

OFFICIAL COUNCIL PROCEEDINGS

**Tuesday, October 17, 2017
Council Chambers
7:00 p.m.**

ROLL CALL

Present: Council Members Welch, Veach, Dobson, Cogdal, Mayor Hark, and Council Member Van Hoose - 6

Absent: Mayor Pro Tem Knickerbocker - 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

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

APPROVAL OF AGENDA

Motion was made by Council Member Welch to approve the agenda. Motion was seconded by Council Member Dobson.

Motion carried.

APPROVAL OF MINUTES

Closed Session Minutes

- **December, 6, 2016 – HCVB Relocation**
- **April 18, 2017 – 109 Virginia Acquisition**
- **May 16, 2017**
- **June 20, 2017**
- **July 18, 2017**
- **September 5, 2017**

Motion was made by Council Member Van Hoose to approve the closed session minutes for the HCVB Relocation held December 6, 2016 and for the 109 Virginia Acquisition held April 18, May 16, June 20, July 18, and September 5 of 2017. Motion was seconded by Council Member Dobson.

Motion carried.

Regularly Scheduled Council Meeting – October 3, 2017

Motion was made by Council Member Welch to approve the minutes for the last regularly scheduled Council meeting that was held on October 3, 2017. Motion was seconded by Council Member Veach.

Motion carried.

APPROVAL OF PAYROLL AND CLAIMS First Half – October, 2017

Motion was made by Council Member Van Hoose to approve the payroll and claims for the first half of October, 2017. Motion was seconded by Council Member Veach.

Motion carried.

JAMES R. HARK - MAYOR Re: Recommendation of Appointments

Mayor Hark made the following amended recommendations:

INDUSTRIAL DEVELOPMENT AUTHORITY

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

MARK TWAIN HOME BOARD

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

These nominations will be considered for approval at the next regular Council meeting to be held November 7, 2017.

JEFF LAGARCE – CITY MANAGER Re: Taxable Industrial Revenue Bonds - Capital Expansion Project *General Mills Cereals Properties, LLC* (Bill No. 17-025, to follow)

Jeff LaGarce, City Manager, informed Council that following approval of the Resolution of Intent on June 20, 2017, an Ordinance approving all bond documents and final issuance is being sought for the General Mills Chapter 100 expansion. The proposed Ordinance would

approve the Plan for the Industrial Development Project, authorize the Project, authorize issuance of Taxable Industrial Revenue Bonds up to \$65 million, and authorize a Trust Indenture, Lease Agreement, Bond Purchase Agreement, Performance Agreement, and Special Warranty Deed.

The principal amount of issuance is \$65,000,000, not-to-exceed; designated to facilitate the expansion, production equipment, and machinery of General Mills' consolidated product line here in Hannibal. Staff recommends approval of the first reading of the Ordinance approving the issuance of Taxable Industrial Revenue Bonds relative to the expansion of General Mills' Hannibal Plant. Bill No. 17-025, to follow.

Re: Resolution of Support – 109 Virginia Street
HillTide Partners and Belmont Development Company
(Resolution No. 2114-17, to follow)

LaGarce then informed Council that HillTide Partners and Belmont Development Company require a Resolution of Support from the local community for their application to the Missouri Housing Development Commission. They are requesting a similar Resolution of Support from Marion County as well. The Resolution simply expresses the city's support for their proposed St. Elizabeth project, and this repurpose/renovation is consistent with the city's plans and strategies. Staff recommends approval of the Resolution. Resolution No. 2114-17, to follow.

ANGEL ZERBONIA – CITY CLERK
Re: 2018 Municipal Election – April 3, 2018

- *Municipal Judge*
 - *Council Member First (1st) Ward*
 - *Council Member Third (3rd) Ward*
- (Bill No. 17-024, to follow)*

Angel Zerbonia, City Clerk, informed Council that in accordance with the provisions of Section 17.01 Charter of the City of Hannibal, a general municipal election may be held for the purpose of electing mayor, council members and other elective offices of the City. She requested Council approval to give a first reading of *Bill No. 17-024* which authorizes a Municipal Election to be held, Tuesday, April 3, 2018. The 2018 City of Hannibal Election schedule provides for the election of a Municipal Judge and Council Members for the First and Third Wards. These positions are currently held by Judge Don Bastian, and Council Members Kevin Knickerbocker and Melissa Cogdal, respectively. Candidate filing for the above mentioned positions will commence Tuesday, December 12, 2017 at 8:00 a.m., concluding January 16, 2018 at 5:00 p.m. Bill No. 17-024, to follow.

