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, July 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

A G E N D A

Capital Improvements/Transportation Trust Authority Meeting
4:00 PM
Monday, July 13, 2026
Council Chambers, 201 E. Broadway, Excelsior Springs, MO 64024

Call to Order

Pledge of Allegiance

Roll Call

Minutes of June 8, 2026 Meeting

A. June 8, 2026 Capital Improvements/Transportation Trust Meeting Minutes

1. APPROVAL OF CAPITAL IMPROVEMENT FINANCIALS

   A. Capital Improvements Financials thru June 2026

2. APPROVAL OF TRANSPORTATION TRUST FINANCIALS

   A. Transportation Trust Financials through May 2026

3. APPROVAL OF CEMETERY MAINTENANCE FUND REQUEST

   A. Cemetery Maintenance Fund Request

4. APPROVAL OF REVISION TO HALL OF WATERS ARCHITECTURAL SERVICES WITH STRATA

   A. Architectural Services with STRATA for Hall of Waters Building

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: Friday, July 10, 2026 at 3:30pm

Capital Improvements/Transportation Trust Authority
Minutes of Regular Meeting
June 8, 2026 | 4:00 pm | Council Chambers in Hall of Waters Building

1. **Roll Call:**
   Present: Mike Edwards, Laurie Gehrt, Lyndsey Baxter, Chuck Duckworth (joined by zoom), and Mayor Morgan.

   Absent: Mary Lou Greim.

   Also Present: Fire Chief Joe Maddick, Police Chief Greg Dull, Police Lt. Jeremiah Renne, Mayor Pro-Tem Reggie St. John, Councilman John McGovern, City Manager Melinda Mehaffy, and Authority Secretary Susan Conyers.

2. **Approval –Meeting Minutes of April 13, 2026:** Mike Edwards motioned to approve the April 13, 2026 meeting minutes; Laurie Gehrt seconded. All Ayes; motion approved.

3. **Approval – Capital Improvements Financials through 5/31/26:** City Manager Melinda Mehaffy presented to the Authority spreadsheets of the Capital Improvements budget and financials through March 31, 2026. Laurie Gehrt motioned to approve the Capital Improvements Financials presented through May 31, 2026; Mike Edwards seconded.
   Roll Call of Votes:
   Ayes – Lyndsey Baxter, Mike Edwards, Chuck Duckworth, Laurie Gehrt, and Mayor Morgan.
   Nays – None.
   All Ayes; motion approved.

4. **Approval – Garage Door Replacement at Fire Station:** Fire Chief Joe Maddick briefed the Authority of the request of $89,809.00 for Overhead Door to furnish and install all existing garage doors (10 doors), springs, tracks, openers/operators, and wiring for the commercial doors at the Fire Station. Mike Edwards motioned to approve the purchase and installation of garage doors at the Fire Station; Lyndsey Baxter seconded.
   Roll Call of Votes:
   Ayes –Laurie Gehrt, Chuck Duckworth, Lyndsey Baxter, Mike Edwards, and Mayor Morgan.
   Nays – None.
   All Ayes; motion approved.

5. **Approval – HVAC Improvements for Police Station:** Police Chief Greg Dull briefed the Authority of the request of $176,400.00 for a new HVAC system for the Police Station provided and installed by Colvin's Heating & Cooling. The new system would replace the aging HVAC and boiler system with a new, energy-efficient system that provides both heating and cooling. There was discussion about applying for energy efficient incentive. Laurie Gehrt motioned to approve the request of $176,400.00 for the Police Department HVAC system. Mike Edwards seconded.
   Roll Call of Votes:
   Ayes -Laurie Gehrt, Chuck Duckworth, Mike Edwards, Lyndsey Baxter, and Mayor Morgan.
   Nays – None.
   All Ayes; motion approved.

6. **<u>Comments</u>:**
Melinda Mehaffy: We anticipate having the July 13th Capital Improvements meeting for a Hall of Waters request and cemetery maintenance request. City offices will be closed June 19th and July 3rd to observe the holidays.

