

OFFICIAL PROCEEDINGS OF THE PUBLIC HEARING

Tuesday, July 5, 2016
6:45 p.m.
Council Chambers

CALL TO ORDER

At the appointed time, Mayor Hark called the public hearing to order.

BRIAN CHAPLIN – DPW SUPERINTENDENT

Re: Annexation 131 Clover Rd

A-One & Two Family

Michael Riesenbeck

Brian Chaplin, DPW Superintendent, addressed Council concerning a voluntary annexation at 131 Clover Road as submitted by Michael Riesenbeck. Chaplin advised that Planning & Zoning held a public hearing for the voluntary annexation of 131 Clover Road to A-One & Two Family which is consistent with the surrounding properties. Planning & Zoning had no issues with this request.

PUBLIC COMMENTS

Mayor Hark asked if there were any questions or comments from those in attendance. No one voiced any questions or concerns.

ADJOURNMENT

There being no comments for or in opposition to the annexation of 131 Clover Rd, Mayor Hark adjourned the public hearing.

OFFICIAL COUNCIL PROCEEDINGS

**Tuesday, July 5, 2016
Council Chambers
7:00 p.m.**

ROLL CALL

Present: Mayor Pro Tem Knickerbocker, Council Member Dobson,
Lionberger, Mayor Hark, and Council Member Van Hoose - 4

Absent: Council Member Locke - 1

CALL TO ORDER

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

INVOCATION

The invocation was given, at this time, by Council Member Van Hoose.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Knickerbocker led the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

Motion was made by Mayor Pro Tem Knickerbocker to approve the agenda as submitted.
Motion was seconded by Council Member Dobson.

Motion carried.

APPROVAL OF MINUTES Regularly Scheduled Council Meeting – June 21, 2016

Motion was made by Council Member Dobson to approve the minutes for the last regularly scheduled Council meeting that was held on June 21, 2016. Motion was seconded by Council Member Van Hoose.

Motion carried.

APPROVAL OF PAYROLL AND CLAIMS
Second Half – June, 2016

Motion was made by Council Member Van Hoose to approve the payroll and claims for the second half of June 2016. Motion was seconded by Mayor Pro Tem Knickerbocker.

Motion carried.

JAMES R. HARK – MAYOR
Re: Approval of Appointments

Mayor Hark reminded Council of candidates presented at the last meeting for the following Boards:

HISTORIC DISTRICT DEVELOPMENT COMMISSION

- Dian Volkmer – reappointment for a term to expire May, 2021
- Mike Kettelkamp – reappointment for a term to expire May, 2021

HANNIBAL LIBRARY BOARD

- Lauren Youse – reappointment for a term to expire June, 2019

Mayor Hark asked Council for their approval of these recommendations. Motion was made by Council Member Dobson to approve the Mayor's recommendation of Dian Volkmer and Mike Kettelkamp to the Historic District Development Commission, for reappointment for terms to expire May, 2021 and Lauren Youse to the Hannibal Library Board, for reappointment for a term to expire June, 2019. Motion was seconded by Council Member Knickerbocker.

Motion carried.

5th Ward Candidate Forum

Mayor Hark then began the 5th Ward Candidate Forum. He advised the candidates to wait outside Council Chambers and they would be called in one at a time to answer the following questions:

1. Why are you interested in representing the 5th Ward as a City of Hannibal Council Member?
2. What are your goals and objectives if elected 5th Ward Council Member?
3. What experience do you have with budgeting and budgeting processes?
4. How would you promote economic development in the City of Hannibal?

- Richard Garrett – 3301 Saint Charles St

Richard Garrett of 3301 Saint Charles Street was the first candidate called to the podium by Mayor Hark. He answered the questions as follows:

1). He has been a resident of Hannibal most of his life and would like to continue that forward. He has always been intrigued by the works of Council and would like to be a part of

the process. He has experience working with people one on one and is currently working at BASF.

2). Starting with getting certain areas cleaned up, his goal would be mainly the channels to get downtown and this would include Market Street within his ward. Things that come up he would address in a one on one fashion.

3). Other than the home, he does not have much financial experience. He does believe in the Hancock amendment, meaning stay within your means and keep a reserve if possible. He feels this is something that would be a learning process as he went.

