

NOTICE OF OPEN MEETING

Public Notice is hereby given that the City Council of the City of Excelsior Springs will conduct a **Council Meeting** at **6:00 PM, August 3, 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.

**City Council
City of Excelsior Springs**

A G E N D A



City Council Meeting
6:00 PM
Monday, August 3, 2026
Council Chambers, 201 E Broadway, Excelsior Springs, MO 64024

CALL TO ORDER

Opening - Pastor Adel Thalos with Gashland Presbyterian Church

Pledge of Allegiance

Roll Call

Visitors

This time is reserved for public comment addressed to the City Council. Each speaker is limited to 5 minutes. Any agenda item which has a Public Hearing should be reserved until the Public Hearing is opened and comments on such item will be taken at that time.

Minutes of the Regular City Council Meeting of July 20, 2026

CONSIDERATION OF AGENDA

1. Proclamation for National Farmers Market Week
2. Public Hearing - 353 Tax Abatement for 111 E. Broadway Avenue
3. Consideration of 353 Development Agreement for 111 E Broadway Avenue
- Ordinance No. 26-08-01
4. Public Hearing - 353 Tax Abatement for 231 E Broadway Avenue
5. Consideration of 353 Development Agreement for 231 E Broadway Avenue
- Ordinance No. 26-08-02

6. Consideration of Memorandum of Understanding for Excelsior Springs
SAFE - Ordinance No. 26-08-03

7. Consideration of Special Use Permit to Operate Used Auto Sales Business
at 1011 Isley Blvd. - Ordinance No. 26-08-04

8. Consideration of Final Plat for Wabash Arbor Estates - Ordinance No. 26-
08-05

9. Consideration of Planning Grant with Missouri Community Service
Commission - Ordinance No. 26-08-06

10. Consideration of Addition of Wastewater Treatment Plant to City's Property
Insurance Coverage and Payment of Additional Premium - Resolution No.
1672

11. Consideration of Pay Adjustment to Eligible Employees for Final Four Pay
Periods of Fiscal Year 2026 - Resolution No. 1673

Remarks - City Manager

Remarks - City Council

Remarks - Mayor

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, July 30, 2026 at 5:15pm

CITY COUNCIL MEETING
CITY OF EXCELSIOR SPRINGS
EXCELSIOR SPRINGS, MISSOURI
July 20, 2026

The City Council of the City of Excelsior Springs, Missouri met in a Regular City Council Meeting at 6:00 PM, on Monday, July 20, 2026 in the Council Chambers of the Hall or Waters Building located at 201 E. Broadway Street.

The opening was led by Paster Gary Barkley of Pisgah Baptist Church.

The Pledge of Allegiance was led by Mayor Morgan.

The meeting was called to order by Mayor Morgan.

Roll Call of Members: Present: Mayor Sonya Morgan, Mayor Pro-Tem Reggie St. John, Councilman John McGovern, Councilman Stephen Spear, and Councilman Mark Spohn.

Absent: None.

VISITORS: None.

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JUNE 15, 2026:

Councilman Spohn made a motion to approve the minutes of the Regular City Council Meeting of June 15, 2026. Motion was seconded by Councilman Spear.

Roll Call of Votes: Ayes: McGovern, Spohn, Spear, St. John, Morgan

Nays: None, motion carried.

Minutes of the Regular City Council Meeting of June 15, 2026 passed and approved July 20, 2026.

CONSIDERATION OF AGENDA:

Councilman Spear made a motion to approve the agenda as presented. The motion was seconded by Mayor Pro Tem St. John.

Roll Call of Votes: Ayes: Spohn, Spear, McGovern, St. John, Morgan

Nays: None, motion carried.

The agenda as presented passed and approved July 20, 2026.

CONSIDERATION OF APPROVAL OF A RETAIL LIQUOR LICENSE FOR MCPARTY'S WHISKEY SIPS AND CRAFT COCKTAILS:

Mayor Morgan read by title the Consideration.

Captain Robert Warner presented the Consideration of a Retail Liquor License for Mr. McParty's Whiskey Sips and Craft Cocktails.

Councilman Spohn made a motion to approve the Application for Retail Liquor License for McParty's Basement LLC, doing business as (d/b/a) Mr. McParty's Whiskey Sips and Craft Cocktails, located at 109 East Broadway Avenue. Councilman McGovern seconded.

Roll Call of Votes: Ayes: Spear, McGovern, Spohn, St. John, Morgan

Nays: None, motion carried.

The Approval of a Retail Liquor License for Mr. McParty's Whiskey Sips and Craft Cocktails passed and approved July 20, 2026.

ORDINANCE NO. 26-07-01, CONSIDERATION OF FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING WITH ESSD40 REGARDING USE OF FEMA COMMUNITY SAFE ROOMS:

Mayor Morgan read by title Ordinance No. 26-07-01.

Joe Maddick, Fire Chief briefed the Council of the Ordinance. Councilman Spear appreciates the Fire Chief taking this step.

Mayor Pro Tem St. John made a motion to place Ordinance No. 26-07-01 approving a First Amendment to the Memorandum of Understanding with the Excelsior Springs School District regarding use of FEMA Community Safe Rooms on second reading. Councilman McGovern seconded.

Roll Call of Votes: Ayes: Spohn, Spear, McGovern, St. John, Morgan

Nays: None, motion carried.

Councilman Spear made a motion to approve Ordinance No. 26-07-01 approving a First Amendment to the Memorandum of Understanding with the Excelsior Springs School District regarding use of FEMA Community Safe Rooms. Councilman Spohn seconded.

Roll Call of Votes: Ayes: Spear, Spohn, McGovern, St. John, Morgan

Nays: None, motion carried.

Ordinance No. 26-07-01 passed and approved July 20, 2026.

ORDINANCE NO. 26-07-02, CONSIDERATION OF AGREEMENT WITH MARC FOR SENIOR CENTER SERVICES:

Mayor Morgan read by title Ordinance No. 26-07-02.

Nate Williams, Parks and Recreation and Community Center Director briefed the Council of the Ordinance.

Councilman McGovern made a motion to place Ordinance No. 26-07-02 authorizing the City of Excelsior Springs to enter into an Agreement with Mid-America Regional Council on second reading. Mayor Pro Tem St. John seconded.

Roll Call of Votes: Ayes: McGovern, Spear, Spohn, St. John, Morgan

Nays: None, motion carried.

Mayor Pro Tem St. John made a motion to approve Ordinance No. 26-07-02 authorizing the City of Excelsior Springs to enter into an Agreement with Mid-America Regional Council. Councilman Spear seconded.

Roll Call of Votes: Ayes: McGovern, Spohn, Spear, St. John, Morgan

Nays: None, motion carried.

Ordinance No. 26-07-02 passed and approved July 20, 2026.

RESOLUTION NO. 1670, CONSIDERATION OF AMENDMENT NO. 2 TO THE GEORGE BUTLER ASSOCIATES ENGINEERING AGREEMENT FOR THE DRY FORK GREENWAY PROJECT/EASEMENT PREPARATION FOR STORM PROJECT 2:

Mayor Morgan read by title Resolution No. 1670.

Chad Birdsong, Public Works Director briefed the Council of the Resolution.

Councilman Spohn made a motion to approve Resolution No. 1670 approving Amendment No. 2 to the Contract with George Butler Associates, Inc. for the Dry Fork Greenway Project. Councilman Spear seconded.

Roll Call of Votes: Ayes: Spear, McGovern, Spohn, St. John, Morgan

Nays: None, motion carried.

Resolution No. 1670 passed and approved July 20, 2026.

RESOLUTION NO. 1671, CONSIDERATION OF REVISION TO SCOPE AND FEE FOR HALL OF WATERS ARCHITECTURAL SERVICES WITH STRATA:

Mayor Morgan read by title Resolution No. 1671.

Melinda Mehaffy, City Manager briefed the Council of the Resolution.

This item was originally for different projects but with the current window situation, we asked to revise the schedule to address the severe problem in the East Wing of the building.

Councilman Spear made a motion to approve Resolution No. 1671 approving a revision to Professional Services Proposals from STRATA Architecture Inc. Councilman McGovern seconded.

Roll Call of Votes: Ayes: Spohn, McGovern, Spear, St. John, Morgan

Nays: None, motion carried.

Resolution No. 1671 passed and approved July 20, 2026.

JUNE 2026 MONTHLY REVENUE REPORT AND FINANCIALS FOR REVIEW:

Vonda Floyd, Finance Director presented the June 2026 Monthly Report and Financials. There were no questions from the Mayor or City Council Members.

REMARKS – CITY MANAGER AND CITY COUNCIL:

City Manager, Melinda Mehaffy:

1. The Elms put on a phenomenal 4th of July Show.

Councilman McGovern:

1. The Grant for the Meals and a Visit Program is approved and is also known as the best written grant.

Councilman Spohn:

1. Nothing this evening.

Councilman Spear:

1. Nothing this evening.

Mayor Pro-Tem St. John:

1. In recognition of employee's years of service, Sarah Davis – 12 Years, Nate Conyers – 22 Years, and John Donat – 16 Years.

Mayor Morgan:

1. Mayor Pro Tem St. John and I met with Christopher Halferty.

The Regular City Council meeting of July 20, 2026 adjourned at 7:06 pm.

ATTEST:

SONYA MORGAN, MAYOR

SHANNON STROUD, CITY CLERK



Board/Commission Members
City Council 8/3/2026

TO: City Council
FROM:
DATE:
RE: Consideration of Agenda

1. 2026 ES National Farmers Market Week Proclamation

EXCELSIOR SPRINGS, MO FARMERS MARKET WEEK

August 2nd - 8th, 2026

A PROCLAMATION

WHEREAS Clay County in Excelsior Springs, MO farmers and ranchers provide citizens with access to healthy, locally, and regionally produced foods through farmers markets, which are expanding and evolving to accommodate the demand for a diverse array of agricultural products, and

WHEREAS farmers markets and other agricultural direct marketing outlets provide infrastructure to assist in the distribution of farm and value-added products, thereby contributing approximately \$9 billion each year to the U.S. economy, and

WHEREAS farmers markets serve as significant outlets by which small-to-medium, new and beginning, and veteran agricultural producers market agricultural products, generating revenue that supports the sustainability of family farms and the revitalization of rural communities nationwide, and

WHEREAS the Excelsior Springs City Council recognizes the importance of expanding agricultural marketing opportunities that assist and encourage the next generation of farmers and ranchers; generate farm income to help stimulate business development and job creation; build community connections through rural and urban linkages; and more;

WHEREAS, the Excelsior Springs Farmers Market serves as a vital cornerstone of our community, fostering local connections, supporting sustainable agriculture, and enhancing the quality of life for our residents; and

WHEREAS, the market has successfully brought together community members and agricultural producers, with **over 50 local vendors** participating in and attending market events in 2025 to showcase the very best of our region's fresh produce, handmade goods, and unique crafts; and

WHEREAS, the Excelsior Springs Farmers Market plays a critical role in driving our local financial ecosystem, having successfully reinvested approximately **\$52,000 back into the local economy** in 2025 through sales generated directly at the market; and

WHEREAS, the market remains deeply committed to food security, inclusivity, and ensuring all community members have access to fresh, healthy nutrition, having distributed **a little over \$1,900** to SNAP recipients through the Double Up Food Bucks program in 2025; and

WHEREAS, the market further extended its impactful reach to our valued elder community, ensuring seniors were provided an additional **\$580 to spend** on fresh, locally grown fruits and vegetables through the Senior Farmers Market Nutrition Program in 2025;

NOW, THEREFORE, to further awareness of farmers markets' contributions to Excelsior Springs, MO life, I, Sonya Morgan, Mayor, do hereby proclaim August 5th, 2026, as Excelsior Springs, MO Farmers Market Day, in conjunction with the observance of National Farmers Market Week. I call upon Excelsior Springs, MO citizens to celebrate farmers markets with appropriate observance and activities.

IN WITNESS WHEREOF, I have hereunto set my hand this 5th day of August, 2026.

Sonya Morgan, Mayor of Excelsior Springs, MO



Economic Development
City Council 8/3/2026

TO: City Council
FROM:
DATE:
RE: Consideration of Agenda

1. MOTION - Public Hearing for 111 E Broadway

AGENDA ITEM NO. ____

MOTION: A Motion to Open the Public Hearing regarding the 353 Tax Abatement for 111 E Broadway.

MOTION BY: _____

SECOND: _____

Ayes _____ Nays _____

Councilman McGovern: _____

Councilman Spohn: _____

Councilman Spear: _____

Mayor Pro-Tem St. John: _____

Mayor Morgan: _____

MOTION: A Motion to Close the Public Hearing regarding 353 Tax Abatement for 111 E Broadway.

MOTION BY: _____

SECOND: _____

Ayes _____ Nays _____

Councilman McGovern: _____

Councilman Spohn: _____

Councilman Spear: _____

Mayor Pro-Tem St. John: _____

Mayor Morgan: _____



Economic Development
City Council 8/3/2026

TO: City Council
FROM: Keith Winge, Community Center Advisory Board Member
DATE:
RE: Consideration of Agenda

1. ES Ord-111 E Broadway Ordinance for Tax Abatement
2. 111 E Broadway Redevelopment Project - 353 Development Agreement

ORDINANCE NO. 26-08-01

AN ORDINANCE APPROVING THE 111 EAST BROADWAY STREET PROJECT AMENDMENT TO THE AMENDED DEVELOPMENT PLAN SUBMITTED BY THE EXCELSIOR SPRINGS REDEVELOPMENT CORPORATION; AUTHORIZING CERTAIN TAX ABATEMENTS FOR THE PROJECT AREA; AND APPROVING A REDEVELOPMENT AGREEMENT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Section 1. Findings. The City Council finds and determines that: an Application for Commercial Chapter 353 Tax Abatement (“Application”) was submitted for property located at 111 East Broadway Street. The Application is on file with the Economic Development Department and is incorporated herein by this reference as if fully set forth in full. The Application constitutes the 111 East Broadway Street Redevelopment Project (“Redevelopment Project”). The Redevelopment Project complies with all of the requirements of the Ch. 353 Program as established by the City Council of Excelsior Springs. Ordinance No. 21-07-01 is incorporated herein by this reference as is fully set forth in full and remains unmodified except as amended herein.

Section 2. Amendment Approved. The Amendment to ESRC’s Amended Redevelopment Plan for the 111 East Broadway Street Redevelopment Project, attached hereto as Exhibit A and incorporated herein by reference, is approved.

Section 3. Development Agreement Approved. The Mayor is hereby authorized to execute, on behalf of the City, the Development Agreement between the City and the Developer, and the City Clerk is hereby authorized to attest to the Development Agreement and to affix the seal of the City thereto. The Development Agreement shall be in the substantially the form attached hereto as Exhibit B, which is hereby approved by the City Council.

Section 4. Tax Abatement Granted. ESRC, or its successors and assigns, all in accordance with Chapter 353, RSMo, as amended, is hereby granted tax abatement as more particularly described in the Amendment to ESRC’s Amended Redevelopment Plan for the 111 East Broadway Street Redevelopment Project.

Section 5. Further Authority. The officers, agents and employees of the City are hereby authorized to execute all documents and take such steps as they deem necessary and advisable in order to carry out and perform the purpose of this Ordinance.

Section 6. Effective Date. This Ordinance shall be in full force and effect from and after the date of its passage.

INTRODUCED IN WRITING, read by title two times, passed and approved this 3rd day of August, 2026.

Sonya Morgan, Mayor

ATTEST:

Shannon Stroud, City Clerk

REVIEWED BY:

Melinda Mehaffy, City Manager

EXHIBIT A

**Amendment to ESRC's Amended Redevelopment Plan for the 111 East Broadway Street
Redevelopment Project**

AMENDMENT TO ESRC'S AMENDED REDEVELOPMENT PLAN

111 EAST BROADWAY STREET REDEVELOPMENT PROJECT

The Section of the Amended Development Plan entitled “Redevelopment Projects” is revised to add the following Redevelopment Project:

The Redevelopment Area will have within it many redevelopment projects, the number, location and construction details of which cannot be predicted at this time. The redevelopment projects are within a larger area that has been determined by the City Council to be blighted and the clearance, replanning, rehabilitation or reconstruction of certain portions of the Redevelopment Area to be necessary to effectuate the purposes of the Urban Redevelopment Corporations Law.

The following project is approved:

111 East Broadway Street. Applicant/Owner: James Sturm/T&T Pallet Services, Inc. This project consists of a complete remodel of the interior to accommodate a retail space. They plan work on the exterior to include moving fence, improve drainage, add sidewalk, replace doors and windows at a cost of approximately \$34,005.00. The project’s tax impact analysis, on file with the Economic Development Department, is incorporated herein as if fully set forth in full.

The Section of the Amended Development Plan entitled “Partial Real Property Tax Abatement” is revised to add the following:

The 111 East Broadway Street Redevelopment Project qualifies for Level A-2 incentive and will be granted up to ten (10) years of tax abatement at 100%, or for the cost of the improvements, whichever occurs first. Notwithstanding any ordinance or other provision to the contrary, the development rights including the tax abatements for this project shall expire in the event of the failure of ESRC to acquire ownership of the property for the project within two (2) years of the date of approval of this project.

#

EXHIBIT B

Development Agreement

353 DEVELOPMENT AGREEMENT

111 EAST BROADWAY AVE REDEVELOPMENT PROJECT

THIS 353 REDEVELOPMENT AGREEMENT, entered into this 20th day of July, 2026 (“Agreement”) by and among the CITY OF EXCELSIOR SPRINGS, MISSOURI (“City”), EXCELSIOR SPRINGS REDEVELOPMENT CORPORATION (“Redevelopment Corporation”), and T&T Pallet Services, Inc, D/B/A Sturm Brothers, 40746 Highway K, Richmond, Missouri 64085 (“Owner” or “Redevelopment Project Owner”) is for the implementation of the Downtown 353 Amended Development Plan dated July 19, 2021, submitted by the Redevelopment Corporation for implementation of the 111 East Broadway Avenue Redevelopment Project (“Redevelopment Project”) as legally described in Exhibit “A”, attached and incorporated by this reference. The Project Description is attached to this Agreement as Exhibit “B” and incorporated by this reference.

RECITALS

- A. The City Council has enacted into law Ordinance No. 21-07-01 (“Ordinance”), approving the Amended Development Plan (“Development Plan”) of the Excelsior Springs Redevelopment Corporation for the implementation of the Downtown 353 Redevelopment Project, Excelsior Springs, Missouri, and has determined that the rehabilitation improvements and redevelopment provided for in the Development Plan and this Agreement are necessary for the public convenience and necessity and that the approval of the Development Plan and the activities related thereto are necessary for the preservation of the public peace, health, safety, morals, and welfare.
- B. Redevelopment Corporation is an urban redevelopment corporation formed under Chapter 353 of the Revised Statutes of Missouri, as amended up to and including the date of the passage and approval of the Ordinance (“Chapter 353”), and is now in good standing in the State of Missouri.

The City, the Redevelopment Corporation and the Redevelopment Project Owner, for good and valuable consideration and the mutual covenants contained in this Agreement, agree as follows:

1. Items incorporated into this Agreement. The provisions of Chapter 353, the provisions of the Ordinance, and the Development Plan are incorporated into this Agreement in their entirety.

