

## **OFFICIAL COUNCIL PROCEEDINGS**

**Tuesday, November 21, 2017  
Council Chambers  
7:00 p.m.**

### **ROLL CALL**

**Present:** Mayor Pro Tem Knickerbocker, Council Members Dobson, Cogdal, Mayor Hark, Council Members Van Hoose, Welch and Veach – 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 asked Mayor Pro Tem Knickerbocker to lead the Pledge of Allegiance to the Flag.

### **APPROVAL OF AGENDA**

A motion was made by Council Member Dobson to approve the agenda as presented and posted. The motion was seconded by Council Member Van Hoose.

Motion carried.

**APPROVAL OF MINUTES**  
**Regularly Scheduled Council Meeting – November 7, 2017**

A motion was made by Council Member Welch to approve the minutes of the last regularly scheduled Council meeting that was held on November 7, 2017. The motion was seconded by Council Member Veach.

Motion carried.

**APPROVAL OF PAYROLL AND CLAIMS**  
**First Half – November, 2017**

A motion was made by Council Member Van Hoose to approve the payroll and claims for the first half of November, 2017. The motion was seconded by Council Member Dobson.

Motion carried.

**SUE BEERS, PROPERTY OWNER – 418 CENTER STREET**  
**Re: Request, Waive/Reduce Special Tax Bill Assessments**  
*Dangerous Structure Removal – Former YMCA Building*

Sue Beers, owner of property located at 418 Center Street, site of the former YMCA, addressed Council. Ms. Beers reminded Council that this had been an empty lot since 2012, adding that an interested party would like to purchase the property and place a business there. She stated that this transaction, if completed, would provide construction jobs and revenue to the City. The cost to remove the old building was \$64,803 and the lot is not worth that amount. Her specific request was that the City drastically reduce the fees or waive them entirely in order that the lot be utilized in this manner. She concluded by stating that the lot is beautiful and in a great location to contain a business that would benefit the City.

Council Member Dobson indicated that, in speaking with the City Manager, a proposal had been discussed, whereas, the City accept a transfer of this property from Beers, subsequently accepting responsibility for the transfer of this property to the potential buyer. In this way, the buyer might recover some of the demolition costs. She responded that she would discuss this proposal with her husband and the realtor.

Mayor Hark advised that the City is legally restricted from waiving the demolition fees; however, Council Member Dobson made a good point, as suggested by the City Manager. He recommended that she contact the City Manager, after speaking with her realtor and husband, to discuss other options, including the direct transfer to the City, and to bring that request back to Council in the near future. Mayor Hark assured Ms. Beers that if there was any way Council could cooperate to facilitate the improvement on this property, they would do their very best.

City Manager LaGarce clarified that the City is allowed to waive liens on property the City has acquired; however, they are not allowed to waive these fees for property owned by other parties.

**PAUL LEWELLEN – HISTORIC HANNIBAL MARKETING COUNCIL**

**Re: Request, Street Closure – Victorian Christmas**

*Saturday, December 9 & 16, 2017 – 2:00 p.m. – 9:00 p.m.*

Mr. Paul Lewellen came before Council on behalf of the Historic Hannibal Marketing Council, to request the support of the City for the annual Victorian Christmas event. His specific request was for the closure and use of the parking lot on the east side of Main Street (across the street from the Wine Stop) for the “Polar Express” trolley from 5:00 to 8:00 p.m. and street closure of Main Street, from North Street to Broadway, including east/west alleys on Center Street, Bird Street, Hill Street, etc. from 2:00 p.m. until 9:00 p.m. on the first three Saturdays in December, specifically December 2<sup>nd</sup>, December 9<sup>th</sup> and December 16<sup>th</sup>. Lewellen explained that the schedule included the trolley, hot chocolate and cider sales on December 2<sup>nd</sup>, Living Windows Displays and trolley on December 9<sup>th</sup> and additional festivities, including the trolley on December 16<sup>th</sup>. Mayor Hark pointed out that the original request did not include December 2<sup>nd</sup>. Paul Lewellen asked that this date be added so Hark asked Department Supervisors if the addition of December 2<sup>nd</sup> would present a problem. Since no one indicated that this addition would pose a problem for the departments, Lewellen’s original request was amended to include December 2<sup>nd</sup>. Council Member Dobson made a motion to approve Lewellen’s request, as amended. Motion was seconded by Council Member Welch.

Motion carried.

