

CITY OF HANNIBAL
OFFICIAL COUNCIL PROCEEDINGS

Tuesday, December 17, 2019
Council Chambers
7:00 p.m.

ROLL CALL

Present: Mayor Pro Tem Dobson, Council Member Cogdal, Mayor Hark, Council Members Bowen, Welch Veach and Godert – 7

Absent: - 0 -

CALL TO ORDER

There being a quorum present, Mayor Hark called the meeting to order.

INVOCATION

The invocation was given by Council Member Godert.

PLEDGE OF ALLEGIANCE

Mayor Hark then requested Sergeant Grote of the Hannibal Police Department, to lead the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

Mayor Hark advised that House Representative Louis Riggs was in attendance, in which he requested to be added to the agenda for a brief presentation to the City Council. A motion was made by Mayor Pro Tem Dobson to approve the agenda, with the amendment of adding Louis Riggs, Member of the House of Representatives from the 4th District to the agenda. The motion was seconded by Council Member Veach.

Motion carried.

APPROVAL OF MINUTES
Regularly Scheduled Council Meeting – December 3, 2019

A motion was made by Council Member Veach to approve the minutes from regularly scheduled Council meeting held December 3, 2019. The motion was seconded by Mayor Pro Tem Dobson.

Motion carried.

APPROVAL OF PAYROLL AND CLAIMS
First Half – December, 2019

A motion was made by Council Member Godert to approve the payroll and claims for the first half of December, 2019. The motion was seconded by Council Member Bowen.

Motion carried.

LOUIS RIGGS, HOUSE OF REPRESENTATIVES OF THE 4TH DISTRICT

Louis Riggs, on behalf of the House of Representatives, congratulated Council and the City of Hannibal on 200 years of history. He looks forward to the next 200 years of history in the making and wishes Hannibal the best of luck. Unfortunately he was unable to get the official certification regarding the Guinness book of world records clarifying if Hannibal had broken the record or not to include in the resolution, but if Hannibal does break the record, he will be back before Council for yet another congratulatory presentation.

Mayor Hark, on behalf of the City of Hannibal, then accepted a resolution from Representative Riggs. Mayor Hark recognized the staff that were present and thanked them for their time and services in celebration of the 200 year anniversary. He commended them for all their efforts in helping Hannibal celebrate the bicentennial and many celebrations.

CARRIE PETERS, CPA – WADE STABLES
Re: 2018/19 Audit Presentation

Anita Failor, partner with Wade Stables in lieu of Carrie Peters, then addressed Council regarding the 2018/2019 fiscal year audit. She then reviewed the audit report that had been emailed to Council just prior to the meeting. She explained the audit report dates are for the time period of July 1, 2018 through June 30, 2019, providing an overview as follows:

- The first page is the independent auditor's report, which shows an unmodified opinion, and it's the auditor's opinion that the financial statement are materially correct, which is what the City wants to receive.
- The next item is the management's discussion and analysis (MDA). This is an overview of the financial statements and comparisons from the prior year. Ms. Failor stated the biggest, new items are the bonds for the riverfront redevelopment and the new visitor's center.

- Next the Government-wide financials, which are based on the accrual method of accounting. This includes long-term assets and liabilities, such as capital assets, long-term debt and pension liabilities. Ms. Failor stated the total assets were \$174.6 million, with the Board of Public Works having \$108.4 million with the rest belonging to the City, which is \$66.1 million. Total assets increased \$18.2 million from 2018, primarily on the BPW capital asset side, due to all the new projects they are constructing. The total liabilities overall, including long-term debt, increased by \$13 million, due to both the City and BPW issuing bonds, which is increased from last year
- Next she highlighted the net change and net position overall, which showed an increase of \$2.7 million with a slight increase from the City of \$276,000 and an increase of \$2.4 million from the BPW. The overall revenue increased by \$200,000, with a \$700,000 decrease from the BPW and an increase of \$900,000 from the City. Overall, the City's expenses increased by \$920,000, with \$1.1 million increase from the BPW and \$220,000 decrease from governmental with \$834,000 in general government expenses.
- The governmental funds, which is on the modified accrual basis, shows the Capital assets and long-term liabilities being removed from the governmental funds, showing a big increase due to a bond being issued where all the proceeds have not yet been expended. Overall, on the modified accrual there was an increase in the fund balance of \$3.6 million. The general fund had an increase of \$465,000, which is similar to last year's audit.
- The budgetary cash basis, shows the general fund revenues being under budgeted by \$313,000, most of which were in grants, fines and forfeitures. Expenses were also under budget by \$358,000 in various categories, with the largest variances being the insurance, miscellaneous, executive and police line items. The fund balance on a cash basis, increased \$331,000 versus the final budget decrease of \$121,000.
- There was a deficiency to report in the audit relating to the BPW, which is contained on the last page of the audit report along with the BPW response.