2. Redevelopment Area: Project. The real property subject in the Development Plan and the Redevelopment Project is more specifically described in Exhibit “A” attached to and incorporated by this reference into this Agreement (“Redevelopment Project Area”). The term “Project” refers to the 111 East Broadway Avenue Redevelopment Project which is more specifically described in Exhibit “B” attached to this Agreement.
3. Developer and Owner Control. Except as specifically provided in the Development Plan or this Agreement, Redevelopment Corporation and Redevelopment Project Owner will have complete and exclusive control over the implementation of the Redevelopment Project and the management and operation of the Redevelopment Project.
4. Redevelopment Project Phases. The Redevelopment Project will be implemented in one Phase.
5. Delays/Extensions. Redevelopment Project Owner will implement the Redevelopment Project with due diligence in performing each and every act required of it under the Development Plan and this Agreement. The times within which development activities are to begin or be completed will automatically be extended appropriately as a result of occurrences, events, actions or inactions not within the reasonable control of Redevelopment Project Owner or not caused or contributed to by Owner, including, without limitation, construction delays, strikes, lockouts, labor disputes, riots, fire, or other casualties, tornadoes, acts of God, acts of public enemy, governmental restrictions, unanticipated or unusual site conditions, priority regarding acquisitions of or use of materials, litigation challenging the rights of Owner, the Redevelopment Corporation or the City, delays by the City, by County, State or Federal governments, or failure to obtain required permits or approvals of City boards, documents and commissions within the project time frame.
6. Notice of Delay. Owner must provide timely written notice to the Redevelopment Corporation and the City of any delay before the end of the period, or extension thereof, in which the action was to have been taken or completed. The notice must explain in detail the reason for the delay and the estimated date by which the action will be performed or started.
7. Extensions of Time. In addition to any extension under Section 5 of this Agreement, and upon written request from Owner, the Redevelopment Corporation and the City may grant extensions to time periods in which certain performances are to be undertaken by Owner.
8. Performance for Benefit of Redevelopment Corporation/City. If Owner fails to meet any time limits, as extended, for starting or completing any activity, or performing other obligations, the Redevelopment Corporation and the City may take the actions set out in Section 9 below. No third parties will have any rights or claims with respect to the failure.

9. Breach and Compliance. Owner's failure to substantially comply, in whole or in part, with this Agreement or the Development Plan, is a breach of Owner's obligations under the Development Plan and this Agreement. If the Owner breaches this Agreement or the Development Plan, the Redevelopment Corporation and the City may deliver written notice of the breach to Owner. Owner has 60 days after the notice has been given to cure the breach (unless the 60-day cure period is extended by the Redevelopment Corporation and the City in writing). If the breach cannot reasonably be cured within the 60-day cure period and if Owner does not begin and continue to diligently pursue the cure of the breach, then the Redevelopment Corporation and the City, acting through the Mayor, in her/his discretion, may request that the City Council terminate this Agreement and all of Owner's rights under this Agreement and the Development Plan, in whole or in part.

The Redevelopment Corporation and the City will give Owner written notice of the request to terminate. At least 15 days after notice of the request is given to Owner, the Redevelopment Corporation and the City Council will hold a hearing on the request. The City Council may, at its option, but only if it finds that there was a breach and that Owner failed to cure it within the 60-day cure period, or to timely begin and diligently pursue a cure of the breach, terminate this Agreement and all of Owner's rights under this Agreement and the Development Plan, in whole or in part.

10. Building Maintenance. Owner must maintain any building or other structures and public areas in the Redevelopment Project Area in good repair in accordance with the City's building code and ordinances. Owner must secure the buildings or other structures until rehabilitation or reconstruction under the Development Plan begins and during the rehabilitation or reconstruction.
11. Owner Compliance. Owner must obtain all permits and approval required by law. Owner is subject to all lawful inspections and must perform any necessary acts required under the City's ordinances, including the Ordinance. The City will not unreasonably withhold any necessary approvals or permits. Owner shall timely pay all applicable real estate taxes attributable to the Redevelopment Project. Owner shall timely pay, and ensure that any tenant of the Property shall timely pay, any personal property or business personal property taxes attributable to the location of the Redevelopment Project. Owner shall comply with all applicable laws, ordinances, codes, rules and regulations, including but not limited to, laws regarding property maintenance and not maintaining a public nuisance, as it relates to the Redevelopment Property.

12. City Access to Development Project. During the term of this Agreement, Owner will cooperate with and permit access to the Redevelopment Project Area for inspection purposes to determine compliance with Excelsior Springs' ordinances and this Agreement by the City's agents, representatives, or other officials of the City during business hours and upon reasonable notice.
13. Redevelopment Corporation and City Actions. The Redevelopment Corporation and the City will cooperate with Owner in carrying out the Development Plan and this Agreement. The Redevelopment Corporation and the City will use due diligence in performing all acts required of it under the Development Plan and Agreement.
14. Tax Abatement.
- a. Ten Years. The Redevelopment Area is comprised of a single County tax parcel (ID# 12311002301700) which contains one addressed improvement 111 East Broadway Ave, Excelsior Springs, Missouri. Accordingly, the Redevelopment Project Area as legally described in Exhibit "A" shall not be subject to assessment or payment of general ad valorem taxes imposed by the City, the State or any political subdivision thereof, for a period of ten (10) years after the date that the Redevelopment Corporation becomes the owner of the Redevelopment Project Area except to such extent and in such amount as may be imposed upon the Redevelopment Project Area during such period measured solely by the amount of the assessed valuation of the land, exclusive of improvement, as was determined by the Assessor of Clay County, Missouri ("Assessor"), for real property taxes due and payable thereon during the calendar year preceding the calendar year during which Redevelopment Corporation acquired title to the Redevelopment Project Area. The amount of such tax assessments shall not be increased during said ten (10) years period so long as the Redevelopment Project Area is used in accordance with the Development Plan.
 - b. Subsequent Three Years. ~~After the ten (10) year period above described, and for the next ensuing period of three (3) years, ad valorem taxes upon the real property in the Redevelopment Project Area shall be measured by the assessed valuation thereof as determined by the Assessor upon the basis of not to exceed fifty percent (50%) of the true value of such real property including any improvement thereon. Such valuation shall not be increased above fifty percent (50%) of the true value of such real property from year to year during said period of three (3) years, so long as the real property in the Redevelopment Project is used in accordance with the Development Plan.~~

- c. Unilateral Termination of Tax Abatement. The tax abatement rights described herein in subsections (a) and (b) of this Section 14 shall be unilaterally terminated by the City prior to the expiration of the ten-year tax abatement period described above if the cumulative value of the tax abatement equals or exceeds the Eligible Project Costs in the amount of \$34,005.00. The City shall provide written notification to the Owner and the Redevelopment Corporation at such time as the City has determined that the tax abatement has equaled or exceeded the amount of this amount prior to terminating the tax abatement with the County Assessor.
- d. Full Assessment-Election to Opt Out After Completion. After the ten-year period provided in Section 14(a) and (b) above, the Redevelopment Project Area shall be subject to assessments by the Assessor and payment of all ad valorem taxes, including, but not limited to City, State and County taxes, based on the full true value of the Redevelopment Project Area and the standard assessment ration then in use for similar real property by the Assessor. Furthermore, after the ten (10) year period provided in Section 14(a) and (b) above, the Redevelopment Project Area shall be owned and operated by the Owner free from the conditions, restrictions, and provisions of Chapter 353, the Ordinance, the Development Plan, and this Agreement.

At any time after the completion of the Development, the Owner may elect to pay a sum equivalent to the amount of the general ad valorem taxes, not including interest and penalties which would have been levied on the full value of the Redevelopment Project Area from the date of the completion of the Development, and from the date of such election the Redevelopment Project Area shall be owned and operated by Owner free from the conditions, restriction, and provisions of Chapter 353, the Ordinance, the Development Plan, and this Agreement.

- e. Sale or Disposition of Redevelopment Area. The Owner may sell or otherwise dispose of any or all part of the Redevelopment Project Area. If there is a sale or other disposition of the property, whether by foreclosure of any mortgage or other lien, through bankruptcy proceedings, by order of any court or competent jurisdiction, by voluntary transfer or otherwise the tax relief provided in Section 14 of this Agreement and under the provisions of Chapter 353 shall inure, with respect to the real property so sold or otherwise disposed of, to any purchaser or transferee of the Redevelopment Project Area so long as such purchaser or transferee shall

continue to use, operate and maintain the Redevelopment Project Area in accordance with Chapter 353, the Development Plan, this Agreement and the Ordinance, including the earnings limitations contained in Section 16 of this Agreement.

- f. Breach or Withdrawal. If (i) The City terminates this Agreement under Section 9 above, or (ii) any portion of this Redevelopment Project Area receiving tax abatement is not used, operated, and maintained in accordance with Chapter 353, the Development Plan, this Agreement and the Ordinance, that portion of the Redevelopment Project Area will be assessed for ad valorem taxes at the then full true value of the real property and may be owned and operated free from any of the conditions, restrictions, or provisions of Chapter 353, the Development Plan, this Agreement and the Ordinance.

15. Transfer of Redevelopment Project Area to Redevelopment Corporation. Upon the issuance of a Certificate of Completion by the City as provided in Section 17 herein, the Owner shall execute a Quit Claim Deed to the Redevelopment Corporation transferring the Redevelopment Project Area to the Redevelopment Corporation to initiate the tax abatement provided in Section 14 hereof. Subsequently, the Redevelopment Corporation shall execute a Quit Claim Deed transferring the Redevelopment Project Area back to the Owner. Both deeds shall be recorded together with the deed from the Owner recorded first and the deed from the Redevelopment Corporation recorded second.

16. Earnings Limitations on Development. Redevelopment Corporation's net earnings from development area limited as provided in Section 353.030. Redevelopment Corporation will comply in all respects with net earnings from time to time provided by and allowed by applicable law may be held by Redevelopment Corporation as a reserve for maintenance of the allowable rate of return in the future and may be used by Redevelopment Corporation to offset any deficiency in the rate of return when may have occurred in prior years; or may be used to accelerate any and all amortization payments; or may be used of the enlargement of the Development; or may be used for the reduction of any rentals within the Development.

17. Certificate of Completion. Owner will request, in writing, after completion of the Redevelopment Project, that the City issue a Certificate of Completion for the Redevelopment Project. Upon receipt of such request by the City, and after the City Manager conducts her/his investigations and makes her/his recommendations, the City Council will consider the matter and, if Owner have substantially completed the Redevelopment Project in accordance with the Development Plan and this Agreement, the City will issue a Certificate of Completion for the Redevelopment Project. If the City Council determines that any part of

the Redevelopment Project has not been substantially completed in accordance with the Development Plan and this Agreement, the City will provide written notice to Owner stating the reasons for the findings that there has not been substantial compliance with the Development Plan and this Agreement. The City's failure to notify Owner within 45 days after receipt of the written request is deemed a Certificate of Completion. Owner has 180 days after the City gives notice to Owner within which to correct any failure to substantially complete the Redevelopment Project in accordance with the Development Plan and this Agreement.

18. Modifications. The terms, conditions and provisions of this Agreement cannot be modified except by mutual agreement in writing between the City, Redevelopment Corporation and Owner.
19. Invalidation or Cancellation of Agreement by Developer. If Owner is prohibited from performing its covenants and obligations under this Agreement or the Development Plan by the order of any governmental agency or other authority or a court of competent jurisdiction, or if Chapter 353, this Agreement, the Development Plan, or the Ordinance, is declared invalid in whole or in part, or is amended in whole or in part, then and in such event, Owner may cancel or terminate this Agreement by giving written notice of its intention to do so to the City within the 60 days after the event giving rise to the right to terminate.
20. Notice. Whenever notice or other communications is called for to be given or is otherwise given pursuant to this Agreement, it must be in writing and personally delivered or sent by United States certified mail, return receipt requested, addressed as follows:

If to the City:

City Manager
City of Excelsior Springs, Missouri
201 E. Broadway
Excelsior Springs, MO 64024

If to the Redevelopment Corporation:

Excelsior Springs Redevelopment Corporation
c/o City Manager
201 E. Broadway
Excelsior Springs, MO 64024

If to Owner:

T&T Pallet Services, Inc.
D/B/A Sturm Brothers
40746 Highway K
Richmond, MO 64085

Notices sent by mail are deemed given three business days after their deposit in the U.S. Mail, or when delivered to (or refused by) the party to receive the notice. A change or addition of designated officers or addresses may be affected by providing written notice of the change or addition to the other party. Nothing in this Agreement precludes the parties from communicating via facsimile, telephone, electronic mail or other forms of electronic communication for the conduct of day-to-day business operations.

21. Severability. The invalidity or unenforceability of any provision of this Agreement will not affect the other provisions of this Agreement. This Agreement will be construed as if the invalid or unenforceable provision were omitted or, if applicable, modified as any court of competent jurisdiction deems reasonable, necessary or equitable. If the court finds that the valid provisions are so essentially and inseparably connected with and so dependent upon the invalid provision that it cannot be presumed that the parties would have agreed to the valid provisions of this Agreement; or unless the Court finds the valid provisions, standing alone, are incomplete and incapable of being executed in accordance with the parties' intent, then this Agreement will be void. If any part of this Agreement regarding the rights or duties hereunder of Owner is found invalid, Owner will, at its election, have the right to be released from this Agreement.
22. Choice of Law. The validity, construction and enforceability of this Agreement will be construed in accordance with and governed by the laws of the State of Missouri without regard to its conflicts of law provisions.
23. Binding Effect. This Agreement, and all of its terms and covenants, are binding upon and inure to the benefit of, the successors, affiliates and permitted assigns of Owner, the Redevelopment Corporation and the City.
24. Priority. If there is any inconsistency between the provisions of Chapter 353, the Ordinance, the Development Plan and this Agreement, the order of priority is (i) Chapter 353, the

Ordinance, the Development Plan and this Agreement, the order of priority is: (i) Chapter 353, (ii) the Ordinance, (iii) the Development Plan and (iv) this Agreement.

In Witness Whereof, the parties have caused this Agreement to be duly executed on the date first above written.

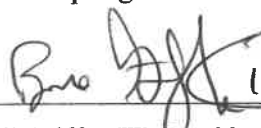
City of Excelsior Springs, Missouri

By: _____
Sonya Morgan, Mayor

Attest:

Shannon Stroud, City Clerk

Excelsior Springs Redevelopment Corporation

By:  _____
Bill Griffey III, President

Owner:

_____:

By: _____

Name: _____

Title: _____

EXHIBIT A

LEGAL DESCRIPTION

All of MUSEUM ROW ON EAST BROADWAY LT 3, an addition in and to the City of Excelsior Springs, Clay County, Missouri, according to the recorded plat thereof.

EXHIBIT B

SCOPE OF WORK

1. Exterior fence, sidewalk, grading and seeding
2. Exterior door
3. Exterior windows
4. Exterior masonry repair and painting
5. Exterior excavation for new sewer line
6. Interior wall, door and staircase to basement



Board/Commission Members
City Council 8/3/2026

TO: City Council
FROM:
DATE:
RE: Consideration of Agenda

1. MOTION - Public Hearing for 231 E Broadway

AGENDA ITEM NO. _____

MOTION: A Motion to Open the Public Hearing regarding the 353 Tax Abatement for 231 E Broadway.

MOTION BY: _____

SECOND: _____

Ayes _____ Nays _____

Councilman McGovern: _____

Councilman Spohn: _____

Councilman Spear: _____

Mayor Pro-Tem St. John: _____

Mayor Morgan: _____

MOTION: A Motion to Close the Public Hearing regarding 353 Tax Abatement for 231 E Broadway.

MOTION BY: _____

SECOND: _____

Ayes _____ Nays _____

Councilman McGovern: _____

Councilman Spohn: _____

Councilman Spear: _____

Mayor Pro-Tem St. John: _____

Mayor Morgan: _____



Economic Development
City Council 8/3/2026

TO: City Council
FROM: Keith Winge, Community Center Advisory Board Member
DATE:
RE: Consideration of Agenda

1. ES Ord-231 E Broadway Ordinance for Tax Abatement
2. 231 E Broadway Redevelopment Project - 353 Development Agreement

ORDINANCE NO. 26-08-02

AN ORDINANCE APPROVING THE 231 EAST BROADWAY STREET PROJECT AMENDMENT TO THE AMENDED DEVELOPMENT PLAN SUBMITTED BY THE EXCELSIOR SPRINGS REDEVELOPMENT CORPORATION; AUTHORIZING CERTAIN TAX ABATEMENTS FOR THE PROJECT AREA; AND APPROVING A REDEVELOPMENT AGREEMENT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Section 1. Findings. The City Council finds and determines that: an Application for Commercial Chapter 353 Tax Abatement (“Application”) was submitted for property located at 231 East Broadway Street. The Application is on file with the Economic Development Department and is incorporated herein by this reference as if fully set forth in full. The Application constitutes the 231 East Broadway Street Redevelopment Project (“Redevelopment Project”). The Redevelopment Project complies with all of the requirements of the Ch. 353 Program as established by the City Council of Excelsior Springs. Ordinance No. 21-07-01 is incorporated herein by this reference as is fully set forth in full and remains unmodified except as amended herein.

Section 2. Amendment Approved. The Amendment to ESRC’s Amended Redevelopment Plan for the 231 East Broadway Street Redevelopment Project, attached hereto as Exhibit A and incorporated herein by reference, is approved.

Section 3. Development Agreement Approved. The Mayor is hereby authorized to execute, on behalf of the City, the Development Agreement between the City and the Developer, and the City Clerk is hereby authorized to attest to the Development Agreement and to affix the seal of the City thereto. The Development Agreement shall be in the substantially the form attached hereto as Exhibit B, which is hereby approved by the City Council.

Section 4. Tax Abatement Granted. ESRC, or its successors and assigns, all in accordance with Chapter 353, RSMo, as amended, is hereby granted tax abatement as more particularly described in the Amendment to ESRC’s Amended Redevelopment Plan for the 231 East Broadway Street Redevelopment Project.

Section 5. Further Authority. The officers, agents and employees of the City are hereby authorized to execute all documents and take such steps as they deem necessary and advisable in order to carry out and perform the purpose of this Ordinance.

Section 6. Effective Date. This Ordinance shall be in full force and effect from and after the date of its passage.

INTRODUCED IN WRITING, read by title two times, passed and approved this 3rd day of August, 2026.

Sonya Morgan, Mayor

ATTEST:

Shannon Stroud, City Clerk

REVIEWED BY:

Melinda Mehaffy, City Manager

EXHIBIT A

**Amendment to ESRC's Amended Redevelopment Plan for the 231 East Broadway Street
Redevelopment Project**

AMENDMENT TO ESRC'S AMENDED REDEVELOPMENT PLAN

231 EAST BROADWAY STREET REDEVELOPMENT PROJECT

The Section of the Amended Development Plan entitled “Redevelopment Projects” is revised to add the following Redevelopment Project:

The Redevelopment Area will have within it many redevelopment projects, the number, location and construction details of which cannot be predicted at this time. The redevelopment projects are within a larger area that has been determined by the City Council to be blighted and the clearance, replanning, rehabilitation or reconstruction of certain portions of the Redevelopment Area to be necessary to effectuate the purposes of the Urban Redevelopment Corporations Law.

The following project is approved:

231 East Broadway Street. Applicant/Owner: Morgan Newkirk/Emerald Property Investments LLC. This project consists of a complete remodel of the interior to accommodate a retail space. They plan work on the exterior to include foundation repair, HVAC replacement, and exterior paint at a cost of approximately \$27,145.00. The project’s tax impact analysis, on file with the Economic Development Department, is incorporated herein as if fully set forth in full.

The Section of the Amended Development Plan entitled “Partial Real Property Tax Abatement” is revised to add the following:

The 231 East Broadway Street Redevelopment Project qualifies for Level A-2 incentive and will be granted up to ten (10) years of tax abatement at 100%, or for the cost of the improvements, whichever occurs first. Notwithstanding any ordinance or other provision to the contrary, the development rights including the tax abatements for this project shall expire in the event of the failure of ESRC to acquire ownership of the property for the project within two (2) years of the date of approval of this project.

