

*City of Hannibal*

**OFFICIAL COUNCIL AGENDA**

**Tuesday, January 5, 2021  
Council Chambers  
7:00 p.m.**

Meetings are open to the public, however, if you would like to view the meeting, you may do so using the following instructions:

*City Council meetings will be videotaped to be shown live on the City of Hannibal YouTube page.*

*Although the meeting will be shown live, residents will also be able to watch the meeting on the YouTube page after the meeting.*

*The instructions to watch the meetings online follow:*

- 1. Type in [www.youtube.com](http://www.youtube.com) in the web browser*
- 2. Type in City of Hannibal in the "Search" bar and hit Enter and hit the magnifying glass on the right side of the search bar*
- 3. Click on "City of Hannibal" or the city of Hannibal crest*
- 4. During the City Council meeting, there will be a red Thumbnail with the word "Live" on it.*
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**ROLL CALL**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

**Regularly Scheduled Council Meeting – December 15, 2020**

**APPROVAL OF PAYROLL AND CLAIMS**

**Second Half – December 2020**

**JAMES LEMON – CITY ATTORNEY**

**Re: Approval, Notification to Trash Haulers Pursuant to RSMo. 260.247**

**Re: April, 2021 Municipal Election – Emergency Reading**

**➤ Proposition 1**

*(Bill No. 21-001, to follow)*

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**ANDY DORIAN – DIRECTOR, CENTRAL SERVICES**  
**Re: Riverfront Redevelopment Project – Change Order No. 5**  
*Bleigh Construction Company - \$83,537.84*  
*(Resolution No. 2312-21, to follow)*

**EDIE GRAUPMAN – DPW MGMT ASSISTANT**  
**Re: Request, Set Public Hearing –February 2, 2021 – 6:45 p.m.**  
*Rezoning – 9.5 Acre Tract Property, Stardust Drive & Munger Lane*  
*A-One & Two-Family to B-Multiple Family – Koontz Properties, LLC*

**Re: Acceptance of Donated Property – General Warranty Deed and Settlement Agreement & Release**  
*Krysten Banghart – 1722 Grace Street*  
*(Resolution No. 2313-21, to follow)*

## **RESOLUTION NO. 2312-21**

**A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR TO EXECUTE CHANGE ORDER NO. 5 BETWEEN THE CITY AND BLEIGH CONSTRUCTION COMPANY FOR THE HANNIBAL RIVERFRONT RENOVATION PROJECT, IN THE AMOUNT OF \$83,537.84**

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## RESOLUTION NO. 2313-21

### A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR TO ACCEPT AND EXECUTE A GENERAL WARRANTY DEED AND SETTLEMENT AGREEMENT & RELEASE FOR THE ACCEPTANCE OF DONATED PROPERTY TO THE CITY FROM KRYSTEN BANGHART, KNOWN AS 1722 GRACE STREET

#### BILL NO. 20-033

### AN ORDINANCE OF THE CITY OF HANNIBAL AMENDING THE FISCAL YEAR 2020/2021 PAYROLL ORDINANCE NO. 1 RELATIVE TO THE ELIMINATION OF THREE (3) PART- TIME STREET MAINTENANCE WORKER II POSITIONS AND CREATING ONE FULL-TIME STREET MAINTENANCE WORKER I POSITION

*Second and Final Reading*

#### BILL NO. 21-001

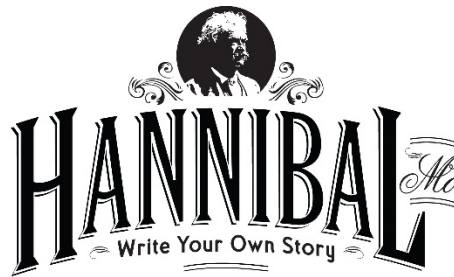
### AN ORDINANCE OF THE CITY OF HANNIBAL PROVIDING FOR A MUNICIPAL ELECTION TO BE HELD ON TUESDAY, APRIL 6, 2021, TO ALLOW HANNIBAL VOTERS TO CONSIDER AN AMENDMENT TO THE CHARTER OF THE CITY TO ALLOW ATTENDANCE AT COUNCIL MEETINGS BY ELECTRONIC MEANS

*Emergency Reading*

**CLOSED SESSION**  
*In Accordance with RSMo. 610.021 (1) (2) (19)*

**ADJOURNMENT**

Office of City Clerk



Angelica N. Zerbonia,  
MRCC, CMO

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January 6, 2021

WC America – Eagle Ridge  
13100 Highway W  
PO Box 310  
Bowling Green MO 63334

Ladies and Gentlemen:

The City of Hannibal, Council voted to approve, during the Tuesday, January 5, 2021 meeting, to provide notice of their intent to provide solid waste collection services within the confines of the City limits of the City of Hannibal.

