

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, March 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, March 9, 2026

**Back Conference Room, 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. February 9, 2026 Meeting Minutes
 3. APPROVAL OF CAPITAL IMPROVEMENT FINANCIALS
 - A. Capital Improvement Financials thru February 28, 2026
 4. APPROVAL OF BUILDING MAINTENANCE FUND REPLENISHMENT
 - A. Replenishment of Building Maintenance Fund
 5. COMMENTS
 6. 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, March 5, 2026 at 4:45pm

Capital Improvements/Transportation Trust Authority

Minutes of Regular Meeting

February 9, 2026 | 4:00 pm | East Wing Conference Room at Hall of Waters Building

1. **Roll Call:**

Present: Mike Edwards, Lyndsey Baxter, Jason Cole, Chuck Duckworth, Mary Lou Greim, Laurie Gehrt (arrived at 4:06pm), and Mayor Mark Spohn.

Absent: None.

Also Present: Public Works Director Chad Birdsong, Human Resources Manager Shannon Stroud, Mayor Pro-Tem Reggie St. John, and Authority Secretary Susan Conyers.

2. **Approval – Meeting Minutes of November 10, 2025:** Chad Birdsong, Director of Public Works, asked that the minutes be corrected for No. 4 to state that \$12,000 was the finance portion of the Trans Trust Budget. Jason Cole motioned to approve the November 10, 2025 meeting minutes with the correction; Lyndsey Baxter seconded. All in favor; motion approved.
3. **Approval – Capital Improvements Financials through 1/31/26:** Spreadsheets were presented to the Authority of the Capital Improvements budget and financials through January 31, 2026. Mike Edwards motioned to approve the Capital Improvements Financials presented through January 31, 2026; Mary Lou Greim seconded.
Roll Call of Votes:
Ayes –Mike Edwards, Chuck Duckworth, Lyndsey Baxter, Mary Lou Greim, Jason Cole, and Mayor Mark Spohn.
Nays – None. Motion approved.
4. **Approval – Transportation Trust Financials through 11/30/25:** Chad Birdsong, Public Works Director briefed the Authority of the Transportation Trust Budget Spreadsheets that show the financials through November 30, 2025. Jason Cole motioned to approve the Transportation Trust Financials presented through November 30, 2025; Mary Lou Greim seconded.
Roll Call of Votes:
Ayes –Lyndsey Baxter, Jason Cole, Mary Lou Greim, Mike Edwards, Chuck Duckworth, and Mayor Mark Spohn.
Nays – None. Motion approved.
5. **Approval – Steam Trap & Valve Rehabilitation at Hall of Waters:** Chad Birdsong, Public Works Director briefed the Authority of the request of up to \$45,000.00 for Hall of Waters building steam trap and valve rehabilitation by Martin Mechanical. After discussion, Lyndsey Baxter motioned to approve the request of up to \$45,000.00 for Hall of Waters Building steam trap rehabilitation; Jason Cole seconded.
Roll Call of Votes:
Ayes -Mary Lou Greim, Chuck Duckworth, Mike Edwards, Jason Cole, Laurie Gehrt, Lyndsey Baxter, and Mayor Spohn
Nays – None. Motion approved.
6. **Comments:**
Mary Lou Greim: Glad the spa is back open at the Community Center.

Mike Edwards: Street sweeper? Chad Birdsong said the new street sweeper is doing well and will be used a lot this spring. They usually hit the residential areas with large oak trees in the fall.

Mayor Spohn: Could those leaves be sucked up and mulched instead of loaded up by the Bobcat? Chad Birdsong said no but it depends on if the leaves are dry and will go through the screen of the old street sweeper.

Jason Cole: Does the Parks and Recreation Department get to use the mulch? Chad Birdsong said they can use some of the mulch, but it shouldn't be used up against buildings.

7. **Adjourn:** Laurie Gehrt motioned to adjourn; Mike Edwards seconded. All in favor; motion approved. The meeting adjourned at 4:24pm. The next meeting is scheduled for Monday, March 9, 2026 at 4:00pm. _____ Susan Conyers, Authority Secretary

CAPITAL IMPROVEMENTS SALES TAX
Transactions for FY 2025-26

	\$	45,930.00	\$	45,961.00	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	3,909,467.86
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	4,159,467.86

Revenues:

City Sales Tax	\$	100,920.86	\$	98,944.95	101,064.62	93,043.48	102,509.40	104,454.72	
TIF Allocations	\$	153.55	\$	(1,477.56)	(1,102.23)	(1,286.42)			
City Use Tax	\$	20,476.58	\$	16,634.33	13,351.61	13,839.40	14,771.30	30,075.15	
Interest Income	\$	2,930.43	\$	2,279.03	2,149.54	3,049.76	2,855.67	3,373.05	
Investment Interest	\$	-							
Total Revenue	\$	124,481.42	\$	116,380.75	115,463.54	108,646.22	120,136.37	137,902.92	-