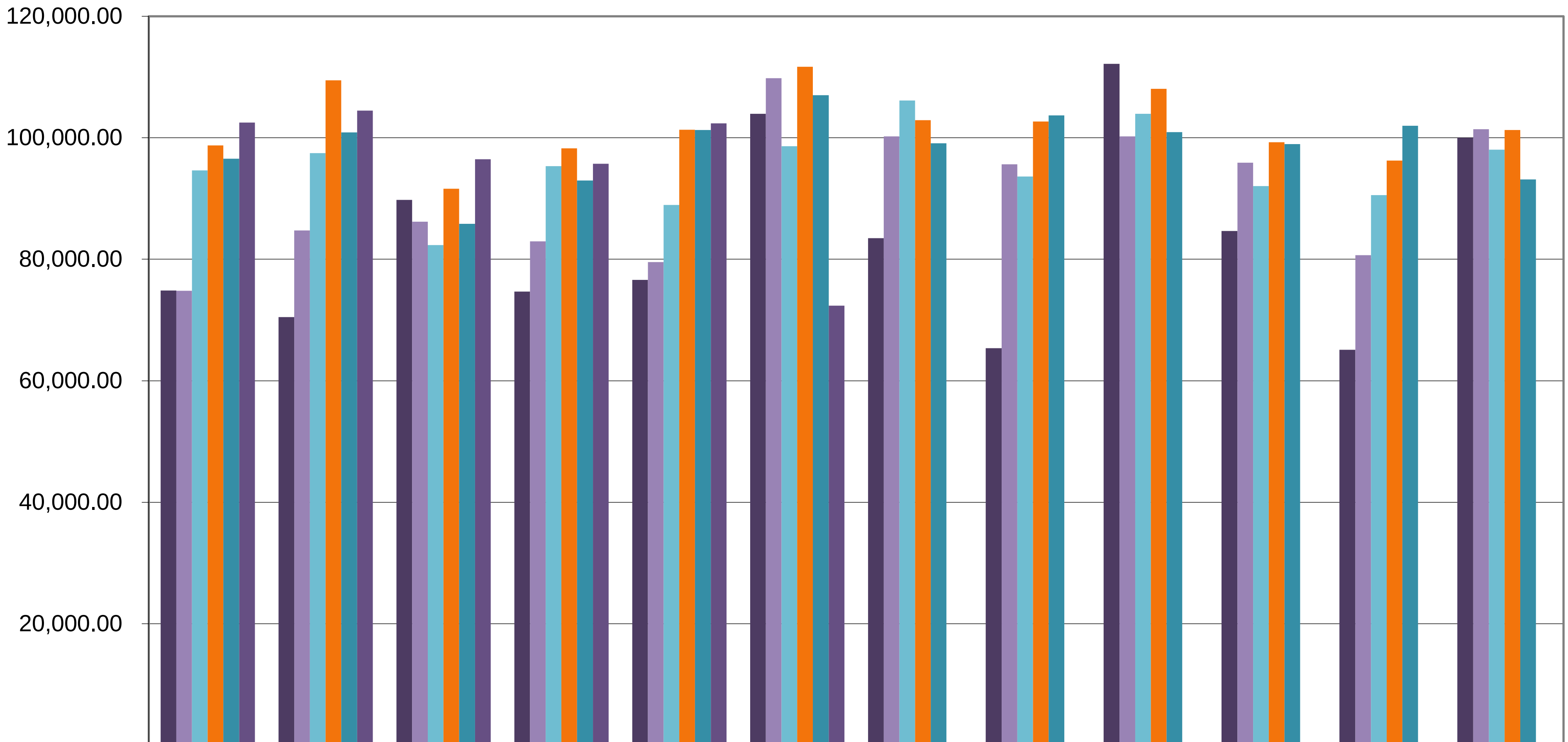
Mayor Morgan: The Historic Preservation Commission will meet July 15th at 5pm.