It is the City's belief that you currently provide solid waste collection services in this area, and that you may provide such services to either fifty or more residential and/or to commercial customers. As a result, this notice is being sent to you pursuant to Section 260.247 of the Revised Statutes of Missouri.

Please accept this letter as your notice of the City's intent to begin providing such services. Pursuant to the terms of said statute, the City may not take this action for a period of **two (2) years from this notice**. The City is currently considering various options available under the statute for entering into contractual agreements with private entities providing service in the area.

You are therefore instructed, pursuant to the provisions of RSMo 260.247 to provide all information in your possession or control which pertains to your activity in the City limits of Hannibal, necessary for the City to determine the nature and scope of the potential contract.

You are instructed to provide such information to the City as follows:

- number of customers, you serve
- the nature of the customers
- amount charged to each customer

Pursuant to the provisions of said statute, you are also instructed to provide such information no later than 30 days following this request, returning to:

**City of Hannibal – Office of City Clerk  
Hauler Data  
320 Broadway  
Hannibal, MO 63401**

Contact the City Clerk's Office at (573) 221-0111, should you have questions. *We may have previously received the requested data; please contact me for confirmation of your need to resubmit.*

Sincerely,

Angelica N. Zerbonia, MRCC, CMO  
City Clerk

### City of Hannibal - Hauler Two-Year Notification

Hauler	Notice Sent - Regular Mail	Notice Sent - Certified Mail	Return Receipt Received	Hauler Data Received		
Suttons	9/14/2020	9/16/2020	UNCLAIMED			
WC America Eagle Ridge	9/14/2020	9/16/2020	9/18/2020			
Republic	9/14/2020	9/16/2020	9/18/2020			
Area	9/14/2020	9/16/2020	09/18/200	10/14/2020		
Big River	9/14/2020	9/16/2020	9/17/2020			
Merkel Roll Off	9/14/2020	9/16/2020	9/17/2020			
Strong & Son	9/14/2020	9/16/2020	9/23/2020			
Haul Away	9/14/2020	9/16/2020	9/17/2020	10/20/2020		

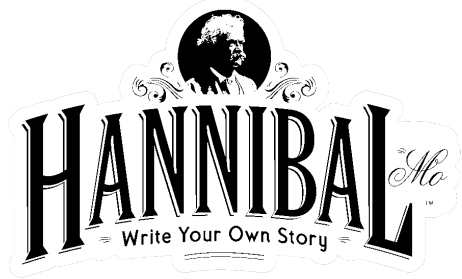
id Notification - Approved by Council 01/05/2021 - Two-Year Notification Deadline: February 1, 2023

Hauler	Notice Sent - Regular Mail	Notice Sent - Certified Mail	Return Receipt Received	Hauler Data Received		
Suttons						
WC America Eagle Ridge						
Republic						
Area						
Big River						
Merkel Roll Off						
Strong & Son						
Haul Away						
Anderson Hauling**						
Simply Cut Lawns**						
Rici Recycling**						

\*\*Newly provided from Building Inspector's Office - 1st Notice

**Andrew Dorian**  
**Director of Central Services**  
**City of Hannibal**  
**320 Broadway**  
**Hannibal, MO 63401**  
**Ph: 573-221-0154**  
**Email: [adorian@hannibal-mo.gov](mailto:adorian@hannibal-mo.gov)**

**Fax: 573 221-0707**



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TO: City Clerk, City Manager, City Council and Mayor

FROM: Andrew Dorian

DATE: 12/21/2020

RE: Riverfront Change Order #5

Bleigh Construction has submitted change order #5 for the Riverfront Renovation Project. It is broken down as followed:

Additional Costs:

