

CITY OF HANNIBAL
OFFICIAL PUBLIC HEARING

**Tuesday, November 18, 2025
6:45 p.m.
Council Chambers**

CALL TO ORDER

MARK KEMPKER – BUILDING INSPECTOR
Re: Rezoning of 1506-1508 Lindell Avenue
A-One Family & Two Family to F-Industrial

PUBLIC COMMENTS

ADJOURNMENT

City of Hannibal
OFFICIAL COUNCIL AGENDA

Tuesday, November 18, 2025
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 MINUTES

Regularly Scheduled Council Meeting – November 4, 2025

APPROVAL OF PAYROLL AND CLAIMS

First Half – November 2025

PUBLIC COMMENTS

5 Minutes/ Sign Up Required

DARRELL MCCOY – MAYOR
Re: Recommendation of Re-Appointment

Industrial Development Authority

Hal Benedict – appointment for a term to expire January 2032

Stewart McIntyre – appointment for a term to expire January 2032

Gordon Ison – appointment for a term to expire January 2032

Re: Recommendation of Appointment

Industrial Development Authority

Kevin Knickerbocker – appointment for a term to expire January 2032

ANDY DORIAN – CITY MANAGER

Re: Recycling Fee Ballot Initiative

(Bill No. 25-077 to follow, for first reading)

Re: City Right of Way & Parks Tree Removal Bid

(Resolution No. 2575-25 to follow, for approval)

MARK KEMPKER – BUILDING INSPECTOR

Re: Rezoning of 1506-1508 Lindell Avenue

A-One Family & Two Family to F-Industrial

(Bill No. 25-076 to follow, for first reading)

TRISHA O'CHELTREE – TOURISM DIRECTOR

Re: Request to Surplus HCVB Property

RESOLUTION NO. 2575-25

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN
\$18,000 CONTRACT AGREEMENT BETWEEN THE CITY OF
HANNIBAL AND JOSH DAVIS FOR THE REMOVAL OF 12
HAZORDOUS CITY RIGHT OF WAY TREES AND 15 HAZORDOUS
PARK TREES.**

BILL NO. 25-074

**AN ORDINANCE AMENDING CHAPTER 19 – NUISANCES,
ARTICLE V. – PARKING ON UNIMPROVED SURFACES ON
RESIDENTIAL PROPERTY, SECTION 19-121 – PARKING ON
UNIMPROVED SURFACES RESTRICTED**

Second & Final Reading

BILL NO. 25-075

**AN ORDINANCE CREATING A NEW SECTION 16-191 NON-
EMERGENT USE OF GENERATOR, IN CHAPTER 16 -
MISCELLANEOUS PROVISIONS AND OFFENSES ARTICLE V. -
OFFENSES AGAINST PUBLIC PEACE, ORDER AND SAFETY OF
THE ORDINANCES OF THE CITY OF HANNIBAL**

Second & Final Reading

BILL NO. 25-076

AN ORDINANCE REZONING 1506 LINDELL AVENUE AND 1508 LINDELL AVENUE, IN THE CITY OF HANNIBAL, MARION COUNTY, MISSOURI FROM THE A-ONE AND TWO FAMILY TO F-INDUSTRIAL DISTRICT AND AMENDING THE CITY'S ZONING MAP ACCORDINGLY.

First Reading

BILL NO. 25-077

AN ORDINANCE OF THE CITY OF HANNIBAL PROVIDING FOR A MUNICIPAL ELECTION TO BE HELD TUESDAY, APRIL 7th 2026, FOR THE PURPOSE OF ALLOWING HANNIBAL VOTERS TO DETERMINE THE CONTINUATION OF FUNDING THE CITY'S RECYCLING PROGRAM

First Reading

ADJOURNMENT

Office of the Mayor



Darrell McCoy

Please place me on the agenda for reappointments to the Industrial Development Authority of Hal Benedict, Stewart McIntyre, and Gordon Ispen for a term to expire January 2032

Office of the Mayor



Darrell McCoy

Please place me on the agenda for the appointments to the Industrial Development Authority of Kevin Knickerbocker for a term to expire January 2032