**LARRY GODERT – PROPERTY OWNER, 28 FOREST HILLS DRIVE**

**Re: Request, Purchase City Owned Property – Lot 4 Green’s Subdivision**

Mr. Larry Godert appeared before Council with a request to purchase Lot 4 in Green’s Subdivision, currently owned by the City. This property lies adjacent to his property, located at 28 Forrest Hills Drive. Mr. Godert indicated that he currently had easements for this property; however, he would like to purchase it outright, so he can be assured of future street access. He explained that he had been maintaining this property for many years, believing that he owned it. Only recently he had discovered that the property was not his, but owned by the City; therefore, he was requesting to purchase this property for the sum of \$500.

Council Member Welch indicated that he believed the purchase price Mr. Godert offered was fair, then made the motion to approve Mr. Godert’s request to purchase said property. Council Member Dobson added that the property probably would not be of use to anyone other than Mr. Godert and seconded the motion.

Motion carried.

**RYAN JOHNSON – CHARITON VALLEY**  
**Re: Fiber Build Out in Hannibal**

Ryan Johnson, Director of Sales and Marketing for Chariton Valley, addressed Council regarding the intent of Chariton Valley to install fiber within the City of Hannibal. He provided a brief history of Chariton Valley, a telephone corporation who has been in business since 1952. The business began in the Macon/Buckman area and now operates a state-of-the-art fiber network, including wireless, video and internet. In 2012, the company began the 4G LTE in their market (the five-county area, including Macon, Moberly, Brookfield and Shelbina). Now, the company has just completed their 4G LTE wireless network expansion in five additional counties, which include Pike, Ralls, Marion, Monroe and Audrain. This year the company's board has authorized the building of \$42 million of fiber to all customers within their eighteen exchanges, also committing \$6.2 million to Brookfield, MO. Johnson advised that there is an agent within the City of Hannibal, who works with a local business owner.

The company's board, during a recent meeting, authorized building \$2 million of fiber into the City of Hannibal; and, the plan is to begin that process in January, 2018. He displayed a map of Brookfield, MO as an example to show how they design communities and explained that design cities are divided into zones, each holding between 50-200 customers. The number of zones would depend on the specific design within the city, Brookfield contains sixteen zones.

In response to a question posed by Council Member Dobson, Mr. Johnson explained that Chariton Valley services include voice, TV and video, consisting of cable TV which is delivered over IP, which is different than typical Cable TV. Chariton Valley would be a competitor to Charter Communications, the city's current provider. Council Member Dobson questioned Johnson's knowledge of Bluebird, a company operating in this area. Mr. Johnson indicated that Chariton Valley is a 7-8% owner of Blue Bird.

Dobson questioned the timeframe to build the fiber within Hannibal. Mr. Johnson responded that the first goal would be to get the plow on the ground and head toward Hannibal, picking up their towers along the way. Dobson asked what Chariton Valley would need from the City of Hannibal; and in response, Johnson advised there was no request to the City at this time, adding that the presentation was for informational purposes only. He said that he would work with the City Manager to keep Council informed.

City Manager LaGarce questioned where the excavations would occur; and Johnson responded that the fiber would be underground and entirely be contained in public right-of-way. LaGarce commented that during the next couple of years, there will be extensive overlay projects occurring on city streets and he wished to make certain the city and Chariton Valley coordinated their projects, citing street cuts as being a potential hazard. Johnson assured LaGarce that this concern would be addressed, since they did not wish to have problems in this area either. It is ultimately Chariton Valley's plan to take fiber to all the cities along Highway 36.

Knickerbocker questioned whether much boring would occur, rather than cutting. Johnson confirmed that this would be the case, adding that a new product is available, called Multiduct that could be used, as well, to expand so that only one bore would be necessary.

Council Member Welch questioned the "going green" zones and their implications. Mr. Johnson explained that customers go to Chariton Valley's website, subscribing to services of their choice and express their interest. Chariton Valley would place this data into a spreadsheet. Then, using a formula the customers would be calculated, per zone, a return for that zone would be determined with a specific goal in mind, since the cost is already known. Once the goal is met, the company would move toward construction of this zone. The Mayor thanked Mr. Johnson for his presentation and for expressing an interest in investing in the community.

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

Mayor Hark made the following recommendations:

HANNIBAL CONVENTION & VISITORS BUREAU

- **Gayle Viorel – appointment for a term to expire September, 2022**

This nomination will be considered for approval at the next regular Council meeting, to be held on December 5, 2017.

INDUSTRIAL DEVELOPMENT AUTHORITY

- **Jeff Evans –appointment for a term to expire January, 2023**

This nomination will be considered for approval at the next regular Council meeting to be held December 5, 2017.

HANNIBAL TREE BOARD

- **Harry Graves – reappointment for a term to expire September, 2020**

This nomination will be considered for approval at the next regular Council meeting to be held December 5, 2017.

