

## 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, April 13, 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**

### AGENDA



Capital Improvements/Transportation Trust Authority Meeting  
4:00 PM

Monday, April 13, 2026

**Council Chambers, 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. Meeting Minutes of March 9, 2026
  3. APPROVAL OF CAPITAL IMPROVEMENT FINANCIALS
    - A. Capital Improvement Financials through March 2026
  4. APPROVAL OF TRANSPORTATION TRUST FINANCIALS
    - A. Transportation Trust Financials through February 2026
  5. APPROVAL OF POLICE DEPARTMENT BUILDING MAINTENANCE FUND REQUEST
    - A. Police Department Building Maintenance Fund Request
  6. APPROVAL OF CITY WIDE BUILDING MAINTENANCE FUND ALLOWANCE
    - A. City Wide Building Maintenance Fund Request
  7. COMMENTS
  8. 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: Friday, April 10, 2026 at 4:00pm**

## Capital Improvements/Transportation Trust Authority

### Minutes of Regular Meeting

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

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#### 1. **Roll Call:**

**Present:** Jason Cole, Chuck Duckworth, Mary Lou Greim, Lyndsey Baxter, Mike Edwards, Laurie Gehrt (arrived at 4:02pm), and Mayor Mark Spohn.

**Absent:** None.

**Also Present:** Public Works Director Chad Birdsong, City Manager Melinda Mehaffy, Mayor Pro-Tem Reggie St. John, and Authority Secretary Susan Conyers.

2. **Approval – Meeting Minutes of February 9, 2026:** Mike Edwards motioned to approve the February 9, 2026 meeting minutes with the correction; Mary Lou Greim seconded. All in favor; motion approved.

3. **Approval – Capital Improvements Financials through 2/28/26:** City Manager Melinda Mehaffy presented to the Authority spreadsheets of the Capital Improvements budget and financials through February 28, 2026. Laurie Gehrt motioned to approve the Capital Improvements Financials presented through February 28, 2026; Mary Lou Greim seconded.

Roll Call of Votes:

Ayes – Mary Lou Greim, Mike Edwards, Jason Cole, Chuck Duckworth, Laurie Gehrt, Lyndsey Baxter, and Mayor Mark Spohn.

Nays – None. Motion approved.

4. **Approval – Building Maintenance Fund Replenishment:** Melinda Mehaffy, City Manager briefed the Authority of the request of an allowance of \$50,000.00 to replenish the Building Maintenance Fund to cover various building maintenance repairs and improvements to city buildings. Mike Edwards motioned to approve the request to replenish the Building Maintenance Fund by adding an additional \$50,000.00 to the fund. Lyndsey Baxter seconded.

Roll Call of Votes:

Ayes - Chuck Duckworth, Laurie Gehrt, Lyndsey Baxter, Mike Edwards, Jason Cole, Mary Lou Greim, and Mayor Spohn

Nays – None. Motion approved.

#### 5. **Comments:**

Melinda Mehaffy: The elevator inspector may be here Thursday and they should be ready to start the testing. They will be taking a core sample of the roof over the east end of the Hall of Waters. The window issue may be caused by water getting in under the roof and running down. Still waiting on the funding agreement to be signed for the RAISE grant. The annexation issue is set for trial in August. The Clay County Election Board has stated no voting boundaries will change until the court case is decided.

Lyndsey Baxter: Working with downtown businesses on grant applications for exterior work. The owner of the Royal is working through some financing gaps at the moment. Suggesting strategies to help close the gap.

6. **Adjourn:** Mary Lou Greim motioned to adjourn; Chuck Duckworth seconded.

Roll Call of Votes:

Ayes - Lyndsey Baxter, Chuck Duckworth, Laurie Gehrt, Mary Lou Greim, Mike Edwards, Jason Cole, and Mayor Spohn

Nays – None. Motion approved.

