

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

**Tuesday, November 7, 2017**  
**6:45 p.m.**  
**Council Chambers**

**CALL TO ORDER**

At the appointed time, 6:45 p.m., Mayor Hark called the public hearing to order.

**BRIAN CHAPLIN – SUPERINTENDENT, DEPARTMENT OF PUBLIC WORKS**  
**Re: Voluntary Annexation, 9298 County Road 416**  
**A-One & Two Family**  
*(Jim Mulhern Builders, LLC)*

Department of Public Works Superintendent, Brian Chaplin began the public hearing by informing Council a voluntary annexation request has been received from Jim Mulhern Builders for property located at 9298 County Road 418; they are requesting the zoning to be that of A-one and Two family zoning.

This 50 acre property is located off Westover Road, south of Hummingbird Subdivision. Jim Mulhern would like to annex this property into Hannibal and develop a 43 home subdivision.

The economic impact of a 43 home subdivision, assuming \$240,000 homes, which is the general range Mr. Mulhern will build would have a total construction value of over \$10 million. Assuming annual retail expenditures of the households of \$21,000 each, this 43 home subdivision could pump over \$900,000 into the local economy each year. This project will also address a critical need for new subdivisions and household growth in Hannibal.

Council Member Dobson indicated the Planning & Zoning Commission met, October 19<sup>th</sup> for this same purpose, in which a favorable recommendation was given.

With Chaplin concluding his presentation, Mayor Hark then questioned if there were any comments from the audience either for or against this voluntary annexation.

**PUBLIC COMMENTS**

Frank Janes, resident of 1621 Westover Road, came forward indicating he has no objection to building the subdivision and feels it will be good for the area. His only concern is traffic; as there is no entrance off Hummingbird, with the only access being off Veterans Road or 61 on Westover Road. Mr. Janes would like the City to recognize there will be a need to address the increased traffic issue.

Council Member Dobson indicated a year or so ago MoDOT had offered to straighten Westover Road to where it would come out further north and requested that someone from City staff reach out to them to see if this would still be an option.

### **ADJOURNMENT**

There being no further comments from the public or business relating to the voluntary annexation, Mayor Hark adjourned the Public Hearing.

# OFFICIAL COUNCIL PROCEEDINGS

**Tuesday, November 7, 2017  
Council Chambers  
7:00 p.m.**

## ROLL CALL

**Present:** Council Member Veach, Mayor Pro Tem Knickerbocker,  
Council Members Dobson, Cogdal, Mayor Hark and Council  
Members Van Hoose and Welch – 7

**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

Mayor Hark then requested, Hannibal Police Officer, Victor Matthews to lead the Pledge of Allegiance to the Flag. Officer Matthews then led everyone in the Pledge of Allegiance.

## APPROVAL OF AGENDA

A motion was made by Council Member Veach to approve the agenda as presented and posted. The motion was seconded by Council Member Welch.

Motion carried.

**APPROVAL OF MINUTES**  
**Regularly Scheduled Council Meeting – October 17, 2017**

A motion was made by Council Member Dobson to approve the minutes for the last regularly scheduled Council meeting that was held on October 17, 2017. The motion was then seconded by Council Member Veach.

Motion carried.

**APPROVAL OF PAYROLL AND CLAIMS**  
**Second Half – October, 2017**

A motion was then made by Council Member Van Hoose to approve the payroll and claims for the second half of October, 2017. The motion was seconded by Council Member Welch.

Motion carried.

**KAMI HARSELL – HANNIBAL JAYCEES**  
**Re: Request, Street Closure – Christmas Parade**  
*Saturday, December 2, 2017 – 5:00 p.m. – 7:00 p.m.*

Kami Harsell, representing the Hannibal Jaycees came before Council to request the support of the City for their Annual Toys for Tots Christmas Parade. Her specific request was for Council's approval of a street closures on December 2, 2017 beginning at 5:00 p.m. until approximately 7:00 p.m. The parade route, if approved, would run down Broadway, beginning at Save A Lot to the end of North Main.

