

CITY OF HANNIBAL
OFFICIAL COUNCIL PROCEEDINGS

Tuesday, August 7, 2018
Council Chambers
7:00 p.m.

ROLL CALL

Present: Mayor Hark, Council Members Van Hoose, Welch, Veach, Godert and Cogdal – 6

Absent: Mayor Pro Tem Dobson – 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

Mayor Hark then requested Deputy Fire Chief Michael Benjamin to lead the Pledge of Allegiance to the Flag.

A motion was then made by Council Member Veach to excuse Mayor Pro Tem Dobson from tonight's meeting, due to him being out of town. Council Member Welch seconded the motion.

Motion carried.

APPROVAL OF AGENDA

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

Motion carried.

APPROVAL
Regularly Scheduled Council Meeting – July 17, 2018

A motion was made by Council Member Godert to approve the minutes from the last regularly scheduled Council meeting that was held July 17, 2018. The motion was seconded by Council Member Van Hoose.

Motion carried.

Closed Session Minutes (*pending litigation*) & Adoption of Vote Taken – July 3, 2018

A motion was made by Council Member Van Hoose to approve the closed session minutes (*pending litigation*) & adoption of vote taken that was held July 3, 2018. The motion was seconded by Council Member Veach.

Motion carried.

APPROVAL OF PAYROLL AND CLAIMS
Second Half – July, 2018

A motion was then made by Council Member Veach to approve the payroll and claims for the second half of July, 2018. The motion was seconded by Council Member Godert.

Motion carried.

JAMES R. HARK – MAYOR
Re: Mayoral Commendations

Mayor Hark presented four individuals; Kalen Franklin, Tony Vigilante, Zek Meyers and Isaac Day who have shown extreme community pride. These individuals want to make a difference in the community. They have really worked hard and volunteered their time for landscaping, working for Parks and Recreation and various landscaping monuments at the Street Department maintenance shed, the Airport and waste lot. Mayor Hark commended these young people for setting such a great example that adults need to follow.

Re: Approval of Appointments

Mayor Hark's next order of business was to request Council approval of the candidates presented as recommendations of appointments/reappointments to the Tree Board and Hannibal Municipal Assistance Corporation during the last meeting:

TREE BOARD

- **Maxx Vance** – appointment for a term to expire September, 2021

A motion was made by Council Member Van Hoose to approve the appointment of Maxx Vance to the Tree Board for a term to expire September, 2021. The motion was seconded by Council Member Veach.

Motion carried.

HANNIBAL MUNICIPAL ASSISTANCE CORPORATION

- **Kathy Davis** – appointment for an unexpired term to expire June, 2020
- **Mike Holliday** – appointment for an unexpired term to expire June, 2021
- **Mark Greishaber** – reappointment for a term to expire June, 2022

A motion was made by Council Member Veach to approve the appointments of Kathy Davis, for an unexpired term to expire June, 2020 and Mike Holliday, for an unexpired term to expire June, 2021; and the reappointment of Mark Greishaber for a term to expire June, 2022. The motion was seconded by Council Member Van Hoose.

Motion carried.

JEFF LAGARCE – CITY MANAGER

Re: Conveyance of Property, 505 Walnut – Corporation General Warranty Deed
F ‘n’ A Investments, Inc. to City of Hannibal
(Resolution No. 2151-18, to follow)

City Manager LaGarce requested a corporation warranty deed be executed for the conveyance of property at 505 Walnut Street from F ‘n’ A Investments, Inc to the City of Hannibal. LaGarce stated that Council Member Godert questioned if a title search had been completed on the property, in which LaGarce explained he had not but Edie Price had. After researching the property, no lien was found but back taxes are owed in the amount of \$781, which is a cost that the City will have to incur.

Mayor Hark questioned Mike McHargue, DPW Superintendent, from the audience about the condition of the property and if the Street Department would be able to demolish the property. McHargue stated that in order for his department to demolish it, they would have to build a road just to get the equipment up to the property and it would cost the City \$4,000 to \$5,000.