Andrew Dorian
City Manager
City of Hannibal
320 Broadway
Hannibal, MO 63401

Ph: 573-221-0154

Fax: 573 221-0707

Email: adorian@hannibal-mo.gov



TO: City Clerk, City Council, and Mayor

FROM: Andrew Dorian

DATE: 11/13/2025

RE: Recycling Fee Ballot Initiative

The current recycling fee of \$1.90, passed by the voters of Hannibal, is set to expire on April 30th 2026. 2 Rivers Industries, Inc.. has asked the City to place a ballot initiative on the upcoming April 2026 municipal election proposing to continue the fee of \$1.90 for another 3 years.

Proposition R States:

Shall the Citizens of Hannibal support the City of Hannibal's Recycling Program by approving a recycling fee of \$1.90 (One dollar and ninety cents) per month, said fee to be charged on each utility bill issued by the City of Hannibal Board of Public Work for service provided within the City Limits of Hannibal, Missouri with said recycling services to be provided by a third party contractor, with preference granted to contractors providing meaningful, productive employment for people with disabilities? If adopted, this fee shall continue for a three year period to begin May 1, 2026 and expire April 30, 2029.

BILL NO. 25-077

ORDINANCE NO. 5014

FIRST READING: 11.18.2025

SECOND READING:

AN ORDINANCE OF THE CITY OF HANNIBAL PROVIDING FOR A MUNICIPAL ELECTION TO BE HELD TUESDAY, APRIL 7th 2026, FOR THE PURPOSE OF ALLOWING HANNIBAL VOTERS TO DETERMINE THE CONTINUATION OF FUNDING THE CITY'S RECYCLING PROGRAM

WHEREAS, in accordance with the provisions of Charter of the City of Hannibal; *Section 17.01, there shall be a general municipal election for the purpose of electing a mayor, councilmen, and other elective officers of the city, and for the purpose of deciding any question which may lawfully be submitted to the electors, and*

WHEREAS, the City of Hannibal's 2026 election schedule provides for the election of the Council Members of the Fifth (5th) and Sixth (6th) wards with Council approving an initiative allowing electors to determine the continuation of funding the City's Recycling Program, *Proposition R.*

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

SECTION ONE: That a Municipal Election for certain ballot proposals shall be held on Tuesday, the 7th day of April, 2026. Said election shall be held at such places in each ward and precinct as the county election authority may direct and as contained in the Election notice made a part of this Ordinance.

The City Clerk shall cause to be given ten (10) days' notice of said Election by publication in the newspaper doing the official printing of the City of Hannibal, said notice to be signed by the Mayor and attested by the City Clerk, said notice to be printed in substantively the following form, to wit:

**NOTICE OF MUNICIPAL ELECTION
CITY OF HANNIBAL, MISSOURI**

Notice is hereby given that there will be a Municipal Election held in the City of Hannibal, on:

Tuesday, the 7th day of April, 2026

Proposition_R

Shall the Citizens of Hannibal support the City of Hannibal's Recycling Program by approving a recycling fee of \$1.90 (One dollar and ninety cents) per month, said fee to be charged on each utility bill issued by the City of Hannibal Board of Public Work for service provided within the City Limits of Hannibal, Missouri with said recycling services to be provided by a third party contractor, with preference granted to contractors providing

meaningful, productive employment for people with disabilities? If adopted, this fee shall continue for a three year period to begin May 1, 2026 and expire April 30, 2029.

☐ Yes

☐ No

SECTION THREE: JUDGES. The Election shall be conducted by several judges appointed to serve at the Election.

SECTION FOUR: POLLING PLACES. The said polling places shall be open on the day of the Election at the hour of six o'clock a.m., and shall remain open until the hour of seven o'clock p.m. on said date. That said Election shall be held and conducted and the results thereof shall be certified, canvassed and declared in all respects in conformity with the Constitution and laws of the State of Missouri governing elections in the City of Hannibal and in accordance with the Charter of the City of Hannibal.