4). Garrett expressed growth as being of high level importance for economic development. He stated that Hannibal is centrally located in the US and feels we have nice roads going in and out. He would like to get a central hub that included factories or distribution centers, maybe using the industrial site on MM.

➤ Gordon Ipson – 1701 Price

Gordon Ipson of 1701 Price began his interview process by distributing a development pyramid. He answered the questions as follows:

1). At the time that he submitted his application, there was only one candidate and he believes the City should have at least two choices. He advised you can't build a community without a strong foundation and leadership to run the City.

2). One would be to expand the base of leadership to develop a vision of where the City and residents want to go.

3). Forty-three years ago he was in business management where he was involved with running businesses with others and then later he had a family business. He learned a lesson on how to not run your own business. He then got into business development where he put together performance statements and budgets. Since that time he has been involved in a 39 year career in business development. He also ran economic development organizations at local, state and university levels. Most recently he had been employed at Northeast Power. During his second interview with Northeast Power he was asked to develop a budget process, which he did and was hired. Ten years later he retired.

4). In 1986 he was hired as a regional economic developer in Northwest Missouri. He was given a reception by one of the smaller communities where the Mayor pulled him aside and asked him to bring them a business. He advised the Mayor that it was their job as residents and leaders to make the town a desirable community. He then referenced his graphic, indicating we need to develop as community leaders, making this an enjoyable place. Then and only then could we develop an economic process. Then it would start with existing businesses and programs that will help people identify their ideas, and helping put their plans into place. A good business strategy is to start with business retention, as that is what new businesses will look at first, and we must treat existing businesses well. He would like to see the City to continue to partner with economic development and move forward.

He then addressed council as to one reason Council may not want to appoint him. He has become a "serial" volunteer and will continue to be very active whether he is appointed or not.

➤ Wesley Krigbaum – 1635 Singleton

Wesley Krigbaum of 1625 Singleton then came before Council. He answered the questions as follows:

- 1). He has always been interested in City Council since he was a young child in the 6th ward. His grandmother taught him to sweep in the street and he continues to do so and feels if everyone did so, the community would be a lot cleaner.
- 2). He would like to see the economic growth through more business, industry, and would like to see more growth in the street department and police department, providing more security and protection.
- 3). He ran his own business for 20 years in the 5th ward. He had to watch his assets and cash flow. His son now runs the business.
- 4). He would work with all the different people within the city and Council and look into securing new business and industry.

➤ John Tallman – 117 Nighthawk Ln

John Tallman of 117 Nighthawk Ln then came before Council and answered the questions as follows:

- 1). He would like to represent the 5th ward and the entire city. His business knowledge will be beneficial to the City and he has been a self-employed contractor for 25 years.
- 2). He would like to work with them on street improvements, not only for tourism but for all business. He would also like to work on bringing housing, keeping residents here and bringing in new ones.
- 3). He has been self-employed for 25 years and has owned a rental business for 20 years.
- 4). He has worked with most developers in the city and will continue to do so.

➤ Colin Welch – 1701 35th St

Colin Welch of 1701 35th St was the last to come before Council. He answered the questions as follows:

- 1). As a resident he has seen a lot of change and likes what he is seeing. He grew up in the area as a kid and later with a business. He would like to see more improvements in the future.

2). He would like to see being open to change and progress with major projects and small individual projects, he knows there is talk of a road plan and is excited to see where that goes. He feels it is an essential service the City needs.

3). Currently he is undergoing minor landscaping and improvements on the internal and exterior of his own home. As a small business owner and rental company owner with family, he does the budgeting for both.

4). He would like to be open to new ideas and different undertakings that can happen; he sees a lot of businesses going in and there is a lot of need for the area.

Knickerbocker then addressed Council, indicating he was glad to see the public interest and all those that have come out to put in for this position. This is not an easy job, and it has to be taken seriously. He stated that it is about learning and understanding what is happening in the city, keeping your eye on the ball all the time. You have to be willing to ask and answer questions. City Council has not always had such an interest in being a Council Member and being involved at that level. He then thanked all the candidates.

Re: Appointment, 5th Ward Council Member

Mayor Pro Tem Knickerbocker made a motion to nominate Mr. Gordon Ipson as the 5th Ward Council Member. Motion was seconded by Council Member Dobson.

