain the overall scope of the affordable housing project, the property located at **1324 Valley Street** has been identified as a suitable replacement parcel and is proposed for inclusion in the sale to SMDB Land, LLC; and

WHEREAS, the substitution of 1324 Valley Street for 1106 Fulton Street does not otherwise modify the terms, purchase price, deed restrictions, development obligations, or reversionary provisions previously approved by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HANNIBAL, MISSOURI, AS FOLLOWS:

Section 1.

The City Council hereby approves the removal of the property commonly known as **1106 Fulton Street** from the previously authorized sale of City-owned residential infill properties to SMDB Land, LLC.

Section 2.

The City Council hereby approves the addition of the property commonly known as **1324 Valley Street** as a replacement parcel to be conveyed to SMDB Land, LLC under the same terms and conditions previously approved by the City Council.

Section 3.

The conveyance of 1324 Valley Street shall be completed through a quit claim deed containing substantially the same maintenance requirements, development obligations, restrictions, and reversionary provisions previously approved by the City Council for the affordable housing project.

Section 4.

The Mayor is hereby authorized and directed to execute any and all documents and take any actions necessary to carry out the intent of this Resolution and complete the property substitution and conveyance authorized herein.

Section 5.

This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED THIS 15th DAY OF SEPTEMBER, 2026.

APPROVED THIS 15th DAY OF SEPTEMBER, 2026.

Darrell McCoy, Mayor

ATTEST:

Melissa Cogdal, City Clerk

QUIT CLAIM DEED

This INDENTURE, Made and entered into this ____ of _____, 2026 by and between THE CITY OF HANNIBAL, a Municipal corporation of the State of Missouri, party of the first part, of Marion County, State of Missouri, grantor(s), and SMBD Land, LLC of the second part, of Maricopa County, State of Arizona, grantee(s).

Grantee's mailing address is:
3210 E. Coralbell Ave
Mesa, Arizona 85204

WITNESSETH

That the said party or parties of the first part, for and in consideration of the sum of Two Hundred Fifty Dollars (\$250.00) and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents remise, release, and forever quitclaim unto the said party or parties of the second part the following described real estate, situated in the County of Marion and State of Missouri, to wit:

LEGAL DESCRIPTION:

All of the South Sixty-Six (66) feet of the West One-Half (W-1/2) of Block Number Four (4) in Buchanan's Addition to the City of Hannibal, Marion County, Missouri.

Property Address (if known): 1324 Valley

Tax ID # (if known): 010.08.33.2.14.005.000

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges and appurtenances to the same belonging, unto the said party or parties of the second part, and their heirs and assigns, FOREVER; so that neither the said party or parties of the first part, nor their heirs, nor any other person or persons for them or in their name-on behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof but they and every one of them shall, by these presents, be excluded and forever barred.

COVENANTS AND RESTRICTIONS

Subject, however, to the following 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.

REVERSION OF TITLE

1. In the event of a violation of any of the covenants and restrictions herein, the then current owner of the property shall cure such violation within a reasonable time frame specified in a notice to cure issued by the City. The notice shall be delivered by regular mail to the owner's address on file with the Assessor of Deeds and/ or by posting the notice on the property or at the address of the owner. The cure period shall be no less than thirty (30) days from the date of notice and may be extended at the City's sole discretion.
2. The title to the property may revert to the City of Hannibal if there are no improvements on the property and one of the following events occurs: (1) the owner fails to cure the violation of the covenants and restrictions within the time limits provided, or (2) the covenants and restrictions are violated more than twice in a twelve-month period.
3. If the City determines that the owner is not engaged in a good faith effort to maintain or improve the property and an event triggering reversion as set out in paragraph 2 herein has occurred, the City shall have a general warranty deed conveying the property from the then current owners to the City of Hannibal, prepared at their expense, which the then current owners must execute before a notary and deliver to the City, who will record the deed at their expense. In the event that the then current owner fails or refuses to execute the deed within 15 days of presentation or demand, then the City may file suit for breach. Venue and jurisdiction shall be in the Circuit Court of Marion County. Trial by jury is waived. If suit is filed, the then current owners shall bear the costs and reasonable legal fees of the City.

