

CITY OF HANNIBAL
OFFICIAL COUNCIL PROCEEDINGS

Tuesday, January 7, 2020
Council Chambers
7:00 p.m.

ROLL CALL

Present: Council Member Cogdal, Mayor Hark, Council Members Bowen, Welch, Veach, Godert and Mayor Pro Tem Dobson – 7

Absent: - 0 -

CALL TO ORDER

There being a quorum present, Mayor Hark called the meeting to order.

INVOCATION

The invocation was given by Council Member Cogdal.

PLEDGE OF ALLEGIANCE

Mayor Hark then requested the members of the Hannibal Fire Department that were in attendance, to lead the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

A motion was made by Council Member Godert to approve the agenda, as presented and posted. The motion was seconded by Mayor Pro Tem Dobson.

Motion carried.

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

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

Motion carried.

APPROVAL OF PAYROLL AND CLAIMS
Second Half – December, 2019

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

Motion carried.

LISA PECK – CITY MANAGER
Re: Approval, Position Description Revision – Fire Chief

A motion was made by Mayor Hark to table the discussion and approval of the revision to the Fire Chief job description until additional information can be provided to him and Council by City Manager Peck. The motion was seconded by Council Member Welch.

Motion carried.

JOEY BURNHAM – BUILDING INSPECTOR
Re: Property Acquisition, 115 North Arch Street – General Warranty Deed

Sarah Bruce to City of Hannibal
(Resolution No. 2239-20, to follow)

Joey Burnham, Building Inspector, approached Council requesting approval for the acquisition of donated property located at 115 North Arch Street from Sarah Bruce. He stated City Attorney James Lemon prepared a general warranty deed after Council approved the acquisition of property during the December 17th meeting.

Mayor Hark stated Resolution No. 2239-20 is to follow for approval.

Re: Condemned Property Demolition, 214 Division Street – Contract Agreement

Roberts Demolition - \$38,000
(Resolution No. 2240-20, to follow)

Burnham's last request is approval for a contract for demolition for property located at 214 Division Street. He stated that bids were opened on Monday, December 16, 2019 for properties at 214 Division and 214 South 6th Street. Don Martin Construction submitted bids for both properties, whereas Roberts Demolition only submitted a bid for 214 Division.

Don Martin submitted a bid in the amount of \$58,626.00 for the property located at 214 South 6th Street. Burnham stated that prior to letting bids for both locations, a couple outside contractors viewed the property and "guesstimated" the demolition costs would be approximately \$40,000, so he feels this bid was a bit excessive. Burnham is asking Council to reject the bid from Don Martin Construction for this property and he will solicit bids again at a later date.

Burnham then stated the property at 214 Division received two bids:

Don Martin Construction - \$21,300 (did not include asbestos or lead paint removal cost)
Roberts Demolition - \$38,000

City Manager Peck stated that Robert's Demolition was the lowest responsible bidder, meeting all the requirements requested by the City.

Mayor Hark stated Resolution No. 2240-20 is to follow, for approval.

Mayor Pro Tem Dobson questioned Burnham if there was actually \$17,000 worth of asbestos removal for demolishing the 214 Division, in which Burnham stated Mike Roberts explained it to him, is this demolition would need to be done as a "wet demolition", along with an asbestos removal supervisor having to be on site, which Mr. Roberts is. If Don Martin did the demolition, Burnham's not sure how much it would cost for a supervisor to be on site. Also Don Martin Construction is requesting the 45 day timeframe to be removed, whereas Mr. Robert's can have the project completed within that allotted time. Therefore the actual bid amount from Don Martin Construction is unknown as it does not include the asbestos or lead paint removal costs.

Council Member Cogdal stated 214 Division is located so close to the neighboring property that it will have to be removed brick by brick. She stated the neighboring homes are very well maintained and this will make the neighborhood's appearance better.

GAIL BRYANT – HCVB DIRECTOR
Re: Bid Award Approval, 2020 Visitor's Guide Printing
Poole Communication - \$22,917

Gail Bryant, HCVB Director, approached Council with two items. The first being a bid award approval for the printing for the 2020 Visitor's guides. She stated she was before Council back in October asking for approval for the design and initial printing. However, when the original designer sent their "creative file" to the printer, the printer realized that a fold out map was located in the back, causing for them to ask for additional funds, indicating they were not aware of the map when they submitted their bid. Bryant explained this was in the original request for proposal (RFP), which was already approved, she informed them if they are asking for additional funds, she would have to go back out for bids if they wouldn't honor their original bid amount. In an effort of transparency, the HCVB Board recommended declining the increase and re-advertising the RFP for the printing of the visitor's guide.

