

OFFICIAL COUNCIL MINUTES

**November 18, 2003
7:00 P.M.**

ROLL CALL

Present: Council Members Hatton, Hull, Knickerbocker, Janes,
Wilson, Mayor Hark and Dexheimer - 7

CALL TO ORDER

They're being a quorum present; Mayor Hark called the Council meeting to order.

INVOCATION

At this time, Council Member Dexheimer gave the invocation.

PLEDGE OF ALLEGIANCE

Council Member Janes led the Pledge of Allegiance to the Flag.

APPROVAL OF MINUTES

Regular Meeting November 4, 2003

Special Call Council Meetings November 10 and 12, 2003

Council Member Wilson made motion to approve the minutes of the November 4, 10 and 12, 2003 Council Meetings. Mayor Hark seconded the motion.

Motion carried.

APPROVAL OF PAYROLL AND CLAIMS

First Half of November 2003

Council Member Wilson made motion to approve the payroll and claims for the first half of November, 2003. Mayor Hark seconded the motion.

Motion carried.

At this time a motion was made by Council Member Dexheimer to add the approval of a Fire Department Trailer bid to the evening's agenda. Motion was seconded by Council Member Wilson.

Motion carried.

Council Member Dexheimer presented the bids for this trailer to Council, requesting the approval of a bid by Krigbaum for \$7,175.00. Dexheimer made motion to approve the bid at this time. Council Member Wilson seconded the motion.

Motion carried.

JIM BURNS – INTERIM CITY MANAGER
Re: City Manager's Report

Mr. Burns shared a thank you note that the City received from the Hannibal Regional Balloon Classic committee for the support that they received during the hot air balloon show in September.

Mr. Burns also reported that City Hall roof needs repairs, since several fairly significant holes have been discovered recently. Contractors have been contacted concerning the roof and permanent repairs, in their estimation would run between \$15,000-\$20,000; however, due to the weather this cannot be done now. Mr. Burns continued by saying he had spoken with someone who was willing to repair the holes for about \$1,500.

Mr. Burns informed Council that a couple of line items were missing from this year's budget concerning the public education channel. A revenue and an expense line needs to be added to accommodate this item. A line also needs to be added in order to do some maintenance on the General Mills warehouse building. Mr. Burns suggested that he get with the City Clerk to discuss correcting this oversight, then return to Council with an ordinance for approval.

Mr. Burns reported that he had been corresponding with the State concerning the proposed community safety center. He said that some of the conversation was in regards to swapping a piece of property with the State in the vicinity of the old Armory to acquire a building in the vicinity of the old armory. As it turns out, this building cannot be vacated until a new building is constructed. More negotiations will be forthcoming, since a conference call is scheduled.

A meeting with developers for the purpose of streamlining the subdivision projects is also in the works. This will be addressed at the December Planning and Zoning meeting.

Super 8 Motel has requested an easement for their trash compactor. This was sent to the Parks & Recreation department because the easement will affect Huckleberry Park property.

Finally, Mr. Burns presented the Police report for the month.

**ROBERT KLAHR - ARMSTRONG TEASDALE ATTORNEY FOR
US36/I72CORRIDOR TRANSPORTATION CORPORATION
Re: Highway 36 TDD Between Hannibal and Macon**

Mr. Klahr updated the Council Members on the continued efforts to have US 36 expanded to four lanes from the junction of US 24 and 36 to Macon. Klahr indicated that the corporation would be seeking a resolution of support from the City of Hannibal along with other governmental entities along the five-county corridor, regarding a petition to create the transportation development district. Klahr said it is hoped that all the resolutions can be filed in December and that the ballot issue, authorizing a fund-raising mechanism, can go before the public in either August or November, 2004.

**MARK BAUMANN – SECRETARY OF HANNIBAL RURAL FIRE
PROTECTION DISTRICT
Re: Annexation by City Issues**

Since this item was not requested until next meeting, and Mr. Mark Baumann was not in attendance, motion was made by Council Member Dexheimer to table until the December 2nd Council Meeting. Motion was seconded by Mayor Hark.

Motion carried.

**MARK GRIMM – GILMORE & BELL
Re: Resolution No 1089 and Bill No. 03-891
(to follow)**

Mr. George Walley, of the Industrial Development Association introduced Mr. Mark Grimm, attorney with Gilmore and Bell and turned the presentation over to him. Mr. Grimm stated Gilmore & Bell had been working with the City on the General Mills transaction. He explained the two pieces of legislation, being presented during this meeting, concerned this transaction.

The first was a resolution, amending the original resolution passed in May approving the General Mills Industrial project. This resolution increases the amount of taxable bonds being issued from \$55 million to \$85 million.

The second was an ordinance presented for a first reading during this meeting authorizing the issuance of these taxable industrial revenue bonds for the company's Hannibal plant. The city, if the ordinance is approved, will issue these bonds to finance the expansion of the project. The ordinance expressly provides that there is no liability to the Council or to the City as a result of this transaction

The third document is a bond purchase agreement; the company is purchasing its own bonds for this transaction. There is no public offering of these bonds.

The fourth document is a grant agreement, a tri-party agreement between the City, the school district and the company. In this, the company agrees to make payments in lieu of taxes equal to 50% of the taxes that otherwise would have been owed. This is a 10-year agreement.