Motion carried.

ADJOURNMENT

Sine-Die

Mayor Hark then asked for a motion to adjourn the meeting Sine-Die. Motion was made by Council Member Dobson. Motion was seconded by Mayor Pro Tem Knickerbocker.

Motion carried.

Mayor Hark then expressed his appreciation for so many candidates and said that each one had something unique to bring to the table. He reminded the candidates that they can run for the Council position in April and filing to run begins in December.

JAMES R. HARK – MAYOR

Re: Oath of Office

➤ *5th Ward Council Member*

Mayor Hark then administered the Oath of Office to Council Member Ipson.

ROLL CALL

Present: Mayor Pro Tem Knickerbocker, Council Member Dobson, Lionberger, Mayor Hark, Council Member Van Hoose, and Council Member Ipson - 5

Absent: Council Member Locke – 1

CALL TO ORDER

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

JILL OTTEN – FINNS FOOD & SPIRITS

Re: Request, Street Closure – Bike Night

(Saturday, August 27, 2016 – 4:00 p.m. – 12:30 a.m.)

Chad Otten, on behalf of Jill Otten, with Finns Food & Spirits came before Council to request a street closure for their Bike Night. This event will take place Saturday, August 27th, 2016 from 4:00 p.m. – 12:30 a.m. Angel Vance, City Clerk, stated that the Certificate of Insurance and Hold Harmless have not yet been received. Motion was made by Mayor Pro Tem Knickerbocker to approve the request once documents have been received. Motion was seconded by Council Member Ipson.

Motion carried.

JAMES LEMON – CITY ATTORNEY

Re: November Election – Recycling Fee

(Bill No. 16-021, to follow)

James Lemon, City Attorney, reminded Council that he was requested to put a Bill together for the November Election regarding the Recycling Fee. As requested, he set the ending date near the City of Hannibal's normally scheduled April elections. Bill No. 16-021, to follow.

BRIAN CHAPLIN – DPW SUPERINTENDENT

Re: Annexation 131 Clover Rd

(Bill No. 16-020, to follow)

Brian Chaplin, DPW Superintendent, informed Council that Bill No. 16-020, to follow, was in reference to the annexation of 131 Clover Rd, which was submitted by Michael Riesenbeck. This topic was discussed in the Public Hearing held at 6:45PM before the Council Meeting.

ANDY DORIAN – PARKS DIRECTOR

Re: Change Order – Pool Renovations

(Resolution No. 2043-16, to follow)

Andy Dorian, Parks Director, informed Council that the renovations to the Hannibal Aquatic Center have been completed and the current project is ready to be wrapped up. During construction, a handful of items came up that were not a part of the original scope of the project and have resulted in a \$19,449.94 change order. Additional scopes of work were expected because of the potential of new findings once we were able to start the demo process. The Parks Department recommends approval of a \$19,449.94 change order for various improvements to Aquatic Center that were not a part of the original scope of the project. Resolution No. 2043-16, to follow.

Re: Riverfront Design Plan Approval

Dorian then addressed the Council on the riverfront task force and as a representative selected by the Park Board to present their recommendation.

In the fall of 2014 the Hannibal Parks and Recreation Department and the City of Hannibal decided it was time to begin discussing the current state of the riverfront and to eventually propose a plan that would see major renovations made. Several efforts were made in the past to renovate the riverfront including a major push in 1996 but most ideas were never accomplished. In the fall of 2014 we decided that we could no longer kick the can to a future generation and that renovations needed to be made. The reasons for renovations include needed repairs to the failing sea wall at Glascock's Landing as well as a complete renovation to the already collapsed sea wall in front of the Tug Boat. The area that has collapsed is both an eye sore as well as a liability issue for the City. Other areas of improvements needed include broken and dilapidated fencing, broken up asphalt parking lots, sidewalks and roads, lack of lighting, and run-down restrooms. In additions to these areas of concern a decision needed to be made on the future of the marina and its considerable dredging costs and lack of use, as well as the barrier rock wall which is a major liability to the public and an eye sore for the community.

