

NOTICE OF OPEN MEETING

Public Notice is hereby given that the Capital Improvements/Transportation Trust Authority of the City of Excelsior Springs **at 4:00 PM, February 9, 2026** to consider and act upon the matters on the following agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at the time.

The tentative agenda of this meeting is as follows.

Capital Improvements/Transportation Trust Authority City of Excelsior Springs

A G E N D A



Capital Improvements/Transportation Trust Authority Meeting
4:00 PM
Monday, February 9, 2026
East Wing Conference Room at Hall of Waters, 201 E. Broadway,
Excelsior Springs, MO 64024

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1. CALL TO ORDER
 - Pledge of Allegiance
 - Roll Call
 2. APPROVAL OF MINUTES
 - A. November 10, 2025 Meeting Minutes
 3. APPROVAL OF CAPITAL IMPROVEMENT FINANCIALS
 - A. Capital Improvement Financials thru January 31, 2026
 4. APPROVAL OF TRANSPORTATION TRUST FINANCIALS
 - A. Transportation Trust Financials thru November 30, 2025
 5. APPROVAL OF STEAM TRAP & VALVE REHABILITATION AT HALL OF WATERS
 - A. Hall of Waters - Steam Trap & Valve Rehabilitation
 6. COMMENTS
 7. ADJOURN

Representatives of the news media may obtain copies of this notice by contacting the City Manager's office, 201 East Broadway. Phone (816) 630-0752.

If any accommodations are required in order to attend this meeting (i.e. qualified interpreter, large print, reader, hearing assistance), please notify the City Manager's office no later than 48 hours prior to the beginning of the meeting.

Date and Time of Posting: Thursday, February 5, 2026 at 4:45pm

Capital Improvements/Transportation Trust Authority
Minutes of Regular Meeting
November 10, 2025 | 4:00 pm | Council Chambers

1. Roll Call:

Present: Jason Cole, Laurie Gehrt, Chuck Duckworth, Lyndsey Baxter, and Mayor Mark Spohn.

Absent: Mary Lou Greim and Mike Edwards.

Also Present: City Manager Molly McGovern, Public Works Director Chad Birdsong, Community Development Director Mallory Brown, Economic Development Director Melinda Mehaffy, Mayor Pro-Tem Reggie St. John, Councilman John McGovern, Sonya Morgan, and Authority Secretary Susan Conyers.

- 2. Approval – Meeting Minutes of October 13, 2025:** Laurie Gehrt motioned to approve the October 13, 2025 meeting minutes; Jason Cole seconded. All in favor; motion approved.

- 3. Approval – Capital Improvements Financials through 10/31/25:** City Manager Molly McGovern presented the Capital Improvements Budget Spreadsheets to the Authority showing financials through October 31, 2025. Jason Cole motioned to approve the Capital Improvements Financials presented through October 31, 2025; Chuck Duckworth seconded.

Roll Call of Votes:

Ayes –Laurie Gehrt, Jason Cole, Chuck Duckworth, Lyndsey Baxter, and Mayor Mark Spohn.

Nays – None. Motion approved.

- 4. Approval – 2026 Transportation Trust Budget:** Public Works Director Chad Birdsong presented the 2026 Transportation Trust budget to the Authority. The 2026 budget includes an allocation of \$1,412,000.00 for the streetscape project. Jason Cole motioned to approve the Fiscal Year 2026 Transportation Trust Budget; Laurie Gehrt seconded.

Roll Call of Votes:

Ayes –Lyndsey Baxter, Laurie Gehrt, Chuck Duckworth, Jason Cole, and Mayor Mark Spohn.

Nays – None. Motion approved.

- 5. Approval – Hall of Waters Improvements:** Molly McGovern, City Manager briefed the Authority of the request of \$151,155.00 for architectural services with STRATA on four projects at the Hall of Waters building. This would be 12.5% of the \$1.2 Million project costs for the following projects: well room, tower, east wing windows and rust jacking, and dehumidification in the basement of the Hall of Waters. After discussion, Laurie Gehrt motioned to approve \$151,155.00 for architectural assessment costs on four Hall of Waters building projects; Chuck Duckworth seconded.

Roll Call of Votes:

Ayes -Chuck Duckworth, Jason Cole, Lyndsey Baxter Laurie Gehrt, and Mayor Spohn

Nays – None. Motion approved.

6. Comments:

Chuck Duckworth: Glad to be in attendance.

Mayor Spohn: Received a sad letter from Lawn & Garden that they will be closing and that is a loss of roughly 100 jobs by January.

7. **Adjourn:** Laurie Gehrt motioned to adjourn; Jason Cole seconded. All in favor; motion approved. The meeting adjourned at 4:27pm. The next meeting is scheduled for Monday, December 8, 2025 at 4:00pm. _____ Susan Conyers, Authority Secretary

CAPITAL IMPROVEMENTS SALES TAX

Transactions for FY 2025-26

	9/30/2025	10/31/2025	11/30/2025	12/31/2025	1/31/2026	2/28/2026	3/31/2026	
Beginning Balance:								
Pooled Cash	4,091,504.79	4,173,782.05	4,282,968.90	4,355,227.22	4,048,213.87	4,053,525.94	4,053,525.94	2,753.04
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	4,341,504.79	4,423,782.05	4,532,968.90	4,605,227.22	4,298,213.87	4,303,525.94	4,303,525.94	

Revenues:									
City Sales Tax	100,920.86	98,944.95	101,064.62	93,043.48	102,509.40			395,562.45	220-0000-313.01-00
TIF Allocations	153.55	(1,477.56)	(1,102.23)	(1,286.42)				(3,866.21)	220-0000-313.01-01
City Use Tax	20,476.58	16,634.33	13,351.61	13,839.40	14,771.30			58,596.64	220-0000-313.03-00
Interest Income	2,930.43	2,279.03	2,149.54	3,049.76	2,855.67			10,334.00	220-0000-361.01-00
Investment Interest	-							-	220-0000-361.02-00
Total Revenue	124,481.42	116,380.75	115,463.54	108,646.22	120,136.37	-	-	460,626.88	

