

CITY OF HANNIBAL
OFFICIAL COUNCIL PROCEEDINGS

Tuesday, October 1, 2019
Council Chambers
7:00 p.m.

ROLL CALL

Present: Council Members Bowen, Welch, Veach, Godert, Mayor Pro Tem Dobson and Council Member Cogdal – 6

Absent: Mayor Hark - 1

CALL TO ORDER

There being a quorum present, Mayor Pro Tem Dobson called the meeting to order.

INVOCATION

The invocation was given by Council Member Cogdal.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Dobson then requested Council Member Bowen to lead the Pledge of Allegiance to the Flag.

A motion was then made by Council Member Veach to excuse Mayor Hark from tonight's meeting. The motion was seconded by Council Member Bowen.

Motion carried.

APPROVAL OF AGENDA

A motion was made by Council Member Veach to approve the agenda, as presented and posted. The motion was seconded by Council Member Welch.

Motion carried.

APPROVAL OF MINUTES
Regularly Scheduled Council Meeting – September 17, 2019

A motion was made by Council Member Veach to approve the minutes from the regularly scheduled Council meeting held September 17, 2019. The motion was seconded by Council Member Welch.

Motion carried.

APPROVAL OF PAYROLL AND CLAIMS
Second Half – September, 2019

A motion was made by Council Member Welch to approve the payroll and claims for the second half of September, 2019. The motion was seconded by Council Member Bowen.

Motion carried.

LYNDELL DAVIS – POLICE CHIEF
Re: Introduction of New Officers

- *Officer Bianca Dunmire*
- *Officer Johnathan Carlin*
- *Officer Chevi Windland*

Lyndell Davis, Police Chief, approached Council, stating that a couple of weeks ago Council Member Bowen requested that he begin introducing the new officers to City Council. Chief Davis explained previously he had brought forth new officers who were introduced and administered the Oath of Office before Council. Chief Davis advised he would like to begin this process again, where the Mayor administers the Oath of Office to newly hired officers during Council meetings, should Council agree.

Chief Davis then introduced the three newest officers, Officer Bianca Dunmire, Officer Johnathan Carlin and Officer Chevi Windland, all who were hired in April, 2019. Chief Davis then requested the three officers to come forward and introduce themselves and tell a little about themselves. Officer Windland began by introducing herself and stated she is from Vandalia; Officer Carlin then introduced himself advising he is from Hannibal. With Officer Dunmire lastly, informing Council she was from Ladonna.

Chief Davis stated that Officer Dunmire previously worked as a Deputy for the Audrain County Sheriff's Department, for a little over two years. She is a graduate of the Moberly Area College Police Academy. Officers Carlin and Windland were hired through the Hannibal Police Academy Cadet program, in which the Hannibal Police Department hire Cadets and then pay for them to attend the Police Academy. These two were sent to the law enforcement academy in Columbia, which is a 16 week program. Officer Dunmire just completed her field training program, whereas Officer Carlin and Windland are just starting theirs, which is about a 20 week training course. Chief Davis explained it takes about two years to get a "new" officer trained and "ready" to be out on the streets.

Mayor Pro Tem Dobson welcomed all three officers and congratulated them on their new position with the City of Hannibal. Council Member Bowen then thanked Chief Davis for bringing the officers this evening.

JAMES R. HARK – MAYOR
Re: Recommendation of Reappointment

Mayor Pro Tem Dobson, on behalf of Mayor Hark, then made the following recommendation of re-appointment to the Hannibal Airport Commission.

HANNIBAL AIRPORT COMMISSION

➤ **Dick Rupp – Reappointment for a term to expire September, 2022**

He advised this nomination will be considered for approval by the Mayor at the next regular Council meeting, to be held October 15, 2019.

ANDY DORIAN – DIRECTOR, CENTRAL SERVICES

Re: Airport Office Space Lease – District Office Lease

U.S. House of Representatives – Congressman Sam Graves

\$150/month

(Resolution No. 2232-19, to follow)

Andy Dorian, Director of Central Services, then addressed Council advising he had two items for approval this evening. The first issue being a House Agreement with Congressman Sam Graves for a lease of office space at the Hannibal Airport. Recently Bryan Nichols, the Communication Director for Congressman Sam Graves, approached Dorian inquiring about available office space at the Hannibal Regional Airport. Currently, the City does have a small space that is available to be used for an office. In discussion with Mr. Nichols, \$150 per month rate was agreed upon for the office with a term to begin on October 1, 2019 and expire January, 2 2021.