SECTION FIVE: That the County Clerk is hereby authorized and directed to furnish the judges and clerks of said Election with all poll books, tally sheets, ballots, and ballot boxes and other supplies necessary for the conduct of such Election.

SECTION SIX: That the City Clerk shall be and is hereby directed to transmit a certified copy of this Ordinance to the Registrars of the City of Hannibal and that said Registrars are hereby requested to take such action as may be required of them by law in the premises.

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

Adopted this 2nd day of December, 2025.

Approved this 2nd day of December, 2025.

Darrell McCoy, Mayor

ATTEST:

Melissa Cogdal, City Clerk

Recycled Materials May 2023-May 2025

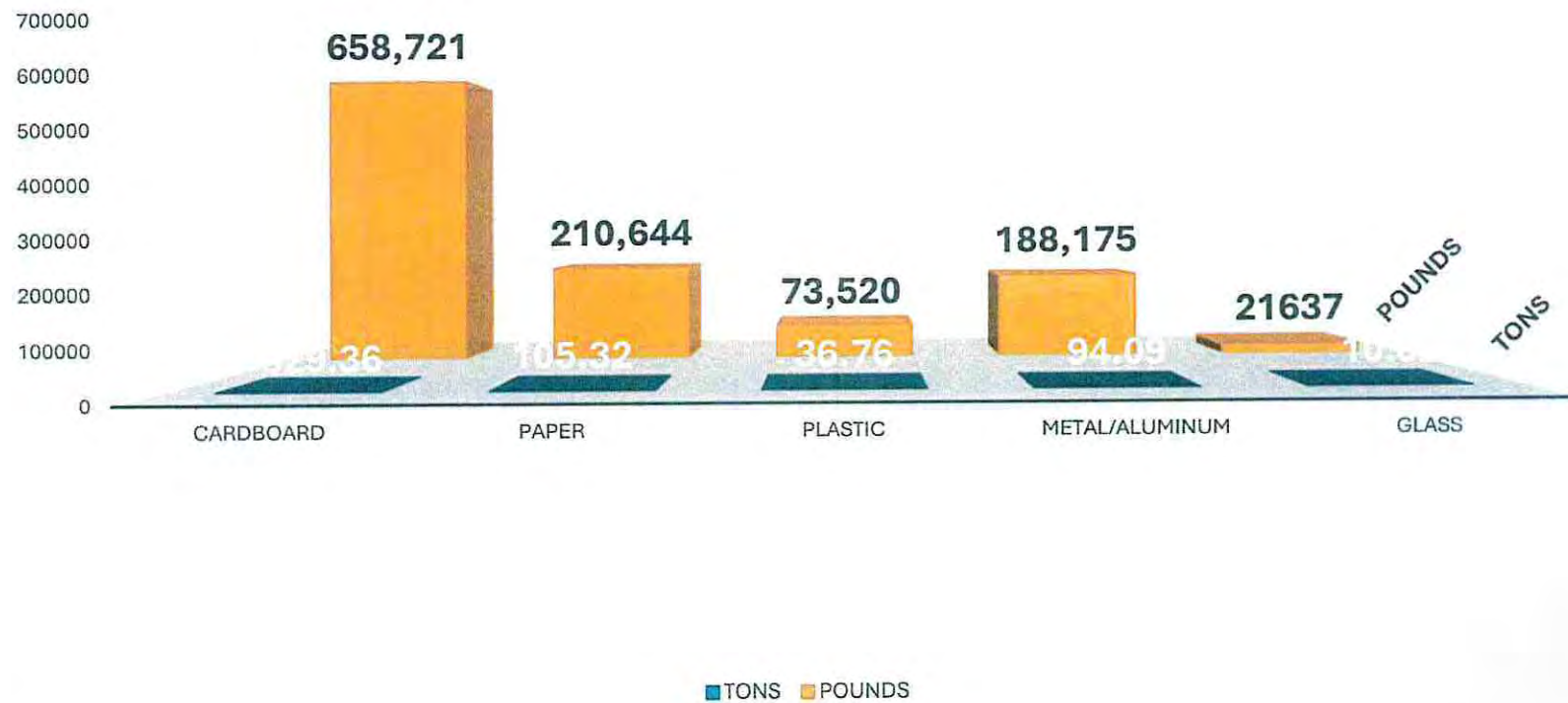
- Cardboard – 658,721 lbs. / 329.36 tons
 - Paper – 210,644 lbs. / 105.32 tons
 - Plastic – 73,520 lbs. / 36.76 tons
- Metal/Aluminum – 188,175 lbs. / 94.09 tons
 - Glass – 21,637 lbs. / 10.82 tons

