

***CITY OF HANNIBAL***  
***OFFICIAL PUBLIC HEARING***

**Tuesday, September 6, 2016**  
**6:30 p.m.**  
**Council Chambers**

**CALL TO ORDER**

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

**KAREN BURDITT – FINANCE DIRECTOR**  
**Re: 2016 Tax Rate**

Karen Burditt, Finance Director, addressed Council regarding the 2016 tax levy. All the information has been received from the Marion and Ralls County Assessor as well as the certification from the Missouri State Auditor which authorizes the maximum to be levied. We would be looking at an increase of around \$106,000 over last year. However, Ralls County assessor's office called and indicated they had made an error in their assessment and that error was not in our favor. Mrs. Burditt informed Council that she is unsure at this time what the magnitude of that error will be. She would like to proceed with the maximum tax rate.

Angelica Vance, City Clerk, then added that if the amount of the error is enough to affect the amount that could have been levied as the tax rate, there will be an opportunity next year to make that up in the tax rate.

Council Member Van Hoose questioned Mrs. Burditt if they give any indication of how large their error was. She responded that they have not and Mrs. Vance attempted to call them today but did not receive a response. Mrs. Vance indicated she thinks the error will be significant enough to include the Auditor's office.

**PUBLIC COMMENTS**

Mayor Hark asked if there were any questions or comments from those in attendance. Hallie Yundt-Silver then addressed Council indicating the library board plans to meet to discuss their tax rate as well on the 13<sup>th</sup> of September. She will pass this information of the error to the Library Board at that time.

**ADJOURNMENT**

There being no further business, Mayor Hark adjourned the Public Hearing.

## OFFICIAL COUNCIL PROCEEDINGS

Tuesday, September 6, 2016  
Council Chambers  
7:00 p.m.

### ROLL CALL

**Present:** Mayor Hark, Council Members Van Hoose, Ipson, Locke,  
Mayor Pro Tem Knickerbocker, and Council Member Dobson  
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**Absent:** -0-

### 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

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

### APPROVAL OF AGENDA

Mayor Hark informed Council that there was an issue with an item listed under his name on the agenda. He requested to table the recommendation of appointment to the Hannibal Housing Authority, due to the withdrawal of the candidate. Motion was made by Mayor Pro Tem Knickerbocker. Motion seconded by Council Member Locke.

Motion carried.

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

Motion carried.

**APPROVAL OF MINUTES**  
**Regularly Scheduled Council Meeting – August 16, 2016**

Motion was made by Council Member Van Hoose to approve the minutes for the last regularly scheduled Council meeting that was held on August 16, 2016. Motion was seconded by Mayor Pro Tem Knickerbocker.

Motion carried.

**APPROVAL OF PAYROLL AND CLAIMS**  
**Second Half – August, 2016**

Motion was made by Council Member Locke to approve the payroll and claims for the second half of August, 2016. Motion was seconded by Council Member Van Hoose.

Motion carried.

**ROB MYERS – CITIZEN, 3415 ST. CHARLES STREET**  
**Re: Riverfront Renovation Project**

Rob Myers, 3415 St. Charles St, then distributed information relating to the Marina. He indicated he would like to discuss information relating to removing Hannibal's Marina including: timeline of events, dredging, and use of tax payer's money. He first wanted to address the timeline; as some issues had arose relating to the two week period for comments after the plan for the Marina was presented to the public. At that time the Park Board made a motion 7-0 to approve a plan and take it to Council. He expressed that there might have not been enough time for the public to provide input. Based on his figures, the Marina made a profit of \$19,000 over the last 15 years. He indicated that what was brought to the public was something within the 6 figure line, not an actual amount. He then reviewed an article where the docks costs the City a very nominal amount where they were paid for from gas revenues. In 2005 the City paid for new docks and then 2009 an additional amount was spent but was only 25% of the total cost, with FEMA paying the rest. When he reviewed the actual Parks and Rec summary sheets, the marina made well over \$5,000 when things were well kept and gas and security were provided. He feels the span the marina has been down there it has been profitable for the City and the cost of the marina can't be factored as it was given to the City by the Corps.