4. By their signature on this deed, Grantees agree to all of the covenants, restrictions, and terms of reversion herein, binding both themselves as well as any heirs, assigns, devisees, or any other person deriving an interest in the property by or through them.

IN WITNESS WHEREOF

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

Clayton F. Patterson
Member
SMDB Land, LLC.

STATE OF Arizona)

)ss.

COUNTY OF Maricopa)

On this _____ day of _____, 20____, before me personally appeared **Clayton F. Patterson** to me known to be the person or persons described in and who acknowledged that they are the currently acting and authorized trustees of the aforementioned trust, and that they executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in _____, _____, the day and year first above written.

(SEAL)

Notary Public

My term expires the _____ day of _____, 20_____.

By the signature hereto of the Mayor, acknowledged by the City Clerk, this Deed is hereby accepted by the City of Hannibal.

DARRELL MCCOY, Mayor

Attest: _____

Melissa Cogdal, City Clerk

STATE OF MISSOURI)

)ss.

COUNTY OF _____)

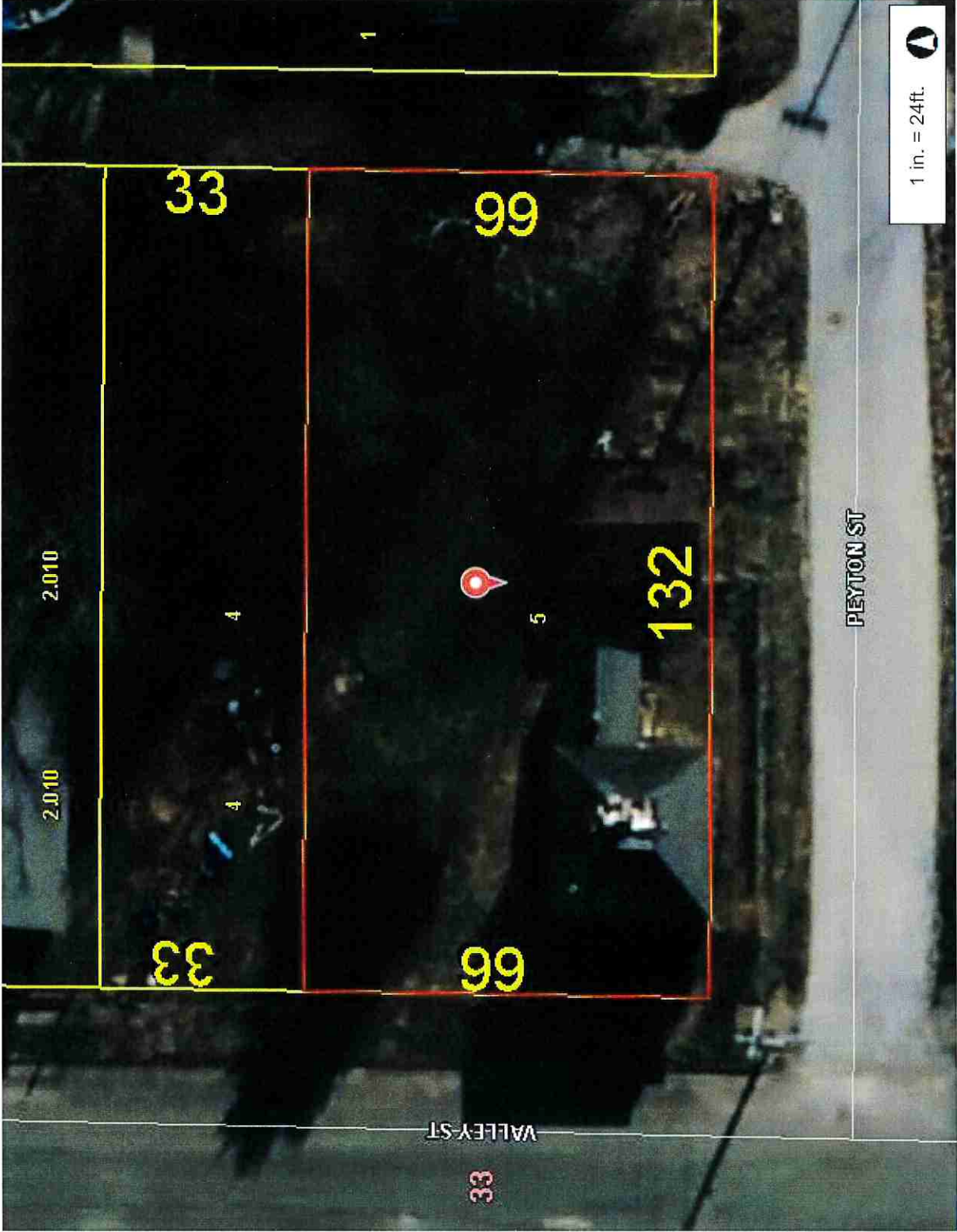
On this _____ day of _____, 2026, before me personally appeared DARRELL MCCOY, to me personally known, who, being by me duly sworn (or affirmed) did say that he is the Mayor of the Municipal Corporation of the State of Missouri, and that the said instrument was signed on behalf of said corporation by authority of its City Council, and said Mayor acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in _____, Missouri, the day and year first above written.