Dorian stated Resolution No. 2232-19 is to follow, for approval.

Re: Hannibal Riverfront Renovation Project – Change Order No. 1

Bleigh Construction Company

(Resolution No. 2233-19, to follow)

Dorian then advised that he has the first change order for the Hannibal Riverfront, which resulted in a deduction order. This generally does not happen in the middle of a project, however a couple of add-ons for some unknown “void areas” were required.

Bleigh Construction has submitted change order #1 for the Riverfront Renovation Project as follows:

Additional Costs

- 333 tons of additional sand fill @ \$10.18/ton to fill in unknown void left by the old shelter - \$3,359.40
- removal of an unknown wall in the Marina - \$8,220.08
- removal of unknown foundation in Nipper Park - \$13,230.97

Total additional costs are \$24,810.54

Deduction in Costs

- Elimination of storm sewer that does not need to be replaced (\$47,622)

Dorian stated the original contract price was \$6,648,000 with the deduction amount of \$22,811.46 the new contract price is \$6,625,188.54.

Mayor Pro Tem Dobson questioned Dorian on the new restrooms for the riverfront, in which Dorian stated the new restrooms are now in place. The restrooms arrived in 2 pieces and are 100% concrete, which is good with vandalism, as the partitions are usually the first to receive damage. The restrooms are prefabricated and they even came ready with toilet paper. They will not be open for use until spring due to the sewer lines having to be installed.

Also as a part of the change order, due to the longest historical flood, Bleigh Construction lost most of the summer construction season, it also extends the substantial completion date to June 29, 2020. Dorian stated this is still flexible, if we have good weather it could reduce this time, or could even be longer. Bleigh is still working six days a week, although, the water is getting really high again.

Council Member Welch then questioned Dorian about a wall that was located, in which Dorian advised that it was located in the Nipper Park area, which is where the new marina will be located. Council Member Bowen questioned if the marina area would be open, sooner rather than later, in which Dorian stated some parts of the riverfront will be open prior to substantial completion. They should know more closely to March of 2020. The goal is to have parts open a little at a time, as they become completed.

Council Member Godert questioned if the numbers on the change order looked ok to Dorian, as in his opinion, they looked a little high. He believes you can have a whole house demolished for less than that cost. Dorian advised it is all broken down, by operator cost, dozer use, etc. The engineer also approved and signed off on the change order. This is also a prevailing wage project and prevailing wage for the operator is expensive.

Mayor Pro Tem Dobson stated Resolution No. 2233-19 is to follow, for approval.

KAREN BURDITT – DIRECTOR OF FINANCE

Re: Budget Amendment No. 1

(Resolution No. 2231-19, to follow)

Karen Burditt, Finance Director, then addressed Council relating to four budget amendments. The first budget amendment, Burditt reminded Council of the meeting on September 17th, where they approved a project for the General Mills annex building to repair heating and insulation to prevent condensation costing \$71,622. She explained, the approved budget for this line item was only \$40,000, in which the City will need to use a portion of these funds for additional expenses. The Revolving Loan Fund has a balance of \$166,316 plus September's interest. General Mills pays the City \$26,572 per month rent, of which \$1,666.67 is deposited into the Revolving Loan Fund each month. The budget amendment is to appropriate \$51,622 of the Revolving Loan Fund balance to cover the additional expenses. This will leave \$20,000 remaining in the budget for any additional repair expenses required for the building.

Burditt stated the second item is the airport crack and seal project, which was budgeted for last fiscal year, but due to weather it wasn't started until spring and completed in June of 2019. Since the project was completed so late in June, all bills for costs were not received until July, making the payment and reimbursement in this fiscal year. She has a budget amendment to increase the expense line item \$276,360 and to increase the grant line to \$248,723. Since this is a 90/10 grant, the City only has to pay 10% of the project, which is \$27,637. On the City's construction part, there was a change order which reduced the cost of about \$13,900 and the engineering came in almost \$10,000 less than what was quoted. With these changes, the City's 10% savings was \$2,352.