As required a legal notice was placed in the Hannibal Courier Post and the RFP was sent to those vendors requesting the information. Two bids were received and opened, December 14, 2019, by the City Clerk with Poole Communications submitting the lower bid of \$22,917.

A motion was made by Council Member Veach to accept and award the bid to Poole Communication for the printing of the 2020 Visitor's guide in the amount of \$22,917. The motion was seconded by Council Member Bowen.

Motion carried.

Re: Approval, Bid Rejection – Sale of City Owned Property

505 North Third Street - \$66,790

Bryant's last item is approval to reject the bid received for the sale of City owned property located at 505 Third Street (current Tourism building). Bryant stated bids were sought and opened on December 11, 2019 with only one submitted in the amount of \$66,790.

After some discussion with the HCVB Board, they are recommending rejecting the bid and re-advertising the RFP to accept bids for another 30 days.

Council Member Cogdal stated she had spoken to Gail prior to the meeting with some concerns. She questioned why the HCVB Board doesn't just want to sell the property so they at least aren't "stuck" with it, in which Bryant stated she has until February so they could go out for bids again. Council Member Cogdal then asked how long the HCVB Board was willing to "hang onto" this property being this was the second time bids were sought and neither time an acceptable bid was received. Bryant explained she feels she has enough time to solicit bids one more time and see if a higher bid is received. Previously the property was advertised online, advertised in Missouri and Illinois, along with Northeast Missouri and Northwest Illinois. Bryant feels that this time they will broaden their reach for bids, advertising in Springfield, IL, along with the same areas as before. She is hoping this will transpire into a higher bid amount.

Mayor Pro Tem Dobson questioned if Bryant thought it would be beneficial and cost effective to list the property with a local realtor, in which she stated that would be a good idea but since the area has so many qualified realtor's, it would be difficult to pick just one. Mayor Pro Tem Dobson asked if she made the local realtors aware of the buildings availability, in which she concurred.

A motion was made by Council Member Veach to reject the bid from Thomas B. Prater in the amount of \$66,790 for the sale of City owned property located at 505 Third Street (Tourism Building). The motion was seconded by Mayor Pro Tem Dobson.

Motion carried

ANDY DORIAN – DIRECTOR, CENTRAL SERVICES

Re: Huckleberry Park Pond Renovation – Change Order No. 1

Bleigh Construction Company - \$61,537.39

(Resolution No. 2241-20, to follow)

Andy Dorian, Director of Central Services approached Council seeking approval for change order No. 1 regarding the Huckleberry Park Pond Renovation Project in the amount \$61,537.39. This change order is broken down into two sections:

Section 1 - there was a large section in the north area of the pond that was having significant seepage issues, in order to seal the pond basin a solution had to be found to fix this problem. To fix the issue an additional 533 Cubic Yards was excavated of bad material and then an additional 889 Cubic Yards of extra thick clay was hauled in to seal the seepage. Once completed, this area was monitored and the seepage problem was fixed. The total cost for this extra work was \$34,607.39.

Section 2 - when the grant was originally wrote the estimated contract cost to remove the 13,650 cubic yards of dirt from the pond basin was over \$100,000. In an effort to reduce the cost, it was decided to haul off all the material in-house. As part of the grant, it was estimated to take four City employees (3 Trucks, 1 Wheel Loader) at least nine (+) weeks to haul the material away. Using the FEMA Equipment Rates plus the employee's hourly wages, it was estimated to be \$93,291 of in house labor costs, which counted as the sponsor portion of the project grant.

Once the project began, a decision was made to not haul off all the material, like planned since it was going to be significantly less time consuming and cheaper to leave the material on-site and grade it into the existing low lying areas. It was decided that the extra wear and tear on the large trucks was not beneficial since they would be running all day for nine weeks. In addition, it was not cost effective or possible to take four employees off other City projects for two months. Bleigh Construction has proposed a \$26,930 change order to grade, fertilize and seed, with their hydro seeder, the three current dirt pile areas. The necessary work on these three areas will be performed when weather permits.