Mike Edwards: There are some small balances left under certain projects; will those amounts be moved if the projects are complete? City Manager Melinda Mehaffy said we will look at those and move the projects to completion.

7. **<u>Adjourn:</u>** Laurie Gehrt motioned to adjourn; Mike Edwards seconded.
All in Favor; motion approved.

The meeting adjourned at 4:17pm. The next meeting is scheduled for July 13, 2026 at 4:00pm.
____Susan Conyers, Authority Secretary

Gross Capital Improvement Sales Tax Receipts



	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2021	74,850.06	70,470.10	89,794.63	74,666.46	76,622.62	103,961.32	83,491.48	65,362.20	112,179.29	84,669.70	65,092.39	100,015.67
2022	74,831.56	84,737.62	86,177.08	82,950.45	79,553.03	109,807.23	100,249.52	95,653.90	100,208.53	95,907.31	80,683.01	101,407.93
2023	94,608.47	97,452.79	82,356.34	95,325.57	88,929.33	98,621.42	106,148.87	93,630.62	103,935.42	92,051.74	90,556.28	98,032.49
2024	98,729.03	109,447.80	91,603.72	98,239.48	101,307.36	111,684.09	102,909.39	102,698.73	108,055.39	99,251.52	96,234.47	101,299.14
2025	96,535.95	100,888.03	85,846.83	92,962.00	101,264.50	106,991.38	99,107.78	103,697.48	100,920.86	98,944.95	101,964.62	93,143.48
2026	102,509.40	104,454.72	96,467.31	95,720.79	102,360.29	72,383.24						

CAPITAL IMPROVEMENTS SALES TAX
Transactions for FY 2025-26

	10/31/2025	11/30/2025	12/31/2025	1/31/2026	2/28/2026	3/31/2026	4/30/2026	5/31/2026	6/30/2026	7/31/2026	8/31/2026	9/30/2026
Beginning Balance:												
Pooled Cash	4,173,782.05	4,276,239.77	4,266,744.30	3,890,396.96	3,651,141.88	3,706,064.15	3,356,516.06	3,516,888.25	3,516,888.25	3,581,818.02	3,581,818.02	3,581,818.02
Investments	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00
Payables												144726.28
Available Beginning Balance	4,423,782.05	4,526,239.77	4,516,744.30	4,140,396.96	3,901,141.88	3,956,064.15	3,606,516.06	3,766,888.25	3,766,888.25	3,831,818.02	3,831,818.02	3,976,544.30
Revenues:												
City Sales Tax	98,944.95	99,862.39	91,857.06	102,509.40	104,454.72	96,458.22	94,854.41	101,012.90	72,383.24			
TIF Allocations	(1,477.56)	(1,102.23)	(1,286.42)		-	(9.09)	(866.38)	(1,347.39)	-			
City Use Tax	16,634.33	13,351.61	13,839.40	14,771.30	30,075.15	13,934.84	5,797.11	9,800.80	13,832.24			
Interest Income	2,279.03	2,149.54	3,049.76	2,855.67	2,660.55	2,665.15	2,147.32	6,603.69	11,766.69			
Investment Interest					712.50							
Total Revenue	116,380.75	114,261.31	107,459.80	120,136.37	137,902.92	113,049.12	101,932.46	116,070.00	97,982.17	-	-	-
Expenditures:												
Allowance - Technology upgrade project	6,815.86	1,309.05	6,161.84	3,901.75	729.39	2,016.70	329.00					
Allowance - Maintenance Fund City Wide		1,274.13	8,944.75		11,668.00	25,062.00	40,968.30	640.00				
Hall of Waters Trap Survey (HOWSTM)							40,968.30					
Hall of Waters Dehumidification (HALLDH)								640.00				
Hall of Waters Repairs (HOWRPR)	6,729.13		4,609.75	10,548.00								
Hall of Waters Windows (HALLWD)						14,500.00						
Hall of Waters Tower Replacement (HALLTW)						10,562.00						
Hall of Waters Elevator (HOWELV)				150,757.59		283,248.16			780.00			
Hall of Waters Boiler (HOWBLR)		1,081.00										
Hall of Waters Architectural Services												
Industrial Road Grant Match												
Downtown Revitalization (DEPDT)				2,730.00				695.00				
PoliceDepartment Doors												
Allowance - Blighted Property Fund (Property Purchases/Demo)				18,375.00		3,686.50			1,120.00			
Bank Charges	70.20	70.20	70.20	70.20	70.20	70.20	70.20	70.20				
Police Station Plumbing												
Police Station Parking Lot Repair												
Police Station Maintenance Fund (POLBLD)					13,109.00		5,156.35					
Police Station HVAC System (PHVAC)									410.00			
Fire Station Maintenance Fund			2,400.00	3,127.58								
Allowance - Emergency Preparedness		555.00			2,088.38		3,920.00					
Fire Training Structure	307.84	487.84	581.86									
Allowance - Sidewalk Replacement Program (Professional Services)												
Crownhill Cemetery Columbarium		38,428.00							30,742.40			
Lithia Landing Stairs, Rock Wall repair												
Bus Purchasae					24,565.20							
Transfers												
Transfers - General Fund (Indirect cost allocation)						51,936.00		12,000.00				
Transfer - Golf Equipment Lease/Purchase												
Transfers Out - Grant Management												
Transfer - Boundless BackYard												
Transfers - Garland Bridge Match												
Transfer - Dry Fork Greenway Match		79,916.56		91,714.84								
Transfer - Sewer Main Re-Lining												
Transfer - RAISE Local Match												
Transfer - EIERA Grant			397,500.92									