#

EXHIBIT B

Development Agreement

353 DEVELOPMENT AGREEMENT

231 EAST BROADWAY AVE REDEVELOPMENT PROJECT

THIS 353 REDEVELOPMENT AGREEMENT, entered into this 20th day of July, 2026 (“Agreement”) by and among the CITY OF EXCELSIOR SPRINGS, MISSOURI (“City”), EXCELSIOR SPRINGS REDEVELOPMENT CORPORATION (“Redevelopment Corporation”), and Emerald Property Investments LLC, D/B/A Ray’s Lunch, 231 E. Broadway Ave., Missouri 64024, (“Owner” or “Redevelopment Project Owner”) is for the implementation of the Downtown 353 Amended Development Plan dated July 19, 2021, submitted by the Redevelopment Corporation for implementation of the 231 East Broadway Avenue Redevelopment Project (“Redevelopment Project”) as legally described in Exhibit “A”, attached and incorporated by this reference. The Project Description is attached to this Agreement as Exhibit “B” and incorporated by this reference.

RECITALS

- A. The City Council has enacted into law Ordinance No. 21-07-01 (“Ordinance”), approving the Amended Development Plan (“Development Plan”) of the Excelsior Springs Redevelopment Corporation for the implementation of the Downtown 353 Redevelopment Project, Excelsior Springs, Missouri, and has determined that the rehabilitation improvements and redevelopment provided for in the Development Plan and this Agreement are necessary for the public convenience and necessity and that the approval of the Development Plan and the activities related thereto are necessary for the preservation of the public peace, health, safety, morals, and welfare.
- B. Redevelopment Corporation is an urban redevelopment corporation formed under Chapter 353 of the Revised Statutes of Missouri, as amended up to and including the date of the passage and approval of the Ordinance (“Chapter 353”), and is now in good standing in the State of Missouri.

The City, the Redevelopment Corporation and the Redevelopment Project Owner, for good and valuable consideration and the mutual covenants contained in this Agreement, agree as follows:

1. Items incorporated into this Agreement. The provisions of Chapter 353, the provisions of the Ordinance, and the Development Plan are incorporated into this Agreement in their entirety.

2. Redevelopment Area: Project. The real property subject in the Development Plan and the Redevelopment Project is more specifically described in Exhibit “A” attached to and incorporated by this reference into this Agreement (“Redevelopment Project Area”). The term “Project” refers to the 231 East Broadway Avenue Redevelopment Project which is more specifically described in Exhibit “B” attached to this Agreement.
3. Developer and Owner Control. Except as specifically provided in the Development Plan or this Agreement, Redevelopment Corporation and Redevelopment Project Owner will have complete and exclusive control over the implementation of the Redevelopment Project and the management and operation of the Redevelopment Project.
4. Redevelopment Project Phases. The Redevelopment Project will be implemented in one Phase.
5. Delays/Extensions. Redevelopment Project Owner will implement the Redevelopment Project with due diligence in performing each and every act required of it under the Development Plan and this Agreement. The times within which development activities are to begin or be completed will automatically be extended appropriately as a result of occurrences, events, actions or inactions not within the reasonable control of Redevelopment Project Owner or not caused or contributed to by Owner, including, without limitation, construction delays, strikes, lockouts, labor disputes, riots, fire, or other casualties, tornadoes, acts of God, acts of public enemy, governmental restrictions, unanticipated or unusual site conditions, priority regarding acquisitions of or use of materials, litigation challenging the rights of Owner, the Redevelopment Corporation or the City, delays by the City, by County, State or Federal governments, or failure to obtain required permits or approvals of City boards, documents and commissions within the project time frame.
6. Notice of Delay. Owner must provide timely written notice to the Redevelopment Corporation and the City of any delay before the end of the period, or extension thereof, in which the action was to have been taken or completed. The notice must explain in detail the reason for the delay and the estimated date by which the action will be performed or started.
7. Extensions of Time. In addition to any extension under Section 5 of this Agreement, and upon written request from Owner, the Redevelopment Corporation and the City may grant extensions to time periods in which certain performances are to be undertaken by Owner.
8. Performance for Benefit of Redevelopment Corporation/City. If Owner fails to meet any time limits, as extended, for starting or completing any activity, or performing other obligations, the Redevelopment Corporation and the City may take the actions set out in Section 9 below. No third parties will have any rights or claims with respect to the failure.

9. Breach and Compliance. Owner's failure to substantially comply, in whole or in part, with this Agreement or the Development Plan, is a breach of Owner's obligations under the Development Plan and this Agreement. If the Owner breaches this Agreement or the Development Plan, the Redevelopment Corporation and the City may deliver written notice of the breach to Owner. Owner has 60 days after the notice has been given to cure the breach (unless the 60-day cure period is extended by the Redevelopment Corporation and the City in writing). If the breach cannot reasonably be cured within the 60-day cure period and if Owner does not begin and continue to diligently pursue the cure of the breach, then the Redevelopment Corporation and the City, acting through the Mayor, in her/his discretion, may request that the City Council terminate this Agreement and all of Owner's rights under this Agreement and the Development Plan, in whole or in part.

The Redevelopment Corporation and the City will give Owner written notice of the request to terminate. At least 15 days after notice of the request is given to Owner, the Redevelopment Corporation and the City Council will hold a hearing on the request. The City Council may, at its option, but only if it finds that there was a breach and that Owner failed to cure it within the 60-day cure period, or to timely begin and diligently pursue a cure of the breach, terminate this Agreement and all of Owner's rights under this Agreement and the Development Plan, in whole or in part.

10. Building Maintenance. Owner must maintain any building or other structures and public areas in the Redevelopment Project Area in good repair in accordance with the City's building code and ordinances. Owner must secure the buildings or other structures until rehabilitation or reconstruction under the Development Plan begins and during the rehabilitation or reconstruction.
11. Owner Compliance. Owner must obtain all permits and approval required by law. Owner is subject to all lawful inspections and must perform any necessary acts required under the City's ordinances, including the Ordinance. The City will not unreasonably withhold any necessary approvals or permits. Owner shall timely pay all applicable real estate taxes attributable to the Redevelopment Project. Owner shall timely pay, and ensure that any tenant of the Property shall timely pay, any personal property or business personal property taxes attributable to the location of the Redevelopment Project. Owner shall comply with all applicable laws, ordinances, codes, rules and regulations, including but not limited to, laws regarding property maintenance and not maintaining a public nuisance, as it relates to the Redevelopment Property.

12. City Access to Development Project. During the term of this Agreement, Owner will cooperate with and permit access to the Redevelopment Project Area for inspection purposes to determine compliance with Excelsior Springs' ordinances and this Agreement by the City's agents, representatives, or other officials of the City during business hours and upon reasonable notice.
13. Redevelopment Corporation and City Actions. The Redevelopment Corporation and the City will cooperate with Owner in carrying out the Development Plan and this Agreement. The Redevelopment Corporation and the City will use due diligence in performing all acts required of it under the Development Plan and Agreement.
14. Tax Abatement.
- a. Ten Years. The Redevelopment Area is comprised of a single County tax parcel (ID# 12311002301300) which contains one addressed improvement 231 East Broadway Ave, Excelsior Springs, Missouri. Accordingly, the Redevelopment Project Area as legally described in Exhibit "A" shall not be subject to assessment or payment of general ad valorem taxes imposed by the City, the State or any political subdivision thereof, for a period of ten (10) years after the date that the Redevelopment Corporation becomes the owner of the Redevelopment Project Area except to such extent and in such amount as may be imposed upon the Redevelopment Project Area during such period measured solely by the amount of the assessed valuation of the land, exclusive of improvement, as was determined by the Assessor of Clay County, Missouri ("Assessor"), for real property taxes due and payable thereon during the calendar year preceding the calendar year during which Redevelopment Corporation acquired title to the Redevelopment Project Area. The amount of such tax assessments shall not be increased during said ten (10) years period so long as the Redevelopment Project Area is used in accordance with the Development Plan.
 - b. Subsequent Three Years. ~~After the ten (10) year period above described, and for the next ensuing period of three (3) years, ad valorem taxes upon the real property in the Redevelopment Project Area shall be measured by the assessed valuation thereof as determined by the Assessor upon the basis of not to exceed fifty percent (50%) of the true value of such real property including any improvement thereon. Such valuation shall not be increased above fifty percent (50%) of the true value of such real property from year to year during said period of three (3) years, so long as the real property in the Redevelopment Project is used in accordance with the Development Plan.~~

- c. Unilateral Termination of Tax Abatement. The tax abatement rights described herein in subsections (a) and (b) of this Section 14 shall be unilaterally terminated by the City prior to the expiration of the ten-year tax abatement period described above if the cumulative value of the tax abatement equals or exceeds the Eligible Project Costs in the amount of \$27,145.00. The City shall provide written notification to the Owner and the Redevelopment Corporation at such time as the City has determined that the tax abatement has equaled or exceeded the amount of this amount prior to terminating the tax abatement with the County Assessor.
- d. Full Assessment-Election to Opt Out After Completion. After the ten-year period provided in Section 14(a) and (b) above, the Redevelopment Project Area shall be subject to assessments by the Assessor and payment of all ad valorem taxes, including, but not limited to City, State and County taxes, based on the full true value of the Redevelopment Project Area and the standard assessment ration then in use for similar real property by the Assessor. Furthermore, after the ten (10) year period provided in Section 14(a) and (b) above, the Redevelopment Project Area shall be owned and operated by the Owner free from the conditions, restrictions, and provisions of Chapter 353, the Ordinance, the Development Plan, and this Agreement.

At any time after the completion of the Development, the Owner may elect to pay a sum equivalent to the amount of the general ad valorem taxes, not including interest and penalties which would have been levied on the full value of the Redevelopment Project Area from the date of the completion of the Development, and from the date of such election the Redevelopment Project Area shall be owned and operated by Owner free from the conditions, restriction, and provisions of Chapter 353, the Ordinance, the Development Plan, and this Agreement.

- e. Sale or Disposition of Redevelopment Area. The Owner may sell or otherwise dispose of any or all part of the Redevelopment Project Area. If there is a sale or other disposition of the property, whether by foreclosure of any mortgage or other lien, through bankruptcy proceedings, by order of any court or competent jurisdiction, by voluntary transfer or otherwise the tax relief provided in Section 14 of this Agreement and under the provisions of Chapter 353 shall inure, with respect to the real property so sold or otherwise disposed of, to any purchaser or transferee of the Redevelopment Project Area so long as such purchaser or transferee shall

continue to use, operate and maintain the Redevelopment Project Area in accordance with Chapter 353, the Development Plan, this Agreement and the Ordinance, including the earnings limitations contained in Section 16 of this Agreement.

- f. Breach or Withdrawal. If (i) The City terminates this Agreement under Section 9 above, or (ii) any portion of this Redevelopment Project Area receiving tax abatement is not used, operated, and maintained in accordance with Chapter 353, the Development Plan, this Agreement and the Ordinance, that portion of the Redevelopment Project Area will be assessed for ad valorem taxes at the then full true value of the real property and may be owned and operated free from any of the conditions, restrictions, or provisions of Chapter 353, the Development Plan, this Agreement and the Ordinance.

15. Transfer of Redevelopment Project Area to Redevelopment Corporation. Upon the issuance of a Certificate of Completion by the City as provided in Section 17 herein, the Owner shall execute a Quit Claim Deed to the Redevelopment Corporation transferring the Redevelopment Project Area to the Redevelopment Corporation to initiate the tax abatement provided in Section 14 hereof. Subsequently, the Redevelopment Corporation shall execute a Quit Claim Deed transferring the Redevelopment Project Area back to the Owner. Both deeds shall be recorded together with the deed from the Owner recorded first and the deed from the Redevelopment Corporation recorded second.

16. Earnings Limitations on Development. Redevelopment Corporation's net earnings from development area limited as provided in Section 353.030. Redevelopment Corporation will comply in all respects with net earnings from time to time provided by and allowed by applicable law may be held by Redevelopment Corporation as a reserve for maintenance of the allowable rate of return in the future and may be used by Redevelopment Corporation to offset any deficiency in the rate of return when may have occurred in prior years; or may be used to accelerate any and all amortization payments; or may be used of the enlargement of the Development; or may be used for the reduction of any rentals within the Development.

17. Certificate of Completion. Owner will request, in writing, after completion of the Redevelopment Project, that the City issue a Certificate of Completion for the Redevelopment Project. Upon receipt of such request by the City, and after the City Manager conducts her/his investigations and makes her/his recommendations, the City Council will consider the matter and, if Owner have substantially completed the Redevelopment Project in accordance with the Development Plan and this Agreement, the City will issue a Certificate of Completion for the Redevelopment Project. If the City Council determines that any part of

the Redevelopment Project has not been substantially completed in accordance with the Development Plan and this Agreement, the City will provide written notice to Owner stating the reasons for the findings that there has not been substantial compliance with the Development Plan and this Agreement. The City's failure to notify Owner within 45 days after receipt of the written request is deemed a Certificate of Completion. Owner has 180 days after the City gives notice to Owner within which to correct any failure to substantially complete the Redevelopment Project in accordance with the Development Plan and this Agreement.

18. Modifications. The terms, conditions and provisions of this Agreement cannot be modified except by mutual agreement in writing between the City, Redevelopment Corporation and Owner.
19. Invalidation or Cancellation of Agreement by Developer. If Owner is prohibited from performing its covenants and obligations under this Agreement or the Development Plan by the order of any governmental agency or other authority or a court of competent jurisdiction, or if Chapter 353, this Agreement, the Development Plan, or the Ordinance, is declared invalid in whole or in part, or is amended in whole or in part, then and in such event, Owner may cancel or terminate this Agreement by giving written notice of its intention to do so to the City within the 60 days after the event giving rise to the right to terminate.
20. Notice. Whenever notice or other communications is called for to be given or is otherwise given pursuant to this Agreement, it must be in writing and personally delivered or sent by United States certified mail, return receipt requested, addressed as follows:

If to the City:

City Manager
City of Excelsior Springs, Missouri
201 E. Broadway
Excelsior Springs, MO 64024

If to the Redevelopment Corporation:

Excelsior Springs Redevelopment Corporation
c/o City Manager
201 E. Broadway
Excelsior Springs, MO 64024

If to Owner:

Emerald Property Investments LLC
D/B/A Ray's Lunch
231 E. Broadway Ave.
Excelsior Springs, MO 64024

Notices sent by mail are deemed given three business days after their deposit in the U.S. Mail, or when delivered to (or refused by) the party to receive the notice. A change or addition of designated officers or addresses may be affected by providing written notice of the change or addition to the other party. Nothing in this Agreement precludes the parties from communicating via facsimile, telephone, electronic mail or other forms of electronic communication for the conduct of day-to-day business operations.

21. Severability. The invalidity or unenforceability of any provision of this Agreement will not affect the other provisions of this Agreement. This Agreement will be construed as if the invalid or unenforceable provision were omitted or, if applicable, modified as any court of competent jurisdiction deems reasonable, necessary or equitable. If the court finds that the valid provisions are so essentially and inseparably connected with and so dependent upon the invalid provision that it cannot be presumed that the parties would have agreed to the valid provisions of this Agreement; or unless the Court finds the valid provisions, standing alone, are incomplete and incapable of being executed in accordance with the parties' intent, then this Agreement will be void. If any part of this Agreement regarding the rights or duties hereunder of Owner is found invalid, Owner will, at its election, have the right to be released from this Agreement.
22. Choice of Law. The validity, construction and enforceability of this Agreement will be construed in accordance with and governed by the laws of the State of Missouri without regard to its conflicts of law provisions.
23. Binding Effect. This Agreement, and all of its terms and covenants, are binding upon and inure to the benefit of, the successors, affiliates and permitted assigns of Owner, the Redevelopment Corporation and the City.
24. Priority. If there is any inconsistency between the provisions of Chapter 353, the Ordinance, the Development Plan and this Agreement, the order of priority is (i) Chapter 353, the

Ordinance, the Development Plan and this Agreement, the order of priority is: (i) Chapter 353, (ii) the Ordinance, (iii) the Development Plan and (iv) this Agreement.

In Witness Whereof, the parties have caused this Agreement to be duly executed on the date first above written.

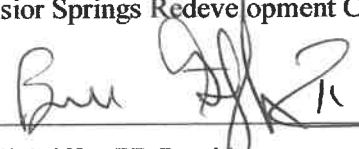
City of Excelsior Springs, Missouri

By: _____
Sonya Morgan, Mayor

Attest:

Shannon Stroud, City Clerk

Excelsior Springs Redevelopment Corporation

By:  _____
Bill Griffey III, President

Owner:

_____:

By: _____

Name: _____

Title: _____

EXHIBIT A

LEGAL DESCRIPTION

All of BROADWAY ADDITION E38.78' LT 2, an addition in and to the City of Excelsior Springs, Clay County, Missouri, according to the recorded plat thereof.

EXHIBIT B

SCOPE OF WORK

1. Exterior Painting (same colors)
2. Foundation jacking/stabilization
3. HVAC replacement



City Manager's Office
City Council 8/3/2026

TO: City Council
FROM: Melinda Mehaffy, City Manager
DATE:
RE: Consideration of Agenda

1. ES - ord - ESH - SAFE MOU
2. ES - SAFE - MOU v3
3. SAFE Roster July 2026

ORDINANCE NO. 26-08-03

AN ORDINANCE AUTHORIZING THE CITY OF EXCELSIOR SPRINGS TO ENTER INTO A MEMORANDUM OF UNDERSTANDING AND FUNDING AGREEMENT WITH THE EXCELSIOR SPRINGS HOSPITAL AS FISCAL AGENT FOR EXCELSIOR SPRINGS SAFE

Be it ordained by the City Council of the City of Excelsior Springs, Missouri, as follows:

Section 1. The City Manager of the City of Excelsior Springs is authorized to enter into the attached Memorandum of Understanding and Funding Agreement with the Excelsior Springs Hospital as fiscal agent for Excelsior Springs SAFE.

Section 2. The Mayor, the City Manager, the City Clerk and other appropriate City officials are hereby authorized to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, agreements and other documents, as may be necessary or convenient to perform all matters herein authorized.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

INTRODUCED IN WRITING, read by title two times, passed and approved on the 3rd day of August, 2026.

ATTEST:

Shannon Stroud, City Clerk

Sonya Morgan, Mayor

REVIEWED BY:

Melinda Mehaffy, City Manager

MEMORANDUM OF UNDERSTANDING AND FUNDING AGREEMENT

This Memorandum of Understanding and Funding Agreement is entered into by and between the City of Excelsior Springs, Missouri (the “City”), and Excelsior Springs Hospital, serving as fiscal agent for Excelsior Springs SAFE (Substance Abuse-Free Environments) (the “Recipient”).

Recitals

WHEREAS, Excelsior Springs SAFE is a community coalition whose mission is to implement community strategies to protect youth well-being and prevent youth substance use. SAFE works through education, advocacy, media campaigns, environmental change, community collaboration, and youth and family prevention programming; and

WHEREAS, for purposes of this Agreement, “SAFE” means the Excelsior Springs SAFE coalition and its approved substance abuse prevention programming, and “Recipient” means the legal entity authorized to receive, administer, account for, and expend City funds for SAFE’s approved public-purpose programming; and

WHEREAS, the City receives certain revenues derived from local marijuana/cannabis sales tax collections, which are held and administered for public purposes authorized by the City and applicable law; and

WHEREAS, the Public Safety Sales Tax Board has recommended or approved funding in excess of One Hundred Thousand Dollars (\$100,000.00) from such marijuana/cannabis sales tax funds for SAFE’s substance abuse prevention programming; and

WHEREAS, the City desires to support SAFE’s approved substance abuse prevention programming through a legally responsible fiscal agent; and

WHEREAS, SAFE has submitted a budget narrative proposing use of funds for coalition staffing, benefits, media, programming, prevention campaigns, travel and training, and supplies/software, with total projected costs of One Hundred Twenty-Two Thousand Dollars (\$122,000.00); and

WHEREAS, SAFE has represented that its current major funding source, the federal Drug-Free Communities grant, ends on September 30, 2026, and that local cannabis sales tax funding would support continued local drug abuse prevention efforts; and

WHEREAS, the City finds that supporting youth substance use prevention, drug abuse prevention education, and related community-based prevention strategies serves a valid public purpose and benefits the public health, safety, and welfare of the City and its residents.

