

OFFICIAL COUNCIL MINUTES

January 15, 2008
7:00 p.m.

ROLL CALL

Present: Council Members Hull, Janes, Wilson, Mayor Hark, Mayor Pro Tem Dexheimer and Council Member Hatton – 6

Absent: Council Member Knickerbocker - 1

CALL TO ORDER

There being a quorum present, Mayor Hark called the meeting to order.

INVOCATION

At this time, Mayor Pro Tem Dexheimer gave the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the Flag was led by Council Member Hull. Motion was made by Mayor Pro Tem Dexheimer to excuse Council Member Knickerbocker from the meeting. Motion was seconded by Mayor Hark.

Motion carried.

APPROVAL OF MINUTES Regular Council Meeting – January 2, 2008

Motion was made by Council Member Janes to approve the Council minutes of the regular Council Meeting held on January 2, 2008. Motion was seconded by Council Member Hatton.

Motion carried.

APPROVAL OF PAYROLL AND CLAIMS First Half – January, 2008

Motion was made by Council Member Wilson to approve the payroll and claims for the first half of January, 2008. Motion was seconded by Council Member Hull.

Motion carried.

STEVE AYERS – KREWE OF SCIPIO
Re: Parade Request
(Mardi Gras Parade – Saturday, February 2, 2008. 2:00 P.M.)

Mr. Steve Ayers came to Council, on behalf of Krewe of Scipio, seeking approval to hold a Mardi Gras Parade on Saturday, February 2, 2008 at 2:00 p.m. Ayers explained that for the past three years his organization has co-sponsored this event, which takes place on Main Street, with the Hannibal Courier Post. After a brief discussion concerning street closure and the procedures that are required to hold the event, Council Member Wilson made a motion to approve Mr. Ayer's request. Motion was seconded by Council Member Hull.

Motion carried.

RON RANEY – LOAFER'S CAR CLUB
Re: Special Events Request
(Annual Car Show – Saturday, May 10, 2008)

Mr. Ron Raney, representing the Loafer's Car Club, requested Council approval to close Main Street from Broadway to North Street, including the side streets to the alleyways on May 10, 2008 from 5:00 a.m. until 5:00 p.m. The request was for the purpose of hosting the Loafer's Annual Car Show. Motion was made by Council Member Wilson to approve Raney's request for street closure. Motion was seconded by Council Member Janes.

Motion carried.

MICHAEL GAINES – DIRECTOR, HANNIBAL ARTS COUNCIL
Re: Special Events Request
(21st Annual River Arts Festival – May 24 & 25, 2008)
(32nd Annual Historic Folklife Festival – October 18 & 19, 2008)

Mr. Michael Gaines, Director of the Hannibal Arts Council came to the meeting with a request to have a number of streets closed in order to hold two sponsored events, the 21st Annual River Arts Festival on May 24th and 25th, and the 32nd Annual Historic Folklife Festival on October 18th and 19th. Mr. Gaines pointed out that this was the same request as in previous years, with no changes. Motion was made by Mayor Pro Tem Dexheimer to approve Gaines' request. Motion was seconded by Mayor Hark.

Motion carried.

ROY G, HARK – MAYOR
Re: Approval of Appointment
(Marion County Extension Council – Al Pabst)

Mayor Hark requested approval of his nomination for the appointment of Al Pabst for the Marion County Extension Council. The Mayor had made this recommendation at the last regular meeting that was held on January 2, 2008, when he had asked Council's consideration.

Motion was made by Council Member Wilson to approve the Mayor's nomination. Motion was seconded by Council Member Janes.

Motion carried.

JEFFREY LAGARCE – CITY MANAGER

Re: Approval, Amendment to Parks & Recreation Director Job Description

City Manager Jeffery LaGarce asked Council approval of an amended job description for the Director of the Parks & Recreation Department. He stated that, as part of the upcoming compensation study, current job descriptions were reviewed. It was determined that some modifications to the job description of this position were necessary. Educational requirements have been altered to require a Masters degree, work experience has been increased, and some training and certification requirements have been included. Finally, some duties have been streamlined, and word-smithing has occurred to more accurately describe the responsibilities of the job.

Since changes to job descriptions require two levels of approval, in this case, both the City Manager and City Council must approve this job description. Motion was made by Council Member Hull to approve the amendment to the Director of Parks and Recreation job description. Motion was seconded by Council Member Hatton.

Motion carried.