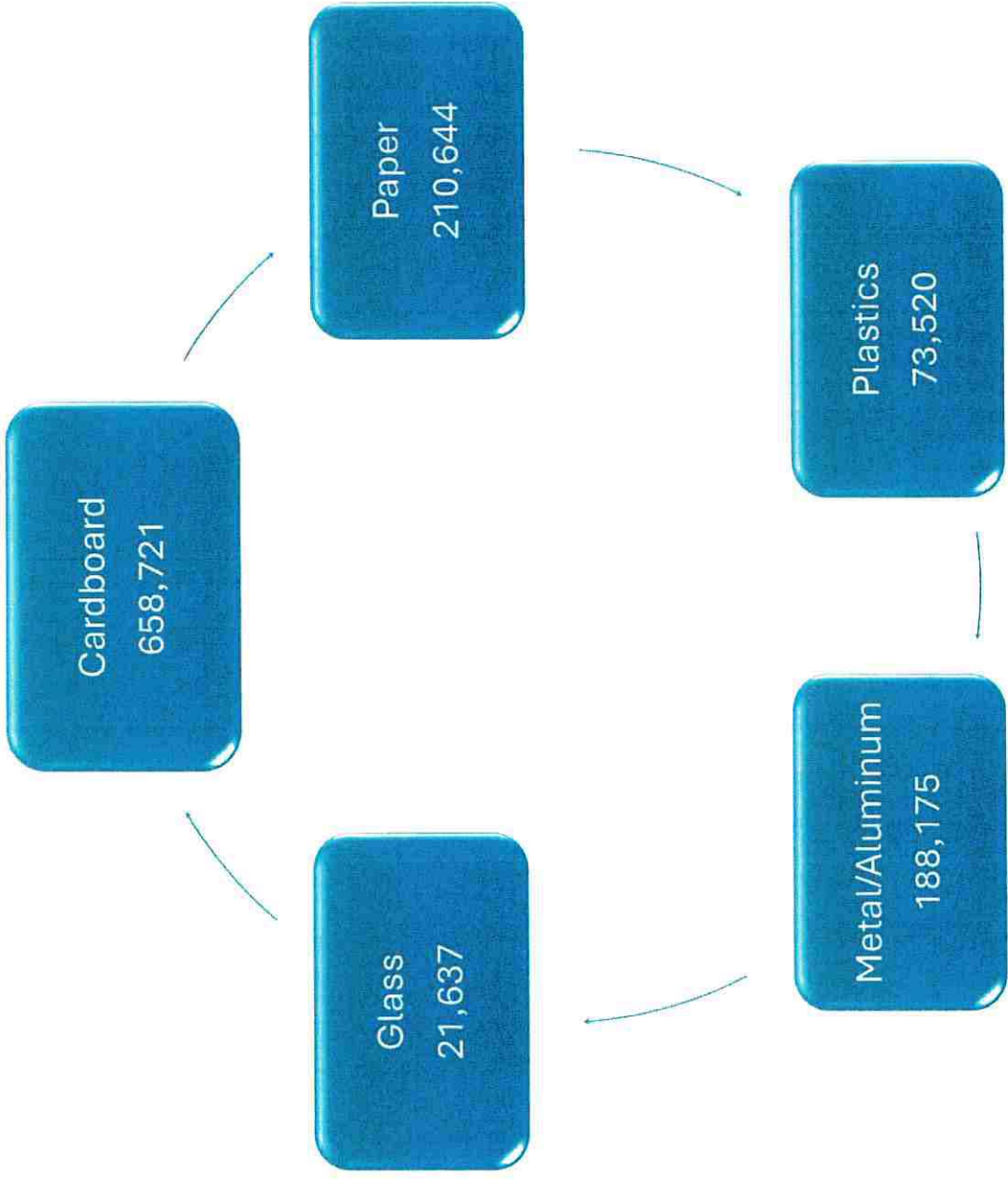
Total Tons: 576.32

Points of Recycling Collection

We currently offer recycling pickups to our local community and 1 drop off location. Our goal is to add 1-2 recycling trailers throughout our community to increase our recycling drop off capabilities. We are currently waiting for a grant to purchase the trailers.