BRIAN CHAPLIN – DPW SUPERINTENDENT
Re: Request, Set Public Hearing –Annexation, 9298 County Road 416

November 7, 2017 – 6:45 p.m.
Jim Mulhern

Brian Chaplin, DPW Superintendent, requested to set a public hearing for annexation of 9298 County Road 416. The hearing would be November 7, 2017 at 6:45 p.m. Motion was made by Council Member Dobson to approve the request. Motion seconded by Council Member Welch.

Motion carried.

GAIL BRYANT – DIRECTOR, HCVB
Re: Bid Award Approvals – 2018 Visitors Guide

- *Layout & Design – Next to Nothing Designs*
- *Printing – Poole Communications*

Gail Bryant, HCVB Director, informed Council that a legal notice was placed in the Hannibal Courier Post on September 25, 2017, and a RFP was sent to the vendors requesting the information for the layout & design. They received one bid on the project. The bid was opened on October 2, 2017, by the City Clerk. We would like to request bid approval for the layout & design of the 2018 Official Hannibal Visitor Guide. At this time, there were no bids received for printing. Staff recommends the bid award to Next To Nothing Designs, in the amount of \$4,580.00 for the layout & design of the 2018 Hannibal Visitor Guide.

A legal notice was then placed again in the Hannibal Courier Post on October 5, 2017, and a RFP was sent to the vendors requesting the information for the printing. We received two bids on the project. The bids were opened on October 12, 2017, by the City Clerk. The lowest bid for the printing of the visitor guides is \$26,337.00. We would like to request bid approval for the printing of the 2018 Official Hannibal Visitor Guide. Staff recommends the bid award to Poole Communications, in the amount of \$26,337.00 for the printing of the 2018 Hannibal Visitor Guide. Motion was made by Council Member Veach to approve the request. Motion seconded by Council Member Welch.

Motion carried.

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

Bob Stevenson then reported an update on the Chloramine replacement project, which he advised a memorandum was placed in the council packet. He advised Black and Veach did send another water sample to a company besides Calgon, at this time it appears they are inclusive. Weekly, our water treatment plant operators are sending sample and will continue to do so.

He then reviewed the graph that was placed in the packet. This data is from the 20th of August to the 12th of October. This indicates that the carbon will have to be changed, giving us a feel of how long carbon will last before it needs to be changed. This is inclusive at this point but represents that data that is being collected and analyzed at this time. This will continue for weeks and weeks.

Jeff LaGarce then questioned the threshold, in which Stevenson advised that was a moving target and was not able to provide a hard number. We need to reduce TOC's by 40 or 60%, there are a lot of variables, temperature and age. Black & Veach will be doing more studies on water age. Last month one of our storage tanks was removed from service, most likely permanently, due to age of water.

Council Member Dobson then asked if Black & Veach has established a number of TOC when only chlorination would take place it would produce disinfectant byproduct and would exceed the cap placed by DNR. He tried to answer it in a vague way by saying it is between 40 and 60% reduction and the number is not firm and changes seasonally. The water being sent to the other companies is river water. They are looking into other treatment options and the only one not ruled out besides GAC is extremely costly.

