

***CITY OF HANNIBAL***  
***OFFICIAL COUNCIL AGENDA***

**Tuesday, January 16, 2018**  
**Council Chambers**  
**7:00 p.m.**

**ROLL CALL**

**Present:** Council Members Welch, Veach, Mayor Pro Tem Knickerbocker, Council Members Dobson, Cogdal and Mayor Hark – 6

**Absent:** Council Member Van Hoose – 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 Cogdal.

**PLEDGE OF ALLEGIANCE**

Mayor Hark then requested Hannibal Police Corporal Borgmeyer to lead the Pledge of Allegiance to the Flag.

Mayor Hark then advised Council Member Van Hoose would not be able to attend this evening's meeting due to illness. A motion was then made by Council Member Welch to excuse Council Member Van Hoose from this evening's meeting. The motion was seconded by Council Member Veach.

Motion carried.

**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 Veach.

Motion carried.

**APPROVAL OF MINUTES**  
**Regularly Scheduled Council Meeting – January 2, 2018**

A motion was made by Council Member Welch to approve the minutes of the last regularly scheduled Council meeting that was held on January 2, 2018. The motion was seconded by Council Member Veach.

Motion carried.

**APPROVAL OF PAYROLL AND CLAIMS**  
**First Half – January, 2018**

A motion was then made by Council Member Dobson to approve the payroll and claims for the first half of January, 2018. The motion was seconded by Mayor Pro Tem Knickerbocker.

Motion carried.

**KEN MARKS – HANNIBAL HISTORY MUSEUM**  
**Re: Request, Street Closures & Use of City Owned Property**  
*Big River Steampunk Festival*  
*August 31 – September 3, 2018*

On behalf of Ken Marks, Council Member Dobson spoke and made a motion to table this discussion until the next meeting on February 6, 2018. Council Member Dobson stated that Ken Marks was out in Kentucky unable to get back to attend the meeting due to weather and road closings.

Motion carried.

**LISA MARKS – VINTAGE MARKET**  
**Re: Request, Street Closures & Use of City Owned Property**  
*Vintage Market Weekend*  
*June 9 – 10, 2018 – 6:00 a.m. – 8:00 p.m.*

On behalf of Lisa Marks, Council Member Dobson spoke and made a motion to table this discussion until the next meeting on February 6, 2018. Council Member Dobson stated that Lisa Marks was out in Kentucky unable to get back to attend the meeting due to weather and road closings.

Motion carried.

**JEFF LAGARCE – CITY MANAGER**  
**Re: National Incident Management System (NIMS) Adoption**  
*(Resolution No. 2124-18, to follow)*

City Manager LaGarce began his presentation by discussing a recent meeting with Emergency Management Director, John Hark and addressed the members of the City Council to recall being asked repeatedly – each year - to sign a cover page provided by Emergency Management Director John Hark, stating that we operate emergency management operations under the National Incident Management System. We will no longer be asked to sign that page annually.

In-lieu, the U.S. Department of Homeland Security is now requiring cities and counties to adopt a Resolution stating they operate emergency management under the NIMS system. In 2003, Homeland Security Presidential Directive (HSPD) 5 directed the Homeland Security Secretary to develop and administer a National Incident Management System (hereafter NIMS), which provides a consistent nationwide approach for federal, state, local, and tribal governments to work together more effectively to prevent, prepare-for, respond-to, and recover-from emergency incidents.

Major NIMS components include standardized terminology and organization structures; Interoperable communications, consolidated action plans, unified command structures, and personnel qualification standards (testing), standards for planning, straining, and exercising, comprehensive resource management, and designated incident facilities during emergency operations. In order to continue receiving federal preparedness funding, we are required to formally adopt NIMS as the city's standard for emergency operations. He stated the City of Hannibal already uses NIMS, but Homeland Security seeks a document of formal adoption.

**Re: Shinn Lane Roundabout – Notice of Award & Contract Agreement**  
*Bleigh Construction Company*  
*(Resolution No. 2125-18, to follow)*

For his next order of business, LaGarce advised that we are looking at developing the business park and to do so it is very important for the Shinn Lane Roundabout to be the primary access to all locations such as Hannibal Regional Hospital, Hannibal Clinic, stand-alone medical facilities located within that campus, Moberly Area Community College, the Social Security Office, existing businesses along the Shinn Lane corridor, and Spartan Light.