ROBERT CURTIS – CITY ATTORNEY

Re: Deed of Release to Ballinger’s

(Resolution No. 1088 to follow)

Mr. Curtis presented a resolution concerning a deed of release, transferring ownership of property located at 715 Center Street to George and Gerry Ballinger. He offered to answer any related questions and asked for Council approval of this resolution at a later time during the meeting.

MARY BETH BAUDENDISTEL – CITY CLERK

Re: Fashion Bug and TDD Tax

At the City Clerk’s request, motion was made by Council Member Wilson to table this agenda item. Motion was seconded by Council Member Dexheimer.

Motion carried.

JIM BURNS – CITY ENGINEER

Re: Re: Main Street Bridge Project

(Resolution 1090 to follow)

City Engineer Jim Burns presented Resolution 1090, concerning a contract with Great River Engineering for professional engineering services on the South Main Street bridge project. Cost of the design phase will be \$13,500 and construction inspection phase will cost \$15,000. Burns offered to answer any questions and asked for Council approval when the resolution was brought up at a later time during the meeting. Burns explained that it would be far less expensive to replace the deck on the current bridge than to construct a new bridge, which would have to cross the nearby railroad tracks. This would be paid for from ½ cent sales tax.

Re: Oakview Subdivision – 3rd Addition

Mike Constable Presentation to Council

City Engineer Burns introduced Mr. Mike Constable at this time. Mr. Constable spoke to the Council about a planned nine-lot addition to the Oakview Subdivision.

Re: Discussion of General Mills Warehouse

Mr. Burns' final item on the agenda for discussion was the General Mills Warehouse roof. Efforts will continue to seal the roof of the General Mills warehouse, which is owned by the City. A contractor has proposed sealing an area where a persistent leak continues for under \$2,000. If this method proves successful, according to Burns, it could be used in the remaining areas where some leaking continues, despite previous roof work.

RESOLUTION 1088

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN ON BEHALF OF THE CITY OF HANNIBAL, A DEED OF RELEASE TRANSFERRING OWNERSHIP TO GEORGE BALLINGER AND GERRY BALLINGER, HIS WIFE, ALL THAT PART OF LOTS SIX (6) AND SEVEN (7) IN DRAPER'S AND VON PHUL'S SUBDIVISION OR OUT LOT SEVENTY FOUR (74) KNOWN AS 715 CENTER STREET IN THE CITY OF HANNIBAL

Council Member Dexheimer made motion to read Resolution 1088 and call the roll for adoption. Council Member Wilson seconded the motion.

Motion carried.

Roll Call

Yes: Council Members Knickerbocker, Janes, Wilson, Mayor Hark, Council Members Dexheimer, Hatton and Hull - 7

No: -0-

Mayor Hark declared Resolution 1088 duly approved and adopted on this date.

RESOLUTION 1089

A RESOLUTION AMENDING RESOLUTION NO. 1048 APPROVING AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY OF HANNIBAL, MISSOURI, FOR GENERAL MILLS CEREALS PROPERTIES, LLC

Council Member Wilson made motion to read Resolution 1089 and call the roll for adoption. Motion was seconded by Council Member Hull.

Motion carried.

Roll Call

Yes: Council Members Knickerbocker, Janes, Wilson, Mayor Hark, Council Members Dexheimer, Hatton and Hull - 7

No: -0-

Mayor Hark declared Resolution 1089 duly approved and adopted on this date.

RESOLUTION 1090

A RESOLUTION OF THE CITY OF HANNIBAL, MISSOURI, AUTHORIZING THE MAYOR TO SIGN A CONTRACT WITH GREAT RIVER ENGINEERING, INC. FOR DESIGN AND REHABILITATION OF THE MAIN STREET BRIDGE PROJECT

Council Member Hull made motion to have the Clerk read Resolution 1090 and call the roll for adoption. Motion was seconded by Council Member Janes.

Motion carried.

Roll Call

Yes: Council Members Knickerbocker, Janes, Wilson, Mayor Hark, Council Members Dexheimer, Hatton and Hull - 7

No: -0-

Mayor Hark declared Resolution 1090 duly approved and adopted on this date.

BILL NO. 03-891

AN ORDINANCE AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (GENERAL MILLS CEREALS PROPERTIES, LLC PROJECT), SERIES 2003, IN AN AMOUNT NOT TO EXCEED \$85,000,000

FIRST READING

Motion was made by Council Member Wilson to give Bill No. 03-891 a first reading. Motion was seconded by Council Member Hatton.

Motion carried.

CLOSED SESSION
In Accordance with RSMo 610-021 (1) and (3)

Motion was made by Council Member Dexheimer to go into closed session, admitting Council, Mayor Hark, City Clerk, City Attorney and Interim City Manager. Motion was seconded by Mayor Hark.

Roll Call

Yes: Council Members Knickerbocker, Janes, Wilson, Mayor Hark, Council Members Dexheimer, Hatton and Hull - 7

No: -0-

Motion carried.

OPEN SESSION

Council Member Wilson made motion to return to open session. Council Member Hull seconded the motion.

Motion carried.

ADJOURNMENT

Council Member Wilson made motion to adjourn. Council Member Dexheimer seconded the motion.

Motion carried.