(SEAL)

Notary Public

Marion County, MO

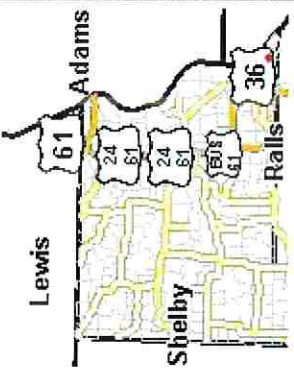


1 in. = 24ft. 



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Road
 - Interstate
 - US Highway
 - Numbered State Highway
 - Lettered State Highway
 - <all other values>
- Railroad
- Parcel
- Parcel Number/Acres
- Land Hook
- DASHED LAND HOOK
- SOLID LAND HOOK
- City Limit Line
- Original Lot
- Section
- County Boundary

Notes

MEMORANDUM

To: Mayor, City Clerk and City Council

From: Andy Dorian, City Manager

Date: September 15, 2026

Subject: Recommendation for Installation of Speed Hump on Bird Street

Recommendation

Staff recommends approval of the installation of a speed hump on Bird Street near Mark Twain Elementary School at an estimated cost of \$4,000.

Background

The City has received a request from Tomi Lowes, Principal of Mark Twain Elementary School, expressing concerns regarding vehicle speeds on Bird Street during student drop-off periods. In the request, Principal Lowes noted the high volume of students, families, and staff utilizing the area and requested consideration of a traffic-calming measure near the intersection of Bird Street and Hawkins Street to improve safety for pedestrians and motorists.

Policy Considerations

The City's established policy regarding speed humps is to limit installation to locations adjacent to schools and only upon the recommendation or request of the school principal or school district. The request from Tomi Lowes satisfies this policy requirement.

Fiscal Impact

The estimated cost to install the speed hump is approximately \$4,000. Funding is available within the Department of Public Works budget for traffic safety improvements.

Conclusion

Given the documented safety concerns raised by the principal of Mark Twain Elementary School and the City's policy supporting the installation of speed humps near schools when requested by school administration, staff recommends the installation of a speed hump on Bird Street to enhance safety for students, parents, and school personnel.

Recommended Action:

Approve the installation of a speed hump on Bird Street near Mark Twain Elementary School at an estimated cost of \$4,000.

Good Afternoon!

I recently spoke with Darrell McCoy regarding some safety concerns we have with traffic on Bird Street during morning drop-off at Mark Twain Elementary. With the number of students and families arriving each morning, I am concerned about the speed of vehicles traveling through this area and the potential risk to our students.