Re: Intent for the Issuance of Taxable Industrial Revenue Bonds – General Mills Cereals Properties, LLC Capital Expansion Project

(Resolution No. 1429-08, to follow)

City Manager LaGarce explained that his second issue on the agenda regarded the industrial revenue bonds for the General Mills' expansion project. He added that General Mills' Hannibal plant is one of its company's top performers; however, the production capacity there is all but maximized, precluding opportunities to introduce new, high-demand products into the production cycle. According to LaGarce, Plant Manager Darren Smith, who was in attendance, had stated that there have been opportunities, in the past, to introduce new products into the production line, but there has not been the capacity to do so. With this in mind, he has worked very hard to bring about an expansion of the Hannibal facility to better position it for the future.

LaGarce continued by stating that General Mills has now determined to undertake a \$55 million investment here in Hannibal, adding several new production lines now, as well as capacity for future production. Approximately \$5 million will go toward the physical plant expansion of some 55,000 square feet and the other \$50 million involves the purchase and installation of industrial equipment and machinery. LaGarce said that to secure authority for this expansion, Plant Manager Smith had to bid competitively against other plants within the General Mills system.

Fortunately, the Hannibal plant was selected for this important investment, thanks to Mr. Smith's efforts and the efforts of his team of employees, officials from the Missouri Department of Economic Development and local officials from the Hannibal Board of Public Works, Northeast Missouri Development and the City.

LaGarce explained that the stimulus package proposed to General Mills is similar to that used for the 2002 plant expansion. The City proposes to issue \$50,000,000 in industrial revenue bonds relative to this expansion; the bonds are to be used for the purchase and installation of industrial equipment and machinery. Bonding of this equipment, according to LaGarce, exempts it from taxation; however, General Mills would make annual PILOT payments to the City equal to 50% of the abated value (or \$151,000 annually). The net benefit of this stimulus package to General Mills is a 50% abatement of personal property taxes from new investment only. The 2002 expansion worked on the same premise, though the gross investment at that time was \$85 million.

With this in mind, LaGarce concluded by saying that the approval of Resolution No. 1429-08 will constitute step 1 of the implementation process. He asked the Mayor and City Council adopt this Resolution declaring the City's official intent to issue taxable industrial revenue bonds for the General Mills plant expansion. The Resolution includes a plan describing the industrial development project and the cost-benefit analysis required by law.

JAMIE PAGE – CITY ENGINEER
Re: Rezone Property Located at 310 South 5th Street
(Request to Set Public Hearing, February 3, 2008)

City Engineer Jamie Page introduced the first of two issues that he had placed before Council on the evening's agenda. This was a request to set a public hearing on February 3, 2008 at 6:45 p.m. The purpose of this hearing is to discuss the request, received from Lynn Mitchell, to rezone the property located at 310 South 5th Street from F-Industrial to A-One and Two Family zoning. Motion was made by Mayor Pro Tem Dexheimer to approve Page's request. Motion was seconded by Council Member Hatton.

Motion carried.

Re: Amendment to the Final Plat (Lowe's Store)
(Bill No. 08-001, to follow)

Page's second order of business was a request for approval of an amendment to the final plat of the Lowe's Store. Page introduced. Page explained that Lowe's inadvertently omitted certain easements on the originally approved subdivision plat, resulting in the request to add the easement language to the final plat. He added that these changes do not change the density or the intensity of the subdivision plat. Page stated that, in order for the easement language to be added to the final plat, it will be necessary for the Lowe's Addition Subdivision to go through a first and second reading, the first of which will be approved and read later during the evenings procedures.

CHRIS ATKINSON – PARKS & RECREATION DIRECTOR
Re: Approval, 2008-09 Rates and Fees

Chris Atkinson, Director of Parks and Recreation, came before Council requesting that the 2008/09 rates and fees be approved, as presented. Atkinson added that the rates and fees have remained constant since 2005; however, with current standards, he felt the need to increase some of the rates. He pointed out these areas, as follows:

- Shelter Rates – Currently, shelters can only be rented by the entire day for a cost of \$15.00. (Under the new system, rental will be 9:00 a.m. until 3:00 p.m. - \$15.00 and 4:00 p.m. until 10:00 p.m. - \$15.00, with an option to rent the shelter for the entire day at a cost of \$20.00.) It is Atkinson’s intent to double the use of the Park with this new guideline in place. Two new shelters have been added that previously not been available to rent. These are Huckleberry #2 and Glascock’s Landing.
- Aquatic Center – Currently, pay-by-the-day or 20-visit punch passes. (Under the new system, Season Passes will be available, allowing the user an unlimited number of visits over the approximately 90-day season.) This is in response to a demand from the public. The price schedule was distributed; with Atkinson assuring Council the fees were comparable to other pools around the area and state.
- Marina Rental – Increase in slip rental of approximately \$.10 per foot for boat length.

