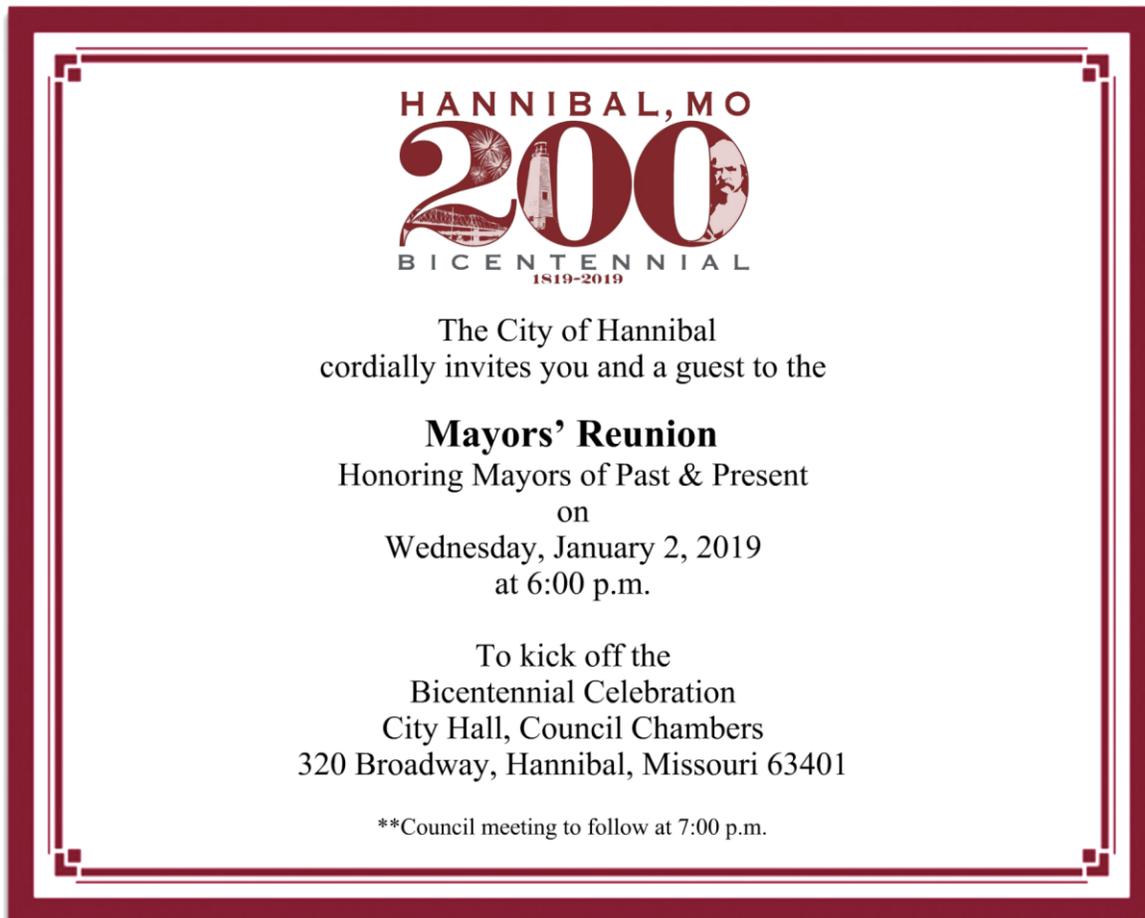


CITY OF HANNIBAL
OFFICIAL COUNCIL PROCEEDINGS
Mayors Reunion

WEDNESDAY, January 2, 2019
Council Chambers
6:00 p.m.



The City's Bicentennial celebration was officially kicked off with the Mayor's Reunion. A presentation was given by City Clerk Angel Zerbonia, HCVB Director Gail Bryant and Mayor James Hark honoring all past and present Mayors. Following the presentation refreshments were served.

CITY OF HANNIBAL
OFFICIAL COUNCIL PROCEEDINGS

WEDNESDAY, January 2, 2019
Council Chambers
7:00 p.m.

ROLL CALL

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

Absent: - 0 –

CALL TO ORDER

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

PRESENTATION OF COLORS – EMMETT J. SHEILDS POST 55

City Clerk Zerbonia requested the Sergeant in Arms to post the colors. Members of Emmett J. Shields, Post 55, presented the colors.

INVOCATION

The invocation was given at this time by Council Member Van Hoose.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Members of Emmett J. Shields, Post 55.

Mayor Hark thanked the members of Emmett J. Shields, Post 55 for their participation in the evening's event.

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 Van Hoose.

Motion carried.