NOW, THEREFORE, the parties agree as follows:

1. Purpose. The purpose of this Agreement is to establish the terms under which the City will provide funding to Recipient for SAFE's youth substance use prevention, drug abuse prevention education, community coalition activities, prevention media campaigns, programming, training, and related activities consistent with SAFE's approved budget and this Agreement.

2. Funding Amount. Subject to annual appropriation, availability of funds, and compliance with this Agreement, the City agrees to provide funding to Recipient for SAFE programming in an amount not to exceed \$122,000.00. The City shall have no obligation to provide funding in excess of the amount expressly approved by the City Council.

3. Approved Uses of Funds. Recipient shall use and administer City funds only for the following approved categories, substantially consistent with the budget narrative submitted to the City:

- A. Salaries and personnel costs related to implementation of SAFE programming;
- B. Fringe benefits associated with approved personnel costs;
- C. Media and prevention campaigns, including social media, radio, print, direct mail, billboard, website, and graphic design expenses;
- D. Youth, family, school, and community prevention programming;
- E. Travel and training related to substance use prevention and coalition capacity-building; and
- F. Supplies, software, and administrative tools necessary to support approved programming.

The approved budget categories are as follows:

Category	Amount
Salaries	\$48,984.00
Fringe Benefits	\$20,859.00
Media	\$14,945.00
Programming	\$28,384.00
Travel/Training	\$7,778.00
Supplies/Software	\$1,050.00
Total	\$122,000.00

Recipient may not materially reallocate funds between budget categories without prior written approval from the City Administrator or the City Administrator's designee.

4. Prohibited Uses. City funds shall not be used for:

- A. Any purpose not reasonably related to youth substance use prevention, drug abuse prevention, public health, community prevention education, or related coalition activities;

- B. Political campaign activity, candidate support, ballot advocacy, lobbying, or electioneering;
- C. Religious worship, religious instruction, or sectarian activity;
- D. Alcohol, marijuana, cannabis products, controlled substances, tobacco, nicotine products, or related paraphernalia;
- E. Personal expenses unrelated to approved SAFE programming;
- F. Penalties, fines, late fees, or interest charges;
- G. Any expenditure prohibited by federal, state, or local law.

5. Payment Method. The City may disburse funds by one or more of the following methods, as determined by the City:

- A. Reimbursement after Recipient submits documentation of eligible expenses;

Recipient shall submit invoices, receipts, payroll documentation, proof of payment, or other documentation reasonably required by the City before funds are disbursed or finally approved.

6. Documentation and Reporting. Recipient shall maintain complete and accurate records showing receipt and expenditure of City funds. At a minimum, Recipient shall submit the following to the City:

- A. A quarterly expenditure report identifying amounts spent by budget category;
- B. Copies of invoices, receipts, payroll records, contracts, proof of payment, or equivalent documentation;
- C. A brief narrative report describing programming, services, campaigns, trainings, events, or other activities supported by City funds;
- D. Participation or performance data reasonably available to SAFE, including number of persons served, trainings held, events conducted, materials distributed, media campaigns completed, or similar measures; and
- E. A final report within sixty (60) days after the end of the funding period.

7. Personnel and Employment Matters. SAFE shall be solely responsible for the hiring, supervision, compensation, payroll taxes, benefits, workers' compensation coverage, and employment obligations of any person paid in whole or in part with City funds. No Recipient or SAFE employee, contractor, volunteer, officer, agent, or representative shall be deemed an employee, agent, servant, or representative of the City by virtue of this Agreement. If funds are used to reimburse salary or benefit costs for persons employed by another entity, Recipient shall provide documentation identifying the employer, position, time allocation, rate of pay, benefit allocation, and the work performed for approved SAFE programming.

8. Term. This Agreement shall commence on the date last executed by the parties and shall remain in effect through December 31, 2027, unless terminated earlier as provided herein. Funds allocated under this Agreement are intended to support approved activities through September 30, 2027. From October 1 through December 31, 2027, any remaining funds may be used solely to complete or pay for approved activities and expenses incurred under this Agreement. Any funds

remaining after December 31, 2027, shall be returned to the City unless otherwise approved in writing by the City.

9. Public Purpose and Compliance with Law. Recipient shall use the funds only for public purposes consistent with this Agreement and shall comply with all applicable federal, state, and local laws, ordinances, regulations, and policies. Recipient shall not discriminate on the basis of race, color, religion, national origin, sex, disability, age, familial status, or any other classification protected by applicable law.

10. Records; Audit. SAFE shall retain all financial and program records relating to this Agreement for at least five (5) years after final payment or longer if required by law. The City, its officers, employees, auditors, and authorized representatives may inspect, copy, and audit records relating to the use of City funds upon reasonable notice. If an audit or review determines that funds were spent for unauthorized purposes or were not properly documented, Recipient shall repay such amounts to the City within thirty (30) days after written demand.

11. Sunshine Law. Recipient acknowledges that records submitted to or maintained by the City may be subject to disclosure under Missouri's Sunshine Law, Chapter 610, RSMo. Recipient shall not submit confidential or sensitive information to the City unless clearly marked and unless disclosure is required for administration of this Agreement. The City does not guarantee that records submitted by SAFE will be exempt from disclosure.

12. Insurance. Upon request, Recipient shall provide proof of insurance coverage reasonably acceptable to the City, which may include commercial general liability, workers' compensation, automobile liability, or other coverage applicable to SAFE's activities.

13. Indemnification. To the extent allowed by law, Recipient shall defend, indemnify, and hold harmless the City, its elected and appointed officials, officers, employees, agents, and representatives from and against any claims, demands, damages, losses, liabilities, judgments, and expenses, including reasonable attorney's fees, arising out of or related to Recipient's performance under this Agreement or the SAFE activities funded under this Agreement, except to the extent caused by the negligence or willful misconduct of the City. Nothing in this Agreement shall be construed as a waiver of the City's sovereign immunity, governmental immunity, official immunity, or any other defense available to the City or its officials, officers, employees, agents, or representatives.

14. No Assignment. Recipient may not assign this Agreement or delegate material obligations under this Agreement without the City's prior written consent.

15. Termination. The City may terminate this Agreement upon written notice if:

- A. Recipient fails to use funds for approved purposes;
- B. Recipient fails to provide required documentation or reports;
- C. Recipient materially breaches this Agreement;
- D. Funding is not appropriated or is otherwise unavailable; or
- E. The City determines that continued funding is not in the public interest.

Upon termination, Recipient shall return any unspent funds unless otherwise directed in writing by the City.

16. Independent Contractor. Recipient is an independent contractor and not an agent, employee, partner, or joint venturer of the City. Neither Recipient nor SAFE has authority to bind the City or incur obligations on behalf of the City.

17. Conflicts of Interest. Recipient shall disclose to the City any actual or potential conflict of interest involving City funds, Recipient personnel, SAFE personnel, SAFE board or coalition members, vendors, contractors, or partner organizations. Recipient shall not use City funds in a manner that results in private gain to any officer, employee, board member, coalition member, or affiliated person except for reasonable compensation for approved services actually performed.

18. Notices. Notices under this Agreement shall be sent to:

City:

City of Excelsior Springs, Missouri
Attn: City Manager
201 E. Broadway
Excelsior Springs, Missouri 64024

Recipient:

Excelsior Springs Hospital, serving as fiscal
agent for Excelsior Springs SAFE
Attn: Kristen T. DeHart
1700 Rainbow Blvd.
Excelsior Springs, MO 64024

19. Entire Agreement. This Agreement, including any approved budget or exhibits attached hereto, constitutes the entire agreement between the parties concerning the subject matter herein and supersedes all prior oral or written understandings.

20. Authority. Each person signing this Agreement represents that he or she has authority to bind the party on whose behalf the Agreement is signed.

[Remainder of page left blank]

CITY OF EXCELSIOR SPRINGS, MISSOURI

By: _____
Sonya Morgan, Mayor

Date: _____

ATTEST:

City Clerk

EXCELSIOR SPRINGS HOSPITAL
serving as fiscal agent for Excelsior Springs
SAFE

By: _____

Name: Kristen T. Dehart

Title: Chief Executive Officer

Date: _____

SAFE Member Roster (have attended two meetings in the past year)			
Last	First	Organization	Date last attended:
Ballenger	Madeline	Clay County Public Health	4/4/26
Boudreaux	Mike	Crescent Lake Christian Center	6/4/26
Broadbent	Greg	ES Rotary	10/2/25
Bruce	Laura	Beacon Mental Health	5/7/26
Buehrer	Heather	ESH Pharmacy	5/7/26
Campos	Victoria	Easter Seals Midwest	5/7/26
Coe	Lori	Community Member	6/4/26
Cole	Courtney	Excelsior Citizen	2/5/26
Cole	Jason	Excelsior Citizen	6/4/26
Cook	Tina	Excelsior Springs Hospital	6/4/26
Croix	Kyria	Community Member	4/9/26
Crome	Lauren	Clay County Public Health	2/5/26
Curtis	Kim	ES School District	3/5/26
Danneman	Tiffany	Excelsior Springs Hospital	3/5/26
Dasari	Roshan	Excelsior Springs Hospital	6/4/26
Davis	Nicole	ES Community Center	12/4/25
DeHart	Kristen	Excelsior Springs Hospital	6/4/26
Diedrich	Rachel	Excelsior Springs Hospital	6/4/26
Duncan	Jenny	Centerstone Behavioral Health	2/5/26
Findlay	Amanda	Excelsior Springs Hospital	6/4/26
Fuchs	Kyra	Beacon Mental Health	6/4/26
Gabriel	Rachel	Synergy Services	5/7/26
Gardner	Lauren	ES School District	10/2/25
Gerdes	Bob	Community Member	2/5/26
Gerdes	Marilyn	Community Member	2/5/26
Goldstein	Julia	ES Rotary	4/9/26
Gonzalez	Susanna	Easter Seals Midwest	4/9/26
Gooden	Telecia	Job Corps	10/2/25
Goodson	Catherine	Job Corps	6/4/26
Greene	Shannon	First United Methodist Church-ES	5/7/26
Halfhill	Kim	Thrive Excelsior/KH Consulting	4/9/26
Halfhill	Kaylee	Excelsior Springs High School	3/5/26
Hammack	Karen	Excelsior Springs Hospital	6/4/26
Hedrick	Joan	Community Member	3/5/26
Hiltner	Carrie	ES Housing Authority	2/5/26
Hurt	Lanie	ES School District	5/7/26
Jamison	Miranda	Excelsior Springs Standard	6/4/26
Knipker	Shirley	ES Nazarene Church	6/4/26
Kramer	Nataly	Easter Seals Midwest	2/5/26
Lane	Chelsea	ES School District	2/5/26

Lanning	Allison	Clay County Public Health	6/4/26
Maddick	Joe	ES Fire Department	4/9/26
Mahaffey	Melinda	ES Rotary/City of Excelsior Springs	6/4/26
McGovern	John	Community Member/City Council	6/4/26
McGovern	Molly	City of ES/Community Member	11/6/25
Mees	Julia	ES SAFE Program Director	6/4/26
Miller	Monica	Clay County Public Health	6/4/26
Moore	Jennifer	Job Corps	6/4/26
Murchison	Elise	Community Members	2/5/26
Richardson	Christina	EPICC	6/4/26
Robinette	Connie	Community Member	5/7/26
Sams	Lori	Job Corps	2/5/26
Schiller	Andi	Good Samaritan Center	6/4/26
Seelbach	Kathy	Clay County Children's Services Board	3/5/26
Spear	Stephen	ES City Council/Community Member	3/5/26
Svoboda	Taran	ES Community Center	6/4/26
Warner	Robert	ES Police Department	2/5/26
Wilzbach	Brenda	Excelsior Springs Hospital	6/4/26
Yoder	Rick	ES Rotary	5/7/26



City Planner
City Council 8/3/2026

TO: City Council
FROM: Joshua Garrett, City Planner
DATE:
RE: Consideration of Agenda

1. SUP-26-003 - City Council Letter
2. SUP-26-003 - Draft Ordinance
3. SUP-26-003 - Staff Report
4. SUP-26-003 - Narrative

Community Development Department Planning & Zoning



July 28, 2026

To: Mayor and City Council
City of Excelsior Springs

Re: Planning and Zoning Case No. SUP-26-003 – Special Use Permit

On July 27, 2026 the Planning and Zoning Commission held a public hearing for Special Use Permit to operate a used automotive sales business on the property at 1011 Isley Boulevard. City staff presented a report on the proposal and fielded questions from the Commission. The applicant was not present and able to provide additional information regarding the operations and management of the proposed business.

After some discussion on the matter, Commissioner Vincent expressed concerns regarding the conditions of the approval recommended by Staff. While the Staff recommendation was to limit the storage location and the number of automobiles on the site, the Commissioner felt that the additional restrictions were not fair to this business, given that no such restrictions exist for other legally operating used automotive sales businesses. With this in mind, Commissioner Vincent motioned to recommend to the City Council approval of the Special Use Permit with the following conditions:

1. The applicant shall obtain a sign permit from the Community Development Department for any existing or future signage regarding the operation of the automotive sales business.
2. The applicant must comply with all regulations outlined in the Code of Ordinances. If the regulations and requirements are not adhered to by the applicant, the City may revoke the Special Use Permit with approval from the City Council.
3. The Special Use Permit shall be granted for a period of two (2) years from the date of approval of this ordinance. Prior to expiration of the Special Use Permit, the applicant may apply for an extension or renewal.

The Commission voted 5-0 in favor of recommending approval of the Special Use Permit to with the conditions proposed by Commissioner Vincent.

An ordinance has been prepared and is attached, along with supporting documents, for your consideration. Please contact me if you have any questions, concerns, or comments regarding the proposal.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Joshua Garrett', with a stylized, flowing script.

Joshua Garrett, MPA

Planner

City of Excelsior Springs

Attachments:

Draft Ordinance

Staff Report

Applicant Narrative

ORDINANCE NO. 26-08-04

AN ORDINANCE OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AUTHORIZING A SPECIAL USE PERMIT TO OPERATE A USED AUTOMOTIVE SALES BUSINESS LOCATED AT 1011 ISLEY BOULEVARD, EXCELSIOR SPRINGS, MISSOURI

WHEREAS, in accordance with the process outlined in Chapter 404 of the City's Code of Ordinances, Alexander Jones submitted to the Community Development Department an application for a special use permit to operate a used automotive sales business on the property located at 1011 Isley Boulevard, Excelsior Springs, Missouri; and

WHEREAS, City staff completed a review of the application and found the proposed land use meets the zoning requirements outlined in the Code of Ordinances; and

WHEREAS, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, after due public notice, held a public hearing on July 27, 2026, to consider the proposed special use permit; and

WHEREAS, City staff's recommendation to the City Council is to approve the special use permit with conditions regarding storage location of vehicles, number of vehicles for sale, permitting for business signage, and compliance with municipal ordinances; and

WHEREAS, the Planning and Zoning Commission disagreed with the recommended conditions of approval proposed by City Staff regarding the limitations of storage location and maximum number of vehicles for sale; and

WHEREAS, the Planning and Zoning Commission, following said public hearing, recommended approval of the proposed special use permit, with certain conditions, to the City Council by a vote of 5-0; and

WHEREAS, the City Council of the City of Excelsior Springs, Missouri, after due public notice, met on August 3, 2026 to consider the proposed special use permit and the recommendation of the Planning and Zoning Commission; and

WHEREAS, the City Council finds that the proposed special use permit to operate a used automotive sales business is appropriate, provided that certain conditions of approval be established to protect the character of the neighborhood in which the subject property is located.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Section 1. Approval. A Special Use Permit for the limited purposes of operating a used automotive sales business for the property located at 1011 Isley Boulevard, Excelsior Springs, Missouri, 64024, is hereby approved subject to the conditions and restrictions set forth herein.

Section 2. Period of Approval. The Special Use Permit shall be granted for a period of two (2) years from the date of approval of this ordinance. Prior to expiration of the Special Use Permit, the applicant may apply for an extension or renewal.

Section 3. Business License Required. The applicant shall obtain a business license with the City of Excelsior Springs in accordance with Chapter 600 of the Code of Ordinances.

Section 4. Compliance with the Code of Ordinances. The applicant shall comply with all other regulations and requirements for automotive sales, vehicle storage, and any other applicable regulation outlined in the Excelsior Springs Code of Ordinances.

Section 5. Sign Permit Required for Signage. The applicant shall obtain a sign permit from the Community Development Department, in accordance with Section 404.025 of the Code of Ordinances, for any existing or future signage regarding the operation of the automotive sales business.

Section 6. Revocation. The City Council may revoke the approval of the Special Use Permit if the applicant does not comply with the conditions and restrictions set forth within this ordinance.

Section 7. Further Action. The Mayor, City Clerk, and other appropriate City officials are hereby authorized and directed to take any further actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, agreements, and other documents as may be necessary or convenient to perform all matters herein authorized.

Section 8. Errors. The City Clerk is hereby authorized to correct any scrivener's or clerical errors in this ordinance, provided such corrections do not substantively alter the terms of this ordinance.

Section 9. Effective Date. This ordinance shall be in full force and effect from and after its passage and approval by the City Council.

PASSED AND APPROVED by the City Council of the City of Excelsior Springs, Missouri, this 3rd day of August, 2026.

Sonya Morgan, Mayor

ATTEST:

REVIEWED BY:

Shannon Stroud, City Clerk

Melinda Mehaffy, City Manager

Community Development Department Planning & Zoning



July 27, 2026

To: Planning and Zoning Commission

Re: Staff Report for Case No. SUP-26-003 – Special Use Used Auto Sales

Proposal Summary:

An application by Alexander Jones with J Motors, LLC for a Special Use Permit to operate as a used auto dealer at 1011 Isley Boulevard.

General Information:

Applicant/Owner: Alexander Jones, JMORE LLC

Address: 1011 Isley Boulevard

Current Zoning: C-3 (Service Business)

Current Land Use: Automotive Repair

Surrounding Zoning & Land Use: North: C-3, Self-Storage. Auto

East: C-3, Auto Repair/Vehicle Storage

South: R-1, Undeveloped, Fishing River

West: C-3, Gas Station

Background:

The subject property has housed an automotive repair business for several years. Prior to the current owner and applicant, JTIRELL LLC, the site was occupied by Triple "E" Tire Co. The applicant now seeks to continue the existing repair use while also operating a new business, JMOTORS, which would sell a small number of used automobiles.

Vehicles would typically be acquired in need of repair and offered for sale only after necessary work is completed. The applicant has stated that no more than five vehicles would be kept on site at any given time, and they would be stored behind the building in a gated area pending sale. This arrangement is intended to avoid the

appearance of a conventional used auto lot, and the property's primary land use would remain automotive repair.

Special Use Permit Standards:

Section 400.230(D) outlines a specific set of standards that must be met prior to the issuance of a Special Use Permit by the City Council.

1. Is the land use necessary for the public convenience at this location?

While used auto sales may not be necessary for the public convenience; this proposed land use will be convenient for low-income residents looking for an affordable vehicle that may otherwise be unobtainable.

2. Is the land use designed, located, and proposed to be operated such that the public health, safety, and welfare will be protected?

The proposed special use of the property will not negatively impact the public health, safety, or welfare of the community.

3. Will the land use cause substantial injury to the value of other property in the neighborhood in which it is located?

The land use will have a very minimal impact on the property and will not cause any injury to neighboring properties or property owners.

4. Will the proposed use comply with the height and area regulations of the district in which it is located unless specifically granted otherwise?

The applicant has indicated that the proposed use of the property for used auto sales will not require any additional building or construction. As such, the existing conditions, which are compliant with the height and area standards, will be retained.