Council Member Veach commented the City would be ahead if they paid the back taxes and executed the deed. Council Member Cogdal stated that if the City didn’t execute the deed, the tax payers would ultimately have to pay the cost of demolition. Council Member Cogdal expressed that she feels it’s a “no brainer” to pay the back taxes. The citizen interested in purchasing the property from the City, is a neighbor and he would demolish the house himself and of course maintain the property afterward. Council Member Welch expressed he would like to hold the investment company responsible for the taxes but in this case it would be better for the City to pay the taxes.

ARON LEE – ASST. DIRECTOR – PARKS & RECREATION
Re: Bid Award Approval, One (1) Ton, 2018 Dodge Ram 3500 - Four Wheel Drive Truck

Poage, Chrysler, Dodge, Jeep, Ram, Fiat - \$40,113

Aron Lee, Parks and Recreation Department Assistant Director, approached City Council, advising they recently requested quotes for the purchase of a one-ton, 4-wheel drive, crew cab truck (13,000 G.V.W.R.) with dump bed and hoist. Parks and Recreation department received three bids from local dealerships:

- Tom Boland Ford - \$41,522
- Poage Chevy Buick - \$42,642
- Poage Chrysler, Dodge, Jeep, Ram, Fiat - \$40,113

Lee explained the new 2018 Dodge Ram 3500 will replace a current 2012 Dodge Ram 3500. The department will keep the Dodge truck in their fleet since it would be useful when other vehicles are in for service or for use as an additional vehicle for full-time/seasonal staff. Poage estimates 90-180 days from the approval date of the bid before it would be delivered.

The Parks Department budgeted \$45,000 for the purchase of a new one-ton truck in the 2018-2019 budget but with this quote it is under budget.

A motion was made by Council Member Veach to accept the bid of \$40,113 from Poage Chrysler, Dodge, Jeep, Ram, Fiat and to have Parks and Recreation move forward with the process of acquiring the vehicle. The motion was seconded by Council Member Godert.

Motion carried.

KAREN BURDITT – FINANCE DIRECTOR
Re: Riverfront Park Development & Visitor’s Center Projects – Amendment, 2018 Leasehold Revenue Bonds

*First Amendment to Financial Advisory Agreement – WM Financial Strategies
Amendment to Engagement Letter – GilmoreBell
(Resolution No. 2152, to follow)*

Karen Burditt, Finance Director, approached Council, stating that back in February, Resolution # 2127-18 was approved, authorizing the City to engage the services of WM Financial Strategies, as financial advisor, and Gilmore & Bell, P.C., as bond and disclosure counsel, in connection with the issuance of Leasehold Revenue Bonds. Burditt stated the resolution also authorized reimbursement of expenditures relative to the riverfront project. By Council passing the resolution, they expressed their intent to issue the Leasehold Revenue Bonds.

Since the resolution in February, Hannibal Convention and Visitor’s Bureau (HCVB) has moved forward on the new visitor center. Burditt explained the most reasonable rates for financing the new building would be to add that amount to the Leasehold Revenue Bonds. The City would have two separate amortization schedules for payment, one for the riverfront and one for the visitor’s center. Burditt explained only HCVB funds will be used for the

repayment of the visitor center portion of \$1,100,000 in principal. Neither General Funds nor the Parks Funds will be used to pay the visitor center portion of the bond.

If approved and adopted, Resolution # 2152-18, adds the required funds needed to finance the visitor center building to the Series 2018 Bond. The added HCVB funding cost for financial advisor will be \$2,000, bond counsel is \$2,750 and disclosure counsel is \$935.

Burditt explained by Council approving these documents, the City is not obligated to any charges if the bonds are not issued.

