

CITY OF HANNIBAL
OFFICIAL COUNCIL AGENDA

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

ROLL CALL

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL

Regularly Scheduled Council Meeting – July 17, 2018

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

APPROVAL OF PAYROLL AND CLAIMS
Second Half – July, 2018

JAMES R. HARK – MAYOR
Re: Mayoral Commendations

Re: Approval of Appointments

TREE BOARD

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

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

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)**

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**

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)**

Re: Hannibal Airport – Airport Lease for Hangar

*On Premise, LLC
(Resolution No. 2153-18, to follow)*

Re: Hannibal Airport – Airport Lease for Hangar Extension Letter

*Wingnuts
(Resolution No. 2155-18, to follow)*

**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)*

Re: Request, Set Public Hearing – 2018 Tax Levy

Tuesday, August 21, 2018 – 6:45 p.m.

SEAN HAMPTON – FIRE CHIEF
Re: Bid Award Approval, Two Position Breathing Air Fill Station
Banner Fire Equipment - \$11,375

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)

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.,

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

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**

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**

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.**

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**

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**

RESOLUTION NO. 2156-18

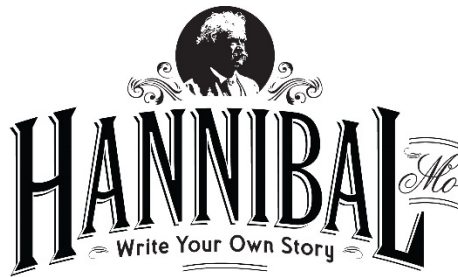
**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A
STATE & MUNICIPAL LEASE/PURCHASE AGREEMENT FOR
\$405,670 WITH CLAYTON HOLDINGS, LLC FOR THE PURPOSE
OF PROCUREMENT OF POLICE DEPARTMENT VEHICLES**

CLOSED SESSION

In Accordance with RSMo. 610.021 (12)

- *Contract Negotiations*

ADJOURNMENT



MEMORANDUM

To: Mayor James Hark and Members of the City Council

From: Jeff LaGarce, City Manager

Re: Resolution Authorizing the Mayor to Accept/Execute a Corporation General Warranty Deed from F n A Investments for the Conveyance of 505 Walnut Street to the City of Hannibal

Date: July 30, 2018

505 Walnut Street, owned by F n A Investments, Inc., has been condemned by the Building Commission. This property - visible from Highway 79 - is literally falling down. The property owners are interested in deeding it to the city for \$1.00.

Joe Anderson has expressed interest in this property. For reasons unknown, a transaction between Mr. Anderson and current owners has not been possible. Mr. Anderson will happily purchase this property from the city for \$1.00, and fortunately, the owners wish to deed it to us.



Mr. Anderson intends to remove the dilapidated home, perform all groundwork finish to an attractive standard, and maintain the property as-his-own thereafter. This outcome is better than a “city demolition approach”, where city demo costs are expensive, a demolition lien placed on the property acts as a deterrent for future buyers, and the property – still owned by the party who allowed its deterioration – remains unkept (weeds, trash, etc.) thereafter.

If accepted, this deed will be recorded. At the next council meeting, a Resolution authorizing its \$1.00 sale to Joe Anderson will be placed on the council agenda. Mr. Anderson cautions it will take several months to remove this structure. We can afford the time, because this sequence of events is a rare opportunity to remove blight at no public cost, while simultaneously (equally important) assuring post-demolition care of the property by a responsible owner.

Staff recommends approval of the Resolution authorizing the Mayor to Accept/Execute a Corporation General Warranty Deed from F n A Investments for the Conveyance of 505 Walnut Street to the City of Hannibal.



HANNIBAL PARKS AND RECREATION
Aron Lee – Assistant Director
320 Broadway ■ Hannibal, MO 63401
Phone: 573-221-0154 ■ Fax: 573-221-0707



TO: City Clerk, City Council and Mayor

FROM: Aron Lee

DATE: 8/8/18

RE: Truck Bid PR-18-01 Approval

The Parks Department recently requested sealed bids for the purchase of a one-ton, 4-wheel drive, crew cab truck (13,000 G.V.W.R.) with dump bed and hoist. We received three bids from local dealerships. The low bid of \$40,113 came from Poage Chrysler, Dodge, Jeep, Ram, Fiat. The bid sheet is attached to this memo.

The new 2018 Dodge Ram 3500 will replace a current 2012 Dodge Ram 3500. We will keep the Dodge truck in our fleet. It will be useful to have on hand 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 of the bid before we would receive the new truck.

The Parks Department budgeted \$45,000 for the purchase of a new one-ton truck in the 2018-2019 budget.