1. Adjustment in electric conduit which will allow us to expand electrical capacity at the marina, (\$1,334).
2. Removal of fuel contaminated soil from where the old underground gas storage tanks use to be located, (\$37,599.60).
3. Furnishing and installing retrieval chains and hoists for Canton Marine Towing and Mark Twain Riverboat that will hook up their barge and wharf boats after high water events. This was a necessary item that came up during installation of the mooring piles and docks, (\$13,325).
4. Cost to hire a railroad flagman for the fence installation project, (\$4,470.32).
5. Installation of additional rip rap in the marina area, (\$3,155).
6. Installation of a water line down to the Marina, this was missed during the design. Thanks to Councilmen Bowen for his help in catching this, (\$13,220).
7. Installation of additional fencing at the 3 gangway locations for safety reasons (\$10,433.92).



Original Contract Price= \$6,648,000  
Contract Price prior to this change order= \$6,685,285.81  
Increase Change Order #5 = \$83,537.84  
New Contract Price= \$6,768,823.65

The Parks Department anticipated some additional expenses as part of the project and budgeted an additional \$200,000 in this years budget to cover these costs.

We are expecting one more change order before we close out the contract with Bleigh and this involves some modification to the dock configuration which will allow us to dock some larger boats in the marina and some additional rip rap near the Boat Club. We are working on those cost estimates before we make a final decision.

The Parks Department, recommends approval of Change Order #5 in the amount of \$83,537.84 for renovations to the Hannibal Riverfront.



# CITY OF HANNIBAL

## DEPARTMENT OF PUBLIC WORKS

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### INTEROFFICE MEMORANDUM

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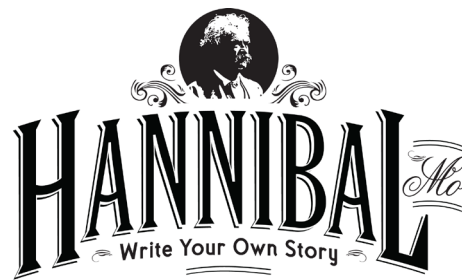
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**TO:** PLANNING AND ZONING COMMISSIONERS AND CITY COUNCIL  
**FROM:** EDIE GRAUPMAN MANAGEMENT ASSISTANT  
**SUBJECT:** REZONING OF THE 9.5 CORNER SECKER LOT AT STARDUST AND MUNGER LANE  
**DATE:** DECEMBER 11, 2020  
**CC:**

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An application has been received from Koontz Properties, LLC to rezone a 9.5-acre tract of property at the corner lot of Stardust and Munger Lane. This property is currently owned by the Girard H & James B and Jennifer S Secker Trust. Their request is to re-zone from A-One & Two Family to B-Multiple Family to build one- and two-story apartments. The purchase is contingent upon the approval for rezoning to B-Multiple Family.

The Planning and Zoning Commission public hearing for this request has been set for Thursday, January 21, 2021 at 4:00 P.M. The Department of Public Works has requested that Council set their public hearing date for Tuesday, February 2, 2021 at 6:45 P.M.



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# MEMORANDUM

**To: Mayor and City Council**

**From: Edie Graupman, Mgmt. Asst. for the Dept. of Public Works**

**Re: Acceptance of Donated Property**

**Date: December 23, 2020**

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Krysten Banghart, the property owner of 1722 Grace Street wishes to donate her property to the City.

Ms. Banghart purchased this property from the Marion County Tax sale not realizing that the property was on the Building Commission's Pending Demolition List and was ready for demolition. At this point the structure is beyond salvageable and needs to be demolished as the roof has collapsed into the home. She does not have the funds for a renovation of the property and has approached the City to see if she can sign it over with our new property acquisition project. The City would accept the property provided Ms. Banghart signed a settlement agreement release and a general warrant deed giving the property over to the City.



The property owner is in agreement and has signed all the necessary paperwork.

Office of City Clerk



Angelica N. Zerbonia,  
MRCC, CMO

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The City Council of the City of Hannibal wishes to meet in closed session pursuant to the provisions of RSMO 610.021 (19) to discuss security systems to be installed in Hannibal City Hall, which is real property owned by the City of Hannibal. The Council has determined that disclosure of this issue in an open meeting will impair the City's ability to protect the security and safety of City Employees and the City Hall building. The Council has further determined that the public interest in nondisclosure outweighs the public interest in disclosure of the records.