The meeting adjourned at 4:38pm. The next meeting is scheduled for Monday, April 13, 2026 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
<b>Beginning Balance:</b>							
Pooled Cash	4,091,504.79	4,173,782.05	4,282,968.90	4,355,227.22	4,048,213.87	3,651,141.88	3,706,064.15
Investments	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00
Payables	-						
<b>Available Beginning Balance</b>	<b>4,341,504.79</b>	<b>4,423,782.05</b>	<b>4,532,968.90</b>	<b>4,605,227.22</b>	<b>4,298,213.87</b>	<b>3,901,141.88</b>	<b>3,956,064.15</b>

**Revenues:**

City Sales Tax	100,920.86	98,944.95	101,064.62	93,043.48	102,509.40	104,454.72	96,467.31
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	13,934.84
Interest Income	2,930.43	2,279.03	2,149.54	3,049.76	2,855.67	3,373.05	2,665.15
Investment Interest	-						
<b>Total Revenue</b>	<b>124,481.42</b>	<b>116,380.75</b>	<b>115,463.54</b>	<b>108,646.22</b>	<b>120,136.37</b>	<b>137,902.92</b>	<b>113,067.30</b>

**Expenditures:**

Allowance - Technology upgrade project	2,329.29	6,815.86	1,309.05	6,161.84	3,901.75		2,016.70
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		
PoliceDepartment Doors							
Allowance - Blighted Property Fund (Property Purchases/Demo)	7,174.40			397,500.92	18,375.00		3,686.50
Bank Charges	70.20	70.20	70.20	70.20	70.20	70.20	70.20
Hall of Waters Elevator			1,081.00		86,619.77	600.00	220.00
Police Station Plumbing	-						
Police Station Parking Lot Repair	550.00						
Police Station Maintenance Fund						7,800.00	
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)	-						51,936.00
Transfer - Golf Equipment Lease/Purchase	-						
Transfer - Boundless BackYard							
Transfers - Garland Bridge Match	-						
Transfer - Dry Fork Greenway Match							
Transfer - Sewer Main Re-Lining							
Transfer - RAISE Local Match							

<b>Total Expenditures</b>	<b>42,204.16</b>	<b>7,193.90</b>	<b>43,205.22</b>	<b>415,659.57</b>	<b>114,824.30</b>	<b>46,791.78</b>	<b>57,859.20</b>
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<b>Ending Balance</b>	<b>4,423,782.05</b>	<b>4,532,968.90</b>	<b>4,605,227.22</b>	<b>4,298,213.87</b>	<b>4,303,525.94</b>	<b>3,992,253.02</b>	<b>4,011,272.25</b>
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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	3,742,253.02	3,761,272.25
Investments	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00
Payables	-						
<b>Total</b>	<b>4,423,782.05</b>	<b>4,532,968.90</b>	<b>4,605,227.22</b>	<b>4,298,213.87</b>	<b>4,303,525.94</b>	<b>3,992,253.02</b>	<b>4,011,272.25</b>



**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	20,105.95	20,105.95
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	3,017.98
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	17,691.80	17,691.80
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	-	-	-	-	-
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 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	358,189.24	357,969.24
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
<b>Total Committed Funds</b>	<b>5,727,672.80</b>	<b>6,246,540.86</b>	<b>6,347,060.84</b>	<b>5,933,871.47</b>	<b>5,821,847.37</b>	<b>5,827,925.79</b>	<b>5,825,689.09</b>