A motion was made by Mayor Pro Tem Knickerbocker to approve Harsell's request. The motion was seconded by Council Member Dobson.

Motion carried.

**SHON THOMPSON – AMERICAN LEGION RIDERS**  
**Re: Request, Street Closure – Veterans Day Parade**  
*Saturday, November 11, 2017 – 10:30 a.m. – 12:30 p.m.*

Ann Gerling, representing the American Legion Riders, on behalf of Shon Thompson then came before Council with a request for approval of street closures for the Annual Veterans' Day Parade to be held on November 11, 2017 from 10:30 a.m. – 12:30 p.m. She requested the closure of Broadway, beginning at Save A Lot where they will set up, and Main Street to North Street.

A motion was made by Mayor Pro Tem Knickerbocker to approve this request. The motion was seconded by Council Member Veach.

Motion carried.

**JAMES R. HARK - MAYOR**  
**Re: Approval of Appointments**

INDUSTRIAL DEVELOPMENT AUTHORITY

➤ **Louis Riggs – appointment for a term to expire January, 2023**

On his first order of business, Mayor Hark asked Council for their approval of the appointment of Louis Riggs to the Industrial Development Authority for a term to expire January, 2023.

A motion was made by Council Member Dobson to approve the Mayor's recommendation of the appointment of Louis Riggs to the Industrial Authority. The motion was seconded by Mayor Pro Tem Knickerbocker.

Motion carried.

MARK TWAIN HOME BOARD

➤ **Kristy Trevathan – reappointment for a term to expire November, 2024**

Mayor Hark then asked Council for approval of the reappointment of Kristy Trevathan to the Mark Twain Home Board for a term to expire November, 2024.

A motion was made by Mayor Pro Tem Knickerbocker to approve the Mayor's recommendation of Kristy Trevathan to the Mark Twain Home Board. The motion was seconded by Council Member Welch.

Motion carried.

**JEFF LAGARCE – CITY MANAGER**

**Re: Highway 61 Public Improvements – Municipal Agreement**  
*Missouri Highways & Transportation Commission*  
*(Bill No. 17-026, to follow)*

City Manager Jeff LaGarce began his presentation by advising there is an ordinance on the agenda this evening, as MoDOT requires their agreements be approved by ordinance versus resolution, relating to improvements to occur in the spring of 2018 on Highway 61/McMaster's Avenue. This is a \$6.5 million project that will create considerable improvements to McMaster's Avenue.

This project will cause disturbance while under construction, which is the substance of the agreement. MoDOT has submitted a Municipal Agreement for this work to occur. MoDOT will overlay the corridor, to include sidewalks, curbing (in places) and street aprons and in exchange, the City grants the following:

- use of public roads, streets and alleys necessary for MoDOT construction
- allow MoDOT to temporarily close the following street intersections at Highway 61 during the time they are specifically being rebuilt:
  - (i) Rendlen Avenue

- (ii) Marsh Avenue
- (iii) Hillside Drive
- (iv) Greenway Road
- (v) Brookside Drive
- (vi) Stardust/Pirate Drive

Basically, there will be temporary closure of certain streets in order to rebuild the sidewalks, street accesses and aprons, which require the City's consent. Overall, this is a good thing for the City of Hannibal and its residents.

**Re: Conveyance, 109 Virginia Street – Assignment & Grant of Land  
Option Agreement**

*Ales & Company*

*(Resolution No. 2115-17, to follow)*

On his next order of business, LaGarce advised the City has accepted temporary ownership of 109 Virginia for the sole purpose of obtaining an E.I.E.R.A. Grant for asbestos removal, removing the asbestos, then conveying the property to the investors for their rehabilitation and redevelopment of the site. Resolution No. 2115-17 will authorize the Mayor to execute as Assignment of Grant Land Option Agreement with Ales & Company to achieve subsequent conveyance of this property.

If the investors are unable to obtain MHDC tax credits, there will be no redevelopment project, nor will they seek property ownership from the City. This was a known risk of the City's acceptance. The alternative is a guaranteed no renovation, a scenario that eventually places City taxpayers in a position to demolish the building, with an estimated cost of \$500,000 - \$800,000.

