

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

**Tuesday, January 15, 2019**  
**Council Chambers**  
**7:00 p.m.**

**ROLL CALL**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**  
**Regularly Scheduled Council Meeting – January 2, 2019**  
**Special Call Meeting – January 8, 2019**

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

**LINDELL SHUMAKE**  
**Re: Presentation to the City of Hannibal**

**JAMES R. HARK – MAYOR**  
**Re: Mayoral Commendations**

**Re: Approval 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**

**JEFF LAGARCE – CITY MANAGER**

**Re: City Owned Property, 109 Virginia Street – Amended Lease Agreement**

*The Villas of St. Elizabeth, LP  
(Resolution No. 2188-19, to follow)*

**Re: 2018/19 Fiscal Year, Budget Amendment – No. 2**

*(Resolution No. 2189-19, to follow)*

**Re: Holiday Inn Request For Payment Relating to Damage to Landscape**

**HEATH HALL – BOARD OF PUBLIC WORKS GENERAL MANAGER**

**Re: Stormwater Utility User Fee – *Proposition S***

**RESOLUTION NO. 2188-19**

**A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING  
THE MAYOR TO EXECUTE AN AMENDED LEASE  
AGREEMENT FOR 109 VIRGINIA WITH THE VILLAS OF ST.  
ELIZABETH, LP BY AMENDING THE ASSIGNMENT OF  
GRANT AND LAND OPTION AGREEMENT TO  
JANUARY 30, 2021**

**RESOLUTION NO. 2189-19**

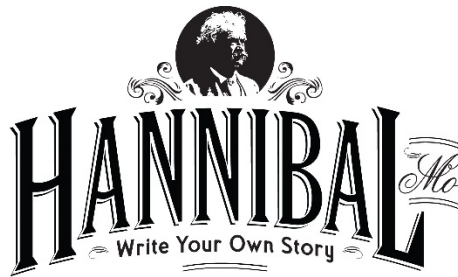
**A RESOLUTION OF THE CITY OF HANNIBAL AMENDING THE FISCAL YEAR 2019 BUDGET (NO. 2) RELATIVE TO SALES TAX RECEIPTS AND THE DEMOLITION EXPENDITURE ACCOUNT IN THE BUILDING INSPECTOR'S DEPARTMENT**

**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***

*Second and Final Reading*

**ADJOURNMENT**



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# MEMORANDUM

**To: Mayor James Hark and Members of the City Council**

**From: Jeff LaGarce, City Manager**

**Re: Resolution authorizing the Mayor to execute an amended lease agreement for 109 Virginia with The Villas of St. Elizabeth, LP by amending the Assignment of Grant and Land Option to January 30, 2021**

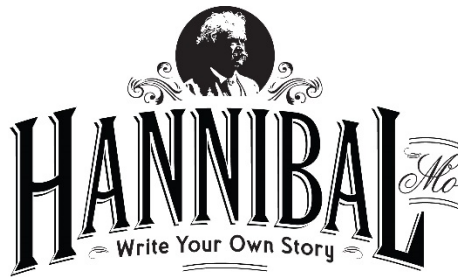
**Date: January 3, 2019**

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On December 19, 2017, the City Council approved a Resolution entering into a 50-year Lease with The Villas of St. Elizabeth, LP. That Lease included an Exhibit B called *Assignment of Grant and Land Use Option*. That Exhibit provides The Villas of St. Elizabeth, LP with a Purchase Option of 109 Virginia until January 30, 2019.

Because the Missouri Housing Development Commission did not approve the investors' 2018 tax credit application, they must resubmit in 2019. As such, they have recommended the Purchase Option be extended to accommodate this. Two years (until January 30, 2021) appears long, but the EIARA (asbestos grant) is not quick, and extension by two (2) years may avoid unnecessary repeat of this exercise in the future. All other provisions of the Lease remain unchanged. The noted change is Section 2 of Exhibit B.

***Staff recommends approval of a Resolution authorizing the Mayor to execute an amended Lease providing for a Purchase Option on/before January 30, 2021.***



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# MEMORANDUM

**To: Mayor James Hark and Members of the City Council**

**From: Jeff LaGarce, City Manager**

**Re: Resolution amending the FY-2019 Budget**

**Date: January 8, 2019**

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Forty-one (41) properties exist on the Building Commission's Pending Demolition list – and the number is growing. More than half are entirely unsalvageable, and must be demolished.