APPROVAL OF MINUTES
Regularly Scheduled Council Meeting – December 18, 2018

A motion was made by Council Member Van Hoose to approve the minutes from the last regularly scheduled Council meeting held December 18, 2018. The motion was seconded by Council Member Godert.

Motion carried.

APPROVAL OF PAYROLL AND CLAIMS
Second Half – December, 2018

A motion was made by Council Member Veach to approve the payroll and claims for the second half of December, 2018. The motion was seconded by Mayor Pro Tem Dobson.

Motion carried.

JAMES R. HARK – MAYOR
Re: Approval, Special Call Council Meeting
Tuesday, January 8, 2019 – 6:00 p.m.

Mayor Hark then advised Council the need for a special call Council meeting, next Thursday, January 8th, at 6:00 p.m. The purpose of this meeting will be to meet with representatives of The Pace Group relating to the executive search process for the City Manager upcoming vacancy.

A motion was made by Council Member Van Hoose to approval the special call Council meeting for Tuesday, January 8, 2019 at 6:00 p.m. The motion was seconded by Council Member Veach.

Motion carried.

Re: Recommendation of Appointment & Reappointment

Mayor Hark then made the following recommendations of appointment/reappointment.

POLICE & FIREMEN RETIREMENT FUND BOARD OF TRUSTEES

- **Pat Benson – reappointment for a term to expire December, 2021**
- **John Dean – appointment for an unexpired term to expire December, 2019**

These nominations will be presented for approval at the next regular Council meeting to be held January 15, 2019.

JEFF LAGARCE – CITY MANAGER

Re: City Manager Recruitment Process – Executive Search Agreement

The Pace Group - \$28,000

(Resolution No. 2186-19, to follow)

City Manager LaGarce indicated he has a Resolution and agreement, in which he is seeking approval, with The Pace Group. The Pace Group has provided a proposal to assist the Mayor and Council with its City Manager search. The Pace Group's approach not only markets this position nationwide, but identifies, seeks, and attracts qualified candidates, evaluates and screens them, and includes background and other reference checks.

The Pace Group stated they will present the City with the top candidates for interviews and selection, and are willing to assist in both those processes, if desired. LaGarce stated the contractual fee is \$28,000 plus out-of-pocket expenses. The Pace Group just recently completed an executive search for the North East Missouri Economic Development Executive Director and did an excellent job.

LaGarce stated Resolution No. 2186-19 is to follow, for approval.

Re: Lease of City Owned Riverfront Property – Agreement to Lease

Viking USA, LLC

(Resolution No. 2187-19, to follow)

LaGarce's last item, relates to his negotiations with Viking Cruise lines, as authorized/directed by Council. As everyone is aware, Viking is "back in the game". They are trying to line up ground leases with all cities along their route.

LaGarce indicated the following was the initial schedule initiated by Viking USA, LLC:

Viking's initial forecast for incorporating their ship fleet onto the river was:

Year 1: 2 initial ships

Year 3: 2 additional ships

Year 5: 2 final ships, for a total of 6.

Per LaGarce, however, more updated information from Viking, suggests the following schedule:

Year 1: 2 ships

9 months later: 2 additional ships

9 months later: 2 final ships, for a total of 6

If the latter occurs, Viking could have its full complement of ships on the river by Year 3.

The Agreement covers several things, though primary substance involves some guarantee of port availability for Viking dockings. In-exchange for this guarantee, Viking will compensate the city. In April 2015, the Mayor and City Council voted to provide Viking with exclusive docking rights and a letter stating that commitment was sent accordingly.

LaGarce stated on its surface, the \$1.00 docking fee (per passenger, paid by Viking) appears nominal. Yet between July 1 and October 31 of each year, 6 Viking ships will make 19 excursions each, totaling around 114 port stops in Hannibal. Viking ships will carry 338

passengers each; therefore, around 38,500 new tourists/passengers will enter Hannibal by water each summer. Over this 20 year Agreement, total docking fees could exceed \$750,000. The agreement provides for 20 *additional* years (beyond the first 20), and allows for renegotiation of the \$1.00 fee at the 21-year mark. This would be a lot of revenue for the City, according to LaGarce. What the City would do with the additional revenue is still uncertain but it could be used towards the bond payments or placed in escrow for necessary Riverfront improvements at a later date.

LaGarce stated Resolution No. 2187-19 is to follow for approval.

HEATH HALL – BOARD OF PUBLIC WORKS GENERAL MANAGER

Re: April, 2019 Municipal Election – *Proposition S*

Stormwater Utility User Fee

(Bill No. 19-001, to follow)

Heath Hall, Hannibal Board of Public Works General Manager, came before Council introducing Matt Munzlinger and Andrea Campbell, storm water coordinator, both employees who have been addressing the storm water issues.