Expenditures:									
Allowance - Technology upgrade project	2,329.29	6,815.86	1,309.05	6,161.84	3,901.75			18,188.50	220-1001-413.61-07
GROA ERP Consulting Agreement								-	220-1001-415.33-03
Allowance - Maintenance Fund City Wide	1,052.00		1,274.13	8,944.75				10,218.88	220-1001-416.45-01
Hall of Waters Elevator	780.00							-	220-1001-416.33-03
Hall of Waters Architectural Services								-	220-1001-416.33-03
Industrial Road Grant Match	-							-	220-1001-416.33-03
Downtown Revitalization					2,730.00			2,730.00	220-1001-418.33-03
Allowance - Blighted Property Fund (Property Purchases/Demo)	7,174.40			397,500.92	18,375.00			415,875.92	220-1001-418.34-03
Bank Charges	70.20	70.20	70.20	70.20	70.20			280.80	220-1001-419.69-01
Hall of Waters Elevator			1,081.00		86,619.77			87,700.77	220-1001-416.73-00
Police Station Plumbing	-							-	220-1001-421.73-00
Police Station Parking Lot Repair	550.00							-	220-1001-421.73-00
Fire Station Maintenance Fund				2,400.00	3,127.58			5,527.58	220-1001-422.45.01
Allowance - Emergency Preparedness	-		555.00					555.00	220-1001-422.61-07
Fire Training Structure	812.27	307.84	487.84	581.86				1,377.54	220-1001-422.72-00
Allowance - Sidewalk Replacement Program (Professional Services)	-							-	220-1001-451.45-10
Crownhill Cemetery Columbarium			38,428.00					38,428.00	220-1001-456.01-00
Lithia Landing Stairs, Rock Wall repair								-	220-1001-465.73-00
Bus Purchasae	29,436.00							-	220-1001-467.74-02

Transfers									
Transfers - General Fund (Indirect cost allocation)	-							-	220-1001-491.89-01
Transfer - Golf Equipment Lease/Purchase	-							-	220-1001-491.89-07
Transfer - Boundless BackYard									220-1001-491.89-11
Transfers - Garland Bridge Match	-							-	220-1001-491.89-11
Transfer - Dry Fork Greenway Match								-	220-1001-491.89-11
Transfer - Sewer Main Re-Lining								-	220-1001-491.89-11
Transfer - RAISE Local Match								-	220-1001-491.89-11

Total Expenditures	42,204.16	7,193.90	43,205.22	415,659.57	114,824.30	-	-	580,882.99	
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Ending Balance	4,423,782.05	4,532,968.90	4,605,227.22	4,298,213.87	4,303,525.94	4,303,525.94	4,303,525.94		
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Allocation of ending balance:									
Pooled Cash	4,173,782.05	4,282,968.90	4,355,227.22	4,048,213.87	4,053,525.94	4,053,525.94	4,053,525.94		
Investments	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00		
Payables	-								
Total	4,423,782.05	4,532,968.90	4,605,227.22	4,298,213.87	4,303,525.94	4,303,525.94	4,303,525.94		

Committed Funds:

Allowance - Blighted Property Fund (8/11/25)	567,477.44	567,477.44	567,477.44	169,976.52	151,601.52	151,601.52	151,601.52
Allowance - Emergency Preparedness (added 9/11/23)	7,387.99	7,387.99	6,832.99	6,832.99	6,832.99	6,832.99	6,832.99
Allowance - Maintenance Fund City Wide (Revised (1/8/24)(6/9/25)(10/25)	10,120.41	45,120.41	43,846.28	34,901.53	31,773.95	31,773.95	31,773.95
Allowance - Sidewalk Replacement Program	18,364.18	18,364.18	18,364.18	18,364.18	18,364.18	18,364.18	18,364.18
Allowance - Technology upgrade project (Revised 12/21)(4/22)(8/25)(9/25)	23,223.18	16,407.32	15,098.27	8,936.43	5,034.68	5,034.68	5,034.68
Boundless BackYard Grant Match		350,000.00	350,000.00	350,000.00	350,000.00	350,000.00	350,000.00
Bus Replacement Match, 10/14/24	42,257.00	42,257.00	42,257.00	42,257.00	42,257.00	42,257.00	42,257.00
Crownhill Columbarium		140,000.00	101,572.00	101,572.00	101,572.00	101,572.00	101,572.00
Downtown Revitalization		7,500.00	7,500.00	7,500.00	4,770.00	4,770.00	4,770.00
Dry Fork Greenway (Revised 2/12/24, 7/21/25)	428,400.00	428,400.00	428,400.00	428,400.00	428,400.00	428,400.00	428,400.00
Fire Training Structure, approved 12/23	2,668.22	2,360.38	1,872.54	1,290.68	1,290.68	1,290.68	1,290.68
Fishing River Watershed 2 - Hitch Lot (1/8/24)	450,000.00	450,000.00	450,000.00	450,000.00	450,000.00	450,000.00	450,000.00
Garland Bridge	329,694.36	329,694.36	329,694.36	329,694.36	329,694.36	329,694.36	329,694.36
Golf Equipment Lease Purchase (3/11/24), (8/11/25)	469,840.00	469,840.00	469,840.00	469,840.00	469,840.00	469,840.00	469,840.00
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 Elevator, 10/14/24, 8/11/25	446,490.01	446,490.01	445,409.01	445,409.01	358,789.24	358,789.24	358,789.24
Hall of Waters Architectural Services 11/10/25			151,155.00	151,155.00	151,155.00	151,155.00	151,155.00
Industrial Road Grant Match (1/8/24)	72,086.75	72,086.75	72,086.75	72,086.75	72,086.75	72,086.75	72,086.75
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
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	13,535.02	13,535.02	13,535.02	13,535.02	13,535.02	13,535.02	13,535.02
Police Station Plumbing	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00
RAISE Local Match (Grant Awarded 8/15/22)	2,100,000.00	2,100,000.00	2,100,000.00	2,100,000.00	2,100,000.00	2,100,000.00	2,100,000.00
Sewer Main Re-lining , amended 5/12/25	645,000.00	645,000.00	645,000.00	645,000.00	645,000.00	645,000.00	645,000.00
Total Committed Funds	5,727,672.80	6,246,540.86	6,354,560.84	5,941,371.47	5,826,617.37	5,826,617.37	5,826,617.37

Available Cash Balance	(1,303,890.75)	(1,713,571.96)	(1,749,333.62)	(1,643,157.60)	(1,523,091.43)	(1,523,091.43)	(1,523,091.43)
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CAPITAL IMPROVEMENTS SALES TAX
SIX YEAR PLANNING GUIDE