He asked Council to look at the issue as a whole not just the last 5 years. He then addressed usage of the Marina. He indicated that the park board stated that around 17,974 people would have to foot the bill for the 26 people that use the marina. Mr. Myers stated that an additional 20 people per day are using the marina and anywhere up to 200 are driving across the cobblestone to look at the marina. He figured 220 people, at 365 days per year, would be over 80,000 people using the marina annually. He personally is down there at least 4 times per week, just to drive by.

He then addressed the riverfront renovation. Around \$412,000 was approved for engineering and permitting costs. Looking at that expense alone and the cost of dredgers, two dredgers could have been bought for the amount that was spent on engineering alone. He then

indicated he heard there would be docks purchased and made for Viking cruise lines. He wonders if a few businessmen downtown would benefit or if everyone would benefit. The total cost is 1.7 million and he was told we don't need the inner wall and that concrete could be used. He would ask the City cease and desist the use of anymore city money on the riverfront until that has been brought to the vote of the people. He indicated after he spoke during the last Council meeting the marina was vandalized. He informed Council that their main purpose is not against tourism or riverfront improvements, it's getting the Marina on the ballot.

**ALAN BOWEN – CITIZEN, 1526 BOOKER STREET**  
**Re: Lifestyle of a Boater with a Marina**

Alan Bowen, 1526 Booker Street, then addressed Council indicating that he started a grass roots project called “Save Hannibal's Marina”. They have had over 3,000 people join their Facebook page and just hit 4,000 yesterday. They have people taking yard signs and they held a music in the marina where hundreds of people attended.

Mr. Bowen stated that his family went to Minnesota via boat and stopped at every marina between here and there. The following year they only went as far as St. Louis as there were not enough marinas for fuel and you can't carry that much on your boat. He then discussed his family history and the love for boating; referring to what his grandfather built and an issue where they hit something in the river and had they not had a safe place to go, such as the marina, and assistance from fellow boaters, their boat would have sunk. When the new docks arrived, they were great, and other docks don't even compare to the ones at the marina. In 2011 his parents had to remove their boat from the marina as it was stuck in the mud. They did not want to leave the marina, they had to. They spent \$2,000 to keep their boat there year round. Unless it was storming, they were on the river. He questioned how we could take this away from our youth. How can we teach children to fish, test drive a boat, etc.?

The question, “Why did you make the vote you did July 5<sup>th</sup>” was then posed to each council member. Mayor Pro Tem Knickerbocker responded that he believed it was the best decision for the City of Hannibal. Council Member Dobson responded that there was a private enterprise available to offer the citizens the same thing with existing docks that won't cost the tax payers. Mayor Hark responded that he believed it is the best for the improvements downtown and economic development potential. He continues to hear they are cutting everyone off the river, this is not the case. They will continue to have amenities such as parking, a ramp, and nicer bathrooms. He too has spent many of his years on the river and fishing. He wishes to do what is best for the community and he voted for that and a long term monument. The Mayor stated that if that is not what is wanted with the vote in April, they will do something different. Council Member Locke was then posed the question, to which he responded that he was not in attendance, however, he would have voted no marina as it was all about the money. Council Member Ipson then indicated he voted the way he did for a couple of reasons, one being that he believes there should be a marina, just not at that location. He feels it should be the public/private partnership as Council Member Dobson mentioned or relocated south of Bear Creek; the numbers just did not add up. He then spoke on the average slip rental costs. Mr. Bowen indicated they lost 5 boats downtown that would have been \$2,000 each.

When posed the question, Council Member Van Hoose stated that he spent several days in his ward finding out what the people in his ward wanted. Mr. Bowen indicated the correct answer should have been I voted that way because my ward wanted me to vote that way. There are so many people that are against this idea. There are five times the amount of people who signed that are against the idea.