The Parks Department received permission from City Council in the winter of 2014 to begin the process of working towards the ultimate goal of a riverfront renovation design. The City held two initial open house meetings in March and April of 2015 to gather the public input before concepts were designed. Many comments were received from the community at the open house and by people coming in to City Hall. The City then selected Klingner & Associates to draft a set of plans that would eventually be shown at a public open house. In May of 2016 the City hosted an open house to show off the designs that were created by Klingner and to gather public input. That night approximately 100 individuals came out to view Plan A and Plan B and provide feedback. The City then took public comment for another two weeks after the May open house. After that two week comment period we decided to modify Plan A and create a Plan C which alters the boat ramp so that the public is launching their boats into flat water instead of Bear Creek or the actual channel of the Mississippi River. The modification was made due to numerous comments from the public as well as concerns from the Parks Department, Fire Department and Police Department.

In the end, after all the public comments were received Plan A/Plan C was supported by the largest number of citizens. The Committee then looked at all the information regarding the

marina including current number of slip renters (31 slips renters last year, with 15 of those only renting for two months or less), significant future maintenance cost for dredging and dock maintenance/replacement, market analysis of marinas North and South of us that are also struggling, competition from a local private marina, Mark Twain Lake and Lake of Ozarks and it was ultimately decided based on all the information that that the City Riverfront Committee would also endorse Plan C. On the morning of June 16th the Mayor and City Riverfront Committee held a press conference to endorse Plan C and that evening the Park Board voted unanimously to endorse Plan C as well. Plan C optimizes usable space on the riverfront and is a vital cog in City Trail System. The new renovations will provide a large promenade/sidewalks for walkers, runners and bikers with the ultimate goal to connect this area to both the Bear Creek Trail and Soap Hollow Trail. Plan C also will provide a very large public space for weddings, non-profit charity events, theatre and music performances, park programs and events, large special events etc. The renovations will provide numerous benches for families to enjoy the riverfront and parking that will allow those with mobility issues to get a better view of the river to see things like eagles in the winter or riverboats in the summer. Other additions include a new restroom, road and parking lot repairs, upgraded lighting, trees and opportunities for landscaping such as raised beds or hanging baskets. The plan includes a large double boat ramp with a loading and un-loading dock as well as upgrades to fencing along the riverfront and rail road tracks.

The plan will also allow the City to accommodate two riverboats at the same time as well as the Mark Twain Riverboat that is stationed here for most of the spring, summer and fall. This year the City will host the Spirit of Peoria, Queen of Mississippi, American Queen, America, US Armory Corps of Engineers, NINA, and Louisiane. In addition the City is still working with Viking Cruise ships who have indicated that they plan on launching, sometime in the near future, six ships making over 100 stops each year. This plan is not for the Riverboats, it is for the citizens.

At this time Mayor Hark quieted the crowd and informed them that he would not let them belittle someone any more than he'd let someone belittle them.

If Plan C is selected we would then begin the process of permitting and design by approving a contract with Klingner at the July 19th Council Meeting. We would then begin the 9-12 month process of permitting, design, grant writing, financing etc. After that we would begin construction most likely no sooner than fall of 2017. Construction should take up to two years to complete with the ultimate goal to have the project completed by the 2019 Hannibal Bi-Centennial.

Council Member Lionberger then asked Dorian if the Marina would be gone. Dorian responded that it would in fact be removed. Lionberger commented that he supported the development, but did not support removal of the Marina. Dorian responded that at the end of the day, they have to go with the plan that the majority of citizens commented on and supported, which is Plan C.

Mayor Pro Tem Knickerbocker then commented that this has been a process lasting several years and there has been a tremendous amount of input. He thanked everyone from the Boards to the people who commented for their work and input. He also commented that he has spoken to people inside his ward and outside of his ward and will be making his decision based on that input.

Council Member Lionberger then asked how long getting rid of the Marina had been discussed. Mayor Pro Tem Knickerbocker responded that hundreds of thousands of dollars have been spent on the Marina. He also commented that the Marina used to be full, but now it is barely used. He expressed that this is an opportunity to do something for the future of Hannibal.

Motion was made by Council Member Lionberger to allow individuals to speak. Motion was seconded by Council Member Van Hoose.

Motion carried.

Mayor Hark then indicated two individuals, one from each side, will be allowed to speak on the subject for a time period of 5 minutes.