The City needs this agreement as we have no intention of permanently owning 109 Virginia. The investors need this agreement so they have acquisition rights, which is a requisite to their rehabilitation project for senior housing. Upon the City's conveyance of the property to Ales & Company, the latter will convey the property directly to HillTide Partners for the redevelopment phase.

**Re: Resolution of Intent – 109 Virginia**

*(Resolution No. 2116-17, to follow)*

With his final order of business, LaGarce restated the deplorable state of disrepair of 109 Virginia, which imposed a large crime magnet and severe hardship on surrounding neighbors. The City condemned this property years ago, but demolition of the site was too costly, in fact would financially cripple the City. With the investor partnership consisting of HillTide Partners and Belmont Development Company, they have obtained acquisition rights and intend to rehabilitate the property for senior housing.

Through discussions with the investors, several requests of the City has been posed in cooperation with the investment initiative. Their requests are:

- 1) The City to create a 353 Urban Redevelopment District for 109 Virginia, subject to applicable laws and procedures. This would abate taxes to start with, allowing that future tax liability to be applied by the developer towards redevelopment costs. This is simpler, quicker and cheaper and has more property tax benefit than a TIF.
- 2) Waive fees for building permits and inspections
- 3) Financially participate in the amount of outstanding local taxes owed toward the asbestos abatement and demolition activity required at the site. The investors initially asked, upon their acquisition of the property if the City could forgive the prior owner's outstanding taxes owed. That is not legal, however, such costs could be paid at closing and applied by the City toward public purposes within the project. The amount of back tax owed is around \$36,000 with the City's share being \$4,200.
- 4) Obtain and administer an E.I.E.R.A. Grant to abate the first \$200,000 of asbestos in the building.

Resolution 2116-17, demonstrates the community support for this project to MHDC.

Council Member Cogdal expressed her support of this initiative, with the property being in her ward and close neighbor she confirmed this has been a huge problem to the community for many years.

**ANGEL ZERBONIA – CITY CLERK**  
**Re: Approval, Destruction of Records**

Angelica Zerbonia, City Clerk, informed Council the review and destruction of all eligible documents due to the lack of storage space, has been ongoing since the Council approved the last two (2) requests. The additional list of documents requested to be destroyed is attached to the agenda as ***Exhibit A2***.

Following Council approval, staff will oversee the shredding and disposition of the records. As required; the minutes of this meeting authorize the destruction, along with ***Exhibit A2***, would serve as the permanent record, in accordance with the practice outlined by the Secretary of State's office.

***EXHIBIT A2***

Daily cash receipts Fiscal Years 2003-2012  
Credit Card Receipts 2009-2014  
Journal Entries FY 2011-2012  
Motel Tax Records 1995-2013  
Taxi Permits 1995-1999  
Tax Add-ons & abatements 1996-2012  
Cigarette Tax Reports 2002-2012  
Insurance analysis reports 5/2001 through 6/2004  
Purchase Orders 2006-2007  
Balance Sheets FY 2004-2005  
Payroll Check Register 2006  
Payroll Reports 2010

A motion was made by Mayor Pro Tem Knickerbocker to approve the request for the destruction of documents by Zerbonia. The motion was seconded by Council Member Veach.

Motion carried

**ANDY DORIAN – DIRECTOR, PARKS & RECREATION**

**Re: Lighthouse Engineering – Authorization Agreement**

*MECO Engineering Company  
(Resolution No. 2117-17, to follow)*

Aron Lee, Recreation Supervisor, presenting on behalf of Andy Dorian advised Council that the Lighthouse is in need of significant repairs and the last time it was repaired was in the 1960's, which was as a result of wind storm damage. It is the request of Parks & Recreation to enter into an engineering agreement to determine what steps are necessary to repair the structure itself as is in need of significant renovations, including roof and structural due to age and dilapidating wood.