Staff Analysis:

In December 2025, the City Council adopted new regulations for used auto sales, requiring that such uses be located only in C-3 or M-1 districts and obtain a Special Use Permit prior to operation. The intent of this provision was to allow Council review of more intensive and impactful uses, such as traditional used auto lots.

While the applicant's proposal is significantly different in scale and character, it nonetheless requires Council approval under the same framework.

The proposed use, adding a small number of used vehicles for sale to an existing automotive repair business, will have minimal impact on the subject property and surrounding area. With no more than five vehicles stored on site at any time, all kept in a gated rear area, the proposal does not resemble a conventional auto lot and will not alter the primary character of the property.

Staff therefore finds that, with appropriate conditions in place, the proposed use is consistent with the intent of the regulations.

Staff Recommendation:

City staff recommends approval of the Special Use Permit with the following conditions:

1. Vehicles for sale must be stored appropriately behind the principal building on the subject property.
2. No more than five vehicles for sale may be stored on the subject property at any given time.
3. The applicant must comply with all regulations outlined in the Code of Ordinances. If the regulations and requirements are not adhered to by the applicant, the City may revoke the Special Use Permit with approval from the City Council.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Joshua Garrett', written in a cursive style.

Joshua Garrett, MPA

Planner

City of Excelsior Springs

Joshua Garrett

From: Joshua Garrett
Sent: Tuesday, May 26, 2026 3:38 PM
To: 'Alexander Jones'
Subject: RE: Business plan

This is perfect. Thank you. I will add it to the case file. If I have any other questions, I will reach out and let you know.

When I get the staff report created, I will send you a copy for you to review. In the meantime, please let me know if you have any additional questions or concerns.

Thank you,
Josh Garrett

From: Alexander Jones <alexanderlj95@gmail.com>
Sent: Tuesday, May 26, 2026 3:34 PM
To: Joshua Garrett <jgarrett@excelsiorsprings.gov>
Subject: Re: Business plan

JTire is a tire/mechanic shop located at 1011 Isley Blvd. We wanted to find a way to get more work to come into the shop. It then dawned on me that if I could find fixer upper cars, I could keep my mechanics busy and sell the cars.

JMotors llc will be an additional business at the same location.

JTire will be the priority JMotors is just to help and give us options

We plan on parking the cars in the gated space behind the building

We only plan on having a couple of cars at a time so around 5

No additional structures will be needed. We did a lot of cleaning and rearranging and have parted off a separate area in the existing building.

JMotors will be mirroring JTires business hours so Monday-Friday 830Am-530Pm

JMotors Will need a sign but we already have the sign poles for JTire and have made a JMotors sign that goes just under it.

On Tue, May 26, 2026 at 3:11 PM Joshua Garrett <jgarrett@excelsiorsprings.gov> wrote:

Alexander,

Thanks for sending this over. Can you include answers to the following questions:

1. Where will the vehicles for sale be stored?
2. How many vehicles do you think you'll have at any one time?

3. Will the new use of the property require additional structures or buildings?
4. What days and hours will you be open for auto sales?
5. Will the use include any additional signage?

Additionally, please clarify in the letter that the existing use of an auto shop will remain and the used auto sales is in addition to the existing use.

These are the questions that I know that the Commission and Council will ask, so if I can just point to your letter, it helps them and let's them know that the use is appropriate.

Thank you,
Josh Garrett

From: Alexander Jones <alexanderlj95@gmail.com>
Sent: Tuesday, May 26, 2026 2:25 PM
To: Joshua Garrett <jgarrett@excelsiorsprings.gov>
Subject: Business plan

Good Afternoon,

J Motors LLC will be a used car sales lot. We plan on getting some cars to help keep our mechanics busy.

Let me know if this is good enough or if I need to spend more time on it.

V/R

Alexander Jones

(816)820-7951

J Motors LLC



City Planner**City Council 8/3/2026**

TO: City Council
FROM: Joshua Garrett, City Planner
DATE:
RE: Consideration of Agenda

1. FP-26-002 - City Council Letter
2. FP-26-002 - Draft Ordinance
3. FP-26-002 - Staff Report
4. FP-26-002 - Final Plat
5. FP-26-002 - PZC Resolution_PP_SIGNED

Community Development Department Planning & Zoning



July 28, 2026

To: Mayor and City Council
City of Excelsior Springs

Re: Planning and Zoning Case No. FP-26-002 – Final Plat

On July 27, 2026, the Planning and Zoning Commission held a public hearing for a preliminary and final plat application for a proposed subdivision of land concerning the property that lies generally south of the Clay Ray Veterans Association meeting hall. City staff presented a report on the proposed subdivision and fielded questions from the Commission. The applicant was in attendance and able to answer questions and respond to comments from the Commission. After some discussion on the matter, the Commission voted 5-0 approving the preliminary plat. The Commission then held a second vote and voted 5-0 in favor of recommending approval of the Final Plat to the City Council.

An ordinance has been prepared and is attached, along with supporting documents, for your consideration. Please contact me if you have any questions, concerns, or comments regarding the proposal.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joshua Garrett".

Joshua Garrett, MPA

Planner

City of Excelsior Springs

Attachments:

Draft Ordinance

Staff Report

Final Plat

Planning and Zoning Commission Resolution

ORDINANCE NO. 26-08-05

**AN ORDINANCE APPROVING A FINAL PLAT FOR WABASH ARBOR ESTATES, A
SUBDIVISION OF LAND IN EXCELSIOR SPRINGS, MISSOURI**

WHEREAS, in accordance with the process outlined in Chapter 406 of the City's Code of Ordinances, Chris Sperry and the Clay-Ray Veterans Association submitted an application to subdivide the parcel generally located south of the Clay Ray Veterans Association Hall and West of S Kansas City Avenue; and

WHEREAS, City staff completed a review of the application and found the proposed subdivision does not conflict with the long-term planning goals of the area, as outlined in the City's Comprehensive Plan and has recommended approval of the application; and

WHEREAS, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri approved a preliminary plat of proposed subdivision on July 27, 2026, by a vote of [Insert Vote]; and

WHEREAS, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, after due public notice, held a public hearing on July 27, to consider the proposed final plat; and

WHEREAS, the Planning and Zoning Commission, following said public hearing, recommended approval of the proposed amendment to the City Council by a vote of 5-0; and

WHEREAS, the City Council of the City of Excelsior Springs, Missouri, after due public notice, met on August 3, 2026 to consider the proposed final plat and the recommendation of the Planning and Zoning Commission; and

WHEREAS, the City Council finds that the proposed final plat is generally acceptable.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Section 1. Approval of Final Plat. The Final Plat of Wabash Arbor Estates, a Subdivision of Excelsior Springs, Clay County, Missouri is hereby approved.

Section 2. Compliance with Municipal Codes. The applicant and property owner of the subject tracts of land shall comply with all other requirements of the Municipal Code of Ordinances.

Section 3. Recording. The City Clerk of the City of Excelsior Springs is hereby authorized and directed to acknowledge a certified copy of the final plat in the form required by law for

the acknowledgement and to cause the final plat to be recorded in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 4. Further Action. The Mayor, City Clerk, and other appropriate City officials are hereby authorized and directed to take any further actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, agreements, and other documents, as may be necessary or convenient to perform all matters herein authorized.

Section 5. Correction of Errors. The City Clerk is hereby authorized to correct any scrivener's or clerical errors in this ordinance, provided such corrections do not substantively alter the terms of this ordinance.

Section 6. Effective Date. This ordinance shall be in full force and effect from and after its passage and approval by the City Council.

PASSED AND APPROVED by the City Council of the City of Excelsior Springs, Missouri, this 3rd day of August, 2026.

Sonya Morgan, Mayor

ATTEST:

REVIEWED BY:

Shannon Stroud, City Clerk

Melinda Mehaffy, City Manager

Community Development Department Planning & Zoning



July 27, 2026

To: Chairman and Commissioners
Planning & Zoning Commission

Re: Staff Report for Case No. PP-26-002 and FP-26-002 – Preliminary and Final Plats

Proposal Summary:

An application by Chris Sperry and Clay Ray Veterans Assoc. for a final plat for the parcel generally located south of the Clay Ray Veterans Association Hall and West of S Kansas City Avenue.

General Information:

Applicant: Chris Sperry

Owner: Clay Ray Veterans Association

Address: Lot 41 of West Springs and Adjacent Unplatted Land

Current Zoning: RP-1 (Planned Single-Family Residential District)

Current Land Use: Single-Family Residential and Undeveloped

Surrounding Zoning & Land Use: North: R-1, Clay Ray Vets Hall
East: Several, School, Restaurant, SF Homes
South: R-1, Vacant
West: C-O, Job Corps, R-1, SF Homes

Background:

The Clay Ray Veterans Association acquired the subject property several decades ago and have retained ownership. The property is generally undeveloped due to its odd shape and difficult terrain. Generally, this property is considered undevelopable. However, a small building does lie in the north portion of the property. This building had previously been the Clay Ray Veterans “Coon Club” building.

The Clay Ray Veterans Association would like to sell the majority of the property to Chris Sperry, who owns the adjacent property to the south of the subject property.

In order to facilitate the sale of the property while retaining a portion of it near their meeting hall, the association has applied to subdivide their property.

The property is generally unique in its features and character. As such, not all of our requirements for subdivision apply in this situation. Given the challenges, city staff has worked with the Clay Ray Veterans Association, Mr. Sperry, and J&J Survey LLC, to ensure that the proposed plat meets our requirements where possible and sets both the city and the property owners up for future success.

Comprehensive Plan:

The City's Comprehensive Plan places this site into the "Legacy Walkable Neighborhoods" place type. The form and land use considerations for this place type encourage Single-family homes, accessory dwellings, duplexes, home-based businesses, educational facilities, and small parks. However, given the unique characteristics of the property, development on this property is unlikely. Unique solutions may be required to utilize the subject property.

Staff Analysis:

While the proposed subdivision is not without its challenges, staff has worked closely with the applicant and their surveyor to ensure the outcome aligns with the city's long-term development goals to the greatest extent reasonably possible. As noted, the property's unique conditions will make development difficult. Nevertheless, staff finds no substantive basis to recommend denial of the proposed plat.

Staff Recommendation:

City staff recommends approval of the both the preliminary and final plat applications.

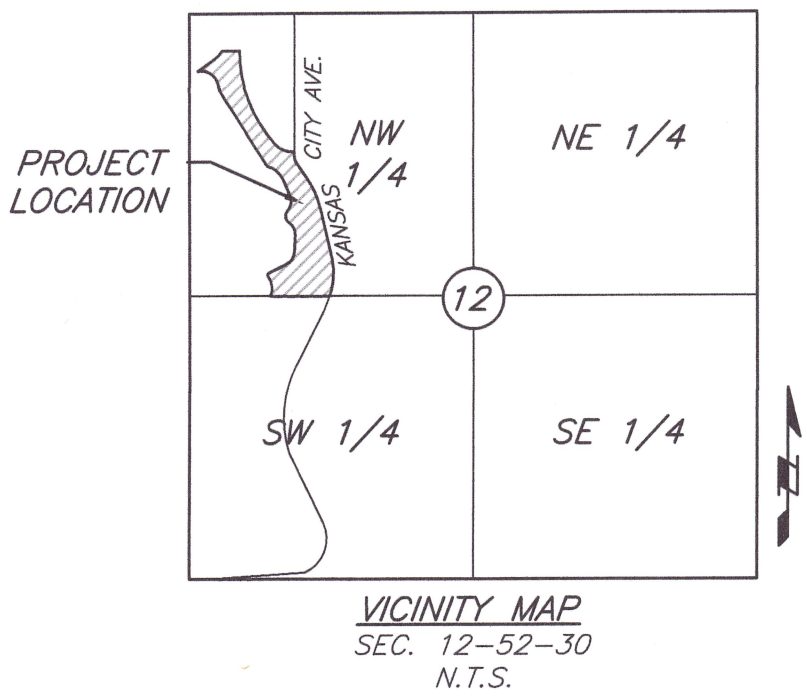
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joshua Garrett", written in a cursive style.

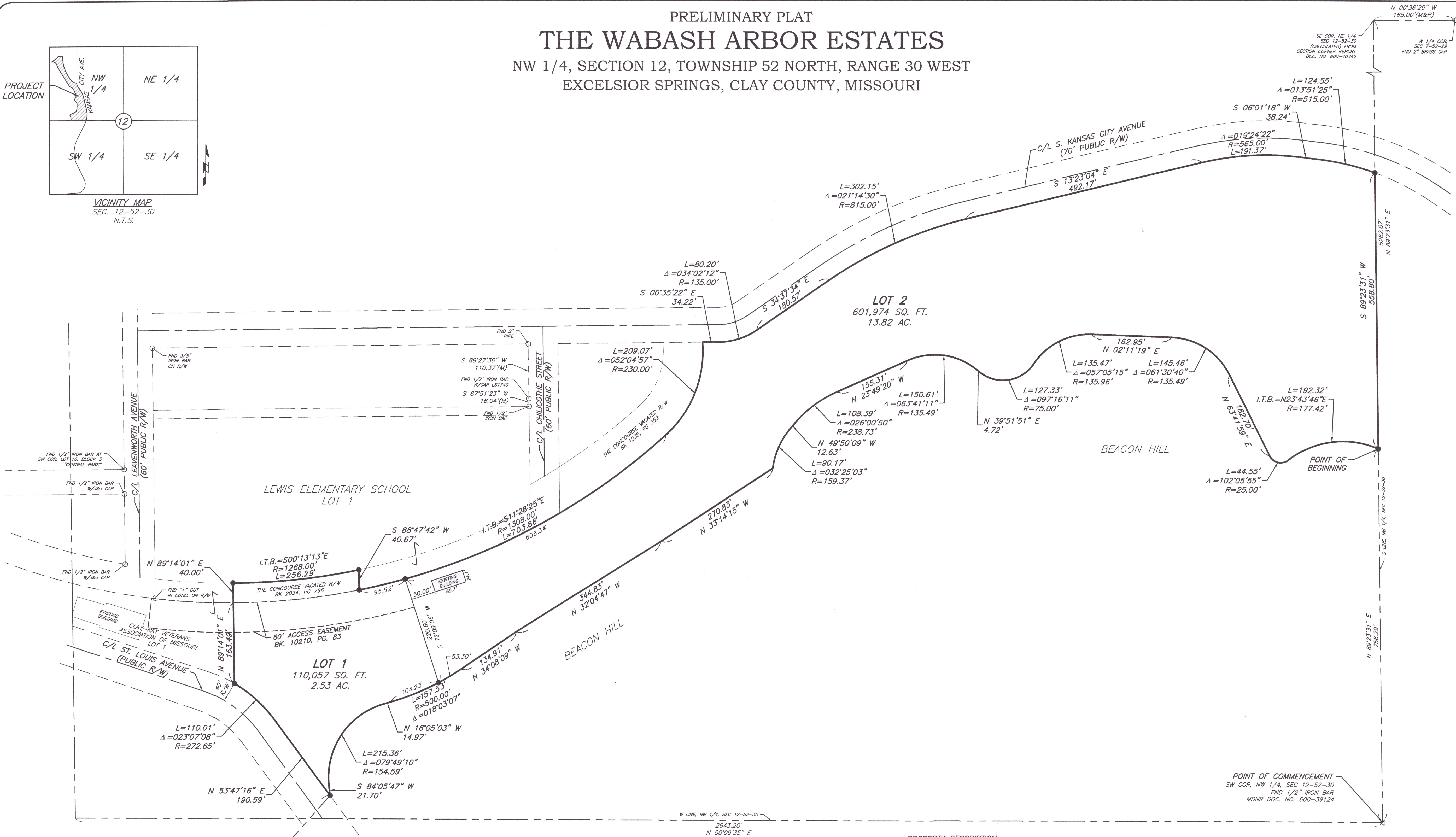
Joshua Garrett, MPA

Planner

City of Excelsior Springs



PRELIMINARY PLAT
THE WABASH ARBOR ESTATES
NW 1/4, SECTION 12, TOWNSHIP 52 NORTH, RANGE 30 WEST
EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

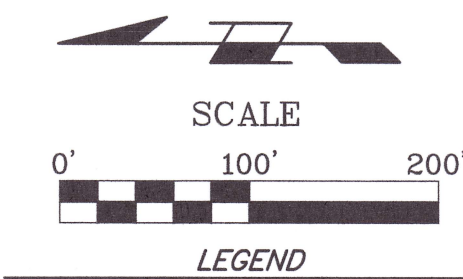


CLIENT:
Chris Sperry
email: chrissperry@att.net

PROPERTY LOCATION:
13 acres South of
208 Veterans Memorial
Excelsior Springs, Missouri 64024

GENERAL SURVEY NOTES:

- 1.) The plat of LEWIS ELEMENTARY SCHOOL is recorded in Book J at Page 15.1 in the Recorder of Deeds Office in Clay County, Missouri.
- 2.) The plat of CLAY-RAY VETERANS ASSOCIATION OF MISSOURI is recorded in Plat Book 24 at Page 75 in the Recorder of Deeds Office in Clay County, Missouri.
- 3.) The plat of BEACON HILL is recorded in Plat Book 2723 at Page 743 in the Recorder of Deeds Office in Clay County, Missouri.
- 4.) Deed of record is recorded in Book 1977, Page 718, dated 07/14/1990 in the Recorder of Deeds Office, Clay County, Missouri.
- 5.) No Title Report was provided by client at the time of this survey.
- 6.) Bearings used on this survey are established by the Missouri State Plane Coordinate System from GPS observation.
- 7.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, and Zone AE, Base Flood Elevations determined, as shown on Flood Insurance Rate Map (FIRM) 29047C0178E, effective August 3, 2015.

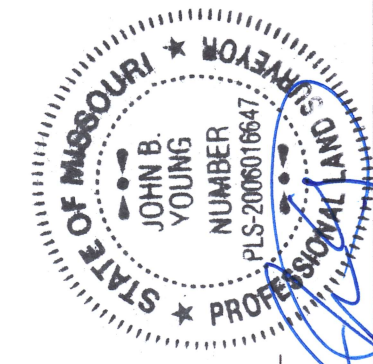


PROPERTY DESCRIPTION:

A tract in the Northwest Quarter of Section 12, Township 52 North, Range 30 West, in Excelsior Springs, Clay County, Missouri, being more particularly described as follows, surveyed and described on June 6, 2026, by John B. Young, PLS-2006016647:
Commencing at the Southwest corner of said Northwest Quarter; Thence North 89°23'31" East along the South line of said Northwest Quarter, 756.29 feet to the Southeast corner of BEACON HILL, a subdivision in said Excelsior Springs and the Point of Beginning; Thence along the East line of said BEACON HILL the following twenty courses; Thence on a curve to the left, having an initial tangent bearing North 23°43'46" East, a radius of 177.42 feet and an arc length of 192.32 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 25.00 feet and an arc length of 44.55 feet; Thence North 63°41'59" East, 182.70 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 135.49 feet and an arc length of 145.46 feet; Thence North 02°11'19" East, 162.95 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 135.96 feet and an arc length of 135.47 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 75.00 feet and an arc length of 127.33 feet; Thence North 39°51'51" East, 4.72 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 135.49 feet and an arc length of 150.61 feet; Thence North 23°49'20" West, 155.31 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 238.73 feet and an arc length of 108.39 feet; Thence North 49°50'09" West, 12.63 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 159.37 feet and an arc length of 90.17 feet; Thence North 33°14'15" West, 270.83 feet; Thence North 32°04'47" West, 344.83 feet; Thence North 34°08'09" West, 134.91 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 500.00 feet and an arc length of 157.53 feet; Thence North 16°05'03" West, 14.97 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 154.59 feet and an arc length of 215.36 feet; Thence South 84°05'47" West, 21.70 feet to the East Right-of-Way line of St. Louis Avenue, as now established; Thence North 53°47'16" East along said East Right-of-Way line, 190.59 feet; Thence continuing along said East Right-of-Way line on a curve to the left, tangent to the last described course, having a radius of 272.65 feet and an arc length of 110.01 feet to the Southwest corner of Lot 1, CLAY-RAY VETERANS ASSOCIATION OF MISSOURI, a subdivision in said Excelsior Springs; Thence North 89°14'01" East along the South line of said Lot 1, 163.49 feet to the Southeast corner of said Lot 1; Thence continuing North 89°14'01" East, 40.00 feet to the West line of Lot 1, LEWIS ELEMENTARY SCHOOL, a subdivision in said Excelsior Springs; Thence along the West line of said Lot 1, on a curve to the left, having an initial tangent bearing South 00°13'13" East, a radius of 1268.00 feet and an arc length of 256.29 feet; Thence South 88°47'42" West, 40.67 feet to the West Right-of-Way line of The Concourse Vacated; Thence along said West Right-of-Way line, on a curve to the left, having an initial tangent bearing South 11°28'25" East, a radius of 1308.00 feet and an arc length of 703.86 feet; Thence continuing along said West Right-of-Way line on a curve to the left, tangent to the last described course, having a radius of 230.00 feet and an arc length of 209.07 feet to the West Right-of-Way line of South Kansas City Avenue, as now established; Thence along said West Right-of-Way line the following eight courses; Thence South 00°35'22" East, 34.22 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 815.00 feet and an arc length of 302.15 feet; Thence South 34°37'34" East, 180.57 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 135.00 feet and an arc length of 80.20 feet; Thence South 06°01'18" West, 38.24 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 515.00 feet and an arc length of 124.55 feet to the South line of said Northwest Quarter; Thence South 89°23'31" West along said South line, 558.80 feet to the Point of Beginning. Contains 712,031 square feet or 16.35 acres, more or less.