**JOHN LYNG – RIVERFRONT PROGRESS ASSOCIATION, INC.**  
**Re: Financing, Proposed Riverfront Improvements**

John Lyng, with the Riverfront Progress Association, then addressed Council, informing them that he is not here to speak about the Marina or the Viking cruise. He is here to talk about the cost of the Riverfront plan and whether the cost should be a decision submitted to the vote of the people. He has three points to make, and will start with number three. Mr Lyng stated that he has lived here all his life and ever since he can remember, there have always been perceived mistakes by City government that get discussed among the citizens and he would like to see that end. One such issues was the grain terminal, another was the Huckleberry park location, and even the flood protection was an issue. He has heard it said that the citizens voted that down twice and they went ahead and did it anyway. Then we had the Walmart issue where the people voted it down and the City then went ahead and spent more money to proceed with the development. The worst of these being the prairie state energy campus. People do not speak with great esteem about their city government and he feels it would be a great step to restore the confidence if Council were to submit that decision to the vote of the people.

For his second point, he believed that an over \$5 million dollar decision should be made by more than 7 people and should go to the vote of the people to see if they feel it would be a valuable and wise decision. He doesn't feel the riverfront would be a top priority and if it is going to move forward, the vote of the people should be sought. Lastly, the proposed arrangement for the financing, calls for spending money 5, 10 and 20 years into the future. Mr. Lyng stated that Council cannot do that without voter approval as it would be predicting the rights of upcoming council men and women. He suggests taking the proposal and turning it into a financial bond proposal to submit to the voters in April. If this was done, Council could be off the hook and the people will be thankful that they felt it was an appropriate issue to receive their approval. Adding this to the April ballot would be a minimal cost, the only downfall is that people say if it is submitted to vote, the people will vote it down. If this is the case, then that would clearly show how the people felt.

Council Member Ipson then made a point regarding Mr. Bowen's presentation and his question. He does believe Hannibal should have a marina, just not at the current location. He will pledge \$1,000 of his own money this year; and will pledge additional money as long as he sits on the Council.

Council Member Knickerbocker then indicated there is a false statement in Mr. Lyng's presentation about expending items over multiple fund years. He stated that Council does this all the time. Otherwise, they would not be able to purchase a fire truck, police cars, etc.

City Attorney Lemon indicated Mr. Lyng has some valid points and there are provisions whether determining if you have to take it to the vote of the people. It is his understanding

that Mr. LaGarce was looking at existing bonds. There are various ways you can finance a project, and in order to determine if it should be taken to a vote of the people he would have to ask Jeff show him what he wants to do and then make a legal opinion. He stated that Mr. Lyng is correct that if you take it to the vote of the people, you are indeed rock solid on what you are doing. Lemon then indicated that there are issues with borrowing money and whether it needs to be taken to the vote of the people, it is going to be difficult for him to say when he is not aware. He will agree with Mr. Lyng that there are restrictions about borrowing money, however, there are also other forms of financing that do not need to be taken to the vote of the people.

Knickerbocker indicated he was speaking to encumbering council into future budgets being paid for, not borrowing money. His point was not about new bonds or new money; it was about borrowing money. Lemon indicated they were speaking about 2 different things, obviously. Lemon indicated we do engage in long term contracts that extend 5 or 6 years and we are able to enter into this extending more than a year at a time.

**JAMES R. HARK – MAYOR**  
**Re: Recommendation of Appointments**

Mayor Hark made the following recommendation:

**HANNIBAL CONVENTION & VISITOR’S BUREAU**

- Mary Glenn Bowman – appointment for a term to expire September, 2021
- Roy Hark – appointment for a term to expire September, 2021

**AIRPORT ADVISORY COMMITTEE**

- Richard Rupp – reappointment for a term to expire September, 2019

These nominations will be considered for approval at the next regular Council meeting, to be held September 20, 2016.