	3	4	5	6								
	Totals	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Beginning Cash Balance		3,233,309.10	3,553,045.89	4,327,114.84	1,713,779.00	1,698,197.16	2,362,144.32	3,348,498.48	4,651,252.64	5,987,606.80	7,323,960.96	
Total Revenue	13,566,899.23	1,404,430.44	1,446,864.68	1,444,204.16	1,444,204.16	1,444,204.16	1,444,204.16	1,444,204.16	1,444,204.16	1,444,204.16	1,444,204.16	
Ongoing Allocation of Funds:												
Allowance - Blighted Property Fund (Property Purchases/Demo)	963,592.61	7,749.95	23,816.26	567,480.44	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	
Allowance - Emergency Preparedness	20,000.00	2,612.01	-	7,387.99	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	
Allowance - Maintenance Fund City Wide	284,860.37	89,242.47	21,596.00	45,120.41	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00	
Allowance - Sidewalk Replacement Program (Professional Services)	82,352.28	892.75	-	18,364.18	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	
Allowance - Technology upgrade project	209,660.71	30,681.72	23,448.59	23,223.18	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	
Bank Charges	6,769.50	842.40	842.40	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	
Transfers - General Fund (Indirect cost allocation)	91,235.00	10,000.00	11,000.00	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												
Boundless BackYard Grant Match	350,000.00			200,000.00	150,000.00							
BUS REPLACEMENTS	71,693.00		29,436.00	42,257.00								
Crownhill Cemetery - Columbarium	140,000.00			140,000.00								
Downtown Revitalization	7,500.00			7,500.00								
Dry Fork Greenway	428,400.00			428,400.00								
GARLAND BRIDGE LOCAL MATCH	359,000.00	18,861.66	17,365.79	322,772.55								
Golf Equipment Lease Purchase	577,840.00	25,968.00	82,032.00	98,336.00	131,936.00	105,968.00	100,000.00	33,600.00				
Hall of Waters Architectural Services	151,155.00			151,155.00								
Hall of Waters Elevator	456,000.00		9,509.99	446,490.01								
RAISE Grant Match	2,100,000.00			1,000,000.00	350,000.00	500,000.00	250,000.00					
Sewer Main Re-Lining	645,000.00			375,000.00	270,000.00							
Stalled & Closing Projects												
Bank Building Roof (Labor & Materials)	166,439.00			100,000.00		66,439.00						
Fishing River Watershed - Hitchlot (full cost; seeking grant funds)	450,000.00				450,000.00							
Fire Training Structure	200,000.00	127,050.82	70,280.96	2,668.22								
GROA ERP Consulting Agreement	-											27,770.00
Industry Roadway Improvement	7,913.25		7,913.25									72,087
Lithia Landing Stairs, Rock wall	55,000.00			55,000.00								
Police Parking Lot Resurfacing	116,136.00	102,050.98	550.00	13,535.02								
PAST PROJECTS	3,267,689.61	668,740.89	375,004.49									
Sub-Total Committed Projects	11,208,236.33	1,084,693.65	672,795.73	4,057,540.00	1,459,786.00	780,257.00	457,850.00	141,450.00	107,850.00	107,850.00	207,706.75	
Ending Total Cash Balance (without Unfunded Projects)	4,576,298.90	3,553,045.89	4,327,114.84	1,713,779.00	1,698,197.16	2,362,144.32	3,348,498.48	4,651,252.64	5,987,606.80	7,323,960.96	8,560,458.37	
Projects in Discussion, NOT Funded:												
Replace undersized waterlines Local Match	-											
Sub-Total Projects in Discussion, Not Funded:	-	-	-	-	-	-	-	-	-	-	-	
ENDING Total Cash Balance (with Projects in Discussion)		3,262,392.15	4,036,461.10	1,423,125.26	1,407,543.42	2,071,490.58	3,057,844.74	4,360,598.90	5,696,953.06	7,033,307.22	8,269,804.63	
New Projects to be PRIORITIZED												
Downtown Streetscape Grant Match	4,064,500					164,500	800,000	800,000	800,000	800,000	700,000	
Fishing River Watershed - Trib 1 (full cost; seeking grant funds)	520,000							520,000				
Hall of Waters - Boiler/Traps	45,000			45,000								
Hall of Waters, Dehumidifer	236,520			236,520								
Hall of Waters - Phase II (Full Cost)	-											
Hall of Waters Phase III, local match	808,325			190,738	190,000	427,587						
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											435,000
Police HVAC	200,000			200,000								
Replace undersized waterlines (full cost; seeking grant funds)	-											
St. Louis/Elms/Thompson	50,000											50,000
Total Committed Funds	6,524,345.00	-	-	672,258.00	190,000.00	592,087.00	800,000.00	1,320,000.00	800,000.00	800,000.00	1,350,000.00	
ENDING Total Cash Balance (with Projects in Discussion)	(1,948,046.10)	3,262,392.05	4,036,461.00	750,867.16	545,285.32	617,145.48	803,499.64	786,253.80	1,322,607.96	1,858,962.12	1,745,459.53	

Project Planning Notes

Dehumidity	236,520.00
Tower Stabilization Estimate	562,807.00
Study Front Yard	30,000.00
Permanent Shoring Front Yard	315,893.00
5/22/25: Requested study of front yard, solution to fill in, dehumidification and tower rehab. Estimate need \$1.2 M	
8/6/25 Proposal for Tower A/E - \$54,780	54,780.00
total	1,200,000.00

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	

Boundless Backyard				
	25	26	27	
PR	90		60	150
CIP	0	200	150	350
Donations	20	90		110
Grant	0		500	500
totals	110	290	710	1110

	2025-26	2026-27	2027-2031	
Raise	600,000	3,902,696	20,597,304	25,100,000
CIP	500,000	500,000	1,100,000	2,100,000
WESTSIDE		125,674	3,874,326	4,000,000
other			800,000	800,000
total	1,100,000	4,402,696	21,697,304	27,200,000
spent to date	1,100,000			

1,789,105.00
1431284
357,821.00

Downtown Streetscape	water-29	sewer	Storm	Street	Trees, furniture	Construction	Contgy, art, escl	A/E	total
Phase 1 Penn to Mid Block - Broadway	156,700.00	1,000.00	593,250.00	688,732.00		1,439,682.00	504,844.00	250,156.00	2,194,682.00
Phase 2 Mid Block to Elizabeth - Broadway	124,100.00	1,000.00	423,275.00	588,030.00		1,136,405.00	214,397.00	205,918.00	1,556,720.00
Phase 3 Elizabeth to Thompson	268,750.00	1,000.00	27,000.00	741,715.00		1,038,465.00	534,810.00	220,259.00	1,793,534.00
Phase 4 Thompson	454,900.00	12,000.00	2,000.00	1,495,400.00	649,000.00	2,613,300.00	1,029,118.00	509,938.00	4,152,356.00
Construction Total	1,004,450.00	15,000.00	1,045,525.00	3,513,877.00	649,000.00	6,227,852.00	2,283,169.00	1,186,271.00	9,697,292.00
	16%	0%	17%	56%		10%			
Contingency, art, escalation	368,237.57	5,499.09	383,295.92	1,288,209.01	237,927.41				
A/E	191,325.98	2,857.18	199,149.88	669,317.51	123,620.45				
Total	1,564,013.56	23,356.27	1,627,970.80	5,471,403.51	1,010,547.86				
			54,571.76	4,209,769.22		4,264,340.98			
			Storm Water Improvements	1,573,399.04	1,261,634.29				2,835,033.34

