

**Capital Improvements/Trans Trust Authority
AGENDA**

Monday, February 12, 2024

4:00 PM

Council Chambers

201 E. Broadway, Excelsior Springs, MO 64024

NOTICE OF OPEN MEETING

Notice is hereby given that the **Excelsior Springs Capital Improvements/Trans Trust** will conduct a meeting at 4:00 PM on Monday, February 12, 2024 in the Hall of Waters Building, Council Chambers, 201 E. Broadway, Excelsior Springs, MO 64024.

AGENDA

February 12, 2024

1. Call to Order
 - a. Pledge of Allegiance
 - b. Roll Call
2. Approval: Meeting Minutes of January 8, 2024
3. Approval: Capital Improvement Financials through January of 2024
4. Approval: Matching Funds
5. Comments
6. Adjourn

Representatives of the news media may obtain copies of this notice by contacting the City Manager's Office, 201 E. Broadway, Excelsior Springs, MO 64024 (816)630-0752.

Date and time posted: AMENDED AGENDA Friday, February 9, 2024 at 2:50pm



City Council Meetings
Capital Improvements Authority Meeting - 2/12/2024

To: Authority Members
From:
Date
RE: Approval: Meeting Minutes of January 8, 2024

ATTACHMENTS:

Description	Type	Upload Date
1-8-24 Meeting Minutes - CIP/TT	Cover Memo	2/9/2024

Capital Improvements/Transportation Trust Authority

Minutes of Regular Meeting

January 8, 2024 | 4:00 pm | Council Chambers

1. Roll Call:

Present: Mayor Mark Spohn, Laurie Gehrt, Jason Cole, Lyndsey Baxter, Stephen Stubbs (zoom), Mary Lou Greim (zoom), and Mike Edwards.

Absent: None.

Also Present: City Manager Molly McGovern, Public Works Director Chad Birdsong, Economic Development Director Melinda Mehaffy, Councilwoman Sonya Morgan, Councilman Reggie St. John, and Authority Secretary Susan Conyers.

2. Approval –Meeting Minutes of December 11, 2023: Mike Edwards motioned to approve the December 11, 2023 meeting minutes; Jason Cole seconded. All in favor; motion approved.

3. Approval – Capital Improvements Financials through December of 2023: Molly McGovern, City Manager briefed the Authority of the Capital Improvements Budget Spreadsheets through December of 2023. Stephen Stubbs motioned to approve the Capital Improvements Financials presented through December of 2023; Jason Cole seconded.

Roll Call of Votes: Ayes – Mike Edwards, Laurie Gehrt, Lyndsey Baxter, Stephen Stubbs, Mary Lou Greim, Jason Cole, and Mayor Mark Spohn. Nays – None. Motion approved.

4. Approval – Request to Replenish Building Maintenance Fund: City Manager Molly McGovern briefed the Authority of the request of \$25,000 to replenish the Building Maintenance fund. This fund is for City facilities to use and was last replenished in the fall. The Hall of Waters has a glycol system and boiler that need to be maintenance/repared. Stephen Stubbs motioned to approve the request of \$25,000.00 to replenish the Building Maintenance Fund; Laurie Gehrt seconded.

Roll Call of Votes: Ayes – Lyndsey Baxter, Mary Lou Greim, Jason Cole, Laurie Gehrt, Mike Edwards, Stephen Stubbs, and Mayor Mark Spohn. Nays – None. Motion approved.

5. Approval – Fishing River Watershed Project 2: City Manager Molly McGovern briefed the Authority of the Fishing River Watershed Project #2 and the anticipated need for \$450,000.00 in local match. Molly McGovern and Chad Birdsong explained the project, which is an 85/15 grant. The grant covers 85% and the City covers 15%. This would be a joint application with Prathersville. Stephen Stubbs motioned to approve the Fishing River Watershed Project #2, pending matching funds; Lyndsey Baxter seconded.

Roll Call of Votes: Ayes – Jason Cole, Laurie Gehrt, Stephen Stubbs, Lyndsey Baxter, Mike Edwards, and Mayor Mark Spohn. Nays – None. Motion approved.