Re: Hannibal Airport – Airport Lease for Hangar

On Premise, LLC

(Resolution No. 2153-18, to follow)

Burditt's next order of business pertained to the Hannibal Airport. During the July 17th Council meeting a lease agreement with Allstar AOR, LLC was approved. After Council approval the agreement was sent for signatures, the members of Allstar informed Burditt that they are now under a different name, On Premise, LLC. Burditt explained Resolution # 2153-18 is merely a housekeeping measure but it will reflect their new name.

Re: Hannibal Airport – Airport Lease for Hangar Extension Letter

Wingnuts

(Resolution No. 2155-18, to follow)

Burditt's third item of business pertains to an airport lease with Wingnuts. This lease is with the oldest private owned hangar, which was built in 1998. They are requesting a five (5) year extension to their current 20 year lease, the original lease was dated August 4, 1998, and has a provision for a five (5) year extension. The original land lease agreement for the 8,400 square foot hangar was \$840.00, with annual adjustments based on the most recent Consumer Price Index – Rural (CPI-R). With these increases, the lease amount for 2018/2019 fiscal year is \$1,261.89.

Wingnuts has paid their lease payment every year in a timely manner, and have held up their requirements per the lease.

Re: Police Department Fleet Financing – State & Local Municipal Lease/Purchase Agreement

Clayton Holdings, LLC – subsidiary of Commerce Bank, NA

(Resolution No. 2156-18, to follow)

Burditt's next order of business was in regards to the Hannibal Police Department. On July 17th, Chief Davis presented a bid for the new police fleet, which was approved pending financing. A request for sealed bids was advertised and specifications were sent out to several local banks, in which five sealed bids were received:

HNB offered	4.25%	
F & M offered	4.25%	\$102.50 fees
Lou Fusz Ford Credit	6.76%	
US Bank offered	3.42%	
Clayton Holdings, LLC (Commerce Bank)	2.95%	\$250 Escrow fee

Every bank presented the package as a lease with purchase. Clayton Holdings LLC's (Commerce Bank) was the low bid with an interest rate of 2.95% with a \$250 escrow charge.

Burditt stated the total amount needed for financing was \$405,670, with \$108,500 due at time of closing and three yearly payments of \$104,957.64.

If approved by Council, the lease agreement would be executed on August 21st with the first two vehicles being delivered August 24th. Two vehicles will be delivered weekly until all eleven (11) vehicles are delivered.

Re: Request, Set Public Hearing – 2018 Tax Levy

Tuesday, August 21, 2018 – 6:45 p.m.

Burditt's last order of business was to set a public hearing for Tuesday, August 21, 2018 at 6:45 p.m. The public hearing will be in regards to the 2018 property tax levy ad valorem tax rate for property within the City.

A motion was made by Council Member Veach to approve the public hearing to be set for Tuesday, August 21, 2018 at 6:45 p.m. The motion was seconded by Council Member Van Hoose.

Motion carried.

SEAN HAMPTON – FIRE CHIEF

Re: Bid Award Approval, Two Position Breathing Air Fill Station

Banner Fire Equipment - \$11,375

Deputy Fire Chief Michael Benjamin, approached Council requesting bid approval for two position breathing air fill station. Benjamin explained earlier this year the Fire Department had to request an emergency purchase to replace their breathing air compressor, which had to be removed from service. Due to that purchase not being budgeted, the Fire Department waited until this fiscal year for this purchase. Benjamin explained this is a much needed piece of equipment from a safety and liability standpoint. Only one bid was submitted, which was from Banner Fire Equipment in the amount of \$11,375 which will include a remote fill hose allowing the department to fill large air bottles on their rescue truck and hazmat trailer. Benjamin stated if approved this capital equipment purchase will be funded from the current budget.

A motion was made by Council Member Van Hoose to approve the purchase of two position breathing air fill stations in the amount of \$11,375. The motion was seconded by Council Member Cogdal.

Motion carried.