**MIKE DOBSON – COUNCIL MEMBER, 2<sup>ND</sup> WARD**  
**Re: Request, Let Bids – Downtown Bollards**

At this time, Council Member Dobson addressed Council relating to the issue of placing bollards in the downtown area. He explained that he had recently met with the downtown merchants and they were in favor of this undertaking, and verbalized what had inspired him to explore this idea. He said that he had gone to the downtown Halloween event and was pleased to see the fun all the participants were experiencing. Dobson was impressed by the merchants on North Main, who continue to keep creating more ways to attract participants to their events that just keep growing. The Halloween celebration on North Main occurred about the same time the tragedy in New York City took place, at which an individual

purposely drove through an event, killing and injuring many festival goers. Dobson added that he had written letters to congress members with a request for funding, if available.

During a meeting with DPW Superintendent, Brian Chaplin, they discussed the possibility of enlisting the City Street Department to install these bollards, the pedestal base of which would be placed under the street level, and the bollard would attach on top of the pedestal base. When not in use a plate or door, flush with the street, would cover the mounting apparatus. When necessary, this door would be opened and the bollard attached to the base and locked in place. These bollards would be spaced far enough apart that a vehicle could not get between them. In the case of an emergency, one bollard could be removed to allow emergency vehicle access. He did note that the ambulance district has started using a gator vehicle, which requires less space, to access possible accident victims during downtown events. Dobson explained that, according to Chaplin, five bollards would be necessary to span the width of a street, he referenced the map enclosed in the Council packet which included proposed locations of the bollards. Dobson suggested that the riverfront be included when considering placement of bollard bases and mounting apparatus, adding that the City would have fifty bollards that could be placed in various event locations; and, the only additional cost in including the riverfront would be placement of the extra bases and mounting apparatus.

Chaplin advised that installation would only require a round saw cut, with the base being set in concrete. Bollards could be stored on a trailer and then installed by the Street Department whenever the need arose. Dobson commented that Chaplin could develop a map of bollard base locations that event planners could utilize in requesting event street closures and bollard placement. Dobson stated that his specific request was to allow Chaplin to contact companies that provide these bollards in order to let bids. He projected that the estimated cost of this project would be approximately \$12,000.

Mayor Hark then questioned the life span of bollards, Chaplin confirmed that they are indeed steel and powder covered, requiring little or no maintenance. Council Member Welch indicated, in his opinion, this would be, if not a deterrent, a fail- safe. He made a motion to approve the bidding process for this project; however, upon approving would like to open the floor to those coordinating the festivals to express their ideas and or concerns. Dobson explained that he had previously spoken with the Historic Hannibal Marketing Council members who were in favor of this project. (The bollards will be decorative and would blend with the lighting and directional signs that are installed in the area). Motion was seconded by Mayor Pro Tem Knickerbocker.

Motion carried.

**JAMES LEMON – CODE AMENDMENT, SECTION 15-49 (a) (9)  
& SECTION 15-49 (b) (9) c – CONTRACTORS, ELECTRICAL**  
*(Bill No. 17-029, to follow)*

Attorney Drew Ward, representing City Attorney James Lemon, asked that the next agenda item, relating to the city code amendment, be tabled; however, City Manager LaGarce explained that he was willing and prepared to present this issue.

LaGarce addressed the Council regarding Bill No. 17-029, to follow, regarding an amendment to the City's current electrical contractor's license procedure. He continued that, recently, the State of Missouri is initiating a state wide license to preempt local licenses. If contractors possess this state-issued license, they will no longer be required to obtain the local license; however, if they do not possess the state issued license, they will still be required to obtain the City's electrical license. The sole purpose of this amendment is to clarify this issue, and is a housekeeping measure only.

**BRIAN CHAPLIN – DPW SUPERINTENDENT**  
**Re: Street(s) Dedication – Fette Subdivision**  
*(Bill No. 17-028, to follow)*

DPW Superintendent Brian Chaplin came before Council regarding the street dedication of Fette Subdivision. Since there is one small road and cul-de-sac that is not yet completed, he asked Council's pleasure whether to proceed with the reading of the bill, amending it to exclude the incomplete areas, or table until all areas are completed. Dobson commented that he would not be opposed to approval, with an amendment to exclude the first lot.

Subsequently, Dobson asked Chaplin to elaborate on the strength of the streets. Chaplin responded by advising that their strength was in excess of 6,000 psi, which is double the strength requirement for opening a highway and very impressive, what he considered a very good road.

Dobson then addressed his concerns regarding the absence of street name signs. Chaplin indicated that, as soon as these street names are obtained from the developer, the Street Department will assist with the placement of the signs. This will also determine what color of signs to be placed, whether private or public.

Council Member Cogdal sought clarification regarding the time frame of the actual dedication. City Manager LaGarce responded that the dedication would not be recorded until December, adding that it could potentially be official on December 5th, if Council were to give this a first reading, as amended. The other option would be to bring a clean bill back to the next meeting for a first reading.