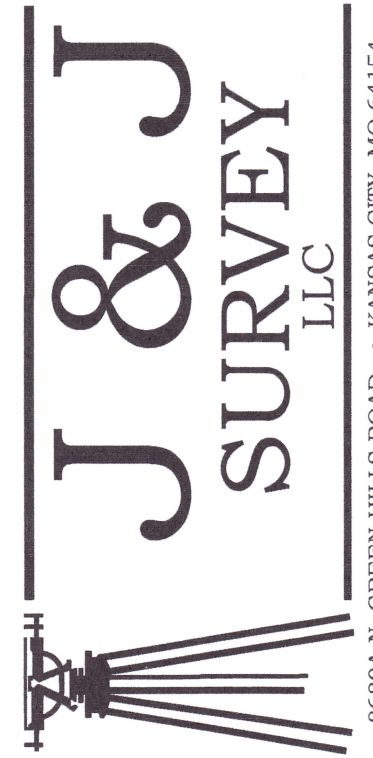
CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 14th day of May, 2026 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



6-9-26
Date

John B. Young PLS-2006016647



8080A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816) 471-1011 • FAX (816) 471-1015

Location: S:\26.118 - 13 Acres South of 208 Veterans Memorial\Drawings\2026.06.08-PPLAT\26.118PPLAT.dwg-Jul. 16, 2026-9:59am

06-08-26

INITIAL SUBMITTAL

1

SHEET 1 OF 1

FINAL PLAT
THE WABASH ARBOR ESTATES
NW 1/4, SECTION 12, TOWNSHIP 52 NORTH, RANGE 30 WEST
EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

MISSOURI STATE PLANE COORDINATE SYSTEM
NAD 1983, MISSOURI WEST ZONE (FEET)
Reference Monument: CL-50
COMBINED SCALE FACTOR= 0.9999064

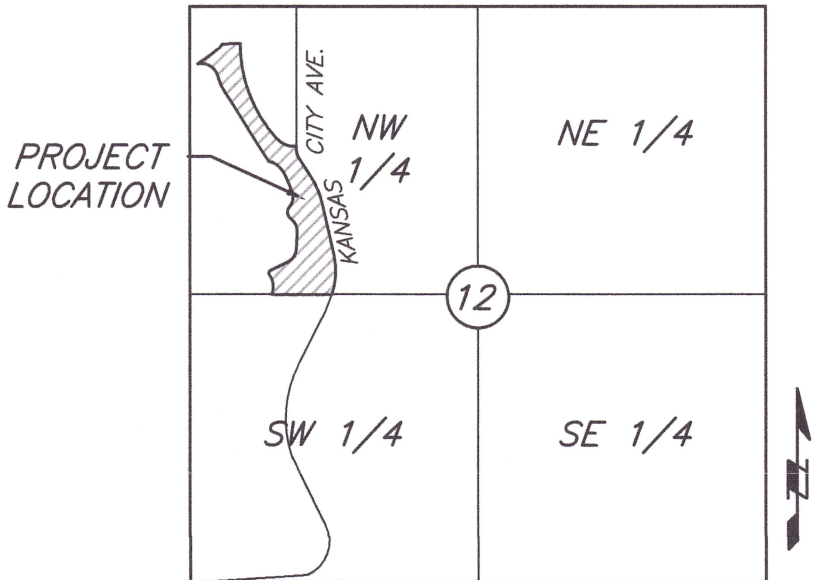
MISSOURI STATE PLANE COORDINATES TABLE			
Point #	Northing	Easting	Description
1	1157881.072	2861109.350	CL-50
500	1154464.468	2864937.339	PROPERTY CORNER
501	1154577.056	2865091.102	PROPERTY CORNER
502	1154657.960	2865164.534	PROPERTY CORNER
504	1154660.681	2865367.984	PROPERTY CORNER
505	1154406.257	2865394.773	PROPERTY CORNER
506	1154405.402	2865354.113	PROPERTY CORNER
507	1153785.248	2865668.591	PROPERTY CORNER
508	1153710.738	2865856.271	PROPERTY CORNER
509	1153676.526	2865856.623	PROPERTY CORNER
510	1153601.212	2865880.525	PROPERTY CORNER
511	1153452.635	2865983.121	PROPERTY CORNER
512	1153178.223	2866105.327	PROPERTY CORNER
513	1152699.471	2866219.245	PROPERTY CORNER
514	1152509.430	2866231.473	PROPERTY CORNER
515	1152471.405	2866227.462	PROPERTY CORNER
516	1152350.328	2866199.620	PROPERTY CORNER
517	1152344.398	2865640.900	PROPERTY CORNER
518	1152525.923	2865617.500	PROPERTY CORNER
519	1152563.860	2865626.015	PROPERTY CORNER
520	1152644.802	2865789.787	PROPERTY CORNER
521	1152761.084	2865865.141	PROPERTY CORNER
522	1152923.899	2865871.363	PROPERTY CORNER
523	1153040.265	2865813.578	PROPERTY CORNER
524	1153151.515	2865796.414	PROPERTY CORNER
525	1153155.139	2865799.441	PROPERTY CORNER
526	1153296.699	2865819.389	PROPERTY CORNER
527	1153438.766	2865756.664	PROPERTY CORNER
528	1153524.774	2865692.254	PROPERTY CORNER
529	1153532.919	2865682.603	PROPERTY CORNER
530	1153569.040	2865601.304	PROPERTY CORNER
531	1153795.541	2865452.874	PROPERTY CORNER
532	1154087.692	2865269.753	PROPERTY CORNER
533	1154199.345	2865194.056	PROPERTY CORNER
534	1154341.387	2865127.488	PROPERTY CORNER
535	1154355.769	2865123.342	PROPERTY CORNER
536	1154466.700	2864958.918	PROPERTY CORNER

CLIENT:
Chris Sperry
email: chrissperry@att.net

PROPERTY LOCATION:
13 acres South of
208 Veterans Memorial
Excelsior Springs, Missouri 64024

GENERAL SURVEY NOTES:

- The plat of LEWIS ELEMENTARY SCHOOL is recorded in Book J at Page 15.1 in the Recorder of Deeds Office in Clay County, Missouri.
- The plat of CLAY-RAY VETERANS ASSOCIATION OF MISSOURI is recorded in Plat Book 24 at Page 75 in the Recorder of Deeds Office in Clay County, Missouri.
- The plat of BEACON HILL is recorded in Plat Book 2723 at Page 743 in the Recorder of Deeds Office in Clay County, Missouri.
- Deed of record is recorded in Book 1977, Page 718, dated 07/14/1990 in the Recorder of Deeds Office, Clay County, Missouri.
- Title Report # 2855798, dated May 26, 2026 at 8:00 AM provided by Stewart Title Company, was provided by client.
- Bearings used on this survey are established by the Missouri State Plane Coordinate System from GPS observation.
- The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, and Zone AE, Base Flood Elevations determined, as shown on Flood Insurance Rate Map (FIRM) 29047C0178E, effective August 3, 2015.
- Surveyed property corners were not set at the time of this survey per clients request.



VICINITY MAP
SEC. 12-52-30
N.T.S.

PROPERTY DESCRIPTION:

A tract in the Northwest Quarter of Section 12, Township 52 North, Range 30 West, in Excelsior Springs, Clay County, Missouri, being more particularly described as follows, surveyed and described on June 6, 2026, by John B. Young, PLS-2006016647:

Commencing at the Southwest corner of said Northwest Quarter; Thence North 89°23'31" East along the South line of said Northwest Quarter, 756.29 feet to the Southeast corner of BEACON HILL, a subdivision in said Excelsior Springs and the Point of Beginning; Thence along the East line of said BEACON HILL the following twenty courses; Thence on a curve to the left, having an initial tangent bearing North 23°43'46" East, a radius of 177.42 feet and an arc length of 192.32 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 25.00 feet and an arc length of 44.55 feet; Thence North 63°41'59" East, 182.70 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 135.49 feet and an arc length of 145.46 feet; Thence North 02°11'19" East, 162.95 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 75.00 feet and an arc length of 127.33 feet; Thence North 39°51'51" East, 4.72 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 135.49 feet and an arc length of 150.61 feet; Thence North 23°49'20" West, 155.31 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 238.73 feet and an arc length of 108.39 feet; Thence North 49°50'09" West, 12.63 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 159.37 feet and an arc length of 90.17 feet; Thence North 33°14'15" West, 270.83 feet; Thence North 32°04'47" West, 344.83 feet; Thence North 34°08'09" West, 134.91 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 500.00 feet and an arc length of 157.53 feet; Thence North 16°05'03" West, 14.97 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 154.59 feet and an arc length of 215.36 feet; Thence South 84°05'47" West, 21.70 feet to the East Right-of-Way line of St. Louis Avenue, as now established; Thence North 53°47'16" East along said East Right-of-Way line, 190.59 feet; Thence continuing along said East Right-of-Way line on a curve to the left, tangent to the last described course, having a radius of 272.65 feet and an arc length of 110.01 feet to the Southwest corner of Lot 1, CLAY-RAY VETERANS ASSOCIATION OF MISSOURI, a subdivision in said Excelsior Springs; Thence North 89°14'01" East along the South line of said Lot 1, 163.49 feet to the Southeast corner of said Lot 1; Thence continuing North 89°14'01" East, 40.00 feet to the West line of Lot 1, LEWIS ELEMENTARY SCHOOL, a subdivision in said Excelsior Springs; Thence along the West line of said Lot 1, on a curve to the left, having an initial tangent bearing South 00°13'13" East, a radius of 1268.00 feet and an arc length of 256.29 feet; Thence South 88°47'42" West, 40.67 feet to the West Right-of-Way line of The Concourse Vacated; Thence along said West Right-of-Way line, on a curve to the left, having an initial tangent bearing South 11°28'25" East, a radius of 1308.00 feet and an arc length of 703.86 feet; Thence continuing along said West Right-of-Way line on a curve to the left, tangent to the last described course, having a radius of 230.00 feet and an arc length of 209.07 feet to the West Right-of-Way line of South Kansas City Avenue, as now established; Thence along said West Right-of-Way line the following eight courses; Thence South 00°35'22" East, 34.22 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 135.00 feet and an arc length of 80.20 feet; Thence South 34°37'34" East, 180.57 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 815.00 feet and an arc length of 302.15 feet; Thence South 13°23'04" East, 492.17 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 565.00 feet and an arc length of 191.37 feet; Thence South 06°01'18" West, 38.24 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 515.00 feet and an arc length 124.55 feet to the South line of said Northwest Quarter; Thence South 89°23'31" West along said South line, 558.80 feet to the Point of Beginning. Contains 712,031 square feet or 16.35 acres, more or less.

PLAT DEDICATION:

The undersigned proprietor of the property described herein has caused the same to be subdivided in the manner shown on this plat and said property shall hereafter be known as:
"THE WABASH ARBOR ESTATES"

IN TESTIMONY WHEREOF:

Clay-Ray Veterans Association, has caused these presents to be executed this 16 day of July, 2026.

Christopher Stull
President

STATE OF Missouri)
COUNTY OF Clay) ss

Be it remembered that on this 16 day of July, 2026, before me, a Notary Public in and for said County and State, came Christopher Stull, President, to me personally known, who being by me duly sworn, did say that he/she is the President of Clay-Ray Veterans Association, said instrument was signed in behalf of said Clay-Ray Veterans Association and that said Christopher Stull, acknowledged said instrument to be the free act and deed of said business.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

Erin L. Wyse
Notary Public

My Commission Expires : 4/30/2027

Brenda Spicer
Secretary

STATE OF Missouri)
COUNTY OF Clay) ss

Be it remembered that on this 16 day of July, 2026, before me, a Notary Public in and for said County and State, came Brenda Spicer, Secretary, to me personally known, who being by me duly sworn, did say that she is the Secretary of Clay-Ray Veterans Association, said instrument was signed in behalf of said Clay-Ray Veterans Association and that said Brenda Spicer, acknowledged said instrument to be the free act and deed of said business.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

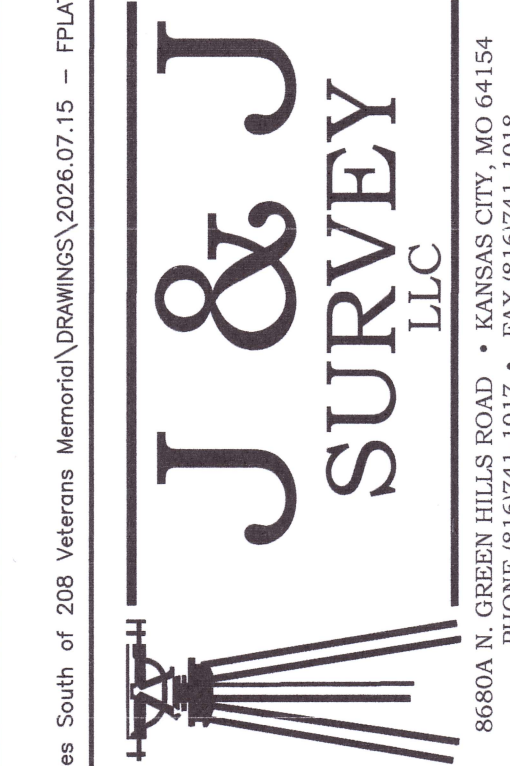
Erin L. Wyse
Notary Public

My Commission Expires : 4/30/2027

CERTIFICATION:
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 14th day of May, 2026 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board of Professional Land Surveyors, as approved by the Missouri Department of Natural Resources, Division of Geology and Land Survey.



Location: S:\26.118 - 13 Acres South of 208 Veterans Memorial\DRAWINGS\2026.07.15 - FPLAT REV\5\26.118\FPLAT.dwg-Jul 15, 2026-10224n



INITIAL SUBMITTAL	05-20-26	06-08-26	06-16-26	06-24-26						
1	REVISED PER CITY COMMENTS									
2	ADD TITLE REPORT									
3	REVISED PER CITY COMMENTS									
4										

RESOLUTION NO. PZC-26-016

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI APPROVING A PRELIMINARY PLAT FOR THE PROPERTY GENERALLY LOCATED SOUTH OF THE CLAY-RAY VETERANS ASSOCIATION HALL AND WEST OF SOUTH KANSAS CITY AVENUE

WHEREAS, Section 406.050 of Title IV, Chapter 406 of the City's Code of Ordinances outlines the application process for the submission of plats to subdivide property within the City Limits of Excelsior Springs; and

WHEREAS, Chris Sperry and the Clay-Ray Veterans Association submitted an application to subdivide the parcel generally located south of the Clay Ray Veterans Association Hall and West of S Kansas City Avenue; and

WHEREAS, City staff have reviewed and processes the application for a preliminary plat, assigning it case number PP-26-002 and prepared a staff report to the Planning and Zoning Commission's consideration; and

WHEREAS, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, after due public notice, held a hearing on July 27, 2026 to consider proposed preliminary plat; and

WHEREAS, the Planning and Zoning Commission finds that the proposed plat is generally acceptable.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Approval. Approves the application for a preliminary plat, assigned case number PP-26-002, to subdivide the parcel generally located south of the Clay Ray Veterans Association Hall and West of S Kansas City Avenue.

PASSED AND APPROVED by the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, this 27th day of July, 2026.



Laurie Gehrt,
Planning and Zoning Commission Chairman



Mallory Brown,
Community Development Director



To: Mayor Sonya Morgan and Members of the City Council
From: Melinda Mehaffy, City Manager
Date: July 29, 2026
Subject: Authorization for AmeriCorps Planning Grant

Staff applied for an AmeriCorp Planning Grant and has been notified they are one of the Missouri communities awarded this grant. Staff recommends that the City Council authorize the City Manager to sign an agreement for an AmeriCorps Planning Grant in the amount of \$100,000 and commit the required 24% local match.

Background

AmeriCorps Planning Grants are designed to assist organizations in developing the framework necessary to successfully implement future AmeriCorps programming. Rather than funding direct service activities, planning grants provide resources to conduct community needs assessments, engage stakeholders, develop partnerships, establish performance measures, and create a sustainable program model that is eligible for future operational funding.

The proposed planning grant will allow the City to develop a comprehensive strategy for a number of projects, such as neighborhood revitalization, volunteer engagement, food access support, youth programming and collaborative efforts with our community partners. Through this process, the City will evaluate community needs, identify service gaps, establish measurable outcomes, and develop partnerships with local organizations that will position Excelsior Springs to successfully compete for future AmeriCorps operational grants.

Financial Impact

The AmeriCorps Planning Grant provides up to \$100,000 in federal funding and requires a 24% local match. The required match may consist of a combination of cash and eligible in-kind contributions, including staff time and other allowable expenses, in accordance with AmeriCorps grant requirements.

Should the grant be awarded, staff will include the required local match within the project budget and ensure all expenditures comply with federal grant requirements.

Benefits to the City

Receiving this planning grant will provide the City with an opportunity to:

- Conduct a comprehensive assessment of community needs and service opportunities.
- Strengthen partnerships with local nonprofit organizations, educational institutions, and community stakeholders.
- Develop a sustainable volunteer and service model aligned with City priorities.
- Position the City to pursue future AmeriCorps operational funding and other competitive grant opportunities.
- Leverage federal resources to enhance community programs while minimizing the financial impact on local taxpayers.

The AmeriCorps Planning Grant represents an opportunity for the City to secure federal resources that will assist in developing a strategic and sustainable program designed to address important community needs. Approval of this request will authorize staff to sign the grant agreement and begin working in August with ServMo.

Staff is requesting approval of an ordinance authorizing the City Manager to sign the AmeriCorp Grant Agreement. Staff is available for any questions you may have about the grant.

ORDINANCE NO. 26-08-06

AN ORDINANCE APPROVING A 2026-2027 SUBGRANTEE AGREEMENT, PLANNING GRANT WITH THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT, MISSOURI COMMUNITY SERVICE COMMISSION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Section 1. The 2026-2027 Subgrantee Agreement, Planning Grant between the City of Excelsior Springs, Missouri, and the Missouri Department of Economic Development, Missouri Community Service Commission d/b/a ServMO, is hereby approved in substantially the form presented to and reviewed by the City Council.