6. Approval – Industrial Roadway Improvements: City Manager Molly McGovern briefed the Authority of the request of \$80,000.00 in matching funds from Capital Improvements for a CDBG grant for an industrial roadway improvement project. Lyndsey Baxter motioned to approve the request of \$80,000.00 for industrial roadway improvements to improve the intersection of St. Louis Avenue and South McCleary Road, St. Louis Avenue and Corum Road, and railway crossing improvements on S. McCleary Road; Mike Edwards seconded.

Roll Call of Votes: Ayes – Laurie Gehrt, Stephen Stubbs, Mary Lou Greim, Lyndsey Baxter, Mike Edwards, Jason Cole, and Mayor Mark Spohn. Nays – None. Motion approved.

7. **Approval – Transportation Trust Financials from July to December of 2023:** Public Works Director Chad Birdsong briefed and presented to the Authority the Transportation Trust Financials from the months of July through December of 2023. Laurie Gehrt motioned to approve the Transportation Trust Financials from July to December, 2023; Jason Cole seconded.
Roll Call of Votes: Ayes – Mary Lou Greim, Mike Edwards, Stephen Stubbs, Jason Cole, Lyndsey Baxter, Laurie Gehrt, and Mayor Mark Spohn. Nays – None. Motion approved.
8. **Approval – Transportation Trust Budget for Fiscal Year 2024:** Public Works Director Chad Birdsong briefed the Authority of the Transportation Trust Budget for the 2024 Fiscal Year to include requested allocations of \$983,768.58 for miscellaneous concrete repair fund, snow removal fund, infrastructure fund, 2024 Streetscape, and operating transfers to finance. Lyndsey Baxter motioned to approve the Transportation Trust Budget for Fiscal Year 2024; Stephen Stubbs seconded.
Roll Call of Votes: Ayes – Lyndsey Baxter, Jason Cole, Laurie Gehrt, Mary Lou Greim, Stephen Stubbs, Mike Edwards, and Mayor Mark Spohn. Nays – None. Motion approved.
9. **Comments:** Stephen Stubbs asked Chad Birdsong about the road core sampling approved at the last meeting and if they have done that yet. Chad noted the project kickoff meeting was scheduled for the next day to put the plan in place.
10. **Adjourn:** Laurie Gehrt motioned to adjourn; Stephen Stubbs seconded. All in favor; motion approved. The meeting adjourned at 4:46 pm. The next meeting is scheduled for Monday, February 12, 2024 at 4:00 pm.