Additionally, if this change order is approved, it will extend the completion date of the project to April 1, 2020 to give the pond time to fill up with enough water so the contractor can finish installing the American with Disabilities Act (ADA) dock. The original contract price for this project was \$330,807.64. In order for the City to receive the awarded grant amount of \$184,171, a minimum of \$368,342 had to be spent, in either the contract and/or in-house labor. With the additional amount of the \$61,573.39 from Change Order No. 1, the new contract amount would be \$392,345.03 which will allow the City to receive the entire \$184,171 reimbursement. With the change order the project will still be under \$450,000, which that was budgeted for this project in Fiscal Year 2019-2020.

Mayor Hark stated Resolution No. 2241-20 is to follow, for approval.

RESOLUTION NO. 2239-20

A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR TO ACCEPT AND EXECUTE A GENERAL WARRANTY DEED FOR THE ACCEPTANCE OF DONATED PROPERTY TO THE CITY FROM SARAH BRUCE, KNOWN AS 115 NORTH ARCH STREET, HANNIBAL MISSOURI

A motion was made by Council Member Welch to have the City Clerk read Resolution No. 2239-20 and call the roll for adoption. The motion was seconded by Council Member Bowen.

ROLL CALL

Yes: Council Member Cogdal, Mayor Hark and Council Members Bowen, Welch, Veach, Godert and Mayor Pro Tem Dobson - 7

No: - 0 -

Absent: - 0 -

Motion carried.

Mayor Hark declared Resolution No. 2239-20 duly approved and adopted on this date.

RESOLUTION NO. 2240-20

A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT AGREEMENT FOR DEMOLITION OF CONDEMNED PROPERTY LOCATED AT 214 DIVISION BETWEEN THE CITY AND ROBERTS DEMOLITION IN THE AMOUNT OF \$38,000.00

A motion was made by Council Member Veach to have the City Clerk read Resolution No. 2240-20 and call the roll for adoption. The motion was seconded by Council Member Godert.

ROLL CALL

Yes: Council Member Cogdal, Mayor Hark and Council Members Bowen, Welch, Veach, Godert and Mayor Pro Tem Dobson - 7

No: - 0 -

Absent: - 0 -

Motion carried.

Mayor Hark declared Resolution No. 2240-20 duly approved and adopted on this date.

RESOLUTION NO. 2241-20

A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR TO EXECUTE CHANGE ORDER NO. 1 IN THE AMOUNT OF \$61,537.39 FOR THE HUCKLEBERRY PARK POND RENOVATION PROJECT, IN ADDITION EXTENDING THE CONTRACT COMPLETION DATE TO APRIL 1, 2020

A motion was made by Council Member Veach to have the City Clerk read Resolution No. 2241-20 and call the roll for adoption. The motion was seconded by Council Member Godert.

ROLL CALL

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

No: - 0 -

Abstain: Council Member Veach - 1

Absent: - 0 -

Motion carried.

Mayor Hark declared Resolution No. 2241-20 duly approved and adopted on this date.

CLOSED SESSION

In Accordance with RSMo. 610.021 (1), (2) & (12)

- *Potential Litigation*
- *Real Estate Negotiations*
- *Contract Negotiations*

Mayor Hark then entertained a motion to enter into closed session in accordance with RSMo. 610-021, sub-paragraphs (1), potential litigation, (2), real estate negotiations and (12), contract negotiations, admitting himself, City Council Members, City Attorney James Lemon, City Manager Lisa Peck, City Clerk Angel Zerbonia, Director of Central Services Andy Dorian and Hannibal Regional Economic Development Council Director Corey Mehaffy. A motion was made by Council Member Veach to enter into closed session. The motion was seconded by Council Member Bowen.

ROLL CALL

Yes: Council Member Cogdal, Mayor Hark and Council Members Bowen, Welch, Veach, Godert and Mayor Pro Tem Dobson - 7

No: - 0 -

Absent: - 0 -

Motion carried.

OPEN SESSION

A motion was made by Mayor Pro Tem Dobson to return to open session. The motion was seconded by Council Member Welch.

Motion carried.

ADJOURNMENT

A motion was then made by Mayor Pro Tem Dobson to adjourn the meeting. The motion was seconded by Council Member Veach.

Motion carried.

James R. Hark, Mayor

Angelica N. Zerbonia, MRCC, CMO - City Clerk