Total Expenditures	13,923.03	123,121.78	420,269.32	281,224.96	52,230.17	391,081.56	91,412.15	14,045.20	33,052.40	-	-	-
Ending Balance	4,526,239.77	4,517,379.30	4,203,934.78	3,979,308.37	3,986,814.63	3,678,031.71	3,617,036.37	3,868,913.05	3,831,818.02	3,831,818.02	3,831,818.02	3,976,544.30
Allocation of ending balance:												
Pooled Cash	4,276,239.77	4,266,744.30	3,890,396.96	3,728,578.98	3,711,309.07	3,356,516.06	3,366,341.37	3,516,888.25	3,581,818.02	3,581,818.02	3,581,818.02	3,722,284.59
Investments	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00
Payables	-	635.00	63,537.82	729.39	25,505.56	71,515.65	695.00	31,862.40				4,259.71
Total	4,526,239.77	4,517,379.30	4,203,934.78	3,979,308.37	3,986,814.63	3,678,031.71	3,617,036.37	3,798,750.65	3,831,818.02	3,831,818.02	3,831,818.02	3,976,544.30
Committed Funds:												
Allowance - Blighted Property Fund (8/11/25)	567,477.44	567,477.44	567,477.44	549,102.44	549,102.44	549,032.24	549,032.24	549,032.24	547,912.24	547,912.24	547,912.24	547,912.24
Allowance - Emergency Preparedness (added 9/11/23)	7,387.99	6,832.99	6,832.99	6,832.99	4,744.61	4,744.61	824.61	824.61	824.61	824.61	824.61	824.61
Allowance - Maintenance Fund City Wide (Revised (1/8/24)(6/9/25)(10/25)	45,120.41	43,846.28	34,901.53	31,773.95	45,000.00	50,000.00	-	56,000.00	56,000.00	56,000.00	56,000.00	56,000.00
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	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)	16,407.32	15,098.27	8,936.43	5,034.68	4,305.29	2,288.59	1,959.59	1,959.59	1,959.59	1,959.59	1,959.59	1,959.59
Allowance - Police Department Maintenance Fund (4/2026)							15,100.00					
Fire Station Garage Doors									89,809.00			
Police Station HVAC									176,400.00			
Boundless BackYard Grant Match	350,000.00	350,000.00	350,000.00	350,000.00	350,000.00	350,000.00						
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	-	-	-	-	-						
Dry Fork Greenway (Revised 2/12/24, 7/21/25)	428,400.00	348,483.44	348,483.44	256,768.60	256,768.60	256,768.60	256,768.60	256,768.60	256,768.60	256,768.60	256,768.60	256,768.60
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	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	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	469,840.00	469,840.00	469,840.00	469,840.00	469,840.00
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	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	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	55,000.00	55,000.00	55,000.00	55,000.00	55,000.00
Police Station Plumbing	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	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	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	645,000.00	645,000.00	645,000.00	645,000.00	645,000.00
Total Committed Funds	5,714,128.45	5,736,300.71	5,721,194.12	5,604,074.95	5,614,483.23	5,617,396.33	4,975,520.33	5,016,420.33	5,281,509.33	5,015,300.33	5,015,300.33	5,015,300.33
Available Cash Balance	(1,187,888.68)	(1,218,921.41)	(1,517,259.34)	(1,624,766.58)	(1,627,668.60)	(1,939,364.62)	(1,358,483.96)	(1,147,507.28)	(1,449,691.31)	(1,183,482.31)	(1,183,482.31)	(1,038,756.03)