Susan Conyers, Authority Secretary



City Manager
Capital Improvements Authority Meeting - 2/12/2024

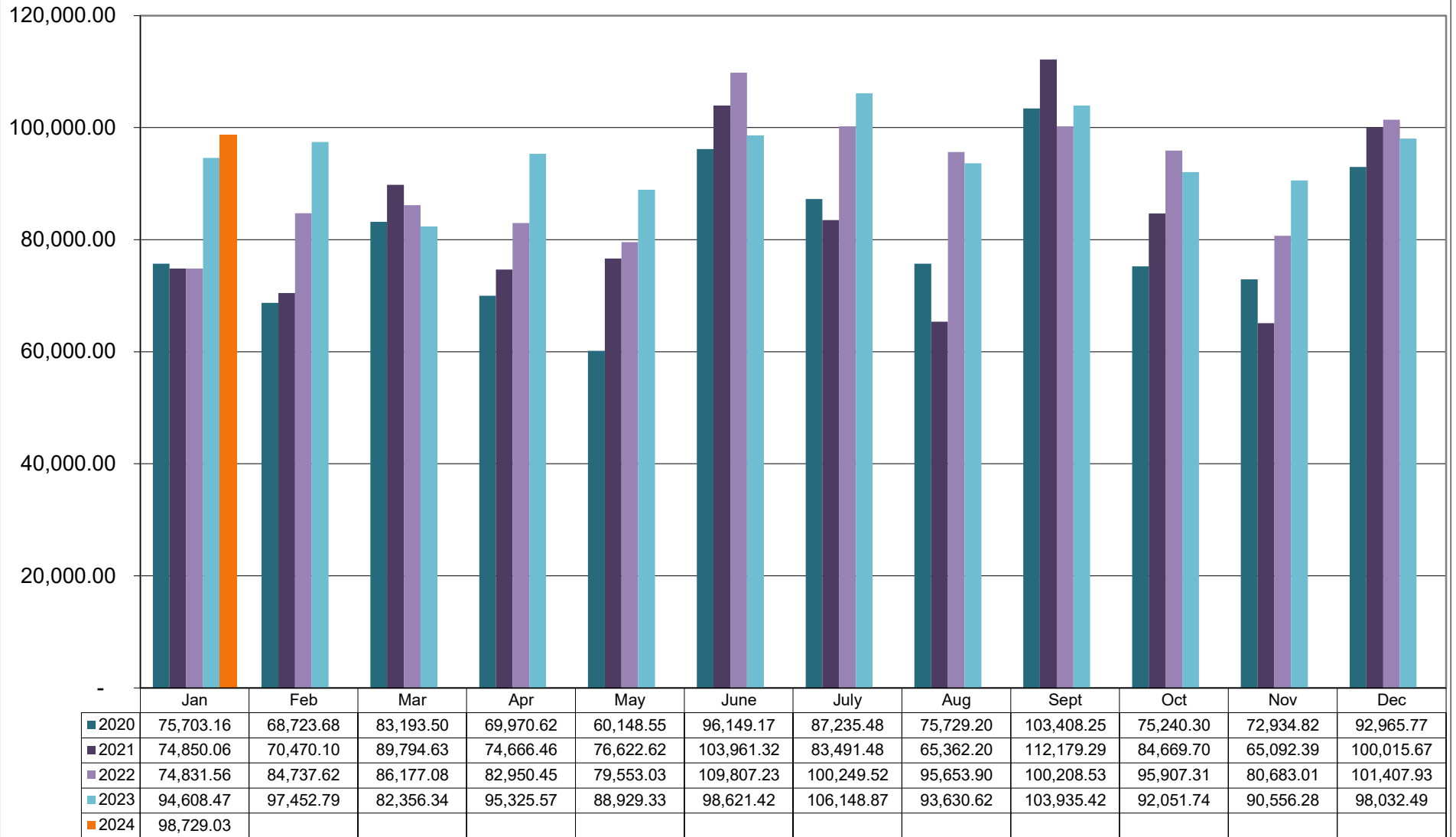
To: Authority Members
From: Molly McGovern, City Manager
Date: 2/9/2024
RE: Approval: Capital Improvement Financials through January of 2024

Molly McGovern, City Manager

ATTACHMENTS:

Description	Type	Upload Date
Graph	Cover Memo	2/9/2024
January Financials	Cover Memo	2/9/2024
Planning	Cover Memo	2/9/2024