TRANSPORTATION TRUST SALES TAX				
Transactions for November 2025				
Beginning Balance				\$2,150,897.83
Total Cash				
Revenues:				
City Sales Tax	\$95,172.76			
City Use Tax	\$13,351.61			
Elms TIF	-\$1,102.23			
Golf TIF				
Interest Income				
Investment Interest				
Total Revenue				\$107,422.14
Disbursements:				
Bank Charges	-\$37.80			
TT25 Engineering	-\$44,714.00			
Operating Transfers to Finance				
Street Sweeper Maint Plan Red Equip	-\$47,144.00			
2025 Streetscape (TT2025)	-\$18,165.58			
Total Expense				-\$110,061.38
Ending Balance				\$2,148,258.59
*Street sweeper payment/maintenance approved October meeting				
*November Meeting added \$17,214 to FY25 Engineering Funds				
*Nov Mtg added 130,000 Engineering FY26, 12,000 Finance Transfers, and 1,270,000 SS2026				
Snow Removal 2025/2026	-\$75,000.00			
Operating Transfers to Finance	-\$13,000.00			
2025 Streetscape (TT2025)	-\$163,074.48			
2026 Streetscape (T)T2026	-\$1,270,000.00			
TT225 Engineering	-\$1,100.00			
TT26 Engineering	-\$130,000.00			
Conceptual Safety Improvement Study	-\$13,532.00			
10 Hwy Fence Repair (approved Aug)	-\$24,057.00			
Street Sweeper Lease payment	-\$361,165.80			
Street Sweeper 5 year maintenance pla	-\$47,144.00			
Total Committed Funds				-\$2,098,073.28
Total Spendable Cash Balance				\$50,185.31

TRANSPORTATION TRUST SALES TAX				
Transaction for October 2025				
Beginning Balance			\$2,152,042.67	
Total Cash				
Revenues:				
City Sales Tax				
City Use Tax				
TIF Elms		-1,477.56		
TIF Golf				
Interest Income		\$370.52		
Investment Interest				
Total Revenue			-\$1,107.04	
Disbursements:				
Bank Charges		-\$37.80		
Snow Removal				
Operating Transfers to Finance				
2024 Streetscape (TT2024)				
2025 Streetscape (TT2025)				
TT225 Engineering				
Transfers				
Total Expense			-\$37.80	
Ending Balance			\$2,150,897.83	
Committed Funds:				
*Street sweeper payment/maintenance approved October meeting				
Snow Removal 2025/2026		-\$75,000.00		
Operating Transfers to Finance		-\$1,000.00		
2025 Streetscape (TT2025)		-\$163,074.48		
TT225 Engineering		-\$28,600.00		
Conceptual Safety Improvement Study		-\$13,532.00		
10 Hwy Fence Repair (approved Aug)		-\$24,057.00		
Street Sweeper Lease payment		-\$361,165.80		
Street Sweeper 5 year maintenance plan		-\$47,144.00		
Total Committed Funds			-\$713,573.28	
Total Spendable Cash Balance			\$1,437,324.55	

TRANSPORTATION TRUST SALES TAX			
Transactions for September 2025			
Beginning Balance			\$2,659,592.87
Total Cash			
Revenues:			
City Sales Tax	\$97,472.92		
City Sales Tax	\$93,050.03		
City Use Tax	\$20,476.58		
City Use Tax	\$16,634.33		
Golf TIF			
Elms TIF	-\$1,256.78		
Interest Income	\$1,529.26		
Investment Interest			
Total Revenue			\$227,906.34
Disbursements:			
KAW Valley Engineering Stret Scape TT2025	-\$895.00		
KAW Valley Engineering Stret Scape TT2025	-\$835.00		
Mcanany Construction Street Scape TT2025	-\$253,945.95		
Bank Charges	-\$37.80		
Vance Brother's (Chip Seal) Street Scape 2025	-\$285,730.72		
All Pro Asphalt Street Scape 2025	-\$193,012.07		
Operating Transfers To Finance Aug, Sept	-\$1,000.00		
Total Expense			-\$735,456.54
Ending Balance			\$2,152,042.67
Committed Funds:			
*Street sweeper payment/maintenance approved October meeting			
Snow Removal 2025/2026	-\$75,000.00		
Operating Transfers to Finance	-\$1,000.00		
2025 Streetscape (TT2025)	-\$163,074.48		
TT225 Engineering	-\$28,600.00		
Conceptual Safety Improvement Study	-\$13,532.00		
10 Hwy Fence Repair (approved Aug)	-\$24,057.00		
Streeet Sweeper Lease payment	-\$361,165.80		
Street Sweeper 5 year maintenance plan	-\$47,144.00		
Total Committed Funds			-\$713,573.28
Total Spendable Cash Balance			\$1,438,469.39



Director of Public Works
201 E Broadway
Excelsior Springs, MO 64024

Phone:(816) 630-0755
Fax: (816) 630-9528

To: Capital Improvement Authority
From: Chad Birdsong, Public Works Director
Date: February 9th, 2026

Re: Steam Trap & Valve Rehabilitation at the Hall of Waters

To keep the heating system operating efficiently, valves and steam traps on various radiators and throughout the steam piping system need to function correctly. When they don't, it causes excessive run times on the boiler, inefficient operation of the heating system, and creates a very humid environment due to steam escaping from the enclosed system. The last time a major survey and rehab of the traps and valves were conducted was in 2007. Due to the current condition of the steam distribution system, we contacted Martin Mechanical Contractors to perform a steam trap survey. This survey identified deficiencies in many of the valves and traps of the system and from that survey, they have prepared a quote for the repairs and replacement of 21 new valves, 30 new traps, 18 traps that need repair or cleanings, and 3 steam leaks in the piping system. The work is estimated to take 2 weeks and comes to a total of \$40,968.30.

At this time, we are requesting an allocation of CIP funds for a not to exceed amount of \$45,000.00 to complete this work.

If you have any questions or would like any more details, please don't hesitate to call me at 630-0755 ext. 4423.