I was hoping the City might consider installing some type of speed bump or other traffic-calming measure near the corner of Bird Street and Hawkins Street. I believe something to slow vehicles as they approach the school area would greatly improve the safety of our students, families, and staff during arrival.

I appreciate your willingness to consider ways we can make this area safer for our students. Please let me know if there is a process I need to follow or any additional information I can provide.

Thank you for your time and consideration!

Tomi Lowes



CITY OF HANNIBAL, MISSOURI
MEMORANDUM

TO: Mayor, City Clerk and City Council

FROM: Andy Dorian, City Manager

DATE: September 15th, 2026

SUBJECT: Recommendation to Transfer Municipal Court Functions to the Circuit Court

Recommendation

City staff recommends that the City Council authorize the elimination of the City-operated Municipal Court Division and elect to have violations of City ordinances heard and determined by the Tenth Judicial Circuit Court.

Under Section 479.040, RSMo, a municipality with a population of fewer than 400,000 may elect to have all violations of its municipal ordinances heard and determined by an associate circuit judge in the circuit where the municipality is located. If the City makes this election, all City ordinance violations would be heard by the associate circuit court rather than through a separately operated municipal division.

This recommendation would not eliminate the City's ordinances, enforcement authority, or ability to prosecute ordinance violations. The Hannibal Police Department and other authorized City officials would continue to issue citations, and the City Prosecutor would continue to represent the City in applicable cases. The primary change would be that the judicial and administrative functions currently performed through the City-operated Municipal Court would transition to the Circuit Court.

Background

The City has discussed transferring Municipal Court operations to the Circuit Court for many years.

The recent resignation of the Court Administrator creates an appropriate opportunity to reconsider the structure of the City's court operations. Following that resignation, the Municipal Court has only two remaining employees, the Municipal Judge who is up for re-election in April 2027 and a recently hired Court Clerk. The Court Clerk has agreed to remain in the position during the transition and assist the City and Circuit Court with transferring pending cases, records, financial information, and other court responsibilities.

Once the transition is completed, the employee will remain with the City and move into an administrative support role. This arrangement will allow the City to retain the employee, maintain institutional knowledge during the transfer, and address administrative support needs elsewhere within the organization.

Reasons for the Recommendation

Over the last few years, numerous municipalities across Missouri have transitioned their municipal court operations to the circuit court system for a variety of financial, administrative, operational, and public-service reasons. City staff believes many of those same considerations support a transition in Hannibal.

The principal advantages include:

1. **Reduced administrative burden**

- Operating a municipal court requires specialized staffing, court administration, recordkeeping, financial reconciliation, reporting, scheduling, warrant management, technology support, and compliance with Missouri Supreme Court rules. Transferring cases to the Circuit Court would reduce the City's direct responsibility for these specialized judicial functions.

2. **Lower long-term operating costs**

- The transition will reduce or eliminate certain expenses associated with maintaining a separate court operation, including judicial compensation, court administration, specialized software and technology, training, supplies, and other expenses incidental to the Municipal Court Division. Missouri law currently requires municipalities operating a municipal division to provide the necessary clerks, nonjudicial personnel, courtroom facilities, salaries, and incidental operating expenses.

3. **Improved continuity of court operations**

- Municipal court operations can be significantly affected by the resignation, retirement, illness, or extended absence of a small number of specialized employees. Moving cases to the Circuit Court would place those responsibilities within a larger judicial organization that has broader administrative resources and provides greater operational continuity.

4. **Access to additional court resources**

- The Circuit Court has access to a broader judicial structure and may have specialized dockets, personnel, and services that are difficult for an individual municipality to provide independently. These resources may assist in addressing matters involving mental health, substance use, domestic violence, repeat offenses, or other circumstances requiring coordinated services.

5. **Greater consistency and standardization**

- Processing cases through the Circuit Court may provide greater consistency in procedures, court administration, recordkeeping, case management, and compliance with statewide judicial requirements.