<b>Available Cash Balance</b>	<b>(1,303,890.75)</b>	<b>(1,713,571.96)</b>	<b>(1,741,833.62)</b>	<b>(1,635,657.60)</b>	<b>(1,518,321.43)</b>	<b>(1,835,672.77)</b>	<b>(1,814,416.84)</b>
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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	
<b>Beginning Cash Balance</b>		<b>3,233,309.10</b>	3,553,045.89	4,327,114.84	1,919,749.22	2,140,137.60	3,040,054.98	4,262,379.36	5,801,103.74	7,373,428.12	8,945,752.50	
Total Revenue	14,821,750.33	1,404,430.44	1,446,864.68	1,695,174.38	1,695,174.38	1,695,174.38	1,695,174.38	1,695,174.38	1,695,174.38	1,695,174.38	1,695,174.38	
<b>Ongoing Allocation of Funds:</b>												
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	314,860.37	89,242.47	21,596.00	45,120.41	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	
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	
<b>ACTIVE PROJECTS</b>												
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 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							
<b>Stalled &amp; Closing Projects</b>												
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									
<b>Sub-Total Committed Projects</b>	<b>11,283,236.33</b>	<b>1,084,693.65</b>	<b>672,795.73</b>	<b>4,102,540.00</b>	<b>1,474,786.00</b>	<b>795,257.00</b>	<b>472,850.00</b>	<b>156,450.00</b>	<b>122,850.00</b>	<b>122,850.00</b>	<b>122,850.00</b>	<b>222,706.75</b>
<b>Ending Total Cash Balance (without Unfunded Projects)</b>	<b>5,756,150.00</b>	<b>3,553,045.89</b>	<b>4,327,114.84</b>	<b>1,919,749.22</b>	<b>2,140,137.60</b>	<b>3,040,054.98</b>	<b>4,262,379.36</b>	<b>5,801,103.74</b>	<b>7,373,428.12</b>	<b>8,945,752.50</b>	<b>10,418,220.13</b>	
<b>Projects in Discussion, NOT Funded:</b>												
Replace undersized waterlines Local Match	-											
<b>Sub-Total Projects in Discussion, Not Funded:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>ENDING Total Cash Balance (with Projects in Discussion)</b>		<b>3,262,392.15</b>	<b>4,036,461.10</b>	<b>1,629,095.48</b>	<b>1,849,483.86</b>	<b>2,749,401.24</b>	<b>3,971,725.62</b>	<b>5,510,450.00</b>	<b>7,082,774.38</b>	<b>8,655,098.76</b>	<b>10,127,566.39</b>	
<b>New Projects to be PRIORITIZED</b>												
Downtown Streetscape Grant Match	4,064,500					164,500	800,000	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, Dehumidifier	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
<b>Total Committed Funds</b>	<b>6,479,345.00</b>	<b>-</b>	<b>-</b>	<b>627,258.00</b>	<b>190,000.00</b>	<b>592,087.00</b>	<b>800,000.00</b>	<b>1,320,000.00</b>	<b>800,000.00</b>	<b>800,000.00</b>	<b>800,000.00</b>	<b>1,350,000.00</b>
<b>ENDING Total Cash Balance (with Projects in Discussion)</b>	<b>(723,195.00)</b>	<b>3,262,392.05</b>	<b>4,036,461.00</b>	<b>1,001,837.38</b>	<b>1,032,225.76</b>	<b>1,340,056.14</b>	<b>1,762,380.52</b>	<b>1,981,104.90</b>	<b>2,753,429.28</b>	<b>3,525,753.66</b>	<b>3,648,221.29</b>	

**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			
<b>Transactions for February 2026</b>			
Beginning Balance			<b>\$2,211,714.86</b>
<b>Total Cash</b>			
<b>Revenues:</b>			
City Sales Tax	\$101,165.35		
City Use Tax	\$30,075.15		
Golf TIF			
Golf TIF Jan			
ELMS TIF December			
Interest Income	\$1,510.26		
Investment Interest	\$366.49		
<b>Total Revenue</b>			<b>\$133,117.25</b>
Bank Charges	-\$37.80		
Operating Transfers to Finance			
Lamp Rynearson Prof Svc Eng26	-\$21,076.66		
<b>Total Expense</b>			<b>-\$21,114.46</b>
<b>Ending Balance</b>			<b>\$2,323,717.65</b>
Committed Funds:			
*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	-\$12,000.00		
2025 Streetscape (TT2025)	-\$144,908.90	*complete. Remove funds	
2026 Streetscape (T)T2026	-\$1,270,000.00		
TT25 Engineering	-\$1,100.00	*complete. Remove funds	
TT26 Engineering	-\$98,056.68		
Conceptual Safety Improvement Study	-\$13,532.00	*complete. Remove funds	
10 Hwy Fence Repair (approved Aug)	\$0.00		
Street Sweeper Lease payment	-\$240,777.20		
Street Sweeper 5 year maintenance plan	\$0.00		
<b>Total Committed Funds</b>			<b>-\$1,855,374.78</b>
<b>Total Spendable Cash Balance</b>			<b>\$468,342.87</b>