Chad Birdsong
Public Works Director



From | **Martin Mechanical, Inc.**
 4009 East 138th Street
 Grandview MO 64030
 (816) 842-2900
<https://martinkc.com/>

Quote No. | **0001236**
 Type | Installation
 Prepared By | Justin Pessetto
 Created On | 01/29/2026
 Valid Until | 03/06/2026

Quote For | **City of Excelsior Springs**
 201 E. Broadway
 Excelsior Springs MO 64024
 (816) 826-6056

Description of Work

Installation 21 New valves,(10 High capacity Honeywell, Thermostatic Radiator Actuator with integral sensor, 4,Honeywell, Thermostatic Radiator Remote Actuator , 7 Standard knob with 3/4"-1"),30 New Traps(21 Thermostatic, 9 F&T) and Repairs and cleaning to 18 traps, Fix 3 steam leaks in old boiler level
 1. 2" Tee with fittings, 2. Drib Leg 10ft 2" pipe, 4 90s, couplings, 3. 2" stack - 8' 2" with fittings
 2 Techs 2 weeks

Services to be completed

HVAC

Installation 21 New valves and 30 Traps and Repairs and cleaning to 18 - fix 3 leaks in old boiler level

GRAND TOTAL \$40,968.30

Additional Customer Information

ComputerEase # CITY06

Terms and Conditions

1. Introduction - Welcome to Martin Mechanical, Inc. These Terms and Conditions govern your use of our services and website. By accessing or using our services, you agree to be bound by these terms.
2. Services - We are a mechanical contractor operating under NAICS Code 238220, providing mechanical contracting services, including HVAC installation and maintenance, plumbing, piping, and other mechanical system solutions for commercial, industrial, and residential clients. Our services include system design, repair, replacement, and preventative maintenance to ensure optimal performance and compliance with industry standards. We reserve the right to modify or discontinue any part of our services without notice.
3. User Responsibilities
 - a. Provide accurate information when using our services.
 - b. Comply with all applicable laws and regulations.
 - c. Do not misuse or exploit our services for unauthorized purposes.
4. Payments and Billing
 - a. Payment Terms: Standard payment terms are Net 30 days from the invoice date.
 - b. Fees for services are outlined in your agreement.
 - c. Payments must be made on time to avoid service interruptions.
 - d. No refunds unless explicitly stated.
- e. Service Customers: Customers requiring service who do not receive credit approval will be on a Cash on Delivery (COD) basis. This requires a credit card prepayment for service, which includes a two-hour minimum charge of \$272 plus a \$75 transportation charge. The technician will attempt to resolve the issue (without purchasing materials) or will provide a quote that must be prepaid before further work is performed.
- f. Late Payments: Invoices not paid within terms are subject to a 1.5% monthly interest charge on the outstanding balance.
- g. Administrative Fees: A \$50 administrative fee will be applied to service customer invoices that reach 90 days past due.
- h. Returned Checks: Any returned check will incur a \$25 returned check fee.
- i. Invoice Processing: A standard administrative fee of \$10 will be applied for service customer invoice submissions to third-party portals.
- j. Credit Card Payments: 4% processing surcharge applies (Surcharge does not exceed our cost of acceptance and does not apply to debit cards)
5. Liability and Disclaimers
 - a. Martin Mechanical Inc. provides all services on an "as is" and "as available" basis, without any express or implied warranties, including but not limited to warranties of

merchantability or fitness for a particular purpose.

- b. We are not responsible for damages arising from factors beyond our control, including but not limited to unforeseen site conditions, third-party actions, supply chain delays, or customer-provided materials or equipment.
- c. In no event shall Martin Mechanical, Inc. be liable for indirect, incidental, special, or consequential damages, including but not limited to loss of business, revenue, profits, or data, arising from service delays, malfunctions, or failures.
- d. Our total liability for any claim related to services provided shall not exceed the amount paid for the specific service in question.
- e. Customers acknowledge that mechanical systems require maintenance, and that service work does not guarantee indefinite performance without future issues.
- f. Customers are responsible for securing all necessary permits, approvals, or access required for us to complete the service.
- g. Warranties on labor and materials are limited to those explicitly stated in the service agreement. Any issues arising outside of these terms will be the customer's responsibility.

6. Termination

- a. We may suspend or terminate your access to our services for violations of these terms.
- b. Upon termination, your rights to use our services cease immediately.

7. Governing Law

- a. These terms are governed by the laws of Missouri - Jackson County.
- b. Any disputes will be resolved in the courts of Missouri - Jackson County.

8. Changes to Terms

- a. We may update these terms from time to time.
- b. Continued use of our services after changes constitutes acceptance of the new terms.

9. Contact Information: If you have any questions, please contact 816-842-2900 or AR@martinkc.com

By my signature below, I authorize work to begin and agree to pay the Grand Total according to the terms and conditions of this agreement.

Name: _____ Date: _____

Signature: _____

Mechanical Contractors Since 1930

MMC MMC

Martin Mechanical Corporation

PERFORMANCE CONTRACTING

- Energy Management
- DDC Systems

REFRIGERATION

- Industrial
- Commercial
- Service
- Installation

HVAC

- Furnaces
- Air Conditioners
- Compressors
- Rooftop Units
- Heat Pumps

CHILLERS

- Installation
- Repair
- Retubing
- Retrofit

BOILERS

- Service
- Retubing
- Installation
- Replacement

ASME CODE

- R Stamp
- S Stamp
- U Stamp
- PP Stamp

BURNERS

- Service
- Replacement
- Adjustment

PIPING

- Steam
- Process
- Stainless
- PVC

ACCESSORIES

- Cooling Towers
- Deaerators
- Pumps
- Tanks
- Heat Exchangers
- Water Softeners

YOUR CHOICE – REPAIR YOUR STEAM TRAPS OR PAY HIGH GAS BILLS

I.E. Steam Trap Problem/Solution

Martin Mechanical is a 72 year old Contracting and Service Company. Originally founded in 1930 by Ernie Martin as Martin Boiler Company, it remained a family business until April 1978. The present ownership purchased Martin Boiler at that time and consequently the name was changed to Martin Mechanical Company.

I would like to address your heating needs in regard to steam trap failure. Steam traps that fail cost you money. The loss, though obvious on your gas bill, is often overlooked because folks fear the cost of repair and replacement of their failed steam traps. Repairing and replacing failed steam traps pays back, over and above, in fuel savings. Operating failed steam traps is like leaving the windows of your building open in the winter.

Our failed steam trap remedy procedure is twofold. First, the steam trap survey, then the repairs. The remedy is like closing your windows in the winter and sealing them up!

The survey includes the following:

- Locating steam traps
- Identifying steam traps
- Logging the traps on a form
- Recommending repair or replacement of each
- Locating proper parts
- Estimating and pricing the repairs/replacements

The repair or replacement includes the following:

- Repair/replacement as necessary
- Adding or cleaning strainers
- Cleaning drop legs
- Replacing pipe, nipples and fittings as necessary
- Sometimes adjusting the slope of pipes to prevent waterlogged traps

How you know that you need steam trap repairs.

- Steam coming out of condensate receiver
- Excessive banging (water hammer) in radiators and pipes
- No heat in areas of building
- Too much heat in other areas of building
- High fuel bills
- Occupant complaints

I have included a chart from "Steam Trap News" bulleting to help you realize your loss/savings.

