

CITY OF HANNIBAL
OFFICIAL COUNCIL AGENDA

Tuesday, December 17, 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 – December 3, 2019

APPROVAL OF PAYROLL AND CLAIMS
First Half – December, 2019

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

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

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

**MATT MUNZLINGER – INTERIM GENERAL MANAGER, BOARD OF PUBLIC
WORKS**

Update, Chloramine Replacement Project

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

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, MISSOUR FROM THE E-
COMMERCIAL TO M-MOBILE HOME ZONING DISTRICT AND
AMENDING THE CITY’S ZONING MAP ACCORDING**

Second & Final Reading

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

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

CLOSED SESSION

In Accordance with RSMo. 610.021 (2)

- *Real Estate Negotiations*

ADJOURNMENT

MEMORANDUM

To: Mayor Hark and Members of the City Council

From: Lisa Peck, City Manager

Re: Presentation & Approval of the 2018-19 Annual Audit

Date: December 13, 2019

Wade Stables P.C. has completed the FY-19 Annual Audit of the City of Hannibal. At the December 17 City Council meeting, Wade Stables representatives will present the audit to the Mayor and City Council and address any questions. The City Council will be asked to approve the FY-19 audit; after which, the audit will be distributed to the City's financial institutions and bond trustees pursuant to our various bond covenants.



MEMORANDUM

TO: Mayor Hark and Members of the City Council

FROM: Karen Burditt, Director of Finance

DATE: November 18, 2019

SUBJECT: Bond Payments due January 1, 2020

The 2010 Build America Bond, the 2013 Series “A” Bond, and the 2016 Series interest only payments are due on January 1, 2020 in the amounts as follows:

		Interest	Less Cash	Fund	Total
2016	Streets	\$116,212.50	\$ (142.25)	Sales Tax Cap.	\$116,070.25
2013 A	Streets Facil.	\$ 6,806.25	(98.15)	General Fund	\$ 6,708.10
2010 BAB	Streets	\$ 8,910.00	(5,458.15)	Sales Tax Cap.	\$ 3,451.85
	Sub-Total	\$131,928.80	\$ (5,698.55)	Sub-Total	\$126,230.20
2010 BAB	Less Subsidy (2,925.15)		Sales Tax Cap.	2,925.15
	Net Amount	\$129,003.60	(5,698.55)	Total	\$123,305.05

January 1, 2019 interest only payment is due for the three street bonds issued in 2016, 2013 and 2010 respectively. The Trustee of the Bonds will require payment prior to the bondholder’s due date and with the holiday week due date we must make the payment in advance just to be certain that the funds are in hand at the bank in time for processing. In the past I have come before Council and informed you of a wire payment that will be made. This year I’m making a payment by check and this will be approved with the other Account Payables at the December 17 meeting. This is just an update of the bond payments I will be making in December. The Series 2018 Bond payment will take place in February.

The FY-2020 budget has funds appropriated for these payments.

With the “Build America Bonds” program we will receive a subsidy (rebate) on the dollars of interest paid. Each year that amount depends on 1) the amount of interest paid which declines each year until the bonds are paid off and 2) on the amount Congress appropriates for this program. The subsidy is normally received within thirty days of the payment of the interest. The subsidy is shown as revenue to the City. Therefore, note that the City will pay the full interest expense, \$8,910, prior to receipt of the subsidy.

Below is a recap of the bonds, which includes this interest payment:

Bond Title	Purpose	REFI or Original Principal	Paid to Date: Principal and Interest	Balance Due Remaining	Closes (Ends)
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	