A traffic study was conducted in 2014 to define the future road capacity needed for a Shinn Lane upgrade (2 lanes, 3 lanes, 4 lanes, etc.). The traffic study yielded a need for three (3) total lanes (1 north, 1 south, and a center turn lane). However, the traffic study also identified the need for a traffic roundabout - rather than a traffic signal - at the intersection of Shinn Lane and Hospital Drive. Anyone traveling near Golden Corral and Home Bank on McMasters Avenue on any afternoon would recognize the need to keep traffic flowing and we have a unique opportunity to prevent this same situation from happening on Shinn Lane. He was not in favor of the roundabout at first; however after listening to the presentation it makes the most sense. A round about was identified as a tool to prevent accidents and to keep traffic moving.

Design for the Shinn Roundabout system began in October 2016. Since the project is partially funded by STP-Small Urban funds, MODOT approvals have been necessary throughout each phase of the process. Following an unsuccessful first bid in August 2017, modifications to construction timelines were made, heavy liquidated damages were removed, and the project was re-bid. New bids were opened on Wednesday, December 6. Three bids were submitted and with Bleigh Constructions coming in as the lowest bid of \$1,637,952.18. Bleigh's bid has been reviewed satisfactorily by the city's engineer, as well as MODOT. The contract price is \$1,637,952.18, though Hannibal BPW will pay for the street lighting. Thus, the city's net project cost is \$1,519,884.18.

This morning the City received full authority from MODOT to issue a notice to proceed, which is very important as the contractor has to get their bonds in order and purchase materials. It is very important that we get started on this project, this is not an intersection where you can open two lanes, it's a round a bout.

Council Member Cogdal questioned LaGarce about the amount of the STP fund, which LaGarce advised it was just over \$330,000. LaGarce also state that since this project will begin in Spring 2018 and continue into Fall, it will "straddle" two fiscal years. Therefore, the difference in cost – between the original \$1,006,000 estimates vs today's \$1,519,884.18 net project cost - will be allocated in the next (July) budget, which brings an additional year of ½ cent revenue for streets. The BPW loan for this project will simply be drawn in 2018 (rather than 2017), and be repaid in 2019 (rather than 2018). The entire project apparatus simply shifts forward by 1 year. She then questioned if we would be taking this from the street revenue and if the amount of \$500,000 was correct. LaGarce also concerned, stated the City is looking at not fixing the Grand Avenue Bin wall in the next year. LaGarce continued by advising the bond formula was indicating The City would not need the \$400,000 of equipment in the street department next year that was allowed. He feels making these adjustments we should be able to get to the number we need to fund it.

Council member Cogdal advised it makes her a little nervous, and she feels that there are other items as well besides just streets that need to be done. LaGarce advised it makes him nervous as well, as he does not like to put all his eggs in one basket.

Dobson indicated LaGarce had met with the officials at Hannibal Regional Hospital and Hannibal Clinic, who recently merged with Blessing Hospital, questioned if this change of ownership would have an impact and LaGarce advised that communication-wise, yes; however, logistical no.

**EDIE PRICE – DEPARTMENT OF PUBLIC WORKS MGMT ASSISTANT**

**Re: Tennyson Subdivision – Dedication of Streets to Public Use**

*B. Rochelle Tennyson*

*(Bill No. 18-002, to follow)*

Eddie Price began her presentation by talking about the dedication of Tennyson Road, which is located between Route W and Holman Drive and is currently a private road owned by B. Rochelle Tennyson. Mrs. Tennyson is selling all 4 vacant properties in this commercial subdivision, and wishes to dedicate Tennyson Road to the city for ongoing permanent maintenance.

The City has inspected this road and certifies its construction and installation to be in-conformance with city street standards, with 1 minor exception. While inspecting the road for compliance, Klingner & Associates took 2 random street core samples. Both core samples demonstrated street thicknesses in-excess of six inches (the code requirement is 6-inch thickness). However, the city separately took six (6) core samples of Tennyson Road. Of these six, four samples exceeded 7 inches in-depth, but two samples measured only 5 5/8 and 5 6/8 respectively. Welch questioned the location, being by Pizza Hut and Sherwin Williams, Price concurred.