The third item is for the Building Inspection Department. Hannibal Public School System had a large improvement project this summer with building permit fees received in the amount of \$38,111.25, which was paid on July 24th, making that line item over budget in the amount of \$15,047. She is requesting to use \$22,500 to purchase building permit and code enforcement software. This expense was not budgeted in the budget approved by Council, which results with a budget amendment being required for this purchase.

The fourth item, Burditt informed Council, that about two weeks ago, following the Council meeting, she was informed that the lien that was placed on the old YMCA building resulting from demolition in 2012 was paid in full in the amount of \$64,803.40. Originally this debt was paid from the building inspection demo line item, which was \$60,000. She is requesting to make a budget amendment to increase the demo budget line item by \$64,803.40, adding to the approved amount of \$85,000 for this year's budget, totaling \$149,803.

Burditt stated Resolution No. 2231-19 is to follow, for approval.

RESOLUTION NO. 2231-19

A RESOLUTION AMENDING THE CITY OF HANNIBAL FY-2019-2020 (NO. 1) BUDGET BY AUTHORIZING SUPPLEMENTAL APPROPRIATION FOR GENERAL MILLS WAREHOUSE MAINTAINANCE, AND BUDGET AMENDMENTS FOR REVENUES TO STATE GRANTS AND EXPENDITURES FOR AIRPORT IMPROVEMENT PROJECT, AND THE INCREASE OF REVENUE TO BUILDING/ELECTRIC PERMITS AND EXPENSES TO BUILDING INSPECTION COMPUTER SYSTEM, AND THE INCREASE IN REVENUE TO CODE ENFORCEMENT AND INCREASE IN EXPENITURES TO BUILDING DEMOLITION

A motion was made by Council Member Welch to have the City Clerk read Resolution No. 2231-19 and call the roll for adoption. The motion was seconded by Council Member Veach.

ROLL CALL

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

No: - 0 -

Absent: Mayor Hark - 1

Motion carried.

Mayor Pro Tem Dobson declared Resolution No. 2231-19 duly approved and adopted on this date.

RESOLUTION NO. 2232-19

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A DISTRICT OFFICE LEASE BETWEEN THE U.S. HOUSE OF REPRESENTATIVES, CONGRESSMAN SAM GRAVES AND THE CITY OF HANNIBAL FOR OFFICE SPACE AT THE HANNIBAL REGIONAL AIRPORT IN THE AMOUNT OF \$150 PER MONTH

A motion was made by Council Member Veach to have the City Clerk read Resolution No. 2232-19 and call the roll for adoption. The motion was seconded by Council Member Bowen.

ROLL CALL

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

No: - 0 -

Absent: Mayor Hark - 1

Motion carried.

Mayor Pro Tem Dobson declared Resolution No. 2232-19 duly approved and adopted on this date.

RESOLUTION NO. 2233-19

**A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING
THE MAYOR TO EXECUTE A \$22,811.46 DEDUCT CHANGE
ORDER NO. 1 BETWEEN THE CITY AND BLEIGH
CONSTRUCTION COMPANY FOR THE HANNIBAL RIVERFRONT
RENOVATION PROJECT AND IN ADDITION THE CHANGE
ORDER EXTENDS THE CONTRACT COMPLETION
DATE TO JUNE 29, 2020**

A motion was made by Council Member Veach to have the City Clerk read Resolution No. 2233-19 and call the roll for adoption. The motion was seconded by Council Member Welch.

ROLL CALL

Yes: Council Members Bowen, Welch, Godert, Mayor Pro Tem Dobson and Council Member Cogdal - 5

No: - 0 -

Abstain: Council Member Veach - 1

Absent: Mayor Hark - 1

Motion carried.

Mayor Pro Tem Dobson declared Resolution No. 2233-19 duly approved and adopted on this date.

ADJOURNMENT

A motion was then made by Council Member Veach to adjourn the meeting. The motion was seconded by Council Member Bowen.

Motion carried.

James R. Hark, Mayor

Angelica N. Zerbonia, MRCC, CMO - City Clerk