MECO Engineering has submitted a lump sum, not to exceed contract in the amount of \$5,000 to perform a preliminary structural investigation of the lighthouse. This report will allow Parks & Rec to determine what the next steps will need to be taken for renovation. Resolution No. 2117-17 will authorize the Mayor to execute this agreement.

**BRIAN CHAPLIN – DPW SUPERINTENDENT**

**Re: Annexation, 9298 County Road 416 – A, One & Two Family**

*Jim Mulhern Builders, LLC  
(Bill No. 17-027, to follow)*

Brian Chaplin then re-addressed the Council relating to the voluntary annexation of 9298 County Road 416, a 50 acre tract, for the development of a 43 home subdivision. First reading of Bill No. 17-027 will be one of the final steps in this annexation process.

**Re: Request, Set Public Hearing –Annexation, 8954 County Road 422**

**A-One & Two Family**

*December 19, 2017 – 6:45 p.m.  
Ball Investment Group, LLC*

His next order of business, Chaplin requested to set a public hearing for a voluntary annexation of 8954 County Road 422, 59.80 acres of land part of the Southwest Quarter of Section 23. The request is the result of an annexation application received from Ball Investment Group to annex the property with a proposed zoning of A-One & Two-Family.

Chaplin is requesting Council set the hearing for December 19, 2017 at 6:45 p.m. The Planning and Zoning Commission will hold a public hearing for this request on November 16<sup>th</sup>.

A motion was made by Council Member Dobson to approve the request to set the voluntary annexation public hearing for Tuesday, December 19<sup>th</sup> at 6:45 p.m. Mayor Pro Tem Knickerbocker seconded the motion.

Motion carried.

**Re: Traffic Committee Recommendation**

Chaplin then informed Council the Traffic Committee met, Thursday, October 19<sup>th</sup> regarding a traffic concern at the intersection of Ridgewood Drive and North Arch Street. The Traffic Committee feels that a stop sign is placed at the end of Ridgewood Drive, before entering onto North Arch Street would force traffic to stop, thus eliminating drivers traveling the area at a high rate of speed entering into North Arch Street.

As long as no objections are received from Council, the Street Department will place the stop sign as recommended by the Traffic Committee.

**BILL NO. 17-024**

**AN ORDINANCE OF THE CITY OF HANNIBAL PROVIDING  
FOR A MUNICIPAL ELECTION TO BE HELD, TUESDAY,  
APRIL 3, 2018 FOR THE PURPOSE OF ELECTING A  
MUNICIPAL JUDGE & COUNCIL MEMBERS OF THE FIRST  
AND THIRD WARDS**

*Second & Final Reading*

A motion was made by Council Member Van Hoose to have the City Clerk read Bill No. 17-024 and call the roll for adoption. Mayor Pro Tem Knickerbocker seconded the motion.

Motion carried.

**Roll Call**

<b>Yes:</b>	Council Member Veach, Mayor Pro Tem Knickerbocker, Council Members Dobson, Cogdal, Mayor Hark and Council Members Van Hoose and Welch – 7
<b>No:</b>	-0-
<b>Absent:</b>	-0-

Mayor Hark declared Bill No. 17-024 duly approved and adopted on this date.

**BILL NO. 17-025**

**AN ORDINANCE AUTHORIZING THE CITY OF HANNIBAL, MISSOURI TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS (GM CEREALS PROPERTIES, INC. PROJECT), SERIES 2017, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$65,000,000, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF ACQUIRING, CONSTRUCTING, EXPANDING, INSTALLING AND EQUIPPING AN INDUSTRIAL DEVELOPMENT PROJECT; APPROVING A PLAN FOR THE PROJECT; AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE BONDS**

***Second & Final Reading***

A motion was made by Council Member Dobson to have the City Clerk read Bill No. 17-025 and call the roll for adoption, the motion was seconded by Council Member Veach.  
Motion carried.

**Roll Call**

**Yes:** Council Member Veach, Mayor Pro Tem Knickerbocker, Council Members Dobson, Cogdal, Mayor Hark and Council Members Van Hoose and Welch – 7

**No:** -0-

**Absent:** -0-

Mayor Hark declared Bill No. 17-025 duly approved and adopted on this date.