Thank You

Karen

cc: Lisa Peck, City Manager



City of Hannibal

TO: City Council

FROM: Joey Burnham, Building Code Official

RE: Property Donation, 115 N. Arch

DATE: December 9, 2019

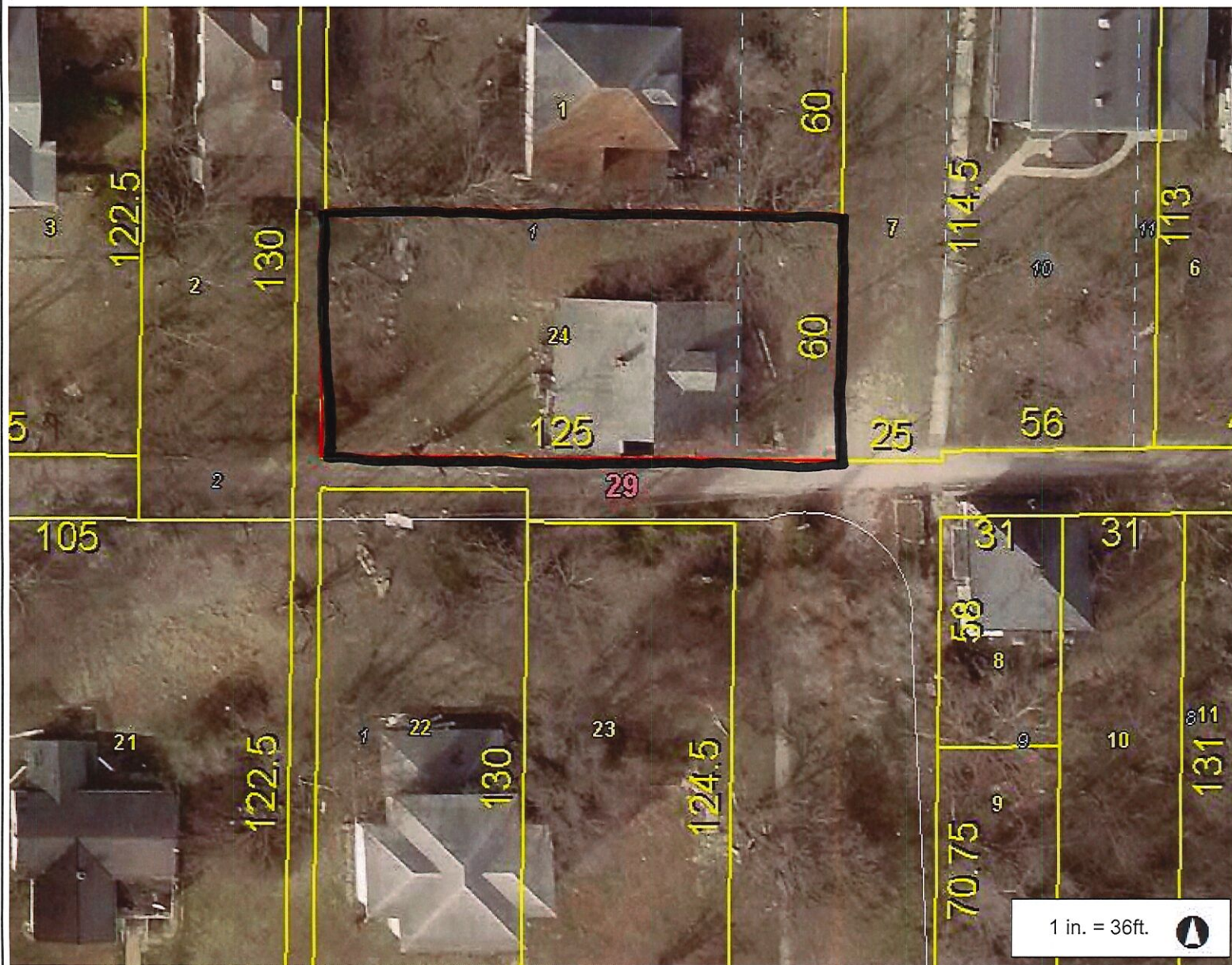
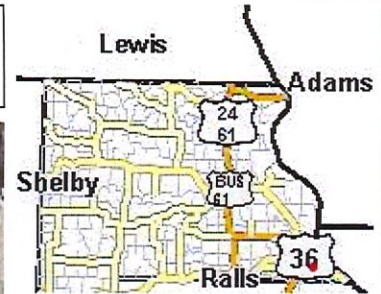
The owner of a condemned property that is scheduled for demolition wants to donate the property to the City. The property is located on an alley that the City closed due to illegal dumping. There are only two houses on the portion of alley that has been closed, and both are scheduled for demolition.

A title search shows the property is clear of any debt or taxes and a general warranty deed has been prepared by the City Attorney.

This will be an easy demolition for the Street Department.

The City Manager and Central Services Director have both viewed the property.

Marion County, MO



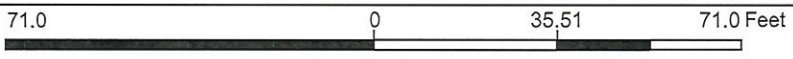
Legend

- Road
 - <all other values>
 - Interstate
 - US Highway
 - Numbered State Highway
 - Lettered State Highway
- + Railroad
- Parcel
- Parcel Number/Acres
- Land Hook
 - DASHED LAND HOOK
 - SOLID LAND HOOK
- City Limit Line
- Original Lot
- Section
- County Boundary

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



MEMO

To: Mayor Hark
City Council Members

From: Mathew N. Munzlinger, P.E.

Date: December 10, 2019

Re: Chloramine Alternative Project Update

GAC BUILDING CONSTRUCTION

Since the last update provided, there has continued to be a lot of visible activity on the GAC Facility at the Water Treatment Plant. Some of the most visible progress is the subcontractor's completion of the metal building's framework erection, followed by the installation of the precast wall panels. During the past month, other subcontractors completed painting, pipe installation and work on the electrical service.

The next steps are to complete the installation of the necessary framing to allow the installation of the insulated roof panel. The roof installation is expected to begin late this week or early next week. Once the roof is installed, the building will be closed in and heated. This will allow the trades to complete interior block walls, continue electrical installations, continue piping installation, allow painting to be completed and allow for additional equipment to be installed.

Following are pictures showing the progression of the construction taken by the contractor with their drone. I have included all of the previous pictures along with the most recent photo so that the overall progress on the project can be seen.



Figure 1: Photo looking from the north towards the project site taken in late February.



Figure 2: Photo looking from the north towards the project site taken in early May.



Figure 3: Photo looking from the north towards the project site taken in early June.



Figure 4: Photo looking from the north towards the project site taken in early July.



Figure 5: Photo looking from the north towards the project site taken in early August.



Figure 6: Photo looking from the north towards the project site taken in early September.



Figure 7: Photo looking from the north towards the project site taken in early October.



Figure 8: Setting of the first GAC vessel on October 18, 2019.



Figure 9: Picture after the eighth GAC vessel was set into place on the afternoon of October 22, 2019.



Figure 10: Photo looking from the northwest towards the project taken in early December.