Expenditures:

Allowance - Technology upgrade project	\$	2,329.29	\$	6,815.86	1,309.05	6,161.84	3,901.75		
GROA ERP Consulting Agreement									
Allowance - Maintenance Fund City Wide	\$	1,052.00			1,274.13	8,944.75		11,668.00	
Hall of Waters Trap Survey									
Hall of Waters Elevator	\$	780.00							
Hall of Waters Architectural Services									
Industrial Road Grant Match	\$	-							
Downtown Revitalization							2,730.00		
Allowance - Blighted Property Fund (Property Purchases/Demo)	\$	7,174.40				397,500.92	18,375.00		
Bank Charges	\$	70.20	\$	70.20	70.20	70.20	70.20	70.20	
Hall of Waters Elevator					1,081.00		86,619.77	64,137.82	
Police Station Building Maintenance								7,800.00	
Police Station Plumbing	\$	-							
Police Station Parking Lot Repair	\$	550.00							
Fire Station Maintenance Fund						2,400.00	3,127.58		
Allowance - Emergency Preparedness	\$	-			555.00			2,088.38	
Fire Training Structure	\$	812.27	\$	307.84	487.84	581.86			
Allowance - Sidewalk Replacement Program (Professional Services)	\$	-							
Crownhill Cemetery Columbarium					38,428.00				
Lithia Landing Stairs, Rock Wall repair									
Bus Purchasae	\$	29,436.00						24,565.20	

Transfers

Transfers - General Fund (Indirect cost allocation)	\$	-							
Transfer - Golf Equipment Lease/Purchase	\$	-							
Transfer - Boundless BackYard									
Transfers - Garland Bridge Match	\$	-							
Transfer - Dry Fork Greenway Match								171,631.40	
Transfer - Sewer Main Re-Lining									
Transfer - RAISE Local Match									

Total Expenditures	\$	42,204.16	\$	7,193.90	43,205.22	415,659.57	114,824.30	281,961.00	-
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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	4,159,467.86	4,159,467.86
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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	3,909,467.86	3,909,467.86
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	4,159,467.86	4,159,467.86

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	4,744.61	4,744.61
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	12,305.95	12,305.95
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	-	-
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	256,768.60	256,768.60
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 Trap Survey (2/9/26)						45,000.00	45,000.00
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	294,651.42	294,651.42
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	5,572,034.77	5,572,034.77

Available Cash Balance	\$ (1,303,890.75)	\$ (1,713,571.96)	(1,749,333.62)	(1,643,157.60)	(1,523,091.43)	(1,412,566.91)	(1,412,566.91)
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CAPITAL IMPROVEMENTS SALES TAX
SIX YEAR PLANNING GUIDE

	3	4	5	6									
			THIS YEAR										
	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	1,702,061.28	1,702,069.92	2,381,607.56	3,383,552.20	4,701,896.84	6,053,841.48	7,405,786.12		
Total Revenue	13,644,851.63	1,404,430.44	1,446,864.68	1,459,794.64	1,459,794.64	1,459,794.64	1,459,794.64	1,459,794.64	1,459,794.64	1,459,794.64	1,459,794.64		
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		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		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		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		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		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		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		12,000.00
ACTIVE PROJECTS													
Boundless BackYard Grant Match	350,000.00			200,000.00	150,000.00								
BUS REPLACEMENTS	54,001.20		29,436.00	24,565.20									
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 Steam Traps	45,000.00			45,000.00									
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	11,235,544.53	1,084,693.65	672,795.73	4,084,848.20	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)	4,626,943.10	3,553,045.89	4,327,114.84	1,702,061.28	1,702,069.92	2,381,607.56	3,383,552.20	4,701,896.84	6,053,841.48	7,405,786.12	8,657,874.01		
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	1,411,407.54	1,411,416.18	2,090,953.82	3,092,898.46	4,411,243.10	5,763,187.74	7,115,132.38	8,367,220.27		
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, Dehumidifer	236,520			236,520									
Hall of Waters - Phase II (Full Cost)	-												
Hall of Waters Phase III, local match	808,325			250,000	190,000	368,325							
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	6,479,345.00	-	-	686,520.00	190,000.00	532,825.00	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)	(1,852,401.90)	3,262,392.05	4,036,461.00	724,887.44	534,896.08	681,608.72	883,553.36	881,898.00	1,433,842.64	1,985,787.28	1,887,875.17		

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

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

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	

	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		



City Manager's Office

Capital Improvements/Transportation Trust Authority 3/9/2026

TO: Capital Improvements/Transportation Trust Authority
FROM: Melinda Mehaffy, City Manager
DATE:
RE: Approval of Building Maintenance Fund Replenishment

It has been the Authority's practice to approve an allowance for Building Maintenance to cover minor improvements throughout the year. I would like to request an allowance of \$50,000 to cover various building maintenance costs city wide. We are already aware of several future expenditures that will quickly deplete the current standing balance.

None