Section 2. The Mayor is hereby authorized to execute the Subgrantee Agreement and all related documents on behalf of the City.

Section 3. The Mayor, the City Manager, the City Clerk and other appropriate City officials are hereby authorized to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, agreements and other documents, as may be necessary or convenient to perform all matters herein authorized.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval.

INTRODUCED IN WRITING, read by title two times, passed and approved on the 3rd day of August, 2026.

Sonya Morgan, Mayor

ATTEST:

Shannon Stroud, City Clerk

REVIEWED BY:

Melinda Mehaffy, City Manager

DRAFT

PART I - FACE SHEET

APPLICATION FOR FEDERAL ASSISTANCE

Modified Standard Form 424 (Rev.02/07 to confirm to the Corporation's eGrants System)

1. TYPE OF SUBMISSION:

Application ☒ Non-Construction

2a. DATE SUBMITTED TO CORPORATION FOR NATIONAL AND COMMUNITY SERVICE (CNCS):

3. DATE RECEIVED BY STATE:

19-FEB-26

STATE APPLICATION IDENTIFIER:

2b. APPLICATION ID:

26AC280669

4. DATE RECEIVED BY FEDERAL AGENCY:

FEDERAL IDENTIFIER:

5. APPLICATION INFORMATION

LEGAL NAME: City of Excelsior Springs

UEI NUMBER: ULGJN7RRR9X8

ADDRESS (give street address, city, state, zip code and county):

201 E Broadway St
Excelsior Springs MO 64024 - 2564
County: Clay

NAME AND CONTACT INFORMATION FOR PROJECT DIRECTOR OR OTHER PERSON TO BE CONTACTED ON MATTERS INVOLVING THIS APPLICATION (give area codes):

NAME: Jesse H. Hall

TELEPHONE NUMBER: (816) 630-0752

FAX NUMBER:

INTERNET E-MAIL ADDRESS: jessehall@es-prcc.com

6. EMPLOYER IDENTIFICATION NUMBER (EIN):

446000176

7. TYPE OF APPLICANT:

7a. Local Government - Municipal

7b.

8. TYPE OF APPLICATION (Check appropriate box).

☒

NEW

☐

NEW/PREVIOUS GRANTEE

☐

CONTINUATION

☐

AMENDMENT

If Amendment, enter appropriate letter(s) in box(es):

A. AUGMENTATION

B. BUDGET REVISION

C. NO COST EXTENSION D. OTHER (specify below):

9. NAME OF FEDERAL AGENCY:

Corporation for National and Community Service

10a. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 94.006

10b. TITLE: AmeriCorps State

11.a. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:

Excelsior Springs AmeriCorps Community Service Program

12. AREAS AFFECTED BY PROJECT (List Cities, Counties, States, etc):

Clay County, Missouri; Ray County, Missouri; City of Excelsior Springs, Missouri; surrounding communities served by partner agencies including Excelsior

11.b. CNCS PROGRAM INITIATIVE (IF ANY):

13. PROPOSED PROJECT: START DATE: 09/01/26 END DATE: 08/31/27

14. CONGRESSIONAL DISTRICT OF: a.Applicant b.Program

15. ESTIMATED FUNDING: Year #:

a. FEDERAL

\$ 167,697.00

b. APPLICANT

\$ 55,899.00

c. STATE

\$ 0.00

d. LOCAL

\$ 0.00

e. OTHER

\$ 0.00

f. PROGRAM INCOME

\$ 0.00

g. TOTAL

\$ 223,596.00

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?

☐ YES. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON:

DATE:

☒ NO. PROGRAM IS NOT COVERED BY E.O. 12372

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?

☐ YES if "Yes," attach an explanation. ☒ NO

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT, THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. TYPED NAME OF AUTHORIZED REPRESENTATIVE:

Jesse H. Hall

b. TITLE:

c. TELEPHONE NUMBER:

(816) 630-0752

d. SIGNATURE OF AUTHORIZED REPRESENTATIVE:

e. DATE SIGNED:

02/19/26

Narratives

Executive Summary

The City of Excelsior Springs, Missouri is applying for AmeriCorps State & National funding through ServMO to launch the City of Excelsior Springs AmeriCorps Community Volunteer Corps, a coordinated service initiative designed to strengthen community support systems for seniors, youth, and vulnerable households across Clay and Ray Counties.

Excelsior Springs is a close-knit community with a growing need for organized volunteer support related to aging services, food insecurity, youth development, and community wellbeing. Local partners provide strong services but are increasingly limited by staffing capacity and volunteer coordination needs. This program will provide a structured, supervised AmeriCorps team to expand community-based support while strengthening collaboration among city departments and nonprofit partners.

The City will request 10 Member Service Years (MSYs) and operate a centrally supervised model, allowing AmeriCorps members to serve in paired placements across priority community initiatives. Primary service activities will include senior wellness support, Meals & Visit Program assistance, volunteer recruitment and coordination, community outreach, after-school tutoring and enrichment programming in partnership with Excelsior Springs School District, support for neighborhood assistance programs, and capacity-building support for community events and public engagement efforts.

AmeriCorps members will serve through key partner sites including the Excelsior Springs Parks, Recreation & Community Center, the Excelsior Springs School District partnership programs, the Excelsior Springs Farmers Market, and the City's Neighborhood Assistance network. Members will help expand access to services for residents of all ages while ensuring local volunteer programs are strengthened, not replaced.

The program will emphasize quality over quantity, strong supervision, measurable outcomes, and long-term sustainability through the development of a scalable model that can grow over multiple years based on demonstrated results and community needs. This AmeriCorps investment will allow Excelsior Springs to proactively address community challenges while building civic engagement, strengthening volunteerism, and improving quality of life for residents across the region.

Rationale and Approach/Program Design

The City of Excelsior Springs is proposing a centrally coordinated AmeriCorps program designed to strengthen community capacity by expanding volunteer-based services across multiple high-need

Narratives

areas. Excelsior Springs is a community that already demonstrates strong civic engagement and collaboration; however, growing needs among seniors, youth, and vulnerable households have exceeded the capacity of existing staff and volunteer systems. Local agencies and partners consistently report the need for more structured support in volunteer recruitment, scheduling, program delivery, and outreach.

The City's approach is to use AmeriCorps members as a community support team that expands service delivery while also improving long-term community coordination. Rather than operating separate AmeriCorps placements across disconnected sites, the City will serve as the primary applicant and supervisory agency, allowing the program to function as a unified service corps that can respond to community priorities as needs arise.

Centralized Supervision Model - The City will designate a primary AmeriCorps Program Supervisor who will coordinate member recruitment, training, compliance, service-hour tracking, and performance reporting. This centralized supervision structure ensures strong oversight, consistent quality control, and accountability across all service activities. It also reduces duplication of administrative work among partner organizations and ensures members receive consistent guidance and support.

Paired Member Placement Structure (10 MSYs) - Based on guidance from ServMO and best practices in AmeriCorps program success, the City will request 10 Member Service Years (MSYs) and structure placements in pairs whenever possible. Pairing members increases safety, improves accountability, and strengthens retention by providing peer support. It also allows service activities to be scaled across multiple sites while maintaining consistent supervision.

Primary Service Areas - AmeriCorps members will be deployed to address the following priority areas:

1. **Senior Support and Aging Well Services** - Excelsior Springs has a growing population of older adults, including many living on fixed incomes. AmeriCorps members will support senior-focused programs by assisting with outreach, wellness check-ins, social connection programming, and volunteer coordination. Members will assist with the City's "Snow Angels" and "Mow Angels" initiatives, helping seniors remain safe and supported in their homes.

Narratives

2. Meals & Visit Program (MVP) Support - The City's Meals & Visit Program continues to expand beyond original projections, requiring additional volunteer recruitment, coordination, documentation support, and delivery assistance. AmeriCorps members will strengthen MVP operations by supporting meal delivery logistics, scheduling volunteer routes, assisting with client contact systems, and helping expand community volunteer engagement.

3. Youth Development, Tutoring, and After-School Support In partnership with Excelsior Springs School District and the Excelsior Springs Parks, Recreation & Community Center, AmeriCorps members will support after-school tutoring and enrichment programs. Planned activities include structured tutoring support, mentorship programming, and youth enrichment through performance training, nutrition education, and fitness development. The City's goal is to strengthen youth engagement in a way that is proactive, supportive, and community-based.

4. Community Engagement and Volunteer Capacity Building - AmeriCorps members will support volunteer-based programs that serve residents of all ages, including neighborhood assistance and community outreach initiatives. Members will assist in recruiting and organizing local volunteers, helping ensure community events and service programs remain sustainable and well-supported.

5. Farmers Market and Food Access Support - The Excelsior Springs Farmers Market is an important access point for nutrition, local food support, and SNAP-related programming. AmeriCorps members will assist with market operations, outreach, SNAP education support, volunteer coordination, and event-day logistics to strengthen food access and community participation.

Recruitment Strategy The City will recruit AmeriCorps members locally whenever possible, targeting Excelsior Springs High School alumni, local college students, retired educators, and community members with a strong commitment to service. Recruiting locally strengthens program sustainability and increases community trust, as members are serving within their own hometown or region.

Training and Member Support Members will receive orientation and training on AmeriCorps requirements, confidentiality, professional conduct, safety protocols, and service documentation. Program-specific training will include youth engagement best practices, senior services support,

Narratives

volunteer coordination, and basic community outreach skills. Ongoing support will include weekly check-ins, structured supervision, and partner feedback systems.

Quality-Focused Service Delivery The City's approach emphasizes quality over quantity, ensuring that AmeriCorps members are assigned to meaningful roles with clear supervision, measurable goals, and defined responsibilities. This model allows the City to build a scalable foundation that can expand in future years based on proven impact and program success.

Sustainability and Long-Term Vision The proposed program is designed as a multi-year community investment. During Year One, the City will build a strong operational framework, refine partner coordination systems, and establish performance measurement systems. Over time, the City intends to expand capacity and deepen partnerships based on community results and ongoing needs.

Through this program design, the City of Excelsior Springs will strengthen its ability to serve residents of all ages, expand volunteerism, and build a coordinated service network that improves community wellbeing across Clay and Ray Counties.

Organizational Capability

The City of Excelsior Springs is a municipal government entity with established administrative, financial, and operational systems capable of managing federal grant funding and overseeing multi-partner initiatives. The City operates multiple departments and collaborates closely with local agencies, school partners, and nonprofit organizations to deliver services that address community needs.

Organizational Structure and Leadership

The proposed AmeriCorps program will be housed within the City and supervised through a centralized structure to ensure compliance, accountability, and consistent program delivery. The designated AmeriCorps Program Supervisor will serve as the primary point of contact for ServMO and AmeriCorps, responsible for member supervision, compliance monitoring, time tracking, reporting, and coordination with partner sites.

The City Manager will serve as the Authorized Representative for the grant and will provide executive-level oversight. Financial management and reporting will be conducted through the City's established

Narratives

finance department, which maintains internal controls, accounting procedures, procurement policies, and audit processes consistent with municipal and federal requirements.

Experience Managing Programs and Partnerships

The City has extensive experience coordinating community-based programs that involve multiple stakeholders, including:

- * Senior services and wellness initiatives
- * The Meals & Visit Program (MVP)
- * Neighborhood assistance initiatives (Snow Angels / Mow Angels)
- * Youth programming through the Parks, Recreation & Community Center
- * Collaborative efforts with the Excelsior Springs School District
- * Community engagement through the Farmers Market and civic events

These initiatives demonstrate the City's ability to manage volunteers, coordinate schedules, communicate across agencies, and maintain consistent service delivery.

Supervision and Member Support Capacity

The City will implement a centralized supervision model to ensure AmeriCorps members receive consistent training, structured assignments, and regular performance feedback. Members will receive orientation covering AmeriCorps regulations, prohibited activities, timekeeping requirements, and professional standards.

Ongoing supervision will include:

- * Weekly check-ins with the Program Supervisor
- * Partner site coordination meetings
- * Clear service plans and expectations
- * Performance feedback and coaching
- * Professional development opportunities

This structured support system ensures members are placed in meaningful service roles while maintaining compliance with AmeriCorps requirements.

Financial and Compliance Systems

The City maintains established financial systems that support:

- * Segregation of duties
- * Internal controls and approval processes

Narratives

- * Procurement and contracting policies
- * Payroll and time tracking systems
- * Documentation of in-kind match contributions
- * Audit readiness

The City's finance department will track federal funds and matching contributions separately and maintain documentation consistent with 2 CFR 200 Uniform Guidance requirements.

The City's SAM.gov registration is active, and all organizational identifiers are current and compliant. The City has policies in place addressing nondiscrimination, conflict of interest, and financial oversight.

Commitment to Accountability and Sustainability

The City of Excelsior Springs is committed to ensuring that AmeriCorps members supplement existing services and do not displace staff or volunteers. The program is designed to strengthen long-term community capacity while maintaining fiscal responsibility and program integrity.

Through strong municipal leadership, established financial systems, and proven collaborative relationships, the City of Excelsior Springs has the organizational capability to successfully manage and sustain an AmeriCorps State program.

Cost Effectiveness and Budget Adequacy

The City of Excelsior Springs has designed this AmeriCorps program to maximize community impact while maintaining a cost-effective, responsible budget structure. The proposed budget reflects a strong commitment to fiscal accountability, effective program oversight, and efficient use of federal resources.

Cost Effectiveness

The program is structured to provide a high return on investment by placing AmeriCorps members into roles that directly expand service capacity across multiple high-need areas. The City's centrally supervised model reduces administrative duplication and ensures consistent oversight, allowing the program to support multiple partner organizations without requiring each partner to develop separate AmeriCorps infrastructure.

AmeriCorps members will provide direct service and capacity-building support that expands volunteer

Narratives

recruitment, improves service coordination, and strengthens community response systems. The City's strategy emphasizes "quality over quantity," ensuring members are placed in meaningful roles with clear supervision and measurable outcomes rather than scattered placements with limited impact.

The City is leveraging existing community partnerships and facilities to reduce operational costs. Members will serve at established locations including the Excelsior Springs Community Center, school partnership sites, the Farmers Market, and neighborhood-based volunteer programs. These existing community resources allow the program to operate efficiently without significant new infrastructure costs.

Budget Adequacy and Reasonableness

The proposed budget includes only allowable and necessary costs to successfully implement the program, including member living allowances, training support, supervision capacity, service supplies, and compliance-related operational expenses. All costs are directly tied to program activities and aligned with AmeriCorps requirements.

The City has also incorporated required state support and oversight fees and has planned for the reporting and tracking responsibilities required for AmeriCorps compliance. The budget reflects realistic staffing and operating needs, ensuring that members are adequately supported and the program is fully operational throughout the service year.

Match Strategy and Sustainability

The City will meet the required match requirement through a combination of cash and in-kind contributions. In-kind contributions will include allowable costs such as City staff supervision, administrative support, facilities usage, program coordination support, volunteer management infrastructure, and partner site support. These contributions are measurable, documentable, and sustainable.

Because Excelsior Springs already maintains strong volunteer and partner-driven programs, the City is able to leverage existing resources to meet match requirements without creating significant new

Narratives

financial burden. The program is designed to strengthen and expand existing services while creating a sustainable foundation for long-term continuation and possible expansion in future grant years.

Long-Term Value to the Community

The program will produce measurable outcomes in senior support, food access, youth development, volunteer engagement, and community capacity. By supporting multiple community initiatives through one coordinated AmeriCorps model, the City is able to stretch federal investment further while strengthening collaboration across public agencies and community partners.

Overall, the City of Excelsior Springs believes this proposal represents a cost-effective and fiscally responsible use of AmeriCorps funding, with a strong match strategy, realistic budget assumptions, and a high potential for long-term community benefit.

Evaluation Summary or Plan

The City of Excelsior Springs will implement an evaluation plan designed to measure program performance, ensure accountability, and support continuous improvement throughout the AmeriCorps service year. The evaluation approach will include both quantitative and qualitative measures aligned with AmeriCorps performance reporting requirements and the program's local community priorities.

Evaluation Purpose

The purpose of the evaluation is to assess the effectiveness of AmeriCorps member service activities in expanding service capacity and improving outcomes in key community focus areas, including senior support, food access, youth engagement, and volunteer coordination. Evaluation results will be used to strengthen program operations, improve service delivery, and inform future program expansion decisions.

Data Collection and Performance Tracking

The program will track outputs and outcomes through standardized data collection methods, including:

Narratives

- *Member service hour logs and verified timesheets
- *Program participation records and service activity reports
- *Volunteer recruitment and engagement tracking
- *Senior service support documentation (including wellness checks and outreach contacts)
- *MVP meal delivery support data and program coordination documentation
- *Farmers Market volunteer support and outreach tracking
- *Youth tutoring and enrichment participation counts
- *Partner site feedback and service verification forms
- *The City will maintain documentation to support performance reporting and ensure compliance with AmeriCorps monitoring standards.

Key Evaluation Metrics

The City will evaluate program success by tracking:

- *Number of individuals served (seniors, youth, households)
- *Number of volunteer hours generated or supported through AmeriCorps activities
- *Increased capacity of key service programs (MVP, senior services, tutoring)
- *Number of community outreach contacts completed
- *Participation levels in tutoring, enrichment, and wellness programming
- *Member retention and completion rates
- *Partner satisfaction and perceived program impact
- *Continuous Improvement Process

Evaluation will be conducted on an ongoing basis through regular internal review and partner collaboration. The City will hold scheduled check-ins with partner organizations and service sites to review performance, identify barriers, and adjust member placement schedules as needed. The AmeriCorps Program Supervisor will monitor member performance and service progress weekly to ensure activities remain aligned with approved performance measures.

Annual Review and Reporting

Narratives

At the conclusion of the service year, the City will complete a summary evaluation report using compiled performance data and partner feedback. This report will include measurable results, lessons learned, and recommendations for improving the program in future years. The evaluation findings will be shared with City leadership and key partners to support transparency and long-term sustainability planning.

Evaluation Capacity

The City of Excelsior Springs has the administrative and operational capability to conduct internal evaluation and performance reporting through existing staff and partner coordination systems. The program will ensure evaluation processes are realistic, manageable, and fully aligned with AmeriCorps reporting requirements.

Amendment Justification

The City of Excelsior Springs anticipates implementing the proposed AmeriCorps program as described in this application. However, if amendments become necessary during the grant period, the City will submit amendment requests in a timely manner and in full compliance with AmeriCorps and ServMO requirements.

Amendments may be requested only when required to ensure program success, compliance, or continuity of services. Potential reasons for amendments could include changes in service site capacity, partner participation, member enrollment levels, staffing transitions, budget reallocations, or adjustments to service activities to better align with community needs and approved performance measures.

Any amendment request will be supported with clear documentation, including a detailed justification explaining the reason for the change, the impact on program design and performance outcomes, and confirmation that all changes remain consistent with AmeriCorps regulations, allowable cost requirements, and non-displacement policies. The City will ensure that all partner organizations are informed of relevant amendments and that revised roles, expectations, and reporting procedures are documented accordingly.

The City will also ensure that amendments do not reduce the program's ability to meet performance

Narratives

targets, maintain member support and supervision standards, or fulfill compliance obligations related to service delivery, timekeeping, or financial reporting.

Clarification Summary

The City of Excelsior Springs is proposing a centralized AmeriCorps program structure in which the City serves as the single applicant and primary supervisory agency while members serve across multiple community partner sites. This model is intentional and designed to ensure strong compliance, consistent supervision, and coordinated service delivery.

Although AmeriCorps members will support multiple initiatives (including senior services, youth tutoring, food access programs, volunteer coordination, and neighborhood assistance efforts), all members will be supervised through one centralized City structure with a designated AmeriCorps Program Supervisor. Partner sites will provide task guidance aligned with approved service activities, but the City will retain responsibility for member training, compliance, reporting, and timekeeping oversight.