**Re: Goodhart Drive Street Abandonment & Minor Subdivision Plat Approval**

*B. Rochelle Tennyson  
(Bill No. 18-003, to follow)*

Next on the agenda, Edie Price stated that B. Rochelle Tennyson requests the city to abandon Goodhart Drive; a platted/paper street off Tennyson Road. In conjunction with this street abandonment request, Mrs. Tennyson is pursuing a minor subdivision plat to blend the vacated road into 2 adjacent lots they own - Lots 5 and 7, creating one (1) large compliant lot with road access. The proposal vacates a platted street never built or used, and blends this road area into a larger combined lot (as a minor subdivision plat) which Mrs. Tennyson is attempting to sell. P&Z favorably-recommended this proposal on January 5, 2018.

**Re: Minnow Creek Subdivision – Single Family Residential Subdivision  
“Preliminary” Plat Approval**

*Ball Investment Group, LLC  
(Bill No. 18-004, to follow)*

Edie Price's last order of business was that a request has been received from Ball Investment Group, LLC to plat a residential subdivision on newly-annexed property located on Jimmy O'Donnell Road. This Subdivision will be known as Minnow Creek Subdivision. The property is zoned A-One and Two Family Residential and the Balls propose a single family residential subdivision. This 50-acre property is intended to include 100-homes; however, the Ball's initially propose the platting of sixteen (16) lots near the front. Additional lots will be platted by the Balls in the future. All city and BPW comments on the plat were forwarded to the applicant's engineer (street names, roadway profile measurements, labels, etc.), who agreed to address all comments in the final plat, when later submitted for P&Z and City Council approval, and eventual recording.

The proposed Minnow Creek Subdivision plat includes 26 foot wide roads (rather than 32 foot). The city's proposed subdivision code revisions - in-progress - will prescribe new residential streets to be 26 foot wide, consistent with Manchester, Ballwin, Ellisville, Des Peres, Wentzville, and Troy. The last two subdivisions approved in Hannibal also included 26 feet residential street widths.

LaGarce advised this preliminary plat is not recorded; they will come back with a final plat, after some work has been done and the Board of Public Works and the Fire Department are both requesting additional items be done. The Planning and Zoning Commission approved the preliminary plat on December 21, 2017 and recommended favorably.

**ROBERT STEVENSON – GENERAL MANAGER, BOARD OF PUBLIC WORKS**  
**Re: Update, Chloramine Replacement Project**

The next item on the agenda was Robert Stevenson, General Manager of the Board of Public Works. Stevenson addressed council by advising he can provide a little information or a lot of information tonight, stating the Board of Public Works just had their January monthly meeting this evening, where they spent most of the meeting discussing the water issue. The Board discussed at length, the cost of The Activated Carbon System, based on real live data and according to the data they analyzed, the cost of the system is still growing and approaching the equivalent cost of the reverse osmosis system (RO System). A discussion at the meeting was held to try to determine which would be the best approach for the City. In a 25 year present worth analysis of the two systems, the two are equivalent and the cost is about the same. They debated some of the technical merits, operating ease versus risks and increased costs of carbon in the future. With still much to discuss and analyze, no decision was made this month. The staff or the board could not agree on one or the other, they are evenly split between the two operating systems. The board decided to table the decision for this month so everyone could think on it until the next board meeting. Some of the BPW staff has taken a tour of the reverse osmosis system that has been in service in O'Fallon over the past 15 years. Monday a trip is being planned to Keokuk for a similar system of reverse osmosis. Also they are kicking around an inspection trip to an activated carbon facility but the closest plant is in Tennessee. They decided they still have some time and will take a month and keep thinking. Two board members were very reluctant to give an opinion; however, they would like to hear more about the RO system before they decide. Black and Veatch were in attendance at the Board of Public Works meeting to give a presentation on a GAC system.