Motion was made by Council Member Wilson to approve the Parks and Recreation fee schedule for 2008/09 season. Motion was seconded by Council Member Hull.

Motion carried.

Re: Engineering Proposal, Central Park Restrooms

(Resolution No. 1428-07, to follow)

Atkinson also made a request for approval of Resolution No. 1428-07, to follow, which regarded the engineering proposal for the Central Park Restrooms, an improvement that was budgeted in fiscal 2007/08 capital improvements line. Atkinson explained that this is a well-used park, which currently has no restroom facilities. Porta-potties are now used for various events that are held at this park. Options that are being considered are:

- Renovate the existing bathrooms, which are located beneath the bandstand
- Locate two separate bathrooms where the planters are located on either side of the bandstand
- Locate bathrooms in another area altogether

Atkinson stated that approval of Resolution No.1428-07, to follow, would authorize the Mayor to sign an engineering proposal from Klingner & Associates for preliminary conceptual floor plans and elevations for these three restroom options in Central Park at a cost of \$3,000.

JOEY BURNHAM – CITY BUILDING INSPECTOR

Re: Various Demolition Bids, Including Bid and Contract Award to Sutton Enterprises, 1903 Spruce and 1808 Spruce

(Resolution No. 1430-08, to follow)

City Building Inspector Joey Burnham explained to Council that bids were opened on January 3, 2008, concerning the demolition of properties located at 1908 Spruce, 1808 Spruce, 605 Olive, and abandoned building owned by the City on South Main and 714 Church, which is also owned by the City. Even though Jeff Bricker was the low bidder on the two properties located at 1908 Spruce and 1808 Spruce, because of previous problems the City had experienced with him, Burnham’s recommendation was to award the bid to the next lowest bidder, Greg Sutton. The structure located at 605 Olive, according Building Inspector Burnham, has been purchased by Kevin Lionberger and renovation has already began. He also stated that it has been decided that the abandoned building on South Main, which belongs to

the City will be removed by the Street Department. He concluded by explaining that since the 714 Church property, purchased by the Police Department for extra property, will be re-bid because of the prevailing wage notice of excessive unemployment now in effect, approval is only needed for demolition of the Spruce Street properties. This will be done with the approval of Resolution 1430-08, to follow.

**BILL MADORE – DEPUTY CHIEF, HANNIBAL FIRE DEPARTMENT
Re: PPE (Personal Protective Equipment) Bid Award Approval**

Deputy Fire Chief Bill Madore presented a request for approval of a PPE bid award. He reminded Council that the Fire Department had recently been awarded a 2007 Assistance to Firefighters Grant Award for personal protective equipment in the amount of \$68,495. The price match budgeted this year for the grant; according to Madore was \$8,000 and the total monies in the Fire Department line item for this equipment are approximately \$8,700. Madore stated that the total purchase capital, with this in mind, is \$85,195.

Because of the results of the ‘PPE Expo’ that was hosted by the Fire Department in December, bids were sought. Madore’s recommendations, in consideration of all the information collected and bids received, are as follows:

• Traditional Fire Helmets - Alexis Fire Equipment	\$ 5,640
• Towers Fire Apparatus - Leather Firefighting Boots	\$ 9,000
• Battalion Three – Turn-out Coat and Pants	<u>\$65,960</u>
Total	\$80,600

Madore concluded by saying that these recommendations were the lowest bids of those initially specified. He added that, in awarding these bids, the Department will be able to equip the firefighters with a higher degree of personal protection and satisfy the requirements of the AFG award package.

City Manager LaGarce commended the Fire Department on the success of this project. Madore responded by saying that with the award of this grant, the Fire Department will be able to outfit every single firefighter in 2007 with FPA compliant gear. This would not be possible in the current structure without the grant. Motion was made by Mayor Pro Tem Dexheimer to approve Madore’s request for bid approval. Motion was seconded by Council Member Wilson.

Motion carried.

RESOLUTION NO. 1428-07

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN
AGREEMENT WITH KLINGNER & ASSOCIATES, P.C. FOR THE
PRELIMINARY ENGINEERING CONCEPTUAL FLOOR PLANS
FOR RESTROOMS IN CENTRAL PARK IN THE LUMP SUM
AMOUNT OF \$3,000**

Motion was made by Council Member Wilson to have the City Clerk read Resolution No. 1428-07 and call the roll for adoption. Motion was seconded by Council Member Hull.