The Parks and Recreation Department recommends the low bid of \$40,113 for the purchase of a 2018 Dodge Ram 3500 one-ton, 4x4 truck be awarded to Poage Chrysler, Dodge, Jeep, Ram, Fiat.



Angelica N. Zerbonia, MRCC
City Clerk

Project Number:

Parks & Recreation

Project Descriptions:

One Ton 4 - Wheel Drive Truck 13,000 G.V.W.R.

Date:

Wednesday, August 1, 2018 @ 10:00 a.m.

BIDDER	Amount	Comments
Jon Borland Ford	\$ 41,522.00 - 2018 F-350	del. 60-90 days
George Chomelot Buick	\$ 43,643.00 - 2019 Chevy 3500HD	del. 90-120 days
Paige Christina Dodge	\$ 40,113.00 (quoted quote for this m. truck's body)	del. 90-180 days

Angelica N. Zerbonia MRCC
Angelica N. Zerbonia, MRCC - City Clerk

08-01-2018 - 10:00 AM
Date & Time



MEMORANDUM

TO: James R. Hark, Mayor
City Council

FROM: Karen Burditt, Director of Finance

DATE: August 7, 2018

SUBJECT: Resolution – amending the prior engagement agreements with WM Financial Strategies, and Gilmore & Bell, P.C. to include the new Hannibal Visitor’s Center.

On February 20, 2018, Resolution #2127-18 was approved by the City Council. This resolution authorized 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. This resolution also authorized reimbursement of expenditure relative to the Riverfront project. By passing this resolution, you expressed your intent to issue the Leasehold Revenue Bonds.

Since the resolution in February, we have moved forward on the new Hannibal Visitor’s Center. The most reasonable rates for financing the new building, is to add this amount to the Leasehold Revenue Bonds. We will have two separate amortization schedules for payment, one for the Riverfront and the other for the Visitor’s Center. Only Tourism funds will be used for the repayment of the Visitor’s Center’s portion of \$1,100,000 in principal. Neither General Funds nor the Parks Funds will be used to pay the Visitor’s Center portion of the bond.

This resolution adds the required funds needed to finance the Visitor’s Center building to the Series 2018 Bond. The added Tourism funding cost for financial advisor will be \$2,000, bond counsel is \$2,750 (\$2.50 per \$1,000), and disclosure counsel is \$935 (34% of bond counsel fee).

Like the engagement letters signed in February, signing these agreements, the City is not obligated to any charges if the bonds are not issued.

I recommend that Council move forward with this resolution and the authorization for the Mayor to sign the revised Engagement Agreements with WM Financial Strategies and Gilmore & Bell, P.C.

Karen

MEMORANDUM

TO: Mayor Hark and Members of the City Council
FROM: Karen Burditt, Director of Finance
DATE: August 7, 2018
SUBJECT: Airport Lease for On Premise, LLC

At the July 17 Council meeting, you approved the hanger lease agreement between Allstar AOR, LLC and the City of Hannibal. When I sent the lease for signature, the member of the LLC informed me that they were under a different name, but hadn't told us that. The new lease reflects that name change; a housekeeping measure only.

Thank You

Karen

cc: Jeff LaGarce, City Manager

MEMORANDUM

TO: Mayor Hark and Members of the City Council
FROM: Karen Burditt, Director of Finance
DATE: August 7, 2018
SUBJECT: Airport Lease extension Wingnuts

The oldest private owned hangar, built in 1998, would like a five (5) year extension to their 20 year lease. The original lease is 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 charge for the 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. I recommend the Mayor signs the attached letter to approve their request to extend the land lease at the Hannibal Airport.

Thank You

Karen

cc: Jeff LaGarce, City Manager



MEMORANDUM

TO: Mayor Hark and Members of the City Council

FROM: Karen Burditt, Director of Finance

DATE: August 1, 2018

SUBJECT: Financing for Hannibal Police Vehicles

A request for sealed bids was advertised and specifications were sent out to several local banks. We received five sealed bids, which were opened on July 24 at 10:00 a.m.

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

All of the Banks were given the same set of criteria with estimated amounts that would be needed to purchase the equipment to the best of our knowledge at the time the requests were disseminated to the local entities. All of the banks presented the package as a lease with purchase. US Bank and Clayton Holdings, LLC offered to move the dollars into an escrow account. This would lock the above rate and allow for payment of the cars as they are delivered. Clayton Holdings LLC's offer is the best we received.

If approved, the lease agreement will be executed on August 21. The first two vehicle's delivery is estimated to be August 24 and continuing two vehicles weekly.

I ask for a voice vote to accept Clayton Holdings, LLC offer to finance the 2019 budgeted Police Department's vehicles.