KAREN BURDITT – DIRECTOR OF FINANCE
Re: Approval, Bond Interest Payments
2010 Build America Bonds, 2013 Series "A" & 2016 Series
\$131,928.80

Karen Burditt, Finance Director, addressed Council advising this wasn't an item that actually needed Council's approval, for informational purposes only. Normally when the City makes "bond payments" they are done by electronic payments (ACH). The payments being discussed are interest-only, and made via check. Earlier in the meeting Council approved payroll and claims, which included these payments. The three bonds are: 2010 Build America, 2013 Series "A" and the 2016 Series Bonds, below is a recap of the bonds, which includes this interest payment:

<u>Bond Title</u>	<u>Purpose</u>	<u>REFI or Original Principal</u>	<u>Paid to Date: Principal and Interest</u>	<u>Balance Due Remaining</u>	<u>Closes (Ends)</u>
2018	Streets	\$ 6,580,000	\$ 212,011	\$6,480,000	9/1/2038
2016	Streets	\$ 6,765,000	\$1,221,295	\$6,275,000	7/1/2027
2013 A (REFI)	Street Facility	\$ 1,595,000	\$1,290,048	\$ 495,000	7/1/2022
2013 (REFI)	Streets	\$ 690,000	\$ 735,826	-0-	7/1/2017
2010 BAB	Streets	\$ 3,400,000	\$4,014,256	\$ 330,000	7/1/2020
2010 Reserve				\$-340,000	
	Totals	\$12,450,000	\$5,530,733	\$7,655,000	

JOEY BURNHAM – BUILDING INSPECTOR
Re: Approval, Property Acquisition – 115 North Arch Street

Joey Burnham, Building Inspector then addressed Council relating to property located at 115 North Arch Street, which is condemned and slated for demolition. The owner contacted Burnham and has offered to donate the property to the City. This property is located near an alleyway that was previously closed by the City, due to illegal dumping. Currently there are only two houses remaining near the alleyway, which are both slated for demolition through the Building Commission. A title search has been completed and the property is clear, and the City Attorney has completed a warranty deed. If the acquisition is approved by Council, the Street Department could conduct the demolition in house, which should be a “simple job”. The City Manager and Director of Central Services have been out to view the property and neither disagree with Burnham’s request to acquire the property.

City Manager Peck stated there would be no ongoing maintenance, as they would allow the property to “grow back up” following demolition. Burnham hopes the adjacent property owner will donate their property as well.

A motion was made by Council Member Godert to approve the acquisition of property located at 115 North Arch Street. The motion was seconded by Council Member Welch.

Motion carried.

MATT MUNZLINGER – INTERIM GENERAL MANAGER, BOARD OF PUBLIC WORKS

Update, Chloramine Replacement Project

Matt Munzlinger, Interim General Manager with the Board of Public Works then addressed Council providing an update on the progress of the water plant, over the past month. He stated the steel frame has been erected for the shell of the building, however, what’s not seen in the photos that were dispersed prior to the meeting, is the contractors have been able to install the pre-cast panels for the wall sections and are now working on the roof. The plan is to have the roof done by the end of the week, which would allow for it be enclosed so the contractors can install temporary heaters allowing the work to continue even with the inclement weather. The BPW is still anticipating the building being operational by the end of February. Munzlinger stated that during last evening BPW Board meeting a three year contract was approved with Calgon Carbon for the GAC media. This includes eight vessels full of media and two additional loads that are available to change out, when appropriate.

Council Member Cogdal then questioned the two additional media's if they would be kept on-site, Munzlinger advised they would be kept at the manufacturing warehouse but tagged specifically for us. Council Member Godert then questioned how much of the park area was painted white due to overspray, in which Munzlinger advised there was some overspray but mostly confined within the construction area. Munzlinger would like to have some of the vessels up and running in February, he's not sure all will be operating at that time, but some. There have been issues with supplies being shipped in a timely matter. The contractors have received the first 40 piles in December and anticipate the second 40 to be delivered early to mid-January.

Mayor Pro Tem Dobson then asked if they are planning to use all vessels at once, in which Munzlinger advised they would bring a couple vessels online at different times, that way all the media isn't expended all at once. After talking to the engineer, they would bring a couple vessels online, to make sure they are operating right and then follow with the remaining. Eventually they will run parallel, where they can blend and run it all through the vessels, running a portion through the vessels where they won't have to use unnecessary media. Council Member Cogdal questioned Munzlinger, as she understood, four vessels would be used at once, depending on how much water is being pumped and produced. Munzlinger stated it is going to be a learning process, which will depend on the amount of water that needs to be produced for the City.