From that point they went to the issue of financing for either system, in which there are two ways. One being a leasing program, like a rent-to-own and the other being the sale of revenue bonds, which requires a vote, referendum. They have been able to identify a 25 year lease program where they had originally thought it was only a 10 year limit to pay back, which would make the two pay back methods more equivalent. They discussed the two in length, the lease would be the quickest method but this decision was also tabled until the next monthly meeting.

There were some action business items taken to move forward relating to a proposal of the design work of the optional off ramps if they did not want to commit to the whole thing at once. If we chose to go with the RO System they will redo the plans and more than likely the price will go up some. Black & Veatch will also come back next month with more pricing and again this issue is being tabled until the next monthly board meeting.

They then recognized the fact that in the water system now, there are two major disruptions to the last cost of service and every 5 years this is done and in between, a do it yourself study is being done. Since the study was done, one of the projects is the one we are talking about and the other being Ralls County water, knowing they will pull sometime next year. The next item had to do with financing, in which they did decide to hire Joy Howard, with WM Financial Services, who has provided a proposal to either financing method. A discussion was started on who is going to pay, such as how each rate class (business vs personal) are going to contribute to this project to see how this would impact the financing to

help the Board decide. The rates will be a bigger impact than what was predicted earlier on so they will decide that once they hear back from Joy Howard and the cost of study.

Council Member Cogdal questioned the "rate payers", impacting those being a direct impact to the citizens of Hannibal. Council member Cogdal also questioned his statement of rate increase that he mentioned, in which Robert Stevenson advised we are looking at rate increases in the range of about 50% and it is not prudent to do that all at once. Currently their numbers are just being generated by staff, but he is fairly confident with the numbers but not enough to make any bold statements. She again asked Stevenson to clarify what the rate payers meant and if we are not at the correct rate now, or is this just looking forward. Stevenson advised rate increases happen for a variety of reasons and every year we are under inflationary issues, where we look at some cost of living increase. In 2013 we sold revenue bonds to make improvements in both water and sewer, the bond requirements of the loan required them to increased rates in both funds and this was required to essentially pay the new mortgage payment we took on to make the improvements. There are two elements that work slightly different and in this case going forward there will be a similar thing. Currently our rates are set to deal with the inflationary and depots we took on in 2013. Our covenants require that we pay them first with the regular materials and maintenance to following. The rates we have today do not touch expenses for this project that is turning into a \$15-20 million project. We do not have the money to borrow and pay it back. Basically, the debt service on this new system is will be about \$800,000 to \$1 million per year. On top of that there will be additional operating expenses, operating and consumption of the carbon, or with the RO, those materials would last longer. Starting from where we are today with rates, when we borrow the money we have to agree to pay it back, which will generate a rate increase. Each year with the purchase of carbon, that too will have to be factored in with a rate increase, along with inflationary costs. Also every year, our labor contracts go up, where wages are increased and this water treatment "thing" we are going to build will require a rate increase where we are predicting roughly 50-55% overall rate increase. How it will be split between residential and commercial he isn't sure right now and cannot predict at this time. When Ralls County pulls off and we lose 16% of the sale of our water, we will need another rate increase in 2019, but this is being factored into our financing, which will be another 12-13% increase. We will be carrying a big debt load with a big debt payment to make that we will have to get from somewhere. Water and sewer are heavily capitalized, this is a capital intensive business and we struggle with our rate setting, we just never seem to gain, because of the need to replace materials, it seems like we always playing catch up. Every year we have seen about a 5% increase, at least since he has been here, and he can guarantee they are not wasting any money.

Stevenson would imagine when we go to borrow money, we will be required to promote ahead of time rate increases in place and one thing we would like to avoid is big sudden rate increases all at once.

Mayor Hark addressed the design to build concept, which is what the state of Missouri has used on projects and he is encouraged to hear this concept is being done with this project as well. With using the design build concept we might be able to recognize a little bit of savings along the way. Stevenson indicated Black and Veatch offered to send some experts to come provide a presentation to the board at their next meeting. Hark advised MoDOT has been very successful with this method so far. Stevenson advised this is new, and people are doing it, and said that Black & Veatch will be the engineers.