Gross Capital Improvement Sales Tax Receipts



CAPITAL IMPROVEMENTS SALES TAX
Transactions for FY 2023-24

	9/30/2023	10/31/2023	11/30/2023	12/31/2023	1/31/2024	2/29/2024	3/31/2024	
Beginning Balance:								
Pooled Cash	3,076,221.80	2,847,620.00	2,937,259.22	2,615,181.41	2,622,600.96	2,674,125.03	2,674,125.03	
Investments	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	
Payables	-							
Available Beginning Balance	3,326,221.80	3,097,620.00	3,187,259.22	2,865,181.41	2,872,600.96	2,924,125.03	2,924,125.03	
Revenues:								
City Sales Tax	103,935.42	92,051.74	90,556.28	98,032.49	98,729.03			379,369.54
TIF Allocations	(5,106.13)	(1,399.86)	(3,102.66)	960.59				(3,541.93)
City Use Tax	14,029.25	13,552.58	15,289.76	16,229.70	9,939.43			55,011.47
Interest Income	2,452.23	1,113.35		2,429.64	2,265.81			5,808.80
Investment Interest	1,425.00							-
Sale of Properties (DEMO)	-							-
Total Revenue	116,735.77	105,317.81	102,743.38	117,652.42	110,934.27	-	-	436,647.88
Expenditures:								
Allowance - Blighted Property Fund (Property Purchases/Demo)	59.98	1,575.00	464.99	1,199.99	29.99			3,269.97
Allowance - Emergency Preparedness	-		287.52		184.49			472.01
Allowance - Maintenance Fund City Wide	7,219.40	61.75		11,988.50	200.00			12,250.25
Allowance - Sidewalk Replacement Program (Professional Services)	871.80							-
Allowance - Technology upgrade project	-	12,856.64			977.39			13,834.03
Bank Charges	140.40	70.20	70.20	70.20	70.20			280.80
Dry Fork Greenway	-							-
Fire Training Structure					1,042.96			1,042.96
Fuel System Replacement	-			10,405.88				10,405.88
Hall of Waters SAT Grant Match	317,525.99		423,491.00	79,672.99	55,555.07			558,719.06
Lithia Landing Stairs, Rock Wall repair	-							
Police Station Parking Lot Repair	-			6,895.31	1,350.10			8,245.41
RAISE Local Match	-							-
Storm Sirens	-	1,115.00	507.48					1,622.48
								-
Transfers								
Transfers - General Fund (Indirect cost allocation)	12,000.00							-
Total Expenditures	345,337.57	15,678.59	424,821.19	110,232.87	59,410.20	-	-	610,142.85
Ending Balance	3,097,620.00	3,187,259.22	2,865,181.41	2,872,600.96	2,924,125.03	2,924,125.03	2,924,125.03	

Allocation of ending balance:

Pooled Cash		2,847,620.00	2,937,259.22	2,615,181.41	2,622,600.96	2,674,125.03	2,674,125.03	2,674,125.03
Investments		250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00
Payables		-						
Total		3,097,620.00	3,187,259.22	2,865,181.41	2,872,600.96	2,924,125.03	2,924,125.03	2,924,125.03

Committed Funds:

Allowance - Blighted Property Fund		99,043.65	97,468.65	97,003.66	95,803.67	95,773.68	95,773.68	95,773.68
Allowance - Emergency Preparedness (added 9/11/23)		10,000.00	10,000.00	9,712.48	9,712.48	9,527.99	9,527.99	9,527.99
Allowance - Maintenance Fund City Wide (Revised 9/11/23)(1/8/24)		19,746.39	19,684.64	19,684.64	7,696.14	32,496.14	32,496.14	32,496.14
Allowance - Sidewalk Replacement Program		19,256.93	19,256.93	19,256.93	19,256.93	19,256.93	19,256.93	19,256.93
Allowance - Technology upgrade project (Revised 12/21)(4/22)		25,795.16	12,938.52	12,938.52	12,938.52	11,961.13	11,961.13	11,961.13
Bank Building Roof		166,439.20	166,439.20	166,439.20	166,439.20	166,439.20	166,439.20	166,439.20
Dry Fork Greenway		973,400.00	973,400.00	973,400.00	973,400.00	973,400.00	973,400.00	973,400.00
Fire Training Structure, approved 12/23					200,000.00	198,957.04	198,957.04	198,957.04
Fishing River Watershed 2 - Hitch Lot (1/8/24)						450,000.00	450,000.00	450,000.00
Fuel System Replacement		26,600.00	26,600.00	26,600.00	16,194.12	16,194.12	16,194.12	16,194.12
GROA ERP Consulting Agreement		27,770.00	27,770.00	27,770.00	27,770.00	27,770.00	27,770.00	27,770.00
Hall of Waters SAT Grant Match (1/23)		735,652.30	735,652.30	312,161.30	232,488.31	176,933.24	176,933.24	176,933.24
Hall of Waters Pre-Development		10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Industrial Road Grant Match (1/8/24)						80,000.00	80,000.00	80,000.00
Lithia Landing Stairs, Rock Wall		55,000.00	55,000.00	55,000.00	55,000.00	55,000.00	55,000.00	55,000.00
Police Station Parking Lot replacement		116,136.00	116,136.00	116,136.00	109,240.69	107,890.59	107,890.59	107,890.59
RAISE Local Match (Grant Awarded 8/15/22)		2,000,000.00	2,000,000.00	2,000,000.00	2,000,000.00	2,000,000.00	2,000,000.00	2,000,000.00
Sewer Main Re-lining		375,000.00	375,000.00	375,000.00	375,000.00	375,000.00	375,000.00	375,000.00
Total Committed Funds		4,660,942.11	4,645,853.72	4,221,102.73	4,310,940.06	4,806,600.06	4,806,600.06	4,806,600.06