**JEFF LAGARCE – CITY MANAGER**  
**Re: Senior Meals & Related Services – Contract for Services**  
*Hannibal Nutrition Center*  
*(Resolution No. 2047-16, to follow)*

Mayor Hark, on behalf of City Manager Jeff LaGarce, stated that the FY-2017 budget contains an appropriation of \$18,357 for the Service Agreement with the Hannibal Nutrition Center. As you know, the Hannibal Nutrition Center provides senior services, such as nutrition & meals, exercises, activities, guest speakers, crafts, health tips, etc. Staff would like to renew the Service Agreement and make this payment. Resolution No. 2047-16, to follow

**Re: Approval of Appointment**

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

**HANNIBAL PARK BOARD**

- Beth Knight – Reappointment for a term to expire July, 2019

The Mayor asked Council for their approval of this recommendation. Motion was made by Mayor Pro Tem Knickerbocker to approve the recommendation of Beth Knight to the Hannibal Park Board, for reappointment for a term to expire July, 2019. Motion was seconded by Council Member Ipson.

Motion carried.

**ANGELICA VANCE – CITY CLERK**

**Re: Approval, 3<sup>rd</sup> Ward Council Member Selection Process & Timeline**

Angelica Vance, City Clerk, informed Council that due to the vacancy of the 3<sup>rd</sup> Ward Council seat, previously held by Kevin Lionberger, she has brought forward for discussion and approval the procedure for filling this vacancy as well as a proposed timeline. Mayor Pro Tem Knickerbocker made a motion to approve the City Clerk's request with an amendment to interview on October 18<sup>th</sup>, giving an additional couple weeks for Council to review and receive input. Motion was seconded by Mayor Hark.

Motion carried.

**KAREN BURDITT- FINANCE DIRECTOR**

**Re: 2016 Tax Rate**

*(Bill No. 16-027, to follow)*

Karen Burditt, Finance Director, came before Council to discuss the Ad Valorem Tax Rate for 2016. The assessment value has been received from both Ralls County and Marion County. The certification letter has also been received from the Missouri State Auditor, stating the maximum allowable rate. Ralls County Assessor's office called City Hall to inform us that there was an error in their assessment. The State Auditor has been informed of the error, however the exact difference in amount the error has caused is not yet known. If there is a significant change, it will be adjusted next year. Bill No. 16-027, to follow.

**BRIAN CHAPLIN – DPW SUPERINTENDENT**

**Re: Bid Award Approval, City Wide Cleanup**

*Republic Services*

Brian Chaplin, DPW Superintendent, informed Council that on Thursday, August 18<sup>th</sup> 2016 the Department of Public Works went out for bids for the Citywide Cleanup that is scheduled for Saturday, October 29<sup>th</sup> 2016. The city only received one bidder this day and it came from Republic

Services out of Quincy, Illinois. While going thru the bid opening all of the specific items that we requested were attached to the bid specifications sheet. It was decided this year that the clean-up would be located on South Main Street as this location is much larger in size and we could accommodate two lanes of traffic, one for trailers and one for smaller vehicles that do not have as much trash/disposable items to get rid of. The bid this year came in at a flat rate of \$275.00 per ton and will not change. All fees are included in this rate. We will have a tire collection rate this year that is not included in price that is listed above. We will accept passenger tires that are off the rim from cars and trucks and the city will charge \$3.00. Motion was made by Council Member Dobson to approve the request. Motion was seconded by Mayor Pro Tem Knickerbocker.

Motion carried.

**HEATH HALL – BOARD OF PUBLIC WORKS**  
**Re: Request, Street Closures – Customer Appreciation Day**  
*Thursday, October 6, 2016 – 10:00 a.m. – 7:00 p.m.*

Heath Hall, with the Board of Public Works, came before Council to request street closure for their Customer Appreciation Day. He requested closure of North 4<sup>th</sup> Street from Broadway to Center on Thursday, October 6<sup>th</sup>, 2016 from 10:00 a.m. to 7:00 p.m. Motion was made by Council Member Ipson to approve the request. Motion was seconded by Mayor Pro Tem Knickerbocker.

Motion carried.