To the best of Hall’s knowledge, the BPW has been maintaining underground storm water systems (storm sewers) and the Public Works Department of the City has been maintaining the above-ground storm water infrastructure since 1962. For years, both systems have been dealing with funding issues causing much of the system to be untouched or overlooked. The City funded any repairs from the General Fund and the BPW used sanitary sewer funds to make any essential infrastructure repairs. The BPW budgeted about \$10,000 per year back in 2001 for any storm sewer emergencies that may collapse. Neither of these funding mechanisms are able to fund what is needed.

In 2016, the City and BPW began receiving complaints about storm water issues, specifically where streets had just collapsed. Within a six-month period, they encountered repair costs of around several hundred thousand dollars. The BPW and the City coordinated efforts, but even together could not afford the necessary repairs. The BPW has installed steel plates on roadways while continuing to assess the repair costs. There have since been about a dozen plates installed throughout the City covering the failed storm sewers below.

To address these issues, the City Council passed a resolution in June, 2017 authorizing the BPW to implement a storm water utility and comprehensive storm water repair program. Within the resolution, section 1 reads:

“The Hannibal Board of Public Works is hereby authorized and directed to establish a storm water utility pursuant to the existing Home Rule Charter provisions, and a comprehensive storm water repair program and initiative thereof to repair structurally-unsound storm water infrastructure and address storm water problems throughout the Hannibal community”.

Today, it is Hall’s recommendation to allow the citizens to vote to approve or reject a storm water tax. There are a couple reasons, one being legal reasons relating to a MSD lawsuit, in which it was recommended allowing the voters weigh in, which would be the cleanest and safest way to implement this fee.

He then turned the meeting over to Matt Munzlinger; who provided an update on how they proceeded with the development of this utility fee. Matt showed a PowerPoint presentation, highlighting the following:

The process is a seven-step process. The BPW is now at the first three steps, defining what they are providing as a storm water utility. They have arrived at a user-based fee by directly relating their costs and the revenue on what they generate. Any other way would not be enough to account for the expenses. This method will provide an equitable sharing for the fees; compared to someone that has a large parking lot versus a small lot size. This also allows for the implementation of green space and incentives.

Working with Black and Veach, they developed storm water billing units based upon 500 square feet. They viewed data from the counties, which indicate the City has about 8,100 parcels. These will be reduced based upon the incentives and built-in customer appeals. Looking at five years, they started with a loan in the amount of \$1 million from the BPW Electric Department, arriving at the financial portion of the development of this fee. Taking into consideration the financial requirements; they arrived at \$1.39 per 500 square feet. This would equate, based on a 1,500 square foot home with a 700 square foot drive-way, to roughly \$6.07 per month.

Munzlinger stated the next step would be the ballot initiate. If this passes, BPW will begin the implementation phase. It takes about eight to nine months for the billing software company to get that portion complete, looking at a live date of July 1, 2020. If this issue does not pass, the BPW will look at other methods to fund, going back to the BPW board to see what might be the best way to fund moving forward.

Council Member Cogdal questioned Munzlinger, specifically on why the City/BPW actually needs this utility, specifically what issues we currently face and what options will this give us in the future as far as repairs/replacement. Munzlinger advised that there is not a fund available for storm water repairs. There is one for electric, water and sewer, but, not storm water. Currently BPW is not even sure what they own as far as storm sewers. They have a GIS technician in place that is working to see what is in existence. On Martin Street, it is estimated around \$300,000 just for that one repair, in which they hope to get a water main break fixed at the same time. He feels that the \$1 million per year for 5 years would go towards the repairs.

Mayor Pro Tem Dobson questioned if Munzlinger had an estimate on the amount that would be needed to repair the areas where the metal plates are currently in place, thus far. Munzlinger advised he does have this amount, however, he did not bring it with him to the meeting this evening. Mayor Pro Tem Dobson said with all problems/repairs being underground, BPW needs to educate the citizens on all the problems and repairs that are needed.

According to Munzlinger, there is not a comprehensive map of the storm water system in place, hence the reasoning for the GIS technician. Council Member Godert questioned on when they thought the map would be complete, in which Munzlinger indicated it was the goal to have it complete by the end of this year.

Mayor Pro Tem Dobson questioned if Munzlinger had plans to have information on the BPW website pertaining to storm water, in which he stated that was the plan.