CAPITAL IMPROVEMENTS SALES TAX
SIX YEAR PLANNING GUIDE

	Totals	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033
			1	2	3	4	5	6						
		<<<PRIOR YRS		adjusted 22 YE			THIS YEAR							
Beginning Cash Balance		2,217,636.00	2,458,889.00	2,744,449.00	3,203,389.10	3,512,720.01	4,235,097.30	2,277,655.43	2,601,709.03	3,605,291.63	4,931,281.23	6,573,670.83	8,249,660.43	9,925,650.03
Total Revenue	9,943,557.63	1,110,768.00	1,072,606.90	1,311,208.41	1,404,430.44	1,446,864.68	1,798,839.60	1,798,839.60	1,798,839.60	1,798,839.60	1,798,839.60	1,798,839.60	1,798,839.60	1,798,839.60
Ongoing Allocation of Funds:														
Allowance - Blighted Property Fund (Property Purchases/Demo)	394,293.67	219,986.00	80,909.47	13,650.49	7,749.95	23,816.26	23,181.50	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
Allowance - Emergency Preparedness	15,000.00				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	264,860.37	17,084.00	19,308.59	22,508.90	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)	77,352.28	50,000.00		3,095.35	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	255,094.66	-	39,228.68	53,374.54	41,087.60	75,140.25	21,263.59	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
Bank Charges	5,919.50	849.90	842.40	842.40	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)	79,235.00	10,235.00	12,000.00	12,000.00	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							
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							
RAISE Grant Match	2,100,000.00					-	1,000,000.00	350,000.00	500,000.00	250,000.00				
Police HVAC	200,000						200,000							
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							
Hall of Waters Elevator	456,000.00					9,509.99	446,490.01							
Downtown Revitalization	7,500.00						7,500.00							
Hall of Waters Steam Traps	45,000.00						45,000.00							
PAST PROJECTS	3,267,689.61	551,736.00	925,411.60	746,796.63	668,740.89	375,004.49								
Sub-Total Committed Projects	10,886,521.34	849,890.90	1,077,700.74	852,268.31	1,095,099.53	724,487.39	3,756,281.47	1,474,786.00	795,257.00	472,850.00	156,450.00	122,850.00	122,850.00	222,706.75
Ending Total Cash Balance (without Unfunded Projects)	1,274,672.29	2,478,513.10	2,453,795.16	3,203,389.10	3,512,720.01	4,235,097.30	2,277,655.43	2,601,709.03	3,605,291.63	4,931,281.23	6,573,670.83	8,249,660.43	9,925,650.03	11,501,782.88
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)		2,478,513.10	2,473,419.26	2,932,359.36	3,241,690.27	3,964,067.56	2,006,625.69	2,330,679.29	3,334,261.89	4,660,251.49	6,302,641.09	7,978,630.69	9,654,620.29	11,230,753.14
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						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
Replace undersized waterlines (full cost; seeking grant funds)	-													
St. Louis/Elms/Thompson	50,000													50,000
Total Committed Funds	6,279,345.00	-	-	-	-	-	427,258.00	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)	(5,004,672.71)	2,478,513.10	2,453,795.16	2,912,735.26	3,222,066.17	3,944,443.46	1,559,743.59	1,693,797.19	2,105,292.79	2,631,282.39	2,953,671.99	3,829,661.59	4,705,651.19	4,931,784.04

