

OFFICIAL COUNCIL PROCEEDINGS

**Tuesday, September 19, 2017
Council Chambers
7:00 p.m.**

Due to Mayor Hark's absence, Mayor Pro Tem Knickerbocker presided over the meeting.

ROLL CALL

Present: Council Members Van Hoose, Welch, Veach, Mayor Pro Tem Knickerbocker, and Council Member Dobson - 5

Absent: Mayor Hark and Council Member Cogdal - 2

CALL TO ORDER

There being a quorum present, Mayor Pro Tem Knickerbocker called the meeting to order.

Council Member Veach made a motion to excuse Mayor Hark and Council Member Cogdal. Motion was seconded by Council Member Welch.

Motion carried.

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

Due to Mr. Ebers now residing outside city limits, Mayor Pro Tem Knickerbocker would now be recommending Gordon Ipson and requests to amend the agenda to reflect accordingly. Motion was made by Council Member Dobson to approve the agenda as amended. Motion was seconded by Council Member Welch.

Motion carried.

APPROVAL OF MINUTES

Closed Session Minutes – Clemens Field Lease Negotiations

- **September 6, 2016**
- **October 18, 2016**
- **December 20, 2016**
- **January 17, 2017**
- **February 7, 2017**
- **March 7, 2017**
- **July 6, 2017**

Motion was made by Council Member Van Hoose to approve the Closed Session Minutes for Clemens Field Lease Negotiations. Motion was seconded by Council Member Dobson.

Motion carried.

Regularly Scheduled Council Meeting – September 5, 2017

Motion was made by Council Member Welch to approve the minutes for the last regularly scheduled Council meeting that was held on September 5, 2017. Motion was seconded by Council Member Veach.

Motion carried.

APPROVAL OF PAYROLL AND CLAIMS

First Half – September, 2017

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

Motion carried.

JODY BOGUE – MARK TWAIN DINETTE

Re: Request, Purchase City Owned Property – 200 Olive Street

Jody Bogue, with Mark Twain Dinette, came before Council to request purchase of city owned property. The property is located at 200 Olive Street and he offered five hundred dollars for the property. Bogue was not sure what they will do with the property at this time. They discussed multifamily use. Jeff LaGarce stated they would like to see something done that went well with what is currently there. LaGarce then described the process that is usually done to buy city property, including going out for bids. In special circumstances, Council may recommend sale of property.

Council Member Dobson stated that with the size of the property, he thinks it best to sell to Mr. Bogue. Council Member Van Hoose informed Council that someone else had shown interest in the property. LaGarce stated he believed Bogue could get the most use out of it. Dobson questioned if they should take sealed bids, to which Attorney James Lemon stated

that it was at the discretion of the Council. Lemon suggested either do the formal process or wave the process and look at who could get the most use out of it and get it back on the tax role. A motion was made to approve the Mayor to sign the deed to Bogue by Council Member Dobson. Motion seconded by Council Member Welch.

Motion carried.

**TIFFANY HAYS – DEPUTY CITY CLERK, ON BEHALF OF
HANNIBAL HIGH SCHOOL
Re: Request, Street Closures
69th Annual Hannibal Band Day Parade
*Tuesday, October 10, 2017 – 2:45 p.m. – 5:00 p.m.***

Tiffany Hays, Deputy City Clerk on behalf of Hannibal High School, informed Council of their request for street closure for their 69th Annual Hannibal Band Day Parade. The event will take place Tuesday, October 10, 2017 from 2:45 p.m. to 5:00 p.m. Motion was made by Council Member Dobson to approve the request. Motion seconded by Council Member Welch.

Motion carried.

**JOHN LYNG – HANNIBAL COMMUNITY & BUSINESS DEVELOPMENT
Re: Request, Street Closures & Use of City Owned Property - Fall Festival
*October 20 – 22, 2017***

John Lyng, with Hannibal Community and Business Development, came before Council to request street closure and use of city owned property for their Fall Festival. The event will take place October 20 – 22, 2017. They will have several more vendors this year, which require a larger space than they have needed in the past. Mayor Pro Tem Knickerbocker questioned alcohol consumption. Lyng stated that the consumption will only be on private property. Motion was made by Council Member Van Hoose to approve the request. Motion seconded by Council Member Dobson.