RECYCLED MATERIALS MAY 2023-MAY 2025





**Andrew Dorian
City Manager
City of Hannibal
320 Broadway
Hannibal, MO 63401**

Ph: 573-221-0154

Fax: 573 221-0707

Email: adorian@hannibal-mo.gov



TO: City Clerk, City Council, and Mayor

FROM: Andrew Dorian

DATE: 11/13/2024

RE: City Right of Way and Parks Tree Removal Bid

The City of Hannibal recently opened bids for the removal of 12 dead/hazardous right of way trees and 15 dead/hazardous trees in Riverview Park. The trees identified are located in City right of way or parks and are a liability to the City.

We received 3 bids for this project.

Josh Davis submitted the low bid of \$18,000 for the project. In order to keep costs lower, the Street Department and Parks Department will assist the contractor by hauling off all the larger logs using our staff and equipment.

The cost will be split between the General Fund and Parks Fund.

The City of Hannibal recommends accepting the low bid of \$18,000 from Josh Davis for the removal of 12 dead/hazardous right of way trees and 15 dead/hazardous trees in Riverview Park.

RESOLUTION NO. 2575-25

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN \$18,000
CONTRACT AGREEMENT BETWEEN THE CITY OF HANNIBAL AND JOSH
DAVIS FOR THE REMOVAL OF 12 HAZORDOUS CITY RIGHT OF WAY
TREES AND 15 HAZORDOUS PARK TREES.**

WHEREAS, the City of Hannibal went out for bid for the removal of 12 dead/hazardous right of way trees and 15 dead/hazardous trees in Riverview Park.,

WHEREAS, Josh Davis submitted the low bid of \$18,000 and,

WHEREAS, the General Fund and Parks Fund will split the project, and

**NOW THEREFORE BE IT RESOLVED BY THE CITY OF HANNIBAL
MISSOURI**

SECTION ONE: That the Mayor is hereby authorized to execute the attached \$18,000 contract agreement between the City of Hannibal and Josh Davis for the removal of 12 dead/hazardous right of way trees and 15 dead/hazardous trees in Riverview Park.,

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

ADOPTED THIS 18TH DAY OF NOVEMBER, 2025.

APPROVED THIS 18TH DAY OF NOVEMBER, 2025.

ATTEST:

Darrell McCoy, Mayor

Melissa Cogdal, City Clerk

CONTRACT AGREEMENT

This CONTRACT made and entered into this _____ day of _____ 2025 by and between Josh Davis hereinafter called the CONTRACTOR and **CITY OF HANNIBAL**, hereinafter called the OWNER, witnessed, that the CONTRACTOR and the OWNER for the consideration hereinafter named therefore contract and agree as follows:

1. Scope of Work:

The CONTRACTOR shall furnish all labor, equipment, and machinery and perform all of the work necessary to complete the specified, **City Tree Removal 2025**, as shown on the plans and as described in the specifications, as prepared by the Department of Public Works, all in accordance with the terms of the Contract Documents.

2. Contract Sum:

The OWNER shall pay the CONTRACTOR for the performance of the Contract the sum of
\$18,000 for the removal of all trees specified in the bid packet

3. Progress Payment:

The OWNER shall make progress payments as indicated in the Information for Bidders – Invoices and Payments to Contractor.

4. Contract Documents:

Contract Documents are as noted in the Information for Bidders – Required Contract Documents.