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	1,789,105.00
CIP	500,000	500,000	1,100,000	2,100,000	1431284
WESTSIDE		125,674	3,874,326	4,000,000	357,821.00
other			800,000	800,000	
total	1,100,000	4,402,696	21,697,304	27,200,000	
spent to date	1,100,000				

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 April 2026				
Beginning Balance			**$2,410,271.87**	
Total Cash				
Revenues:				
City Sales Tax	$89,103.30			
City Use Tax	$5,797.11			
Elms TIF	-$866.38			
Golf TIF (March)	-$9.09			
Interest Income	$1,377.07			
Investment Interest				
Total Revenue			**$95,402.01**	
Disbursements:				
Bank Charges	-$37.80			
Operating Transfers to Finance				
Total Expense			**-$37.80**	
Ending Balance			**$2,505,673.88**	
Committed Funds:				
Snow Removal 2025/2026	-$75,000.00			
Operating Transfers to Finance	-$12,000.00			
2025 Streetscape (TT2025)	-$144,908.90	*complete. Refund leftover funds		
2026 Streetscape (TT2026)	-$1,270,000.00			
TT25 Engineering	-$1,100.00	*complete. Refund leftover funds		
TT26 Engineering	-$76,980.00			
Conceptual Safety Improvement Study	-$13,532.00	*complete. Refund leftover funds		
Streeet Sweeper Lease payment	-$240,777.20			
Total Committed Funds			**-$1,834,298.10**	
Total Spendable Cash Balance			**$671,375.78**	

TRANSPORTATION TRUST SALES TAX				
Transactions for May 2026				
Beginning Balance			**$2,505,636.08**	
Total Cash				
Revenues:				
City Sales Tax	$95,247.28			
City Sales Tax	$483.96			
City Use Tax	$9,710.73			
City Use Tax	$90.07			
Elms TIF	-$1,347.39			
Golf TIF				
Interest Income	$4,382.69			
Investment Interest				
Total Revenue			**$108,567.34**	
Disbursements:				
Bank Charges	-$37.80			
Lamp Rynearson	-$12,500.00			
Operating Transfers to Finance FY26	-$12,000.00			
Total Expense			**-$24,537.80**	
			$0.00	
Ending Balance			**$2,589,665.62**	
Committed Funds:				
Snow Removal 2025/2026	-$75,000.00			
Operating Transfers to Finance	$0.00			
2025 Streetscape (TT2025)	-$144,908.90	*complete. Refund leftover funds		
2026 Streetscape (TT2026)	-$1,270,000.00			
TT25 Engineering	-$1,100.00	*complete. Refund leftover funds		
TT26 Engineering	-$64,480.00			
Conceptual Safety Improvement Study	-$13,532.00	*complete. Refund leftover funds		
Streeet Sweeper Lease payment	-$240,777.20			
Total Committed Funds			**-$1,809,798.10**	
Total Spendable Cash Balance			**$779,867.52**	

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

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

Capital Improvements;

The last few years the city cemeteries have improved greatly, however, there are several things that need to be done to bring them to a quality that I believe they need to be. The process is to bring them to a high quality in the next few years with a treatment plan that is common with all lawn care companies. The first year I have scheduled for a 6 lbs. per 1000 sq ft overseed. This is a high number since this has never been done to either cemetery. The following years will do a 2 lbs. per 1000 sq ft. All these treatments and plans are a simple template of what should be done. The weather in a season is a determining factor on many of these treatments and should be adjusted as needed.