Asbestos testing is required before each demolition. Where asbestos exists, additional costs are required for removal. Properties testing negative for asbestos are cheaper and quicker to raze.

Condemned properties entirely unsalvageable are destined for city demolition. As such, the Building Commission would like to have this group of properties asbestos-tested now, rather than case-by-case as individual properties move toward demolition. Having comprehensive testing results in-advance will provide the Commission with greater visibility forward, allow for better demolition planning, and eliminate bottlenecks in the demolition process later. For instance, if 15 of these properties test negative for asbestos, all can be cleared for demolition, allowing the city to accelerate the demo schedule without testing hold-ups. Instead of having 3 properties (for instance) ready-to-go, we'd have 18 properties ready-to-go, and can demo more-rapidly. The goal is to reduce this list of 41 properties on the Pending Demolition list, because it continues to grow.

In performing advance-testing in a comprehensive manner, the Building Commission is apprehensive about drawing-down demolition funds. Therefore, a supplemental appropriation in the amount of \$8,000 is sought. This appropriation will allow for testing, while preserving current demolition activity already funded. The appropriation would be made to expenditure account *10.22.562 Demolition/Code Enforcement* in the Building Inspector's Department.

At this writing, 7-month sales tax receipts exceed last year's 7-month totals by \$199,000, and exceed budgeted amounts by over \$200,000. To fund additional asbestos-testing, the budget amendment also recognizes increased sales tax revenues to accommodate this. The city has four (4) separate sales taxes. Since they are all linked by percentages (1 percent, one-quarter percent, one-half percent, and one-half percent), the budget amendment modifies each accordingly.

***Staff recommends approval of the Resolution authorizing the budget amendments.***



**DATE:** January 8, 2019  
**TO:** Mayor Hark and Members of the City Council  
**FROM:** Heath N. Hall, Board of Public Works General Manager

## Stormwater Utility User Fee Ordinance

The second reading for the proposed Stormwater User Fee Ordinance is on the agenda for council to consider placing the issue on the April ballot for voters to consider. The proposed fee would fund the Stormwater Utility Department and allow for much needed infrastructure repairs.

A few items to reiterate are as follows.

- This is not a new problem. The City and BPW have been dealing stormwater infrastructure issues for several years, and for the past decade or so they have become unaffordable with the current method of funding.
- Collecting utility fees specifically for stormwater is the most accurate and legally defensible way to collect revenue to fund stormwater related expenditures.
- Initial estimated costs per month for residential property owners would be approximately \$1.39/500 square feet of impervious surface.
- If the ballot issues passes, the BPW would initially focus on a back log of infrastructure repairs, accessing the condition of the system, and MS4 permit requirements.
- If the ballot issue does not pass, the BPW would primarily focus on MS4 permit requirements. These permit requirements are regulated by EPA and MDNR, and are water quality related. There is no emphasis on infrastructure. The BPW would only address infrastructure failures that warrant immediate action. From the average citizen's point of view, nothing would change.

Since the last council meeting, we have performed some updates to the Stormwater section on our website. We have updated a Stormwater Department Overview, Stream Team schedules and news, and FAQs specifically related to the proposed Stormwater Ordinance.

<https://www.hannibalbpw.org/departments/stormwater/department-overview/>

If approved by Council, we plan on educating voters between now and the vote in April. We previously committed to two public education meetings within our Stormwater Management Plan. One is 2/26 at 6:30 pm in the Council Chambers and the other is set for 3/26 at 6:30 pm at the Hannibal Library. Although Proposition S may be discussed, the focus of both meetings is to discuss water quality standards and watershed protection. The meetings are opportunities for the public to learn about stormwater as a whole.

We have tentatively scheduled two public education meetings in the Council Chambers to discuss the details of Proposition S and answer any questions the public may have. The community meetings are scheduled for 3/7 and 3/28 at 6:30 pm.

We also plan to visit with some of the local service clubs in February and March, and use our website and social media pages to get information to voters creatively. Also at each public meeting there are opportunities to pass information through our local media outlets (radio, newspaper, and television).