MIKE MCHARGUE – STREET DEPARTMENT SUPERVISOR

Re: Request, Approval to Let Bids

Asphalt Recycler and Hot Box Slip-in Machine

Mike McHargue, Street Department Supervisor, informed Council that the Hannibal Street Department has partnered with The Hannibal Board of Public Works in repairing over 120 saw cuts on our city streets after the BPW has fixed sewer or water leak repairs. Asphalt repairs, primarily the smaller ones, have proven to be a challenge. Asphalt must be used hot (430 degrees) to be worked properly. A lot of the cuts are less than 1 ton and take a couple hours to complete. The remaining asphalt on the truck then becomes too cold to work and must be discarded. The asphalt plants do not have asphalt available on all days and will not start up their plant for small orders. When the plants are running the minimum order is 4 tons. This machine has 2 burners and thermostat that keeps the asphalt hot until the last bit is used and can hold 4 tons (the minimum order). This machine has a 2nd advantage of being able to recycle asphalt, be it left over new asphalt or ground out used asphalt. Used in this mode a crew can re-melt asphalt anytime needed and not be at the mercy of the asphalt plants making material virtually free.

Currently on site we have 14 tons of left over new and approximately 20 tons of used. A 3rd advantage is virtually eliminating the need for cold patch. Currently the street department buys 64 tons of cold patch per year at a cost of \$100 per ton. Hot mix currently is \$52 per ton. The Falcon can also recycle used cold patch as well. A 4th advantage is the department will be able to send out a 2-man crew to open the cut, make the patch and re-open the street before going on to the next repair. We will be able to push asphalt repairs well into December as the machine can deliver fully heated asphalt even in cold weather. The department will be able to make proper patches, not a BPW repair or using cold patch, right the first time without the need for a temporary repair (this will result in less “bubble gum” looking patches).

The Street Department is asking for Council’s approval to let bids for a new Falcon Asphalt Recycler and Hot Box Slip-in machine to have for street asphalt repairs. Mayor Hark questioned how long street repairs could be made, or at what degrees the machine could be ran to. McHargue said the company recommends not running the machine past it being 10 degrees outside. The surface must be wet to recycle the asphalt, and then in 8 hours it is

ready to be used. Council Member Dobson made a motion to approve the request to go for bids. Motion seconded by Council Member Veach.

Motion carried.

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

First Reading

Motion was made by Council Member Welch to give Bill No 17-024 a first reading. Motion was seconded by Council Member Van Hoose.

Motion carried.

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

First Reading

Motion was made by Council Member Dobson to give Bill No 17-025 a first reading. Motion was seconded by Council Member Welch.

Motion carried.

RESOLUTION NO. 2114-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANNIBAL, MISSOURI, SUPPORTING THE EFFORTS OF HILL TIDE PARTNERS, LLC AND BELMONT DEVELOPMENT COMPANY, LLC TO REDEVELOP THE ST. ELIZABETH HOSPITAL

Motion was made by Council Member Dobson to have the City Clerk read Resolution No. 2114-17 and call the roll for adoption. Motion was seconded by Council Member Cogdal.

Motion carried.

Roll Call

Yes: Council Members Welch, Veach, Dobson, Cogdal, Mayor Hark, and Council Member Van Hoose - 6

No: -0-

Absent: Mayor Pro Tem Knickerbocker - 1

Mayor Hark declared Resolution No. 2114-17 duly approved and adopted on this date.

CLOSED SESSION

In Accordance with RSMo. 610-021:

- *(1) – Litigation – Oliver Latta, et al vs. City of Hannibal*

At this time, Mayor Hark entertained a motion to go into closed session in accordance with RSMo 610-021, sub-paragraph (1) admitting himself, City Manager Jeff LaGarce, City Council, City Attorney James Lemon, City Clerk Angelica Zerbonia, Greg Mollet, Special MIRMA Counsel, Partner Abby Resner, BPW Director Robert Stevenson, Health Hall, and Board of Public Works Board Members Bill Fisher, Steven Smith, Lenny Rosenkranz, and Tim Goodman. Motion was made by Council Member Welch to enter into Closed Session. Motion was seconded by Council Member Dobson.

Motion carried.

Roll Call

Yes: Council Members Welch, Veach, Dobson, Cogdal, Mayor Hark, and Council Member Van Hoose - 6

No: -0-

Absent: Mayor Pro Tem Knickerbocker - 1

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 Welch.

Motion carried.

ADJOURNMENT

Motion was made by Council Member Dobson to adjourn the meeting. Motion was seconded by Council Member Welch.

Motion carried.

James R. Hark, Mayor

Angelica N. Zerbonia, MRCC - City Clerk