Available Cash Balance		(1,563,322.11)	(1,458,594.50)	(1,355,921.32)	(1,438,339.10)	(1,882,475.03)	(1,882,475.03)	(1,882,475.03)
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CAPITAL IMPROVEMENTS SALES TAX
SIX YEAR PLANNING GUIDE

		1	2	3	4	5	6		
				THIS YEAR					
	Totals	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Cash Balance		2,458,889.00	2,454,924.34	2,935,384.44	2,234,982.44	2,267,630.92	2,948,679.40	3,179,727.88	4,360,776.36
Total Revenue	9,939,075.71	1,072,606.90	1,311,208.41	1,288,898.48	1,288,898.48	1,288,898.48	1,288,898.48	1,288,898.48	1,288,898.48
Ongoing Allocation of Funds:									
Allowance - Blighted Property Fund (Property Purchases/Demo)	439,545.96	80,909.47	13,650.49	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
Allowance - Emergency Preparedness	50,000.00			10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Allowance - Maintenance Fund City Wide	185,113.98	20,521.08	22,508.90	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
Allowance - Sidewalk Replacement Program (Professional Services)	103,095.35		3,095.35	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Allowance - Technology upgrade project	204,965.55	36,887.01	23,454.54	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
Bank Charges	6,784.70	842.40	842.40	850.00	850.00	850.00	850.00	850.00	850.00
Transfers - General Fund (Indirect cost allocation)	94,235.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00
ACTIVE PROJECTS									
Dry Fork Greenway	273,400.00				273,400.00				
Fire Training Structure				200,000.00					
Fishing River Watershed - Hitchlot (full cost; seeking grant funds)	450,000.00						450,000.00		
Fuel System Replacement	35,000.00		8,400.00	26,600.00					
Hall of Waters SAT Grant Match - Phase I	631,624.70	139,745.71	322,225.99	169,653.00					
Hall of Waters Courtyard Stabilization	566,000.00			566,000.00					
Industry Roadway Improvement	80,000.00			80,000.00					
Lithia Landing Stairs, Rock wall	55,000.00			55,000.00					
Police Parking Lot Resurfacing	116,136.00			116,136.00					
RAISE Grant Match	2,000,000.00			500,000.00	500,000.00	500,000.00	500,000.00		
Sewer Main Re-Lining	375,000.00			375,000.00					
Stalled & Closing Projects									
Bank Building Roof (Labor & Materials)	166,439.00	-		166,439.00					
GROA ERP Consulting Agreement	-	-	-						27,770.00
PAST PROJECTS	1,763,595.01	785,665.89	424,570.64	1,622.48					
Sub-Total Committed Projects	7,795,935.25	1,076,571.56	830,748.31	1,989,300.48	1,256,250.00	607,850.00	1,057,850.00	107,850.00	135,620.00
Ending Total Cash Balance (without Unfunded Projects)	4,360,776.46	2,454,924.34	2,935,384.44	2,234,982.44	2,267,630.92	2,948,679.40	3,179,727.88	4,360,776.36	5,514,054.84
Projects in Discussion, NOT Funded:									
Accounting System Purchase/Install									
Replace undersized waterlines Local Match	-								
BUS REPLACEMENTS	58,000.00				58,000.00				
GARLAND BRIDGE LOCAL MATCH	359,000.00			200,000.00	159,000.00				
Hall of Waters Local Match Phase II	-								
VINTAGE STREETScape 24	183,000.00			183,000.00					
WORNALL LOCAL MATCH	100,000.00					100,000.00			
Sub-Total Projects in Discussion, Not Funded:	417,000.00	-	-	383,000.00	217,000.00	100,000.00	-	-	-
ENDING Total Cash Balance (with Projects in Discussion)		2,454,924.44	2,935,384.54	1,851,982.54	1,667,631.02	2,248,679.50	2,479,727.98	3,660,776.46	4,814,054.94
New Projects to be PRIORITIZED									
Bank Redevelopment	85,000								85,000
Downtown Streetscape Grant Match	250,000			100,000	150,000				
Fishing River Watershed - Trib 1 (full cost; seeking grant funds)	520,000								520,000
Golf Cart Path	75,000			75,000					
Hall of Waters - Phase II (Full Cost)	-								
Hall of Waters Phase III, local match	1,000,000				400,000	450,000	150,000		
Hall of Waters - Phase IV (full cost; seeking grant funds)	-								
Hillcrest Cemetery Road	75,000								75,000
Hitch Lot Access	90,000			90,000					
Mausoleum Repairs	435,000				150,000				285,000
Milwaukee Park	150,000								150,000
Police Plumbing, leak - front plaza	150,000			150,000					
Replace undersized waterlines (full cost; seeking grant funds)	-								
St. Louis/Elms/Thompson	50,000								50,000
Total Committed Funds	2,830,000.00	-	-	415,000.00	700,000.00	450,000.00	150,000.00	-	1,165,000.00
ENDING Total Cash Balance (with Projects in Discussion)	1,113,776.46	2,454,924.34	2,935,384.44	1,436,982.44	552,630.92	683,679.40	764,727.88	1,945,776.36	1,934,054.84