In Witness Whereof, the parties hereto execute this Contract this _____ day of

_____, A.D., 2025.

(If an individual, partnership, or non-incorporated organization)

Signature of Contractor _____

By _____

Title _____

Address _____

Names and Addresses of Members of the Firm _____

(If a Corporation)

Signature of Contractor _____

By _____

Title _____

Business Address _____

Incorporated under the laws of the State of _____

President _____

Name

Address

Secretary _____

Name

Address

Treasurer _____

Name

Address

OWNER:

By _____ (SEAL)

Name

Title

ATTEST:

By _____ (Clerk or Notary Public)

List of Trees Scheduled to be Removed

1. 118 North 9th Street
2. 218 Magnolia
3. 7 Trees in Old Baptist Cemetery
4. 808 Center
5. 315 North Street
6. 28 Forrest Hill
7. 5th Street in Central Park (Parks)
8. 16 Wauneta Place (Parks)
9. 13 Riverview Park Trees (Parks)



CITY OF HANNIBAL, MISSOURI BID TABULATIONS

Project Number: 2025TREEREMOVAL

Project Description: 2025/2026 TREE REMOVAL BIDS

Bid Opening Date: NOVEMBER 6, 2025

Bid Opening Time: 11:00 A.M.

<i>Bidder</i>	<i>Bid Amount</i>	<i>Addendum No.1 & 2</i>
Josh Davis	18,000.00	
Pro Care Tree	22,000.00	
Looks Great Service of MS	35,275.00	

11-6-2025 11:00 AM
Date/Time

Melissa Cogdal, City Clerk



CITY OF HANNIBAL

DEPARTMENT OF PUBLIC WORKS

INTEROFFICE MEMORANDUM

TO: CITY COUNCIL
FROM: RHONDA STEVENSON, DPW MANAGEMENT ASSISTANT
SUBJECT: LARRY DODD & BRAYDON DODD – 1506-1508 LINDELL AVENUE –
REZONE REQUEST
DATE: OCTOBER 17, 2025

An application has been received from Larry Dodd to rezone the properties at 1506 & 1508 Lindell Avenue from A-One and Two Family to F-Industrial.

The Planning and Zoning Commission held their public hearing on October 16, 2025 and is requesting that Building Inspector, Mark Kempker, be placed on the November 4, 2025 meeting agenda to request the City Council set a public hearing for Tuesday, November 18, 2025, at 6:45 p.m.



CITY OF HANNIBAL

(Office Use Only)

Date Received _____

Application No. RZ _____

P & Z Public Hearing: Date: _____ Time: _____

Council Public Hearing: Date: _____ Time: _____

1. Applicant Information

(a) Applicant Name Larry - Dodd
(b) Street Address 1511 Vermont St.
(c) City Hannibal State MO.
(d) Phone Number (573) 795-1803

2. Property Owner Information

(a) Owner Name Braydon L. Dodd
(b) Street Address 1511 Vermont St.
(c) City Hannibal State MO
(d) Phone Number (573) 795-1049

3. Property for which application is made

(a) Location of property - Street 1506-1508 Lindell Ave.
Subdivision Name Elzea's Addition
(If Applicable)
*Parcel Number 1506 Lindell - 010.09.32.3.10.003.000
Lot 18-11
1508 Lindell - 010.09.32.3.10.004.000
Lot 12

* This number can be obtained from the County Assessor's Office.

(e) Current Zoning ☒ A-One & Two Family ☐ B-Multiple Family
☐ C-Local Business ☐ D-Highway Business
☐ E-Commercial ☐ E1-Suppl. Commercial
☐ F-Industrial ☐ H1-Historic
☐ RD-Rural District ☐ PDR-Planned Density Residential

(f) Requested Zoning ☐ A-One & Two Family ☐ B-Multiple Family
☐ C-Local Business ☐ D-Highway Business
☐ E-Commercial ☐ E1-Suppl. Commercial
☒ F-Industrial ☐ H1-Historic
☐ RD-Rural District ☐ PDR-Planned Density Residential

(g) Current Use of Property: empty lots

(h) Proposed Use of Property: Building a garage

4. Signature of Applicant (Must be the same as in item 1 above)

Larry Dodd
(Signature)

9-4-25
(Date)

Larry Dodd
(Printed Name)

5. Property Owner's Authorization* (If applicant is other than the property owner listed in item 2 above, the owner's authorization must be obtained)

I hereby authorize Larry Dodd
as the applicant listed in item 1 above, to act as my agent in matters pertaining to this application.