**BILL NO. 17-026**

**AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE  
AN AGREEMENT WITH THE MISSOURI HIGHWAYS AND  
TRANSPORTATION COMMISSION RELATIVE TO THE  
OVERLAY OF HIGHWAY 61 IN 2018**

*First Reading*

A motion was made by Council Member Van Hoose to have the Clerk give Bill No 17-026 a first reading. The motion was seconded by Mayor Pro Tem Knickerbocker.

Motion carried.

**BILL NO. 17-027**

**AN ORDINANCE APPROVING ANNEXATION OF PROPERTY  
LOCATED AT 9298 COUNTY ROAD 416 AND ACCOMPANY  
DEVELOPMENT AGREEMENT FOR SAME**

*First Reading*

A motion was made by Council Member Dobson to have the Clerk give Bill No 17-027 a first reading with the motion seconded by Council Member Welch.

Motion carried.

**RESOLUTION NO. 2115-17**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE  
AN ASSIGNMENT OF GRANT OF LAND OPTION AGREEMENT  
WITH ALES & COMPANY, LC RELATIVE TO THE  
CONVEYANCE OF 109 VIRGINIA STREET, AND A SEPARATE  
CONSENT TO ASSIGN CONTRACT THAT PERMITS ALES &  
COMPANY, LC TO CONVEY THE PROPERTY TO HILLTIDE  
PARTNERS OR ITS AFFILIATES FOR THE PHYSICAL  
REHABILITATION**

A motion was then made by Council Member Dobson to have the City Clerk read Resolution No. 2115-17 and call the roll for adoption. The motion was seconded by Council Member Van Hoose.

Motion carried.

**Roll Call**

**Yes:** Council Member Veach, Mayor Pro Tem Knickerbocker, Council Members Dobson, Cogdal, Mayor Hark and Council Members Van Hoose and Welch – 7

**No:** -0-

**Absent:** -0-

Mayor Hark declared Resolution No. 2115-17 duly approved and adopted on this date.

**RESOLUTION NO. 2116-17**

**A RESOLUTION OF INTENT OF THE HANNIBAL CITY COUNCIL TOWARD 109 VIRGINIA STREET TO COOPERATE IN THE REHABILITATION AND RENOVATION OF SAID FACILITY AND AUTHORIZING CERTAIN ACTIONS RELATING THERETO**

Council Member Welch made a motion to have the City Clerk read Resolution No. 2116-17 and call the roll for adoption. Motion was seconded by Mayor Pro Tem Knickerbocker.

Motion carried.

**Roll Call**

**Yes:** Council Member Veach, Mayor Pro Tem Knickerbocker, Council Members Dobson, Cogdal, Mayor Hark and Council Members Van Hoose and Welch – 7

**No:** -0-

**Absent:** -0-

Mayor Hark declared Resolution No. 2116-17 duly approved and adopted on this date.

## **RESOLUTION NO. 2117-17**

### **A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A \$5,000 ENGINEERING SERVICE AGREEMENT BETWEEN THE CITY OF HANNIBAL AND MECO ENGINEERING COMPANY FOR PRELIMINARY STRUCTURAL INVESTIGATION OF THE LIGHTHOUSE**

Mayor Pro Tem Knickerbocker made a motion to have the City Clerk read Resolution No. 2117-17 and call the roll for adoption, with Council Member Veach seconding the motion.

Motion carried.

#### **Roll Call**

**Yes:** Council Member Veach, Mayor Pro Tem Knickerbocker, Council Members Dobson, Cogdal, Mayor Hark and Council Members Van Hoose and Welch – 7

**No:** -0-

**Absent:** -0-

Mayor Hark declared Resolution No. 2117-17 duly approved and adopted on this date.

#### **ADJOURNMENT**

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

Motion carried, meeting adjourned.

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**James R. Hark, Mayor**

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**Angelica N. Zerbonia, MRCC - City Clerk**