Motion carried.

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

Mayor Pro Tem Knickerbocker reminded Council of a candidate presented at the last meeting for the following Board:

AIRPORT ADVISORY COMMITTEE

- **Greg Baugher – appointment for an unexpired term to expire September, 2018**

LIBRARY BOARD

- **Roy Hark – appointment for a term to expire June, 2020**

He asked Council for their approval of these recommendations. Motion was made by Council Member Welch to approve the Mayor Pro Tem’s recommendation of Greg Baugher to the Airport Advisory Committee, for appointment for an unexpired term to expire September, 2018 and Roy Hark to the Library Board, for appointment for a term to expire June, 2020. Motion was seconded by Council Member Dobson.

Motion carried.

Re: Recommendation of Appointment

Mayor Pro Tem Knickerbocker made the following amended recommendations:

INDUSTRIAL DEVELOPMENT AUTHORITY

- **Gordon Ipson – appointment for a term to expire, January, 2021**

This nomination will be considered for approval at the next regular Council meeting to be held October 3, 2017.

JEFF LAGARCE – CITY MANAGER

Re: Approval of Appointment

Jeff LaGarce, City Manager reminded Council of a candidate presented at the last meeting for the following Board:

BOARD OF PUBLIC WORKS

- **Steven Smith – appointment for an unexpired term to expire July, 2018**

He asked Council for their approval of this recommendation. Motion was made by Council Member Van Hoose to approve the City Manager’s recommendation of Steven Smith to the Board of Public Works, for appointment for an unexpired term to expire July, 2018. Motion was seconded by Council Member Welch.

Motion carried.

Re: Bid Rejection, Grand Avenue Binwall

LaGarce then informed Council that the city budgeted \$300,000 to repair the Grand Avenue Binwall. Bids were let and received, and the lowest bid received was 508,000. They are currently looking into two options. To address shale unknowns, staff is exploring additional geotechnical work on this shale – to quantify and identify its hardness. By creating “dig pits”, testing this shale, and recording its results, a report can be placed into the next bid document, which should remove a large degree of bidder-uncertainty about shale hardness. Less uncertainty means less risk, and leaner bids. Several bidders suggested we rebid in fall with a December due-date, which would enable them to bid.

Two other factors are being considered. Design plans prescribe removing the binwall, tapering back the vertical shale, then continuing that tapering several hundred feet north, along the outer ridge. This excessive length (in yellow) requires considerably more excavation of rock, and a great deal more tree removal (perhaps a quarter-acre of additional tree removal on steep slopes). If the project were scaled-back, additional excavation wouldn't be necessary, nor all the tree-removal required for it. The existing tree cover (shown in green) provides adequate screening & aesthetics now. We are also exploring another alternative to simply backfill the empty cells with rebar and concrete; potentially adding dead men or piers. Bottom line, they do not wish to accept the August 23 bids. This project is important, but the binwall is not at-risk of collapse. Staff recommends that all bids for the Grand Avenue Binwall Project be rejected at this time so additional measures can be explored/developed to prepare a modified project and bid. Motion was mad by Council Member Dobson to approve the request. Motion seconded by Council Member Welch.

Motion carried.

Re: Property Acquisition, 109 Virginia – Special Warranty Deed

*Stephen & Andrea Owsley
(Resolution No. 2111-17, to follow)*

LaGarce then informed Council that located at 109 Virginia; the old St. Elizabeth Hospital is in deplorable state of disrepair, imposing a large crime magnet and severe hardship on surrounding neighbors. The city condemned this property years ago, but demolition of the site is estimated between \$500,000 and \$800,000; a staggering figure that would financially-cripple the city. There has been no demolition; it cannot be afforded. Barring the emergence of a willing private investor to purchase and rehabilitate this site, the old hospital will eventually and ultimately require city demolition at taxpayer expense. Enter the investor partnership consisting of HillTide Partners and Belmont Development Company. They have obtained acquisition rights to 109 Virginia, and intend to rehabilitate the property for senior housing. This initiative also averts the city's eventual path to demolition, which might best-be described as a "cost-prohibitive eventuality".