The Mayor then called on Klaus Stendebach to speak. He has been the harbor master for 14 years. He presented an idea by which the City could save over \$1 million with his plan. His first proposal is to eliminate 2 docks, saving 100ft on sheet piling, which is saving about \$7,500. He then suggested removing the handicap ramp. He would like to see the harbor put back into the same shape it was in 1958. His second idea is to moving it 22 degrees and fill, which will create a channel. Then he would put all the docks in a one to one slope, all the way around, eliminating the rest of the sheet piling. This would add another 400 feet that can be deducted at \$3,000 per foot. If the river comes up then we would not have to worry about dredging and we could save the harbor.

The Mayor then recognized Hal Benedict, he indicated he was born and raised here in America's Hometown. He is currently the president of the Chamber of Commerce and a member of various other organizations. He asked for support of the Plan C, which will benefit the entire City. He believes that the Parks Department and many others have spent countless hours coming up with a plan after listening to many citizens and have found something that will benefit everyone. He has reviewed the plan and has had many discussions with residents that support this proposal. Michael Holiday, his friend and past president of the chamber, stated to Mr. Benedict "my parents were river people and my in-laws were river people" and that everyone would understand this statement. He respects those who support this proposal and understands those who do not support it. The Board of Directors of the Chamber has endorsed the proposal of the parks department this evening, Plan C. If you build it they will come, as mentioned in the field of dreams. He then recognized and thanked each Council member and Mayor on the street issue and the renovation of the avenue of flags. In the words of Mark Twain, "The secret to making progress, is to get started."

Mayor Pro Tem Knickerbocker made a motion to approve the Park Board's Riverfront Redevelopment Plan C. Motion was seconded by Council Member Dobson.

Roll Call

Yes: Mayor Pro Tem Knickerbocker, Council Member Dobson,
Mayor Hark and Council Member Ipson - 4

No: Council Member Lionberger and Van Hoose - 2

Absent: Council Member Locke – 1

Motion carried.

RESOLUTION NO. 2043-16

A RESOLUTION BETWEEN THE CITY OF HANNIBAL AND GEORGE LEE CONSTRUCTION AUTHORIZING THE MAYOR TO EXECUTE A \$19,449.94 CHANGE ORDER FOR ADDED IMPROVEMENTS BEYOND THE ORIGINAL SCOPE OF WORK FOR THE RENOVATIONS AT THE HANNIBAL AQUATIC CENTER

Motion was made by Council Member Dobson to have the City Clerk read Resolution No. 2043-16 and call the roll for adoption. Motion was seconded by Mayor Pro Tem Knickerbocker.

Motion carried.

Roll Call

Yes: Mayor Pro Tem Knickerbocker, Council Member Dobson, Lionberger, Mayor Hark, Council Member Van Hoose, and Council Member Ipson - 5

No: -0-

Absent: Council Member Locke - 1

Mayor Hark declared Resolution No. 2043-16 duly approved and adopted on this date.

BILL NO. 16-020

AN ORDINANCE APPROVING ANNEXATION OF PROPERTY LOCATED IN THE ROLLING MEADOWS SUBDIVISION IN THE CITY OF HANNIBAL, MARION COUNTY, MISSOURI

First Reading

Motion was made by Council Member Ipson to have the City Clerk give Bill No. 16-020 a first reading. Motion was seconded by Mayor Pro Tem Knickerbocker.

Motion carried.

BILL NO. 16-021

AN ORDINANCE PROVIDING FOR A MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 8, 2016 TO ALLOW HANNIBAL VOTERS TO CONSIDER APPROVAL OF A RECYCLING FEE OF \$1.90 PER MONTH TO BE APPLIED TO

**EACH RESIDENTIAL UTILITY BILL FOR THE PURPOSE OF FUNDING THE
COMMUNITY WIDE RECYCLING WHICH IS OPERATED BY NORTHEAST
MISSOURI SHELTERED WORKSHOP, INC, d/b/a 2 RIVERS INDUSTRIES, INC.**

First Reading

Motion was made by Council Member Dobson to have the City Clerk give Bill No. 16-021 a first reading. Motion was seconded by Mayor Pro Tem Knickerbocker.

Motion carried.

ADJOURNMENT

Motion was made by Council Member Dobson to adjourn the meeting. Motion was seconded by Mayor Pro Tem Knickerbocker.

Motion carried.