**GAIL BRYANT – DIRECTOR, HCVB**  
**Re: Approval, Visitor Center - Building Insufficiencies**

Gail Bryant, Director of HCVB, then addressed Council indicating the HCVB is experiencing "growing pains" and have seen a huge increase in visitors in July and August, with a record number coming through the bureau as well as many other entities having record years. She indicated the visitors do have a choice to go anywhere and they chose Hannibal, but that could be partly due to lower gas prices. The CVB has only one public restroom, which causes a problem. There are also only 3 parking spots and one handicap accessible spot. If they are driving a mobile home or a school bus, she has seen them stop right on Highway 79 in front of the bureau. This location is an issue as far as visibility and visitor safety. This weekend someone was trying to cross the road from downtown and was just nearly missed. Vehicles have spun out and hit the building twice; due to inclement weather and this creates staff safety issues.

They have been researching potential locations for 2 years and have experienced an increase in lodging tax over the past 5 years. They have looked at Main Street, Broadway, Mark Twain Avenue, amongst others. Their current location does not have the area to expand. One area they have explored is the near the aquatic center; which would bring people off the interstate into the downtown area. They have allocated \$100,000 to the riverfront development as well as a \$150,000 marketing campaign fund balance; they still have \$350,000 earmarked to begin this process. They are prepared to seek additional funding through a lease funding purchase or other options at the recommendation of the City Manager. In researching a project of this magnitude, they have been in contact with other

tourism communities taking on a similar project, so they have some idea of the costs necessary. It is their intent to increase awareness of the many Hannibal tourism attractions and to better serve visitors with a great Hannibal experience.

The Mayor then clarified that the board has looked at a site at the aquatic center, which would be property adjacent to the center without taking over the aquatic center. There would be easy access off the interstate. Mrs. Bryant commented that it would keep with the historic theme and would be a tremendous asset to even have visitors able to come in during the rain to wait to use the restroom. The current location is a converted house and sits very close to the highway.

Council Member Van Hoose then questioned the use of the existing building. Mrs. Bryant indicated it would most likely be sold to help offset the cost. Motion was made by Council Member Ipson to approve the request. Motion was seconded by Mayor Pro Tem Knickerbocker.

Motion carried.

#### **RESOLUTION NO. 2047-16**

#### **A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A SERVICE AGREEMENT WITH THE HANNIBAL NUTRITION CENTER IN THE AMOUNT OF \$18,357 FOR SENIOR MEALS AND RELATED SERVICES**

Motion was made by Council Member Locke to have the City Clerk read Resolution No. 2047-16 as amended with alternate contract information and call the roll for adoption. Motion was seconded by Council Member Ipson.

Motion carried.

#### **Roll Call**

**Yes:** Mayor Hark, Council Members Van Hoose, Ipson, Locke, Mayor Pro Tem Knickerbocker, and Council Member Dobson  
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**No:** -0-

**Absent:** -0-

Mayor Hark declared Resolution No. 2047-16 duly approved and adopted on this date.

#### **BILL NO. 16-027**

#### **AN ORDINANCE OF THE CITY OF HANNIBAL FIXING AND ADOPTING THE RATE OF TAXATION FOR THE YEAR OF 2016 AND LEVYING TAXES THEREFORE**

***First Reading***

Motion was made by Mayor Pro Tem Knickerbocker to have the City Clerk give Bill No. 16-027 a first reading. Motion was seconded by Council Member Dobson.

Motion carried.

**CLOSED SESSION**

***In Accordance with RSMo. 610-021 (1) & (2)***

At this time, Mayor Hark entertained a motion to go into closed session in accordance with RSMo 610-021, sub-paragraph, one (1) and two (2), admitting himself, City Council, City Clerk Angelica Vance, and City Attorney James Lemon. Motion was made by Mayor Pro Tem Knickerbocker to enter into Closed Session. Motion was seconded by Council Member Locke.

**Roll Call**

**Yes:** Mayor Hark, Council Members Van Hoose, Ipson, Locke, Mayor Pro Tem Knickerbocker, and Council Member Dobson  
- 6

**No:** -0-

**Absent:** -0-

Motion carried.

**OPEN SESSION**

Motion was made by Council Member Dobson to return to open session at this time. 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.