MEMORANDUM

TO: Mayor Hark and Members of the City Council

FROM: Karen Burditt, Director of Finance

DATE: August 7, 2018

SUBJECT: Set Public Hearing

We ask Council to set a Public Hearing for the Property Tax Levy at 6:45 PM on Tuesday August 21, 2018 prior to the City Council meeting. The subject of the meeting will be the ad valorem tax rate for property in the City.

Thank you,

Karen Burditt

Karen Burditt
Director of Finance



Hannibal Fire Department

Office of Fire Chief Sean Hampton

2333 Palmyra Road • Hannibal, MO 63401

Phone: 573 221-0657 • Fax: 573 221-2431 • E-Mail: chief1@hannibalfire.com

MEMORANDUM

Date: July 27, 2018

To: Mayor and Hannibal City Council

From: Sean Hampton, Fire Chief

Subject: Bid recommendation

CC:

I am requesting bid approval to purchase a 2 position breathing air fill station. You will remember early in the year our department had to make an emergency purchase to replace our breathing air compressor which had to be removed from service. At the time due to that purchase not being budgeted we held off making the purchase of the add on fill station. Our department has never owned a proper NFPA compliant fill station. This is a much needed piece of equipment from a safety and liability standpoint. When filling these extremely high PSI air bottles they are placed inside this fill station which is rated to contain a bottle in the event of a rupture or failure. The only bid submitted was from Banner Fire Equipment. This bid was for the requested breathing air fill station, and optional 100' fill hose with connections and meets all of the Hannibal Fire Department's bid specifications including our delivery timeline. The bid price from Banner Fire Equipment is \$10,525.00 for a Bauer Legacy 2 position fill station, \$850.00 for a 100' remote fill hose and connections for a total bid price of \$11,375.00. The remote fill hose will allow us to fill the large air bottles on our Rescue truck and Hazmat trailer without having to remove them from the apparatus. This eliminates the possibility of damage to the bottles or injury risk from moving the large bottles around. This price includes freight charge, installation, and travel. Expected delivery of this fill station would be within 4 to 6 weeks from date of order approval.

Approval is requested to award the "HFD Breathing Air Fill Station bid" to Banner Fire Equipment in the amount of \$11,375.00 for the Bauer Breathing Air Fill Station, with remote fill hose and installation.



Hannibal Fire Department

Office of Fire Chief Sean Hampton

2333 Palmyra Road • Hannibal, MO 63401

Phone: 573 221-0657 • Fax: 573 221-2431 • E-Mail: chief1@hannibalfire.com

This capital equipment purchase would be funded from the current Hannibal Fire Department budget. If you have any questions on this request please feel free to contact me. Thank you for your continued support!



HANNIBAL BOARD OF PUBLIC WORKS

ELECTRIC, WATER AND WASTEWATER

**3 INDUSTRIAL LOOP DRIVE
PO BOX 1589
HANNIBAL, MISSOURI 63401-1589
573-221-8050
www.hannibalbpw.org**



DATE: July 30, 2018
TO: Mayor Hark and Members of the City Council
FROM: Heath N. Hall, Board of Public Works General Manager

2008 MAMU Lease

In May of this year, the Board of Public Works completed payments on a \$6,800,562.28 million lease purchase from the Missouri Association of Municipal Utilities (MAMU). The lease began in 2008 and was used to construct the West Substation located within the City Industrial Park, 6 miles of electrical transmission line to feed the substation from Ameren's transmission system, and a Bulk Sodium Hypochlorite Disinfection System for the Water Treatment Plant.

Part of the normal procedure for lease purchasing is to officially terminate the lease agreement with the lender (in this case UMB Bank), and that agreement requires the Mayor's signature.

I will be at the Council meeting to answer any questions you may have.



CITY OF HANNIBAL

DEPARTMENT OF PUBLIC WORKS

INTEROFFICE MEMORANDUM

TO: PLANNING AND ZONING COMMISSIONERS
FROM: EDIE PRICE MANAGEMENT ASSISTANT
SUBJECT: REZONING 3520 ST. MARYS AVE
DATE: JULY 26, 2018
CC:

An application has been received from Rhonda and Wesley Knapp to rezone a tract of land lying in the Northwest Quarter (NW1/4) of Section Thirty (30), Township Fifty-Seven (57), Range Four (4) West, in the City of Hannibal, Marion County, Missouri regarding a request to re-zone from A-One & Two family to E-Commercial.

The Planning and Zoning Commission public hearing for this request has been set for August 16, 2018 at 4:00 P.M. The Department of Public Works has requested that Council set their public hearing date for September 4, 2018 at 6:45 P.M.