Mayor Hark advised this was not something new, this problem has existed for decades and sometimes you have to “step up to the plate” and allow the citizens to see what is palatable to them. He feels most citizens will want to allow BPW to make these repairs, piece milling is not feasible, nor a well thought out plan or a proactive approach. He is glad to see the research into this and the plan presented to the citizens so they are able to dissect and see for themselves how significant the problems are.

Council Member Cogdal indicated she experienced coming around the corner in her neighborhood to a huge hole behind the old hospital. She is aware there are many problems/repairs needed in her ward. There are some particularly serious issues underground and the fee is a necessary evil and she hopes that she can help the City educate the community on how important this is and it’s not something they can just “leave alone”. Citizen’s lives and their property can be in danger. She then thanked the BPW for stepping up to address the issue.

Hall then readdressed Council, advising there are currently three separate “companies” within BPW, storm water would be another “company”. Hall indicated Munzlinger had mentioned impervious area, and voter-approval will allow the BPW to calculate this fee based on that area. A good example, an industrial customer located right across from the BPW who doesn’t use much water but has a large building and lot of roof top, based upon the impervious area, even though they don’t use much water is the method the fee would be calculated. Like the Mayor mentioned earlier, it’s Hall’s and his employee’s responsibility to educate the public between now and the election.

Council Member Cogdal asked Hall to explain to the community this utility is going to go on forever and she feels that Munzlinger touched really well on it. Five years wouldn’t even address all repair issues. She feels it is important everyone knows a utility is the best way to go and Hannibal isn’t the only community experiencing this issue. Hall indicated the Missouri Department of Natural Resource permitting is also becoming an issue and requirements are becoming more and more stringent. DNR is highly focused on the quality of water going into Bear Creek and the Mississippi River, even into the ocean at the end.

EDIE PRICE – DPW MANAGEMENT ASSISTANT
Re: Request, Set Public Hearing – Rezone Property (213 S. 5th Street)
E-Commercial to A-One & Two Family
Tuesday, February 5, 2019 – 6:45 p.m.
Alex Jaxon Meininger

Eddie Price, DPW Management Assistant, approached Council requesting to remove the request to set the public hearing for rezoning of 213 S. 5th Street off the agenda for tonight. She was contacted earlier today by the surveying company stating they were not prepared for the planning and zoning meeting. They may reschedule later this month needing more time to prepare. She indicated she would probably be back at the Council meeting in February requesting the public hearing.

A motion was made by Mayor Hark to table the request for a public hearing to rezone property located at 213 S. 5th Street. The motion was seconded by Council Member Veach.

Motion carried.

RESOLUTION NO. 2186-19

A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR TO EXECUTE AN EXECUTIVE SEARCH AGREEMENT WITH *THE PACE GROUP* IN THE AMOUNT OF \$28,000 PLUS DIRECT OUT-OF-POCKET EXPENSES AS SET FORTH IN THE AGREEMENT, TO ASSIST IN THE CITY MANAGER SEARCH AND SELECTION PROCESS

A motion was made by Council Member Veach, to have the City Clerk read Resolution No. 2186-19 and call the roll for adoption. The motion was seconded by Mayor Pro Tem Dobson.

ROLL CALL

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

No: - 0 -

Absent: - 0 -

Motion carried.

Mayor Hark declared Resolution No. 2186-19 duly approved and adopted on this date.

RESOLUTION NO. 2187-19

A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT TO LEASE WITH *VIKING USA, LLC* FOR VIKING CRUISE SHIP DOCKING AT THE HANNIBAL RIVERFRONT

A motion was made by Mayor Pro Tem Dobson to have the City Clerk read Resolution No. 2187-19 and call the roll for adoption. The motion was seconded by Council Member Veach.

ROLL CALL

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

No: - 0 -

Absent: - 0 -

Motion carried.

Mayor Hark declared Resolution No. 2187-19 duly approved and adopted on this date.

BILL NO. 19-001

AN ORDINANCE OF THE CITY OF HANNIBAL CALLING A MUNICIPAL ELECTION TO BE HELD TUESDAY, APRIL 2, 2019 TO ALLOW HANNIBAL VOTERS TO CONSIDER THE IMPLEMENTATION OF A FEE SCHEDULE FOR THE PURPOSE OF FUNDING A UTILITY TO ACQUIRE, CONSTRUCT, MAINTAIN AND IMPROVE THE CITY'S STORMWATER CONVEYANCE SYSTEM, *Proposition S*

First Reading

A Motion was made by Council Member Veach to give Bill No 19-001 a first reading. The motion was seconded by Council Member Welch.

Motion carried.

ADJOURNMENT

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

Motion carried.

James R. Hark, Mayor

Angelica N. Zerbonia, MRCC - City Clerk