6. Improved public perception and judicial independence

- Moving adjudication of City ordinance violations to the Circuit Court would provide greater organizational separation between the City that adopts and enforces ordinances and the court that hears those cases. This separation may strengthen public confidence in the independence and neutrality of the judicial process.

Transition Process

If the City Council supports this recommendation, staff will coordinate with the State of Missouri Office of State Courts Administrator, Presiding Judge of the Tenth Judicial Circuit, the Marion County Circuit Clerk, the City Attorney, the Municipal Judge, court personnel, law enforcement, and other affected parties.

The transition would include:

- Preparing the necessary ordinances, charter changes and other Council authorization;
- Establishing an effective date for the transfer;
- Coordinating the transfer of pending and inactive cases;
- Reconciling fines, court costs, bonds, payment plans, and outstanding receivables;
- Transferring court records in compliance with applicable retention and confidentiality requirements;
- Addressing warrants and other outstanding court actions;
- Updating citation procedures and law enforcement processes;
- Reviewing prosecutorial responsibilities and scheduling;
- Notifying defendants, attorneys, bonding companies, law enforcement agencies, and the public;
- Closing or transferring applicable court accounts and financial records; and
- Reassigning the Court Clerk to an administrative support position after the transition is complete.

Staff will work to ensure that the transfer is orderly, transparent, and completed with minimal disruption to defendants, attorneys, law enforcement personnel, and the public.

Staff Position

City staff strongly supports transferring the City's municipal ordinance cases to the Circuit Court. The City has considered this change for many years, and the recent resignation of the Court Administrator presents a practical opportunity to move forward without recruiting and training another employee for a highly specialized position.

Staff believes the transition would reduce administrative burdens, improve continuity, avoid duplication, strengthen judicial independence, and allow the City to redirect resources toward other municipal priorities while continuing to enforce City ordinances effectively.

Requested Action

Staff recommends that the City Council authorize the preparation of the necessary ordinances, charter changes, agreements, and transition documents, pursuant to Section 479.040, RSMo, to have all violations of City ordinances heard and determined by the Tenth Judicial Circuit Court.

MEMORANDUM

To: Mayor, City Clerk and City Council

From: Andy Dorian, City Manager

Date: September 15, 2026

Subject: Request from Jim's Journey Museum to Install George Poage Commemorative Billboard on City Property

Background

Jim's Journey Museum has requested permission to place a billboard on City property immediately adjacent to the museum. The proposed billboard would honor **George Coleman Poage**, a Hannibal native and Olympic pioneer whose accomplishments represent an important part of both local and national history. The purpose of the display is to recognize and educate visitors about George Poage's groundbreaking achievements and his connection to the City of Hannibal.

The proposed installation would serve as an educational and historical feature for residents and visitors while complementing the museum's mission of preserving and sharing local history. Any installation would be subject to review of the final design, placement, and compliance with applicable City requirements to ensure public safety and compatibility with the surrounding area.

George Poage Biography

George Coleman Poage was born in **Hannibal, Missouri, on November 6, 1880**. He became a distinguished track and field athlete and is best known for being the **first African American to win an Olympic medal**. At the **1904 Summer Olympic Games in St. Louis**, Poage earned bronze medals in both the 200-meter hurdles and 400-meter hurdles, making history as the first Black athlete to stand on an Olympic podium.

Following his early years in Hannibal, Poage moved with his family to Wisconsin, where he excelled academically and athletically. He attended the **University of Wisconsin**, becoming one of the institution's earliest Black track athletes. He earned numerous honors during his collegiate career and became the first African American individual Big Ten track champion.

Despite facing racial barriers and limited opportunities during his lifetime, Poage's achievements paved the way for generations of athletes who followed. Today, he is recognized as a trailblazer in American sports history and an important figure in the advancement of African American participation in the Olympic movement. His accomplishments continue to bring distinction to his birthplace of Hannibal, Missouri.

Fiscal Impact

No direct fiscal impact to the City is anticipated. Installation, maintenance, and related costs would be the responsibility of Jim's Journey Museum. The City has offered the use of the former billboard telephone poles on site if needed.