The investors will seek Missouri Housing Development Commission's (MHDC) tax credits for this project; without which, a \$9.5 million renovation project to create 55 living units is not remotely-possible. However, MHDC has a cost-cap for projects involving tax credits, and the investor's proposed development plan/budget is some \$300,000 beyond that cap. One means of reducing investor costs to within MHDC cap thresholds is to obtain an Environmental Improvement Energy Resources Authority Grant (or E.I.E.R.A.) sponsored by the Missouri Department of Natural Resources (DNR). With an E.I.E.R.A. Grant, which is noncompetitive, a public entity may obtain grant funding up to \$200,000 to abate asbestos on public property. The property must be governmentally-owned in-order for E.I.E.R.A. to apply. Despite acquisition rights already possessed by the investors, they have asked the city to temporarily acquire 109 Virginia, use the E.I.E.R.A. Grant to remove \$200,000 of asbestos on what would temporarily become public property, then transfer the property to the HillTide/Belmont partnership for their investment project. This cuts \$200,000 from their direct project budget. DNR personnel who oversee E.I.E.R.A. are aware this ownership would "turn" only temporarily, as a small component to a larger private development intuitive, and they are fine with this. In fact, they stated their program is designed for good success stories like this.

Locally, the Mark Twain Apartments is a posterchild for successful conversion of an abandoned/blighted institutional use into high-quality senior apartments. Carlson Gardner completed this renovation in 2006/07 using the same MHDC tax credits, and the proposed St. Elizabeth project is cast from the same model. It's a familiar model with-which we have comfort. The "temporary ownership" issue has been a difficult decision, because the city has no real desire to own 109 Virginia. However, this is a very expensive renovation, and the investors are genuinely unable to reduce total project costs to within MHDC thresholds without the E.I.E.R.A. boost.

Unable to reduce the cost to \$9.5 million, the investors cannot qualify for tax credits. If they cannot obtain tax credits, they cannot finance this project. If they cannot finance this project, there will be no redevelopment. If that occurs, Hannibal and the surrounding neighborhoods are back to the status-quo: continued dilapidation of a crime magnet and resulting neighborhood impact; ultimately a demolition project at public expense that is not remotely-affordable. The HillTide/Belmont investment initiative represents a departure from a winless path toward demolition, the opportunity to eliminate a terrible blight issue, an improvement that will enhance the surrounding neighborhood, and the re-purposing of a vacant, blighted institutional use into quality senior housing.

Finally, Council approval of this Resolution would authorize the Mayor to execute and record ownership of this property, but that ownership acceptance on the Mayor's part is conditioned upon first-receiving an appropriate Phase I Environmental Site Assessment containing only acceptable risks under the E.I.E.R.A. Grant Program. If the Phase I ESA reports environmental risks acceptable to the city, the deed can be executed, recorded, and ownership taken. Staff recommends approval of the Resolution conditionally authorizing the Mayor to accept and execute a Special Warranty Deed for 109 Virginia, subject to receipt of an appropriate Phase I Environmental Site Assessment with acceptable risks, thereby enabling the city to use E.I.E.R.A. Grant funding to remove \$200,000 of asbestos; after which, the property will be transferred to the partnership of HillTide/Belmont for repurposing and renovation. Resolution No. 2111-17, to follow.

GAIL BRYANT, HCVB DIRECTOR

Re: Approval, Temporary Position Creation – 2019 Bicentennial Event Director

Gail Bryant, HCVB Director, came before Council on behalf of the Hannibal 2019 Bicentennial Steering Committee (BSC), and stated that they would like to request council approval to seek an event director to organize and implement the planning, fundraising and other activities, approved by the BSC, to showcase Hannibal's history through a spectacular year-long celebration. 2019 is fast approaching, the planning of the bicentennial is now underway. With significance of this event, the BSC agrees there is a need for a designated event director to fully capitalize on the opportunity that will not present itself for another 200 years. The BSC realizes the continuance of residuals through 2020.