Motion carried.

Roll Call

Yes: Council Members Hull, Janes, Wilson, Mayor Hark, Mayor Pro Tem Dexheimer and Council Member Hatton – 6

No: -0-

Absent: Council Member Knickerbocker - 1

Mayor Hark declared Resolution No. 1428-07 duly approved and adopted on this date.

RESOLUTION NO. 1429-08

**A RESOLUTION OF OFFICIAL INTENT OF THE CITY COUNCIL
OF THE CITY OF HANNIBAL, MISSOURI, TOWARD THE
ISSUANCE OF THE CITY'S INDUSTRIAL REVENUE BONDS TO
FINANCE A PROJECT FOR GENERAL MILLS CEREALS
PROPERTIES, LLC, AND AUTHIRIZING CERTAIN ACTIONS
RELATING THERETO**

Motion was made by Council Member Hull to have the City Clerk read Resolution No.1429-08 and call the roll for adoption. Motion was seconded by Council Member Hatton.

Motion carried.

Roll Call

Yes: Council Members Hull, Janes, Wilson, Mayor Hark, Mayor Pro Tem Dexheimer and Council Member Hatton – 6

No: -0-

Absent: Council Member Knickerbocker - 1

Mayor Hark declared Resolution No. 1429-08 duly approved and adopted on this date.

RESOLUTION NO. 1430-08

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A
CONTRACT FOR BUILDING INSPECTION DEMOLITION
PROJECT 08-01, BETWEEN THE CITY OF HANNIBAL AND
SUTTON ENTERPRISES IN THE AMOUNT OF \$9,800**

Motion was made by Council Member Wilson to have the City Clerk read Resolution No.1430-08 and call the roll for adoption. Motion was seconded by Council Member Hull.

Motion carried.

Roll Call

Yes: Council Members Hull, Janes, Wilson, Mayor Hark, Mayor Pro Tem Dexheimer and Council Member Hatton – 6

No: -0-

Absent: Council Member Knickerbocker - 1

Mayor Hark declared Resolution No. 1430-08 duly approved and adopted on this date.

BILL NO. 08-001

**AN ORDINANCE APPROVING AND ACCEPTING THE REVISED
PLAT OF LOWE'S ADDITION, A SUBDIVISION LYING IN THE
EAST HALF (E ½) OF SECTION 24, TOWNSHIP 57 NORTH,
RANGE 5 WEST, IN THE CITY OF HANNIBAL, MARION
COUNTY, MISSOURI**

FIRST READING

Motion was made by Council Member Wilson to give Bill No. 08-001 a first reading. Motion was seconded by Council Member Janes.

Motion carried.

BILL NO. 07-048

**AN ORDINANCE APPROVING AND ACCEPTING THE PLAT OF
PATEL'S ADDITION, A SUBDIVISION LYING IN THE SOUTH**

**HALF OF SECTION 36, TOWNSHIP 57 NORTH, RANGE 5 WEST,
OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF
HANNIBAL, MARION COUNTY, MISSOURI**

SECOND AND FINAL READING

Motion was made by Council Member Janes to give Bill No. 07-048 a second and final reading and call the roll for adoption. Motion was seconded by Council Member Hatton.

Motion carried.

Roll Call

Yes: Council Members Hull, Janes, Wilson, Mayor Hark, Mayor Pro Tem Dexheimer and Council Member Hatton – 6

No: -0-

Absent: Council Member Knickerbocker - 1

Mayor Hark declared Bill No. 07-048 duly approved and adopted on this date.

CLOSED SESSION

In Accordance with RSMo 610-021 (2)

At this time, Mayor Hark entertained a motion to go into closed session, in accordance with RSMo 610-021, subparagraph two, admitting himself, the rest of Council, City Manager LaGarce, City Attorney Lemon, City Clerk Zerbonia, Parks & Recreation Director Atkinson and City Engineer Page. Motion was made to go into closed session as Mayor Hark directed by Council Member Hatton. Motion was seconded by Council Member Hull.

Roll Call

Yes: Council Members Hull, Janes, Wilson, Mayor Hark, Mayor Pro Tem Dexheimer and Council Member Hatton - 6

No: -0-

Absent: Council Member Knickerbocker - 1

Motion carried.

OPEN SESSION

Motion was made by Council Member Wilson to return to open session. Motion was seconded by Mayor Hark.

Motion carried.

ADJOURNMENT

Motion was made by Mayor Pro Tem Dexheimer to adjourn. Motion was seconded by Council Member Wilson.

Motion carried.