Crown Hill Cemetery = 8 acres
Fertilize 5 times during year- each treatment cost $1,000.00 five applications = $5,000.00
Spray broadleaf/weeds one treatment cost $150.00 three applications = $450.00
Seed 6# / 1000 sq ft one time in fall = $1,800.00
Seed 2# / 1000 sq ft one time in fall in future years = $600.00

Total first year =$7,250.00
Subsequent years = $6,050.00

Hill Crest Cemetery = 7 acres
Fertilize 5 times during year – each treatment cost $875.00 five applications = $4,375.00
Spray broadleaf/weeds one treatment cost $135.00 three applications = $405.00
Seed 6# / 1000 sq ft one time in fall = $1,575.00
Seed 2# / 1000 sq ft one time in fall in future years = $525.00

Total first year =$6,375.00
Subsequent years = $5,305.00

Total for both cemeteries first year = $13,625.00
Total for subsequent years = $11,355.00

If you have any questions please contact me.
Assistant Public Works Director
Brent Bishop

City Manager's Office
Capital Improvements/Transportation Trust Authority 7/13/2026

TO:	Capital Improvements/Transportation Trust Authority
FROM:	Melinda Mehaffy, City Manager
DATE:	
RE:	Approval of Revision to Hall of Waters Architectural Services with STRATA

City staff is requesting a revision to the Capital Improvements approval on the Hall of Waters architectural services with STRATA. When we began the project, we requested $151,155 for architectural services on four projects. This was 12/5% of the $1.2 Million projects costs for the following projects: well room, tower, east wing windows and rust jacking, and dehumidification in the basement of the Hall of Waters. The architectural services were approved at the November 2025 CIP meeting.

The initial plans were to study and determine a permanent solution to the well room that would be built at a later date ($53,435), tower repairs in the amount of $54,780, an assessment of the damaged concrete walls and windows in the SW corner of the building to more fully understand the improvements that are needed, construction documents, bidding and construction, and construction documents, bidding and administration of the dehumidification project in the basement of the Hall.

Strata has completed a Revit model of the building which creates a 360° view of each room. The building model includes the building envelope and interior partitions (existing walls, parapets, floors, roofs, ceilings, soffits) structural elements, architectural details, windows, doors and openings, plumbing fixtures and stairs, ramps, and associated railings to an LOD 300 “Detailed Design” level per AIA Standards. This information is then used, now and in the future, by contractors and architects in assisting with designing and developing construction documents. This information needs to be used when completing the HVAC portion of the suggested design and for all future projects.

Since completing the initial review of the east wing window situation, Strata has revised their fee schedule to assist the City in addressing the greatest needs. It was determined that there is significantly more work than originally anticipated once the southeast windows on the main floor were removed. This has resulted in a need to increase the fees to address additional work on the windows portion of the project.

The tower repairs and modification originally included an optional electrical work to the tower. It was determined that staff could address the electrical issue by removing and reinstalling the lighting. This results in a savings of $8,050.

Strata, working with staff, determined that the schematic study of the well room needed to be paused to allow for a shift in funding to the greater need which is the east wing. Pausing this work would result in a savings of $54,635. This would be a focused assessment limited to the tower and the existing boiler draft system to identify required modifications and/or repairs, construction documents, and construction administration.

The above-mentioned savings and an additional $22,495 in funds are needed to revise the east wing portion of the project. Staff is requesting an additional $22,495 in funds to allocate to the Strata proposal.

None