1,500,000 2023 est

Temp Shoring Front Yard

1,000,000 total project
2,600,000 2023 est

3,371,276 2022 est

6,000,000 2022 est

6,112,700 2022 est

19,083,976

Hall of Waters Phase II: Courtyard Stabilization - temporary	447,508.00
Dehumidity	86,000.00
Tower Stabilization	562,807.00
Entrance Doors	370,497.00
Hall of Springs, windows, doors, roof, finish bar	613,219.00
Roof, Ceiling, hallway repairs above skylite	354,600.00
Mezzanine	1,502,645.00
Phase III: Permanent Shoring - Front Yard, HVAC, Exterior Facades	5,000,000.00
Phase IV: TBD	

To finish the SAT grant - spend 41,810 on dehumidifier in basement
then you have 131,624 left for a project



City Manager**Capital Improvements Authority Meeting - 2/12/2024**

To: Authority Members
From: Molly McGovern, City Manager
Date: 2/9/2024
RE: Approval: Matching Funds

We would like to make some adjustments due to the timing of projects. Capital improvements has approved \$973,400 to be used as local matching funds for the Dry Fork Greenway. This project is progressing on schedule with anticipation that bids will be opened for construction in the fall, and a contractor selected before 12/31/24.

We have allocated \$700,000 in ARPA funds in matching grants for various projects:

- Matching Funds for the Garland Bridge Replacement - \$200,000
- Additional Funds for Garland Bridge if needed - \$159,000
- Matching Funds for replacement of N. Thompson Bridge and 143rd Street Bridge - \$183,000. Federal funds were not approved for these two bridges for the second year in a row. We considered increasing funding for the FY 24 Streetscape project approved for Trans Trust funds with this funding.
- Matching Funds for the replacement of Wornall near Cornerstone - \$100,000 which will not likely be under contract until FY 2026.
- Matching Funds for the replacement of buses - \$58,000; MoDOT has indicated buses will not be purchased during FY 24, when is re-evaluated annually, it will not be this year.

ARPA must be under contract before 12/31/24, so we would like to use \$700,000 in ARPA funds instead of CIP for the Dry Fork Project and move the \$700,000 in projects listed above to CIP.

Molly McGovern, City Manager