Trap Style	Pipe Size	When disch. orifice size is . . .	Max Opr Prs	When Steam Operating Pressure Is. . .				Actual Dollar Loss With 5lbs of operating Pressure and steam costing \$8.00 per 100 lb
				2	5	10	15	
				Steam Loss Lbs/Hrs From Failed Open Trap is				
Radiator Trap	1/2"	1/4"	15	20	31	44	54	\$178 per month
	3/4"	5/16"	15	31	49	69	85	\$280 per month
	1"	7/16"	15	61	96	137	167	\$552 per month
Float & Thermostatic Trap	3/4" & 1"	1/4"	15	20	31	44	54	\$178 per month
	1 1/4"	3/8"	15	44	71	100	123	\$408 per month
	1 1/2"	1/2"	15	79	126	179	219	\$724 per month
	2"	3/4"	15	158	252	358	409	\$1450 per month
Bucket Traps	1/2" & 3/4"	1/4"	15	20	31	44	54	\$178 per month
	1"	5/16"	15	31	40	69	85	\$280 per month
	1 1/4"	7/16"	15	61	96	137	167	\$552 per month

We can change your loss to savings and eliminate or greatly improve 1-6 from the above "How you know that you need Steam Trap repairs".

OTHER QUALIFICATIONS AND SERVICES OF MMC

Martin Mechanical holds ASME code in the S, U, and PP categories. Those qualifications require extensive quality control procedures and ASME also monitors MMC to insure its compliance to code standards. MMC is subject to periodic review by the National Board of Boiler Inspectors. The National Board has awarded and "R" stamp qualification to MMC allowing ASME code repairs on Boilers and Pressure Vessels under the quality control system established by ASME.

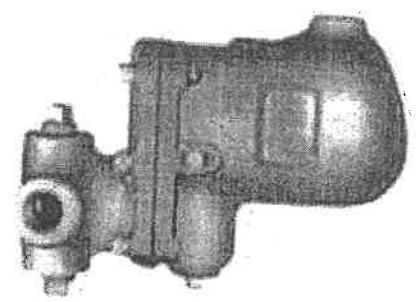
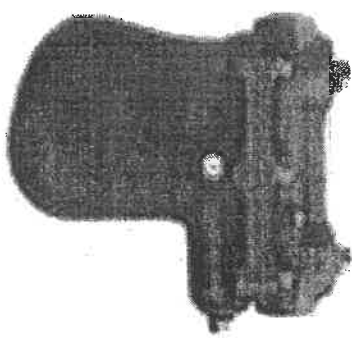
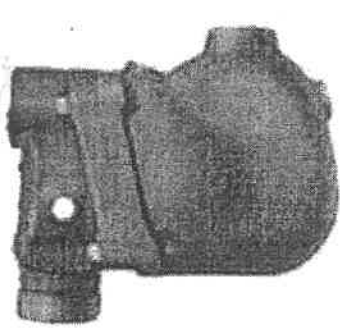
Additionally, we have extensive experience with chillers, cooling towers, hvac, refrigeration, pumps, controls, steam pressure piping, motors, and several other building mechanical repairs including forced air gas and ventilation.

MMC also provides 24 hour emergency service. Phone 816-842-2900.

I wish to thank you for the opportunity to be of service to you. Thank you for your time and consideration.

Very Truly Yours

Cleve D. Saucerman,
Project Manager, Lead Mechanic



WHY WE SHOULD TALK ABOUT YOUR STEAM TRAPS by C.D. Saucerman

Martin Mechanical is a 75-year old contracting and service company. Originally founded in 1930 by Ernie Martin as Martin Boiler Company, it remained a family business until April 1978. The present owner purchased Martin Boiler at that time and subsequently changed the name to Martin Mechanical Corporation.

I would like to address your heating needs, specifically steam trap failure. Steam traps that fail cost you money. The loss, though obvious on your gas bill, is often overlooked because property owners fear the cost of repair or replacement of their failed steam traps. Repairing or replacing failed steam traps results in fuel cost savings that more than compensate for the cost of repairs or replacement. Operating with failed steam traps is as inefficient as leaving the windows of your building wide open in the winter!

Our remedy procedure for failed steam traps is twofold. First, the steam traps are surveyed, then they are repaired or replaced. The remedy is very effective. It is as if you have not only closed, but also completely sealed the "open windows" that were caused by the failed steam traps.

The survey includes the following:

- Locating steam traps.
- Identifying steam traps.
- Logging steam traps on a form.
- Recommending repair or replacement of each trap.
- Locating proper parts.
- Estimating and pricing the repairs/replacements.

The repair or replacement includes the following:

- Repair/replacement as necessary.
- Adding or cleaning strainers.
- Cleaning drop legs.
- Replacing pipe, nipples and fittings as necessary.
- Sometimes re-sloping pipes to prevent waterlogged traps.

How do you know if you need steam trap repairs?

- Is steam coming out of the condensate receiver?
- Is there excessive banging (water hammer) in radiators and pipes?
- Do some areas of the building have no heat?
- Do other areas have too much heat?
- Are your fuel bills much too high?
- Are your occupants complaining?

I have included a chart from the "Steam Trap News" bulletin to help you realize your potential loss/savings.

"1972"

TRAP STYLE	PIPE SIZE	WHEN DISCH. ORIFICE SIZE IS	MAX. OPR. PRS.	WHEN STEAM OPERATING PRESSURE IS . . .				ACTUAL DOLLAR LOSS with 5 lbs. of operating pressure and steam cost of \$8.00 per 1,000 lbs.
				2	5	10	15	
				STEAM LOSS LBS./HRS. FROM FAILED OPEN TRAP IS. . .				
RADIATOR TRAP	1/2"	1/4"	15	20	31	44	54	\$178.00 per month
	3/4"	5/16"	15	31	49	69	85	\$280.00 per month
	1"	7/16"	15	61	96	137	167	\$552.00 per month
FLOAT & THERM. TRAP	3/4" & 1"	1/4"	15	20	31	44	54	\$178.00 per month
	1 1/4"	3/8"	15	44	71	100	123	\$408.00 per month
	1 1/2"	1/2"	15	79	126	179	219	\$724.00 per month
BUCKET TRAP	2"	3/4"	15	158	252	358	409	\$1,450.00 per month
	1/2" & 3/4"	1/4"	15	20	31	44	54	\$178.00 per month
	1"	5/16"	15	31	40	69	85	\$280.00 per month
	1 1/4"	7/16"	15	61	96	137	167	\$552.00 per month

We can change your loss to savings. We can eliminate or greatly reduce the occurrence of the situations listed above in "How do you know if you need steam trap repairs?"