With that, the Bicentennial Finance Committee (BFC) will request submittals through a Request for Qualifications (RFQ) process to search for a highly-qualified, experienced candidate that has produced events of this magnitude, in conjunction with the BSC. This candidate will be responsible to organize, promote and execute the event activities over a three-year timeline with set conditions and deliverables. Once a final candidate is selected, an

agreement will be negotiated, reviewed by legal counsel and presented for approval to the city council. Staff requests City Council approval to create this temporary position and to move forward in searching for an event director to plan, fundraise and implement the activities for Hannibal's 2019 Bicentennial, with the cooperation of the Bicentennial Steering Committee, under the supervision of the Bicentennial Finance Committee.

Council Member Dobson questioned how long the event will last. Bryant responded it will begin early 2019 and go through sometime around October 2019. Motion was made by Council Member Veach to approve the request. Motion seconded by Council Member Welch.

Motion carried.

MIKE MCHARGUE – STREET DEPARTMENT SUPERVISOR

Re: Approval, Position Creation/Department Restructuring

Street Department Foreman

Re: Payroll Ordinance, Amendment #1 – Street Department Foreman

(Bill No. 17-023, to follow)

Mike McHargue, Street Department Supervisor, informed Council that he would like to restructure the Street Department. Specifically, to eliminate one of the three Lead Maintenance Worker positions, and create in its place a Foreman position. Prior to early 2016, the Street Department operated under this same model for many years. This model works very well in the Police Department, and should be effective here as well.

This proposal does not increase the total number of employees; it simply recalibrates the existing departmental structure. The city's overall costs are negligible, estimated at \$2400.00 over the current model. Staff recommends approval for the creation of a new Foreman Position under the Supervisor at The Hannibal Street Department, simultaneously asking for an estimated \$2400.00 pay increase that would accompany the new Foreman Position. Bill No. 17-023, to follow. Motion was made by Council Member Veach to approve the position creation. Motion seconded by Council Member Van Hoose.

Motion carried.

BRIAN CHAPLIN – DPW SUPERINTENDENT

Re: 2017 City Wide Cleanup – Agreement

Republic Services

(Resolution No. 2110-17, to follow)

Brian Chaplin, DPW Superintendent, informed Council that on Thursday, August 31st, 2017 the Department of Public Works went out for bids for the Citywide Cleanup that is scheduled for Saturday, October 28th, 2017. The city only received one bid this day and it came from Republic Services out of Quincy, Illinois. The bid this year came in at a rate of \$275.00 per ton at a minimum of \$37,125.00 (135 tons @ \$275.00 per ton). All fees are included in this rate. Last year our numbers were very low on the Citywide Cleanup which is the reason we as a city have decided to have another cleanup this season. Republic was happy to host

another cleanup for us if we came in with the same numbers (or higher) that we produced last year is the reason for the locked in minimal rate of \$37,125.00.

Staff recommends the Council accept the bid of Allied Waste Services for the Citywide Cleanup in the gross amount of \$275.00 per ton at a minimum of \$37,125.00 and \$805.00 per haul \$100.00 per ton for tires and \$150.00 per container appliance fee. All provisions regarding appliances, tires, and batteries, and that the Council authorize the Mayor to execute a contract for same. Chaplin stated that some churches are volunteering to help gather stuff from the elderly who cannot make it to the dump site. Mayor Pro Tem Knickerbocker suggested more advertisement to make the event more successful. Chaplin responded that they are placing more emphasis on advertising this year. LaGarce stated that they originally had two sites picked out but Republic was concerned about more trucks being needed to empty the containers and weave around residential vehicles. Chaplin stated that if we can keep the same date for the cleanup every year and allow Republic to be locked into the project, we can get better rates. Resolution No. 2110-17, to follow.