Mayor Pro Tem Knickerbocker was concerned that, if the bill were amended it would not include the incomplete areas. Since Chaplin expressed the urgency of approving this bill in order to include these areas on the City's snow route, Council Member Dobson made the motion to approve the current bill and return with an amended bill at the next Council meeting to be held on December 5, 2017 for a second and final reading.

**BOB STEVENSON – BPW GENERAL MANAGER**  
**Re: Update, Chloramine Replacement Project**

BPW General Manager Bob Stevenson came before Council with an update relating to the Chloramine replacement project. He explained that progress is mostly being achieved by Black and Veach and BPW staff continues to collect the daily samples and data. Since last month, two or three things have happened that are significant.

A study was began in late August whereby a 55 gallon sampling of the City's raw water was sent to Calgon for simulation studies of which Calgon's expertise was required. Those tests proved to be inclusive; therefore, a second 55 gallons sampling has been sent. Results have been anticipated but not forthcoming for approximately six weeks. Black and Veach has begun putting together the verbiage of their final report, their goal being presentation of the draft late in December.

B&V has now determined that a new and third alternative deserves a closer look due to the developing apparent costs of the GAC alternative. Besides Ozone treatment, they are now reviewing the feasibility of Reverse Osmosis systems. In August they advised they would like to see a second option in the works, this month in their progress report they have since decided to add a third technology back in, which is based on reverse osmosis. Stevenson believes the projected cost of the GAC is continuing to climb; therefore, they are adding the third option. His conclusion was based on the data contained in his attached charts, which was acquired from tests being completed at BPW facilities. There are no conclusions or relative costs available for the City to consider yet with respect to any alternatives.

There were a lot of speculations of how long carbon would actually last with guesses of 6-9 months and as long as 2 years. According to charts included in the Council packets, it appears in about 120 days the carbon will be exhausted, this would have a huge impact on the cost and the reason Black & Veach has gone back and added a third option. They will know more about it when the preliminary report is received. Stevenson added that the black line on his chart is decreasing, which is another way of showing the carbon is decreasing over time.

**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**

**SECOND AND FINAL READING**

A motion was made by Mayor Pro Tem Knickerbocker to have the City Clerk read Bill No. 17-026 and call the roll for adoption. Council Member Welch seconded the motion.

Motion carried.

**Roll Call**

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

**No:** -0-

**Absent:** -0-

Mayor Hark declared Bill No. 17-026 duly approved and adopted on this date.

**BILL NO. 17-027**

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

**SECOND AND FINAL READING**

A motion was made by Council Member Dobson to have the City Clerk read Bill No. 17-027 and call the roll for adoption. Mayor Pro Tem Knickerbocker seconded the motion.

Motion carried.

**Roll Call**

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

**No:** -0-

**Absent:** -0-

Mayor Hark declared Bill No. 17-027 duly approved and adopted on this date.

**BILL NO. 17-028**

**AN ORDINANCE APPROVING AND ACCEPTING DEDICATION OF STREETS IN FETTE SUBDIVISION, FIRST ADDITION, IN THE CITY OF HANNIBAL, MARION COUNTY, MISSOURI**

**FIRST READING**

A motion was made by Council Member Dobson to have the Clerk give amended Bill No 17-028 a first reading, omitting the area that is currently incomplete, returning with an amended Bill 17-028 for a second and final reading at the next regular Council meeting. The motion was seconded by Council Member Veach.

Motion carried

**BILL NO. 17-029**

**AN ORDINANCE REGARDING CHAPTER 15 OF THE ORDINANCES OF THE CITY OF HANNIBAL, AMENDING SECTION 15-49 (a) (9) AND SECTION 15-49 (b)(9)c. RELATING TO ELECTRICAL CONTRACTORS WHO POSSESS STATE LICENSURE**

**FIRST READING**

A motion was made by Council Member Dobson to have the Clerk give Bill No 17-029 a first reading. The motion was seconded by Council Member Veach.

Motion carried

**CLOSED SESSION**

*In Accordance with RSMo. 610-021 (3)*

At this time, Mayor Hark entertained a motion to go into closed session in accordance with RSMo 610-021, sub-paragraph (3), admitting himself, City Manager Jeff LaGarce, City Council, City Attorney Drew Ward, City Clerk Angel Zerbonia, Interim Deputy City Clerk Debbie White, Motion was made by Mayor Pro Tem Knickerbocker to enter into Closed Session. Motion was seconded by Council Member Cogdal.

**Roll Call**

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

**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 Council Member Cogdal.

Motion carried.

### **ADJOURNMENT**

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

Motion carried, meeting adjourned.