HEATH HALL – BPW GENERAL MANAGER

Re: 2008 Lease-Purchase Agreement – Termination of Lease-Purchase Agreement

Missouri Association of Municipal Utilities & UMB Bank, N.A., as trustee

(Resolution No. 2154-18, to follow)

Heath Hall, BPW General Manager, approached Council requesting termination of the lease-purchase agreement between the Board of Public Works and Missouri Association of Municipal Utilities (MAMU), as sponsor and UMB Bank N.A., as trustee. Hall stated in May of this year, the Board of Public Works completed payments on the \$6,800,562.28 lease. The lease began in 2008 and was used to construct the west substation, which is located within the City's Industrial Park, used for 6 miles of electrical transmission line to feed the substation from Ameren's transmission system, and a bulk sodium hypochlorite disinfected, which is liquid bleach, system for the water treatment plant.

Hall explained part of the normal procedure for lease purchasing is to officially terminate the lease agreement with the lender (in this case it would be UMB Bank) and that agreement requires the Mayor's signature.

EDIE PRICE – DPW ASSISTANT

Re: Request, Set Public Hearing – Rezoning 3520 St. Mary's Avenue

A-One & Two Family to E-Commercial - Rhonda & Wesley Knapp

Tuesday, September 4, 2018 – 6:45 p.m.,

Eddie Price, Department of Public Works Assistant, approached Council requesting a public hearing be set for September 4, 2018 at 6:45 p.m. regarding the rezoning of the property located at 3520 St. Mary's Avenue. Rhonda and Wesley Knapp are requesting to rezone the property from A-One & Two Family to E-Commercial. Price stated this is Dr. Garrett's old house and the Knapp's would like to open a retail shop and restaurant inside.

A motion was made by Council Member Veach to approve the public hearing on September 4, 2018 at 6:45 p.m. The motion was seconded by Council Member Van Hoose.

Motion carried.

BILL NO. 18-016

**AN ORDINANCE OF THE CITY OF HANNIBAL AMENDING
THE FISCAL YEAR 2018/2019 PAYROLL ORDINANCE
RELATIVE TO THE PUBLIC WORKS SUPERINTENDENT
POSITION (NO. 1)**

Second and Final Reading

A motion was made by Council Member Veach, to have the City Clerk read Bill No. 18-016 and call the roll for adoption. The motion was seconded by Council Member Van Hoose.

ROLL CALL

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

No: - 0 -

Absent: Mayor Pro Tem Dobson – 1

Motion carried.

Mayor Hark declared Bill No. 18-016 duly approved and adopted on this date.

RESOLUTION NO. 2151-18

**A RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT AND
EXECUTE A CORPORATION GENERAL WARRANTY DEED
FROM F N A INVESTMENTS, INC. FOR THE CONVEYANCE OF
505 WALNUT STREET TO THE CITY OF HANNIBAL IN THE
AMOUNT OF \$1**

A motion was made by Council Member Welch, to have the City Clerk read Resolution No. 2151-18 and call the roll for adoption. The motion was seconded by Council Member Van Hoose.

ROLL CALL

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

No: - 0 -

Absent: Mayor Pro Tem Dobson - 1

Motion carried.

Mayor Hark declared Resolution No. 2151-18 duly approved and adopted on this date.

RESOLUTION NO. 2152-18

**A RESOLUTION DETERMINING THE
INTENT OF THE CITY OF HANNIBAL,
MISSOURI, TO REIMBURSE ITSELF FOR
VARIOUS CAPITAL EXPENDITURES, AND
AMENDING PRIOR ENGAGEMENTS FOR
THE SERVICES OF WM FINANCIAL
STRATEGIES, AS FINANCIAL ADVISOR,
AND GILMORE & BELL, P.C., AS BOND
COUNSEL AND DISCLOSURE COUNSEL,
IN CONNECTION WITH THE ISSUANCE
OF LEASEHOLD REVENUE BONDS AND
CONSTRUCTION ADMINISTRATION AND
OBSERVATION SERVICES FOR THE
RIVERFRONT RENOVATION PROJECT**

A motion was made by Council Member Veach, to have the City Clerk read Resolution No. 2152-18 and call the roll for adoption. The motion was seconded by Council Member Cogdal.