ROBERT STEVENSON – BPW GENERAL MANAGER

Re: Update, Chloramine Replacement Project

Robert Stevenson, BPW General Manager, came before Council to present an update on the Chloramine Replacement Project. He first commented on the BPW employees that had been sent to help with hurricane relief. He then provided the following update:

Calgon is working under a contract directly with HBPW to furnish and install a pilot test column. The column was just delivered by the time we reported to the Council in August. Since then a service engineer from Calgon came to our treatment plant and supervised the temporary installation of their equipment including piping and power supplies. Also the engineer provided appropriate calibration of water flows and pressures to mimic our anticipated future filter conditions. The columns were filled with granular activated carbon according to specifications provided by Black & Veatch. Of the four columns provided in the test equipment, two are being used to simulate a GAC cap on our existing sand filters. Two more are being used to simulate two post GAC filter pressure vessels in series as proposed by the Jacob's study. Data collection as required by Black & Veatch began on about Aug. 22 and continues daily. Almost immediately after the equipment was set up and data collection began, a small water feed pump furnished as part of the Calgon scope failed with a burned up motor. Calgon provided a replacement pump which also failed. Calgon provided a third pump which also failed. Finally HBPW staff provided a used chemical feed pump which had operating parameters meeting Calgon's requirements. That pump has not failed to date and data collection has begun with some consistency. Only the test columns simulating the GAC filter cap arrangement have been affected by the pump failures. The two columns simulating post filter GAC pressure vessels have been unaffected by the pump failures and have produced consistent data from the first day.

BPW staff is responsible to collect data from the test columns and log the data in spreadsheets provided by Black and Veatch. Periodically the data collected is transmitted to Black & Veatch electronically for their review and analysis. Part of the data we are collecting involves the weekly shipping of samples to a certified lab for analysis. Samples have been delivered weekly since we started testing but no results have returned to date. Also staff is

responsible to maintain the test column equipment, ensure the water feed pumps continue to operate properly, watch for leaks or spills, and report any malfunctions to Black & Veatch. Staff is carrying out their responsibilities daily and plan to continue to do so until the testing phase ends in about six months. Staff is currently working to copy the construction of the test column device so we can have one to own for future testing. As an alternative we are getting a quote from Calgon to simply buy the one we are currently renting. We think this will be useful to us in evaluating future supplies of GAC. We know that carbon sources are subject to change over time and we will from time to time have to change with them. Not all carbon sources will work equally well with our source water.

GAC Pilot system arrived August 9, 2017. DNR has approved the Initial Findings Report that was sent in by Black and Veatch. The IFR was sent in July 18th and was returned August 20th, which is very quick. DNR stated they would turn things around timely on our project and would pay extra attention, which they have done so far. Black and Veatch is doing bid scale testing which is different than what Calgon is doing. Black and Veatch are taking a 50 gallon tub of water and trying to reduce our TOC (total organic carbons) in the water. They are trying to spread this out over time because the river changes based on the time of year. They have not found a way to reduce TOCs cheaply for short term. They have found one thing that would improve the water, Ozone plus in tank aeration, but it is expensive. They would like to do a third round of bench testing. They would also like to do GAC simulation from another supplier. They have not been able to find another supplier that has the testing device so they are trying to reverse engineer the device.

BILL NO. 17-022

AN ORDINANCE REZONING PROPERTY ADDRESSED AT 109 VIRGINIA STREET AND 2220 BROADWAY, GENERALLY KNOWN AS THE OLD ST. ELIZABETH HOSPITAL, AS MORE MORE-FULLY DESCRIBED IN THIS ORDINANCE, FROM C-LOCAL BUSINESS TO B-MULTIPLE FAMILY ZONING DISTRICT AND AMENDING THE CITY'S ZONING MAP ACCORDINGLY

Second & Final Reading

Motion was made by Council Member Welch to give Bill No. 17-022 a second and final reading and call the roll for adoption. Motion was seconded by Council Member Veach.

Motion carried.