Braydon Dodd
(Signature)

9-4-25
(Date)

Braydon Dodd
(Printed Name)



DocId:8091588

Tx:4068883

2024R003078

FILED AND RECORDED ON:

11/25/2024 08:25:08 AM

REC FEE: 27.00

MARION COUNTY

HARLA FRIESZ

RECORDER OF DEEDS

PAGES: 2

GENERAL WARRANTY DEED

This Deed, Made and entered into this 20th day of November, 2024, by and between Carole L. McKenzie, Attorney in Fact for Ronald Joseph McKenzie, a Single Person, under Missouri Durable Power of Attorney dated November 5, 2024, and filed of record November 13, 2024, as Document #2024R002946 of the Deed Records of Marion County, Missouri, of the County of Clay, State of Missouri, party or parties of the first part (grantor), and Braydon L. Dodd, a Single Person, of the County of Marion, State of Missouri, party or parties of the second part (grantee). (Mailing address of the grantee is 1511 Vermont Street, Hannibal, MO, 63401).

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar 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 **GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM** 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:

All of Lots Ten (10), Eleven (11) and Twelve (12) in Block Number One (1) in Elzea's Addition to the City of Hannibal, Marion County, Missouri.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever.

The said party or parties of the first part hereby covenanting that said party or parties and the heirs, executors, administrators and assigns of such party or parties, shall and will **WARRANT AND**

DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year **2024** and thereafter, and special taxes becoming a lien after the date of this deed.

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.


Carole L. McKenzie, Attorney in Fact for
Ronald Joseph McKenzie

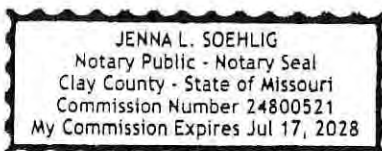
STATE OF MISSOURI
County of Clay } ss. On this 20th day of November, 2024
before me personally appeared Carole L. McKenzie, Attorney in Fact for Ronald Joseph McKenzie, a Single Person,

to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the Clay County and State the day and year first above written.


Jenna L. Soehlig, Notary Public for
Clay County, Missouri

My term expires:





Marion County, MO



102.0 0 51.00 102.0 Feet

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

<all other values>

 Interstate

 US Highway

 Numbered State Highway

 Lettered State Highway

- + Railroad

Parcel

Parcel Number/Acres

Land Hook

 DASHED LAND HOOK **SOLID LAND HOOK** City Limit Line

Original Lot

Section

□ County Boundary

Notes

Plot area (Perimeter) is outlined in pink.

BILL NO. 25-076

ORDINANCE NO. 5013

FIRST READING 11.18.2025

SECOND READING

AN ORDINANCE REZONING 1506 LINDELL AVENUE AND 1508 LINDELL AVENUE, IN THE CITY OF HANNIBAL, MARION COUNTY, MISSOURI FROM THE A-ONE AND TWO FAMILY TO F-INDUSTRIAL DISTRICT AND AMENDING THE CITY'S ZONING MAP ACCORDINGLY.

WHEREAS, an application to rezone the property located at 1506 Lindell Avenue and 1508 Lindell Avenue , in the City of Hannibal, Marion County, Missouri has been filed by the owners of said property, LARRY DODD and BRAYDON L. DODD, and

WHEREAS, the applicants request a change in zoning of said property from A- One and Two 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 October 16, 2025, 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 November 13, 2025 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 of 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 A-One and Two Family to F-Industrial Zoning:

All of Lots Ten (10). Eleven (11) and Twelve (12) in Block Number One (1) in Elzea's Addition to the City of Hannibal, Marion County, Missouri.

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 _____ 2025.

Approved this ____ day of _____ 2025.

Darrell McCoy, Mayor

ATTEST:

Melissa Cogdal, City Clerk