**BILL NO. 18-001**

**AN ORDINANCE ABANDONING 1,597 SQUARE FOOT OF RIGHT-OF-WAY TO KANSAS LUMBER HOME STORE AND SIMULTANEOUSLY APPROVING A MINOR SUBDIVISION PLAT FOR SAME**

*Second and Final Reading*

A motion was made by Council Member Veach to have the City Clerk read Bill No. 18-001 and call the roll for adoption. Motion was seconded by Council Member Dobson.

**ROLL CALL**

**Yes:** Council Members Welch, Veach, Mayor Pro Tem Knickerbocker, Council Members Dobson and Cogdal, and Mayor Hark – 6

**No:** -0-

**Absent:** Council Member Van Hoose – 1

Motion carried.

Mayor Hark declared Bill No. 18-001 duly approved and adopted on this date.

**RESOLUTION NO. 2124-18**

**A RESOLUTION ADOPTING THE U.S. DEPARTMENT OF HOMELAND SECURITY'S NATIONAL INCIDENT MANAGEMENT SYSTEM (NIMS) AS THE STANDARD FOR INCIDENT MANAGEMENT BY THE CITY OF HANNIBAL**

A motion was made by Mayor Pro Tem Knickerbocker, to have the City Clerk read Resolution No. 2124-18 and call the roll for adoption. Motion was seconded by Council Member Veach.

**ROLL CALL**

**Yes:** Council Members Welch, Veach, Mayor Pro Tem Knickerbocker, Council Members Dobson and Cogdal, and Mayor Hark – 6

**No:** -0-

**Absent:** Council Member Van Hoose – 1

Motion carried.

Mayor Hark declared Resolution No. 2124-18 duly approved and adopted on this date.



**RESOLUTION NO. 2125-18**

**A RESOLUTION ACCEPTING THE BID OF BLEIGH CONSTRUCTION IN THE AMOUNT OF \$1,637,952.18 FOR THE RECONSTRUCTION OF THE SHINN LANE ROUNDABOUT SYSTEM, AUTHORIZING ISSUANCE OF A NOTICE OF AWARD, AND AUTHORIZING THE MAYOR TO EXECUTE A CONSTRUCTION CONTRACT FOR SAME**

A motion was made by Council Member Welch to have the City Clerk read Resolution No. 2125-18 and call the roll for adoption. Motion was seconded by Council Member Veach

**ROLL CALL**

**Yes:** Council Member Welch, Mayor Pro Tem Knickerbocker, Council Members Dobson and Cogdal, and Mayor Hark – 5

**No:** -0-

**Absent:** Council Member Van Hoose – 1

**Abstain:** Council Member Veach - 1

Motion carried.

Mayor Hark declared Resolution No. 2125-18 duly approved and adopted on this date.

**BILL NO. 18-002**

**AN ORDINANCE APPROVING AND ACCEPTING DEDICATION OF A STREET, TENNYSON ROAD IN THE CITY OF HANNIBAL, MARION COUNTY, MISSOURI**

*First Reading*

A motion was made by Council Member Dobson to have the City Clerk give Bill No. 18-002 a first reading. The motion was seconded by Council Member Welch.

Motion carried.

**BILL NO. 18-003**

**AN ORDINANCE ABANDONING GOODHART DRIVE AND APPROVING A  
SIMULTANEOUS MINOR SUBDIVISION PLAT OF TENNYSON COMMERCIAL  
SUBDIVISION**

*First Reading*

A motion was made by Mayor Pro Tem Knickerbocker to have the City Clerk give Bill No. 18-003 a first reading. The motion was seconded by Council Member Veach.

Motion carried.

**BILL NO. 18-004**

**AN ORDINANCE APPROVING AND ACCEPTING THE PRELIMINARY PLAT OF  
MINNOW CREEK SUBDIVISION, A SUBDIVISION LYING IN PART OF THE  
SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 57 NORTH, RANGE 5  
WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF HANNIBAL,  
MARION COUNTY, MISSOURI**

*First Reading*

A motion was made by Dobson to have the City Clerk give Bill No. 18-004 a first reading. The motion was seconded by Mayor Pro Tem Knickerbocker.

Motion carried.

**ADJOURNMENT**

A motion was made by Mayor Pro Tem Knickerbocker to adjourn the meeting. The motion was seconded by Council Member Dobson.

Motion carried.

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**James R. Hark, Mayor**

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