Roll Call

Yes: Council Members Van Hoose, Welch, Veach, Mayor Pro Tem Knickerbocker, and Council Member Dobson - 5

No: -0-

Absent: Mayor Hark and Council Member Cogdal - 2

Mayor Pro Tem Knickerbocker declared Bill No. 17-022 duly approved and adopted on this date.

BILL NO. 17-023

**AN ORDINANCE AMENDING THE FISCAL YEAR 2017/2018 PAYROLL
ORDINANCE, NO. 1, RELATIVE TO THE STREET DEPARTMENT**

First Reading

Motion was made by Council Member Van Hoose to give Bill No 17-023 a first reading. Motion was seconded by Council Member Welch.

Motion carried.

RESOLUTION NO. 2110-17

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT
WITH REPUBLIC SERVICES FOR THE COLLECTION AND DISPOSAL
SERVICES RELATIVE TO THE CITYWIDE CLEANUP PROGRAM ON
OCTOBER 28, 2017, FOR THE MINIMUM AMOUNT OF \$37,125 AND \$275/TON
THEREAFTER**

Motion was made by Council Member Dobson to have the City Clerk read Resolution No. 2110-17 and call the roll for adoption. Motion was seconded by Council Member Van Hoose.

Motion carried.

Roll Call

Yes: Council Members Van Hoose, Welch, Veach, Mayor Pro Tem Knickerbocker, and Council Member Dobson - 5

No: -0-

Absent: Mayor Hark and Council Member Cogdal - 2

Mayor Pro Tem Knickerbocker declared Resolution No. 2110-17 duly approved and adopted on this date.

RESOLUTION NO. 2111-17

**A RESOLUTION CONDITIONALLY AUTHORIZING THE MAYOR TO ACCEPT
AND EXECUTE A SPECIAL WARRANTY DEED FROM STEPHEN AND ANDREA
OWSLEY AND ALL ASSOCIATED PARTERSHIPS THEREOF, ACCEPTING
CITY/PUBLIC OWNERSHIP OF 109 VIRGINIA AT NO COST, SUBJECT TO THE**

CITY FIRST OBTAINING AN APPROPRIATE PHASE I ENVIRONMENTAL SITE ASSESSMENT CONTAINING ONLY ACCEPTABLE RISKS, ALL FOR PURPOSES OF SECURING AN ENVIRONMENTAL IMPROVEMENT ENERGY RESOURCES AUTHORITY (OR E.I.E.R.A.) GRANT SPONSORED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, TO ABATE ASBESTOS ON PUBLIC PROPERTY, THEN TRANSFER 109 VIRGINIA TO HILLTIDE PARTNERS AND BELMONT DEVELOPMENT COMPANY WHO TOGETHER OWN EXISTING ACQUISITION RIGHTS TO SAID PROPERTY, FOR REHABILITATION AND REINVESTMENT OF THIS LONG-BLIGHTED PROPERTY INTO SENIOR HOUSING

Motion was made by Council Member Dobson to have the City Clerk read Resolution No. 2111-17 and call the roll for adoption. Motion was seconded by Council Member Welch.

Motion carried.

Roll Call

Yes: Council Members Van Hoose, Welch, Veach, Mayor Pro Tem Knickerbocker, and Council Member Dobson - 5

No: -0-

Absent: Mayor Hark and Council Member Cogdal - 2

Mayor Hark declared Resolution No. 2111-17 duly approved and adopted on this date.

CLOSED SESSION

In Accordance with RSMo. 610-021:

- ***(1) – Litigation***

At this time, Mayor Pro Tem Knickerbocker 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, Deputy City Clerk Tiffany Hays, Chief Davis, City Legal Counsel, and MIRMA Representatives Glenn Price and Matthew Brodenson. Motion was made by Council Member Dobson to enter into Closed Session. Motion was seconded by Council Member Van Hoose.

Motion carried.

Roll Call

Yes: Council Members Van Hoose, Welch, Veach, Mayor Pro Tem Knickerbocker, and Council Member Dobson - 5

No: -0-

Absent: Mayor Hark and Council Member Cogdal – 2

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