OTHER QUALIFICATIONS AND SERVICES OF MMC

Martin Mechanical holds ASME code stamps in the S, U, and PP categories. Those qualifications require extensive quality control procedures. ASME also monitors MMC to insure it compliance to code standards. MMC is subject to periodic review by the National Board of Boiler Inspectors. The National Board has awarded an "R" stamp qualification to MMC, allowing ASME code repairs on Boilers and Pressure Vessels under the quality control system established by ASME.

Additionally, we have extensive experience with chillers, cooling towers, HVAC, refrigeration, pumps, controls, steam pressure piping, motors, and several other building mechanical repairs including forced air gas and ventilation.

Trap ID	Area/Location	Equipment/Line	Trap Type	Manufacturer
	City Mgr	boiler steam	Thermostatic	ITT Hoffman
	City Mgr Sec	boiler steam	Thermostatic	ITT Hoffman
	Front Door Entry	boiler steam	Thermostatic	ITT Hoffman
	1st Fl West Room	boiler steam	Thermostatic	ITT Hoffman
	Lower Ground Office	boiler steam	Thermostatic	ITT Hoffman
	Water Bar- NW	boiler steam	Thermostatic	ITT Hoffman
	Water Bar- N Center	boiler steam	Thermostatic	ITT Hoffman
	Water Bar- E Center	boiler steam	Thermostatic	ITT Hoffman
	Water Bar- SW	boiler steam	Thermostatic	ITT Hoffman
	Water Bar- SE	boiler steam	Thermostatic	ITT Hoffman
	Water Bar- S	boiler steam	Thermostatic	ITT Hoffman
	Restroom off Mezanine	boiler steam	Thermostatic	ITT Hoffman
	Municipal Court Room NW	boiler steam	Thermostatic	ITT Hoffman
	Municipal Court Room SW	boiler steam	Thermostatic	ITT Hoffman
	Municipal Court Room S	boiler steam	Thermostatic	ITT Hoffman
	Municipal Court Doc Room	boiler steam	Thermostatic	ITT Hoffman
	Municipal Court NW Room	boiler steam	Thermostatic	ITT Hoffman
	Council Chamber S	boiler steam	Thermostatic	ITT Hoffman
	Council Chamber N	boiler steam	Thermostatic	ITT Hoffman
	Womens Restroom	boiler steam	Thermostatic	ITT Hoffman
	Main Hall	boiler steam	Thermostatic	ITT Hoffman
	Finance Director	boiler steam	Thermostatic	ITT Hoffman
	Finance Director SE	boiler steam	Thermostatic	ITT Hoffman
	Code Room	boiler steam	Thermostatic	ITT Hoffman
	Code Enforcement	boiler steam	Thermostatic	ITT Hoffman
	Print Room	boiler steam	Thermostatic	ITT Hoffman
	Plan/Zone	boiler steam	Thermostatic	ITT Hoffman
	File Room N	boiler steam	Thermostatic	ITT Hoffman
	File Room E	boiler steam	Thermostatic	ITT Hoffman
	Old Spa Room	boiler steam	Thermostatic	ITT Hoffman
	South Parking Vestibule	boiler steam	Thermostatic	ITT Hoffman
	Fitness Room interior	boiler steam	Thermostatic	ITT Hoffman
	Fitness Room Exterior	boiler steam	Thermostatic	ITT Hoffman
	Mezzanine E	boiler steam	Thermostatic	ITT Hoffman
	Spa Room E Wall	boiler steam	Thermostatic	ITT Hoffman
	Spa Room N Wall	boiler steam	Thermostatic	ITT Hoffman
	Spa Table Room 1	boiler steam	Thermostatic	ITT Hoffman
	Spa Table Room 2	boiler steam	Thermostatic	ITT Hoffman
	Spa Table Room 3	boiler steam	Thermostatic	ITT Hoffman
	Spa Table Room 4	boiler steam	Thermostatic	ITT Hoffman
	Spa Table Room 5	boiler steam	Thermostatic	ITT Hoffman
	Office ajacenet Spa	boiler steam	Thermostatic	ITT Hoffman

Inventory Room	boiler steam	Float & Thermostatic (F&T)
Boiler Room	boiler steam	Float & Thermostatic (F&T)
Hall by stairs	boiler steam	Thermostatic ITT Hoffman
Garage	boiler steam	Float & Thermostatic (F&T)
Below Pool NE Corner	boiler steam	Float & Thermostatic (F&T)
Below Pool W	boiler steam	Float & Thermostatic (F&T)
Below Pool E	boiler steam	Float & Thermostatic (F&T)
Boiler Room	boiler steam	Float & Thermostatic (F&T)
By condensate Tank	boiler steam	Float & Thermostatic (F&T)
Drip Leg	boiler steam	Float & Thermostatic (F&T)
Old boiler room	boiler steam	Inverted Bucket
Tower Fan Coil	boiler steam	Float & Thermostatic (F&T)
Elevator Room	boiler steam	Thermostatic ITT Hoffman

Model	Pipe Size (in)	Inlet Temp (°F)	Outlet Temp (°F)	Condition
17C	0.5	220	197	Blowing/Failed Open
17C	0.5	220	195	Blowing/Failed Open
17C	0.5	217	198	Good
17C	0.5	220	199	Good
17C	0.5	218	198	Blowing/Failed Open
17C	0.5	220	196	Blowing/Failed Open
17C	0.5	220	196	Blowing/Failed Open
17C	0.5	220	196	Blowing/Failed Open
17C	0.5	218	196	Blowing/Failed Open
17C	0.5 NA	NA		Unknown
17C	0.5	218	196	Blowing/Failed Open
17C	0.5	219	196	Blowing/Failed Open
17C	0.5	219	197	Good
17C	0.5	220	199	Good
17C	0.5	220	197	Blowing/Failed Open
17C	0.5	219	198	
17C	0.5	219	196	
17C	0.5	220	196	Good
17C	0.5	219	196	Good
17C	0.5	220	196	Good
17C	0.5	218	196	Blocked/Failed Closed
17C	0.5	220	196	Blowing/Failed Open
17C	0.5	220	196	Good
17C	0.5	218	196	Blowing/Failed Open
17C	0.5	220	198	Good
17C	0.5	219	198	Blowing/Failed Open
17C	0.5	219	200	Good
17C	0.5	219	200	Blowing/Failed Open
17C	0.5	219	200	Good
17C	0.5			Unknown
17C	0.5	219	198	Good
17C	0.5	217	198	Good
17C	0.5	217	199	Good
17C	0.5	219	199	Good
17C	0.5	220	199	Blowing/Failed Open
17C	0.5	220	198	Blowing/Failed Open
17C	0.5			Unknown
17C	0.5	220	198	Blowing/Failed Open
17C	0.5	218	199	Good
17C	0.5	220	200	Good
17C	0.5	220	199	Good
17C	0.5	220	199	Blowing/Failed Open