BILL NO. 19-023

AN ORDINANCE REZONING ALL OF LOT NUMBER TWO IN THE WALLER'S SUBDIVISION OF LOTS SEVENTY-FIVE AND SEVENTY-SIX THE LINDELL ADDITION, CITY OF HANNIBAL, MISSOURI FROM THE E-COMMERCIAL TO M-MOBILE HOME ZONING DISTRICT AND AMENDING THE CITY'S ZONING MAP ACCORDING

Second & Final Reading

A motion was made by Mayor Pro Tem Dobson to have the City Clerk read Bill No. 19-023 and call the roll for adoption. The motion was seconded by Council Member Veach.

ROLL CALL

Yes: Mayor Pro Tem Dobson, Council Member Cogdal, Mayor Hark, Council Members Bowen, Welch, Veach and Godert, - 7

No: - 0 -

Absent: - 0 -

Motion carried.

Mayor Hark declared Bill No. 19-023 duly approved and adopted on this date.

BILL NO. 19-024

AN ORDINANCE REZONING ALL OF LOTS ONE, THREE AND FOUR IN BLOCK ONE AND TWO IN THE OWENS, GORDON AND CARTSTARPHEN'S SUBDIVISION AND PART OF LOT TWO IN BLOCK ONE OF THE OWENS, GORDON AND CARTSTARPHEN SUBDIVISION, CITY OF HANNIBAL, MISSOURI FROM THE E-COMMERCIAL TO M-MOBILE HOME ZONING DISTRICT AND AMENDING THE CITY'S ZONING MAP ACCORDING

Second & Final Reading

A motion was made by Council Member Veach to have the City Clerk read Bill No. 19-024 and call the roll for adoption. The motion was seconded by Council Member Welch.

ROLL CALL

Yes: Mayor Pro Tem Dobson, Council Member Cogdal, Mayor Hark, Council Members Bowen, Welch, Veach and Godert, - 7

No: - 0 -

Absent: - 0 -

Motion carried.

Mayor Hark declared Bill No. 19-024 duly approved and adopted on this date.

BILL NO. 19-025

AN ORDINANCE REZONING ALL OF LOTS TWO, THREE, FOUR AND FIVE IN BLOCK ONE IN HAWKINS' SUBDIVISION OF SOUTH PART OF LOT SEVEN, DARR'S SUBDIVISION OF SOUTHWEST QUARTER, SECTION THIRTY-ONE, TOWNSHIP 57 NORTH, RANGE FOUR WEST, IN THE CITY OF HANNIBAL, MISSOURI FROM THE E-COMMERCIAL TO M-MOBILE HOME ZONING DISTRICT AND AMENDING THE CITY'S ZONING MAP ACCORDING

Second & Final Reading

A motion was made by Council Member Welch to have the City Clerk read Bill No. 19-025 and call the roll for adoption. The motion was seconded by Council Member Bowen.

ROLL CALL

Yes: Mayor Pro Tem Dobson, Council Member Cogdal, Mayor Hark, Council Members Bowen, Welch, Veach and Godert, - 7

No: - 0 -

Absent: - 0 -

Motion carried.

Mayor Hark declared Bill No. 19-025 duly approved and adopted on this date.

BILL NO. 19-026

**AN ORDINANCE APPROVING ANNEXATION OF PROPERTY
LOCATED AT 9195 HIGHWAY W IN THE CITY OF HANNIBAL,
MARION COUNTY, MISSOURI**

Second & Final Reading

A motion was made by Mayor Pro Tem Dobson to have the City Clerk read Bill No. 19-026 and call the roll for adoption. The motion was seconded by Council Member Godert.

ROLL CALL

Yes: Mayor Pro Tem Dobson, Council Member Cogdal, Mayor Hark, Council Members Bowen, Welch, Veach and Godert, - 7

No: - 0 -

Absent: - 0 -

Motion carried.

Mayor Hark declared Bill No. 19-026 duly approved and adopted on this date.

CLOSED SESSION

In Accordance with RSMo. 610.021 (2)

- *Real Estate Negotiations*

Mayor Hark then entertained a motion to enter into closed session in accordance with RSMo. 610-021, sub-paragraph (2), real estate negotiations, admitting himself, City Council Members, City Attorney Drew Ward, City Manager Lisa Peck, City Clerk Angel Zerbonia, Director of Central Services Andy Dorian and Hannibal Regional Economic Development Council Director Corey Mehaffy. A motion was made by Mayor Pro Tem Dobson to enter into closed session. The motion was seconded by Council Member Veach.

ROLL CALL

Yes: Mayor Pro Tem Dobson, Council Member Cogdal, Mayor Hark and Council Members Bowen, Welch, Veach and Godert, - 7

No: - 0 -

Absent: - 0 -

Motion carried.

OPEN SESSION

A motion was made by Mayor Pro Tem Dobson to return to open session. The motion was seconded by Council Member Welch.

Motion carried.

ADJOURNMENT

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

Motion carried.

James R. Hark, Mayor

Angelica N. Zerbonia, MRCC, CMO - City Clerk