ROLL CALL

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

No: - 0 -

Absent: Mayor Pro Tem Dobson - 1

Motion carried.

Mayor Hark declared Resolution No. 2152-18 duly approved and adopted on this date.

RESOLUTION NO. 2153-18

A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE EXECUTION AND APPROVAL OF A TWENTY (20) YEAR AIRPORT LEASE FOR HANGAR AGREEMENT FOR PRIVATE HANGAR LAND LEASE WITH ON PREMISE, LLC.

A motion was made by Council Member Veach, to have the City Clerk read Resolution No. 2153-18 and call the roll for adoption. The motion was seconded by Council Member Welch.

ROLL CALL

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

No: - 0 -

Absent: Mayor Pro Tem Dobson - 1

Motion carried.

Mayor Hark declared Resolution No. 2153-18 duly approved and adopted on this date.

RESOLUTION NO. 2154-18

A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR TO EXECUTE THE TERMINATION OF LEASE-PURCHASE AGREEMENT BETWEEN THE BOARD OF PUBLIC WORKS, MISSOURI ASSOCIATION OF MUNICIPAL UTILITIES, AS SPONSOR AND UMB BANK, N.A., AS TRUSTEE

A motion was made by Council Member Godert, to have the City Clerk read Resolution No. 2154-18 and call the roll for adoption. The motion was seconded by Council Member Van Hoose.

ROLL CALL

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

No: - 0 -

Absent: Mayor Pro Tem Dobson - 1

Motion carried.

Mayor Hark declared Resolution No. 2154-18 duly approved and adopted on this date.

RESOLUTION NO. 2155-18

**A RESOLUTION OF THE CITY OF HANNIBAL
AUTHORIZING AND APPROVING A FIVE (5) YEAR
LAND LEASE EXTENSION FOR PRIVATE
HANGAR WITH WINGNUTS**

A motion was made by Council Member Welch, to have the City Clerk read Resolution No. 2155-18 and call the roll for adoption. The motion was seconded by Council Member Veach.

ROLL CALL

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

No: - 0 -

Absent: Mayor Pro Tem Dobson - 1

Motion carried.

Mayor Hark declared Resolution No. 2155-18 duly approved and adopted on this date.

RESOLUTION NO. 2156-18

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A STATE & MUNICIPAL LEASE/PURCHASE AGREEMENT FOR \$405,670 WITH CLAYTON HOLDINGS, LLC FOR THE PURPOSE OF PROCUREMENT OF POLICE DEPARTMENT VEHICLES

A motion was made by Council Member Veach, to have the City Clerk read Resolution No. 2156-18 and call the roll for adoption. The motion was seconded by Council Member Van Hoose.

ROLL CALL

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

No: - 0 -

Absent: Mayor Pro Tem Dobson - 1

Motion carried.

Mayor Hark declared Resolution No. 2156-18 duly approved and adopted on this date.

CLOSED SESSION

In Accordance with RSMo. 610.021 (12)

o *Contract Negotiations*

At this time, Mayor Hark entertained a motion to go into closed session in accordance with RSMo 610-021, sub-paragraph (12), contract negotiations, admitting himself, City Manager Jeff LaGarce, City Council Members, City Attorney James Lemon and Deputy City Clerk Candy Golian. A motion was made by Council Member Van Hoose to enter into closed session. The motion was seconded by Council Member Veach.

ROLL CALL

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

No: - 0 -

Absent: Mayor Pro Tem Dobson - 1

Motion carried.

OPEN SESSION

A motion was made by Council Member Welch to return to open session. The motion was seconded by Council Member Cogdal.

Motion carried.

ADJOURNMENT

A motion was then made by Council Member Welch to adjourn the meeting. The motion was seconded by Council Member Veach.

Motion carried.

James R. Hark, Mayor

Angelica N. Zerbonia, MRCC - City Clerk