TRANSPORTATION TRUST SALES TAX				
<b>Transactions for December 2025</b>				
Beginning Balance				\$2,148,258.59
<b>Total Cash</b>				
<b>Revenues:</b>				
City Sales Tax	\$90,119.04			
City Use Tax	\$13,839.40			
Golf TIF				
Elms TIF	-\$1,286.42			
Interest Income	\$1,670.50			
<b>Total Revenue</b>				\$104,342.52
<b>Disbursements:</b>				
Bank Charges	-\$37.80			
Operating Transfers to Finance				
TT26 Engineering	-\$10,866.66			
Operating Transfers to Finance				
Street Sweeper Maint Plan Red Equip				
2025 Streetscape (TT2025)				
<b>Total Expense</b>				-\$10,904.46
<b>Ending Balance</b>				\$2,241,696.65
*Street sweeper payment/maintenance approved October meeting				
*November Meeting added \$17,214 to FY25Engineering 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	-\$12,000.00			
2025 Streetscape (TT2025)	-\$144,908.90	*complete. Remove funds		
2026 Streetscape (T)T2026	-\$1,270,000.00			
TT25 Engineering	-\$1,100.00	*complete. Remove funds		
TT26 Engineering	-\$119,133.34			
Conceptual Safety Improvement Study	-\$13,532.00	*complete. Remove funds		
10 Hwy Fence Repair (approved Aug)	-\$24,057.00			
Street Sweeper Lease payment	-\$361,165.80			
Street Sweeper 5 year maintenance pla	\$0.00			
<b>Total Committed Funds</b>				-\$2,020,897.04
<b>Total Spendable Cash Balance</b>				\$220,799.61



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**City Manager's Office**

**Capital Improvements/Transportation Trust Authority 4/13/2026**

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

TO: Capital Improvement Authority  
FROM: Melinda Mehaffy  
DATE: April 10, 2026  
RE: Request to build Police Maintenance Fund

The Police Department building is 33 years old and has begun experiencing a number of expenses related to building maintenance. The department has made repairs to the boiler to keep it running, addressed plumbing repairs, fixed heaving concrete beneath doors and is now experiencing air conditioning failures.

We are requesting to build a maintenance fund for these repairs and are requesting \$11,000 to cover existing repairs.

The department has put out an RFP to address the heating and air conditioning replacement that is needed and we will present that to the Authority in the near future. At this time, we are requesting \$4,100 in funds to pay a consultant to review the RFPs and provide a recommendation. The consultant, PKMR Engineers assisted the department in writing the Request for Proposal and is best suited to review and make recommendations.

None



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**City Manager's Office****Capital Improvements/Transportation Trust Authority 4/13/2026**

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

TO: Capital Improvement Authority  
FROM: Melinda Mehaffy  
DATE: April 10, 2026  
RE: Request to build Citywide Maintenance Fund

The City has experienced a number of expenses related to building maintenance. You may recall that in the last meeting you approved the allocation for Martin Mechanical to repair and replace steam trap valves and thermostats for the Hall of Waters in the amount not to exceed \$45,000 however in making those repairs, we discovered two non-working heaters that are needed in areas on the ground floor to keep water lines from freezing and discovered that on the west side of the building the strapping on the steam lines has deteriorated and we are experiencing broken straps. The straps hold the steam lines along the ceiling in the basement level. When straps break, the lines begin to "sag" and this results in the banging noises we hear while using the boilers. This also puts extreme pressure on the joints of the pipes and creates an unsafe pipe. Repairing and replacing these items will cost \$11,014.40.

We are requesting to maintain the maintenance fund balance of \$50,000 and are requesting \$56,000 to cover the Martin Mechanical invoicing. When the Martin Mechanical billing is invoiced and paid, it is expected to be approximately \$56,000 with the strapping repair and heater replacements.

1. Martin Mechanical Quote

201 E. Broadway  
Excelsior Springs, MO 64024

## Description of Work

Hall of Waters - Install 2 New Hydronic Steam Unit Hanging Heaters in Garage

- Disconnect and Remove Existing TRANE MODEL :UH 042S- 8A- AAC - Replace with New
- New All-Thread and Hardware to match hangers
- Replace 6 broken hangers on the steam main and the condensate runs with Metal Shielding to protect insulation
- Test and Inspect

### Services to be completed

#### Location - Building

Install 2 Hydronic Steam Unit Heaters- Hanging in Garage

GRAND TOTAL \$11,014.40

## 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

## Approve Quote [Close](#)

Please confirm that you approve this quote. Martin Mechanical, Inc. will be notified that you have authorized them to perform this work.

Please make sure your name and email address are correct:

Chad Birdsong cbirdsong@excelsiorsprings.