17C		0.5	220	198 Blowing/Failed Open
Hoffmman		0.5	219	199 Blowing/Failed Open
17C		0.5	220	200 Good
FT015H	3/4"		220	199 Blowing/Failed Open
FT015H	3/4"		220	198 Good
FT015H	3/4"		220	200 Blowing/Failed Open
FT015H	3/4"		220	199 Blowing/Failed Open
FT015H	3/4"		218	200 Blowing/Failed Open
Hoffmman	3/4"		220	199 Blowing/Failed Open
Hoffmman	3/4"		220	198 Leaking
	3/4"		220	198 Good
Hoffman		1.0	219	198 Blowing/Failed Open
17C		0.5	220	200 Good

Action Required	Inspection Date	Inspector	Notes
Replace	JAN 9 2026	Jerry Vinson	New mounted Thermostat Control Valve, 3/4" wi
Replace	JAN 9 2026	Jerry Vinson	New Control valve and mout Thermosat on west
No Action	JAN 9 2026	Jerry Vinson	Clean Traps
Repair	JAN 9 2026	Jerry Vinson	Clean Traps
Replace	JAN 9 2026	Jerry Vinson	New Valve and Trap
Replace	JAN 9 2026	Jerry Vinson	New Valve and Trap
Replace	JAN 9 2026	Jerry Vinson	New Valve and Trap
Replace	JAN 9 2026	Jerry Vinson	New Valve and Trap
Replace	JAN 9 2026	Jerry Vinson	New Valve and Trap
No Action	JAN 9 2026	Jerry Vinson	Unhooked
Replace	JAN 9 2026	Jerry Vinson	New knob, Valve and Trap
Replace	JAN 9 2026	Jerry Vinson	New Valve and Trap
Repair	JAN 9 2026	Jerry Vinson	Clean Trap
Repair	JAN 9 2026	Jerry Vinson	Clean Trap
	JAN 9 2026	Jerry Vinson	
	JAN 9 2026	Jerry Vinson	
	JAN 9 2026	Jerry Vinson	
Repair	JAN 9 2026	Jerry Vinson	Clean trap
Repair	JAN 9 2026	Jerry Vinson	Clean Trap
Repair	JAN 9 2026	Jerry Vinson	Clean Trap
Replace	JAN 9 2026	Jerry Vinson	New Valve and Trap
Replace	JAN 9 2026	Jerry Vinson	new knob, valve and trap
Repair	JAN 9 2026	Jerry Vinson	new knob, valve and trap
Replace	JAN 9 2026	Jerry Vinson	new knob, valve and trap
No Action	JAN 9 2026		
Replace	JAN 9 2026	Jerry Vinson	new knob, valve and trap
No Action	JAN 9 2026	Jerry Vinson	
Replace	JAN 9 2026	Jerry Vinson	new knob, valve and trap
No Action	JAN 9 2026	Jerry Vinson	Clean trap
No Action	JAN 9 2026	Jerry Vinson	unhooked
Repair	JAN 9 2026	Jerry Vinson	Clean Trap
Repair	JAN 9 2026	Jerry Vinson	Clean Trap
Repair	JAN 9 2026	Jerry Vinson	Clean Trap
Repair	JAN 9 2026	Jerry Vinson	Clean Trap
Replace	JAN 9 2026	Jerry Vinson	3/4" Valve Stuck- new trap
Repair	JAN 9 2026	Jerry Vinson	3/4" Valve Stuck- new trap
No Action	JAN 9 2026	Jerry Vinson	unhooked
Replace	JAN 9 2026	Jerry Vinson	3/4" Valve Stuck- new trap
Repair	JAN 9 2026	Jerry Vinson	Clean Trap
Repair	JAN 9 2026	Jerry Vinson	Clean Trap
Repair	JAN 9 2026	Jerry Vinson	Clean Trap
Replace	JAN 9 2026	Jerry Vinson	new handle, 3/4" Vale and trap

Replace	JAN 9 2026	Jerry Vinson	new 3/4" Vale and clean trap
Replace	JAN 9 2026	Jerry Vinson	new 3/4" Vale and clean trap
Repair	JAN 9 2026	Jerry Vinson	Clean trap
Replace	JAN 9 2026	Jerry Vinson	new 3/4" Vale and clean trap
	JAN 9 2026	Jerry Vinson	
	JAN 9 2026	Jerry Vinson	new 3/4" Vale and clean trap
	JAN 9 2026	Jerry Vinson	new 3/4" Vale and New trap
	JAN 9 2026	Jerry Vinson	new 3/4" Vale and clean trap
	JAN 9 2026	Jerry Vinson	new 3/4" Vale and New trap
Rebuild	JAN 9 2026	Jerry Vinson	rebuild with 10 ft pipe elbows, new valve and tra
Repair	JAN 9 2026	Jerry Vinson	Clean Trap
Replace	JAN 9 2026	Jerry Vinson	new 1" Vale and New trap
Repair	JAN 9 2026	Jerry Vinson	Clean Trap

ith new Trap
wall, New Trap

p

Trap Types	Conditions	Actions	Locations
Thermodynamic	Good	Monitor	Boiler Room
Float & Thermostatic (I	Leaking	Repair	Production Area
Inverted Bucket	Blowing/Failed Open	Replace	Utility Tunnel
Thermostatic	Blocked/Failed Closed	Rebuild	Mezzanine
Orifice/Fixed	Cold	No Action	Roof
Bimetallic	Unknown		Warehouse

Steam Trap Survey Summary

Total Traps 1

Total Failed #NAME?

Failure Rate #NAME?

Estimated #NAME?

Breakdown by Trap Type

Trap Type	Count	Failures	Failure Rate (%)
Thermodyn	0	0	0%
Float & The	10	9	90%
Inverted Bu	1	0	0%
Thermostat	44	21	48%
Orifice/Fixe	0	0	0%
Bimetallic	0	0	0%

Actions Required

Action	Count
Monitor	0
Repair	18
Replace	21
Rebuild	1
No Action	7

Steam Trap Survey Template Instructions:1) Enter one row per steam trap in the 'Survey Data' sheet. - Use the i

dropdowns for Trap Type, Condition, Action Required, and Location.2) If available, record ultrasonic reac

dings and estimated leak rates.3) Dates accept mm/dd/yyyy format.4) The 'Summary' sheet auto-calcula

ates totals, failure rate, and leak sums.5) You can customize lists (Trap Types, Conditions, Actions, Locatic

ons) in the 'Lists' sheet.