This approach reduces administrative duplication, strengthens accountability, and ensures that AmeriCorps members supplement, rather than replace, existing staff and volunteers. The program is designed to expand service capacity while maintaining clear documentation and performance tracking systems.

The City has intentionally structured this program to emphasize quality, measurable outcomes, and sustainability. All proposed activities are aligned with AmeriCorps allowable service categories and have been carefully developed to ensure compliance with non-displacement and prohibited activity requirements.

Continuation Changes

This is a new application and not a continuation or recompile of a previously funded AC program. No continuation changes apply.

Grant Characteristics

Performance Measures

MSYs by Focus Area

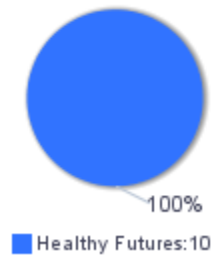


Table1: MSYs by Focus Areas

Focus Area	% MSYs
Healthy Futures	100%

MSYs by Objective

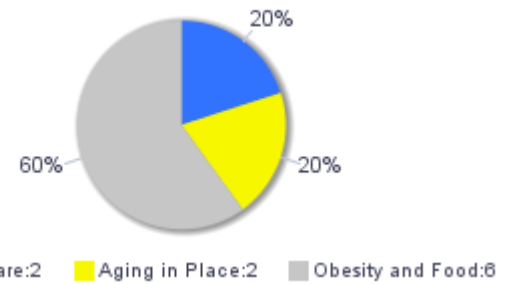


Table2: MSYs by Objectives

Objectives	%MSYs
Access to Care	20%
Aging in Place	20%
Obesity and Food	60%

% of MSY NPM VS Applicant VS Not in ANY

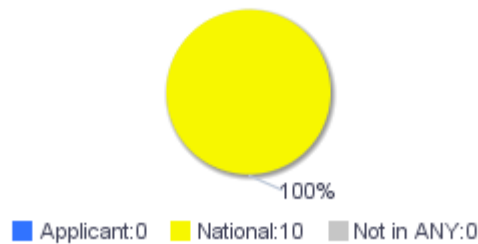


Table3: %MSYs by NPM vs.Applicant vs. Not in ANY

% MSYs	NPM	Applicant	Not in ANY
100%	100%	0%	0%

Table4: No of MSY and Members by Objective

Objectives	No of MSYs	No of Members
Access to Care	2.00	3
Aging in Place	2.00	3
Obesity and Food	6.00	8
Total	10.00	14

Primary Focus Area: Healthy Futures
 Primary Intervention: Nutrition/Food Support
 Secondary Focus Area:
 Secondary Intervention:

Performance Measure: Senior Food Security and Nutrition Support (MVP + Farmer's Market)

Focus Area:	Healthy Futures	Objective:	Obesity and Food	No of MSY's:	6.00	No of Members:	6
-------------	-----------------	------------	------------------	--------------	------	----------------	---

Problem Statement:

Excelsior Springs has a growing senior population and increasing demand for nutrition access support. Many older adults live on fixed incomes and face barriers related to food security, transportation, and social isolation. Local programs such as Meals & Visit Program (MVP), congregate meal services, and the Excelsior Springs Farmers Market provide critical access but require additional volunteer capacity, outreach, and coordination to meet demand.

Selected Interventions:

Nutrition/Food Support

Describe Interventions:

AmeriCorps members will support nutrition and food security services through direct assistance to the Meals & Visit Program (MVP), congregate meal services, and the Excelsior Springs Farmers Market. Members will assist with meal delivery coordination, participant outreach, volunteer scheduling, SNAP outreach support, and community food access education. Members will provide structured support to increase participation in food access programs and strengthen the consistency and reach of nutrition services.

H4A Output:

H4A: Number of individuals served

Target:	120	Individuals
Measured By:	Other	
Described Instrument:	Unduplicated participant records from the Meals & Visit Program (MVP), congregate meal sign - in sheets, and Farmers Market service logs will be used to track individuals receiving nutrition support. AmeriCorps members will document service participation using standardized program tracking forms, and the Program Supervisor will verify monthly totals.	

H12 Outcome:

H12: Number of individuals who report increased food security

Target:	75	Individuals
Measured By:	Survey	
Described Instrument:	A brief food security survey will be administered at intake and follow - up to measure participants ' perceived access to sufficient and nutritious food. Surveys will assess changes in food access and meal reliability. AmeriCorps members will assist with distribution and collection, and the Program Supervisor will compile results. Only unduplicated participants with completed follow - up surveys will be counted toward outcome achievement.	

Performance Measure: Aging Well and Senior Independence Support

Focus Area:	Healthy Futures	Objective:	Aging in Place	No of MSY's:	2.00	No of Members:	2
-------------	-----------------	------------	----------------	--------------	------	----------------	---

Problem Statement:

Older adults in Excelsior Springs increasingly require support to remain safely in their homes and maintain independence. Many seniors face isolation, mobility barriers, and limited access to community services. Local programs such as Aging Well and volunteer assistance efforts require additional outreach and volunteer coordination to meet increasing demand.

Selected Interventions:

Companionship

Describe Interventions:

AmeriCorps members will provide structured companionship and supportive outreach to older adults participating in Aging Well initiatives and volunteer assistance programs. Members will assist with wellness check - ins, social engagement activities, and coordination of volunteer - based home assistance services. The goal is to reduce isolation, increase social connection, and strengthen seniors ' ability to remain safely in their homes.

H4A Output:

H4A: Number of individuals served

Target: 40 Individuals

Measured By: Tracking System

Described Instrument: A brief participant survey will measure changes in perceived social support and confidence in remaining independent. Surveys will be administered at intake and follow - up intervals. AmeriCorps members will assist in survey distribution and collection, and the Program Supervisor will compile and analyze results. Only participants completing follow - up surveys will be counted toward outcome achievement.

H9A Outcome:

H9A: Number of individuals who report having increased social support or improved capacity for inde

Target: 40 Individuals

Measured By: Survey

Described Instrument: A brief participant survey will measure changes in perceived social support and confidence in maintaining independence. Surveys will be administered at program intake and after a defined service period. AmeriCorps members will assist with survey distribution and collection, and the Program Supervisor will compile results. Only unduplicated participants with completed follow - up surveys will be counted toward outcome achievement.

Performance Measure: Community Resource Navigation and Referral Support

Focus Area:	Healthy Futures	Objective:	Access to Care	No of MSY's:	2.00	No of Members:	2
-------------	-----------------	------------	----------------	--------------	------	----------------	---

Problem Statement:

Many residents in Excelsior Springs, particularly seniors and low - income households, face barriers accessing available services due to transportation challenges, limited awareness of resources, and difficulty navigating community support systems. Increased outreach, service navigation, and referral support is needed to ensure residents are connected to appropriate programs that improve health and well - being.

Selected Interventions:

Navigation of Services

Describe Interventions:

AmeriCorps members will provide navigation of services and referral support to seniors and vulnerable residents by assisting individuals in identifying available health - related resources, connecting them to appropriate services, and following up to ensure access barriers are reduced. Members will support community outreach and help strengthen coordination between local partners and service providers.

H4A Output:

H4A: Number of individuals served

Target:	45	Individuals
Measured By:	Tracking System	
Described Instrument:	Improved access to medical care will be documented through follow - up contact confirming that individuals were successfully connected to a medical provider, clinic, or health - related service. Verification will be based on participant self - report during follow - up, confirmation of appointment scheduling, referral completion, or documented service connection.	

H20 Outcome:

H20: Number of individuals with improved access to medical care

Target:	45	Individuals
Measured By:	Survey	
Described Instrument:	Improved access to medical care will be documented through follow - up contact confirming that individuals were successfully connected to a medical provider, clinic, or health - related service. Verification will be based on participant self - report during follow - up, confirmation of appointment scheduling, referral completion, or documented service connection.	

Program Information

AmeriCorps Funding Priorities

*Check any priority area(s) that apply to the proposed program. Please refer to the NOFO for the information on the threshold for meeting priority consideration.

Veterans, active - duty members, and their families,
Strengthening families

Grant Characteristics

*Check any characteristics that are a significant part of the proposed program

Innovative Community
Strategies, Geographic Focus
Rural

Additional Documents

*How many evidence documents did you submit? (Program Evaluation Report, Studies). Do not include evaluation plan in number.

Zero

*Did you submit an evaluation plan?

No

*How many non - evidence documents did you submit? (In most cases, this will be zero)

Zero

Demographics

Other Revenue Funds	0
Number of volunteers generated by AmeriCorps members	100
Percent of disadvantaged youth enrolled	0

Required Documents

<u>Document Name</u>	<u>Status</u>
Evaluation	Not Applicable
Federally Approved Indirect Cost Agreement	Not Applicable
Labor Union Concurrence	Not Applicable
Other Documents	Not Applicable

Logic Model

Problem	Inputs	Activities	Outputs	Short-Term Outcomes	Mid-Term Outcomes	Long-Term Outcomes
The community problem that the program activities (interventions) are designed to address.	Resources that are necessary to deliver the program activities (interventions), including the number of locations/sites and number/type of AmeriCorps members.	The core activities that define the intervention or program model that members will implement or deliver, including duration, dosage, and target population.	Direct products from program activities.	Changes in knowledge, skills, attitudes, and opinions. These outcomes, if applicable to the program design, will almost always be measurable during the grant year.	Changes in behavior or action. Depending on program design, these outcomes may or may not be measurable during the grant year.	Changes in condition or status in life. Depending on program design, these outcomes may or may not be measurable during the grant year. Some programs, such as environmental or capacity-building programs, may measure changes in condition over a period as short as one year.
Excelsior Springs, Missouri is a close-knit community with strong civic engagement and volunteer spirit; however, the City and its partner organizations are experiencing increasing demand for services that exceed current staffing and volunteer coordination capacity. The community faces growing needs related to senior support, food access, youth development, and neighborhood-based assistance, particularly for	The City of Excelsior Springs will utilize the following resources to deliver program activities and successfully implement the proposed AmeriCorps intervention model. AmeriCorps Members: The program will enroll 10 full-time AmeriCorps members (10 MSYs) serving approximately 1,700 hours each. Members will be organized in paired placements	AmeriCorps members will implement a coordinated community service model focused on senior support, youth development, food access, and volunteer capacity building. Members will serve full-time (approximately 1,700 hours over a 12-month service term) and will be placed in paired assignments whenever possible to ensure accountability and program stability. Senior Support & Aging Services	AmeriCorps members will generate the following measurable outputs during the 12-month service year: ¿ Number of seniors receiving outreach contacts or wellness check-ins ¿ Number of home-delivered meal clients supported through MVP coordination ¿ Number of volunteer recruitment contacts completed ¿ Number of	Changes in knowledge, skills, attitudes, measurable during the grant year. As a result of AmeriCorps member service: ¿ Seniors will report increased awareness of available services and community resources. ¿ Seniors receiving outreach will demonstrate increased knowledge of food access and support options. ¿ Youth participants will demonstrate	As a result of continued service throughout the grant year: ¿ Seniors will demonstrate increased utilization of available services and sustained engagement in support programs. ¿ Volunteer participation rates will increase and show improved retention across service initiatives. ¿ Youth participants will demonstrate increased attendance in tutoring and	Over time, the AmeriCorps program is expected to contribute to: ¿ Reduced social isolation among seniors in the community. ¿ Improved food security and access to consistent nutrition support for vulnerable residents. ¿ Increased academic support access and improved youth engagement in structured programs. ¿ Strengthened

Logic Model

Problem	Inputs	Activities	Outputs	Short-Term Outcomes	Mid-Term Outcomes	Long-Term Outcomes
residents who are vulnerable due to age, disability, limited income, or limited access to transportation. One major challenge is the increasing need for senior support services. Excelsior Springs has a significant and growing population of older adults, many living on fixed incomes. Local programs such as the Meals & a Visit Program (MVP), senior congregate meals, and Aging Well initiatives have expanded rapidly and now serve far more individuals than originally projected. As meal delivery and wellness outreach increases, the need for organized volunteer recruitment, scheduling, documentation, and support services has also increased. Without expanded service capacity, the City risks service delays, volunteer	whenever possible to strengthen accountability, safety, and retention. Service Locations/Sites: Members will serve across a coordinated network of approximately 5-7 primary service locations, including: City of Excelsior Springs (central program supervision and coordination site) Excelsior Springs Parks, Recreation & Community Center (PRCC) Meals & a Visit Program (MVP) operations and delivery coordination hub Excelsior Springs Farmers Market (community center and downtown market locations) Excelsior Springs School District partnership sites (after-school tutoring and youth support programming)	Target Population: Adults age 60+ and vulnerable residents in Clay and Ray Counties. Duration/Dosage: Ongoing support throughout the 12-month service year. Members will: Conduct senior outreach and wellness check-ins through phone and in-person contact. Support coordination of Snow Angels and Mow Angels assistance for seniors and residents with disabilities. Assist with congregate meal programming and social engagement activities. Support scheduling and communication systems to improve volunteer response times. Members will provide consistent weekly support to senior service programs and maintain structured documentation of	volunteers recruited, scheduled, or supported ¿ Number of meal delivery routes coordinated or assisted ¿ Number of Snow Angels/Mow Angels service requests supported ¿ Number of after-school tutoring sessions conducted ¿ Number of students participating in tutoring or enrichment activities ¿ Number of youth receiving structured academic or enrichment support ¿ Number of Farmers Market operational days supported ¿ Number of SNAP outreach or food access education interactions completed	improved confidence in academic skills and increased engagement in structured learning environments. ¿ Volunteers will report increased understanding of service expectations and program structure. ¿ Partner organizations will report improved coordination systems for volunteer scheduling and communication. ¿ Community members participating in food access initiatives will report increased awareness of local nutrition resources. ¿ AmeriCorps members will demonstrate increased knowledge of civic engagement, community service, and professional development skills. Short-term outcomes will be	enrichment programming. ¿ Partner agencies will implement improved volunteer coordination systems that reduce service gaps. ¿ Community engagement participation in events and outreach initiatives will increase. ¿ SNAP outreach efforts will result in increased participation in local food access programs. ¿ AmeriCorps members will complete full service terms at high retention rates and demonstrate continued civic involvement. Mid-term outcomes may be measured through retention data, program utilization tracking, attendance records, and volunteer engagement statistics.	community-wide volunteer infrastructure and civic participation. ¿ Improved coordination and sustainability of local service programs. ¿ Increased community resilience through stronger partnerships and expanded service capacity. ¿ Sustained culture of service and civic engagement within Excelsior Springs. While some long-term outcomes may extend beyond a single grant year, the program will establish measurable progress toward these conditions during the service period.

Logic Model

Problem	Inputs	Activities	Outputs	Short-Term Outcomes	Mid-Term Outcomes	Long-Term Outcomes
burnout, and reduced access for seniors who depend on consistent support. A second major challenge is youth support and academic enrichment. The community recognizes the importance of proactive youth engagement through tutoring, mentorship, structured after-school programming, and healthy lifestyle education. Community partners, including the Excelsior Springs School District and the Excelsior Springs Parks, Recreation & Community Center, are committed to strengthening academic and enrichment support; however, limited staffing capacity restricts the ability to provide consistent tutoring and enrichment opportunities for all	Neighborhood Assistance programs and outreach sites (including Snow Angels and Mow Angels service areas) Additional approved community-based service locations as needed to meet program goals City Leadership and Oversight: The City will provide executive oversight through the City Manager as Authorized Representative. A designated AmeriCorps Program Supervisor will manage member recruitment, training, compliance, service assignments, performance tracking, and reporting. City staff will support financial management, procurement, documentation, and match tracking through existing municipal systems.	outreach contacts and service assistance. Meals & a Visit Program (MVP) Support Target Population: Homebound seniors and vulnerable adults receiving meal services. Duration/Dosage: Daily and weekly program support throughout the service year. Members will: Assist with volunteer recruitment and scheduling for meal delivery routes. Support route coordination, documentation, and service verification. Provide supplemental assistance to ensure consistent meal access. Assist with outreach to eligible seniors who may benefit from services. Members will support operations	¿ Number of community engagement events supported ¿ Total AmeriCorps service hours completed ¿ Number of partner site coordination meetings conducted ¿ Number of community members directly served across all program activities All outputs will be documented through service logs, participation records, volunteer tracking systems, and partner verification forms. These outputs reflect the direct service capacity expanded through AmeriCorps member engagement.	measured through participation records, partner feedback surveys, attendance tracking, and internal program assessments.		

Logic Model

Problem	Inputs	Activities	Outputs	Short-Term Outcomes	Mid-Term Outcomes	Long-Term Outcomes
students who could benefit. A third community challenge is the need for stronger volunteer infrastructure and capacity building. Programs such as Snow Angels and Mow Angels, neighborhood assistance initiatives, and the Excelsior Springs Farmers Market rely heavily on volunteers. While volunteerism is strong in Excelsior Springs, coordination, outreach, scheduling, and continuity are difficult to sustain without dedicated capacity support. Many volunteer-based programs struggle to expand because existing staff do not have sufficient time to manage volunteers while also maintaining daily program operations. These combined challenges create a	Partner Support and Collaboration: The program will leverage established partnerships with local agencies and organizations, including PRCC, ESSD, MVP leadership, Farmers Market leadership, and neighborhood-based volunteer networks. Partner sites will provide service activity coordination and local supervision support under the City's centralized compliance framework. Facilities and Infrastructure: The City and partner sites will provide accessible meeting and service spaces, including office space, community center facilities, classrooms, and program locations for tutoring, outreach, volunteer coordination, and senior programming.	on a regular weekly schedule, helping expand capacity to serve increasing meal delivery demand. Youth Tutoring & Enrichment Programming Target Population: Elementary, middle, and high school students participating in after-school programming. Duration/Dosage: After-school tutoring and enrichment sessions 2-4 days per week during the academic year. Members will: Provide structured tutoring support in reading and math. Assist with academic mentoring and homework assistance. Support after-school enrichment, including performance training, nutrition education, and				

Logic Model

Problem	Inputs	Activities	Outputs	Short-Term Outcomes	Mid-Term Outcomes	Long-Term Outcomes
community-wide need for a structured service corps that can expand capacity, strengthen collaboration among local partners, and improve the City's ability to deliver consistent services. The City of Excelsior Springs AmeriCorps program is designed to address these challenges by providing AmeriCorps members who will support direct service and capacity-building activities, strengthen volunteer coordination systems, and improve access to essential services for residents of all ages	Existing program infrastructure will be used to ensure cost efficiency and sustainability. Transportation and Equipment: The City and partner agencies will utilize existing transportation resources, volunteer delivery routes, and logistical support systems to deliver services such as meal delivery assistance, community outreach, and event support. Data and Reporting Systems: The City will use structured systems for member timekeeping, partner verification, data collection, and performance reporting consistent with AmeriCorps and ServMO requirements. This includes documentation procedures for outputs, outcomes,	healthy lifestyle programming. Coordinate attendance tracking and communication with program staff. Members will serve youth in consistent weekly sessions during the school year and support enrichment programming during summer months as appropriate. Food Access & Farmers Market Support Target Population: Community residents, including SNAP participants and families accessing local food resources. Duration/Dosage: Weekly market-day support and periodic outreach events. Members will: Assist with market operations and volunteer coordination. Support SNAP outreach and				

Logic Model

Problem	Inputs	Activities	Outputs	Short-Term Outcomes	Mid-Term Outcomes	Long-Term Outcomes
	volunteer engagement tracking, and required grant reporting. Community Volunteer Base: Excelsior Springs has an established volunteer culture, and the program will leverage and expand existing volunteer networks by using AmeriCorps members to strengthen recruitment, training, scheduling, and retention of volunteers across all service areas.	community education efforts. Help increase community awareness of food access resources. Volunteer Capacity Building & Community Engagement Target Population: Local volunteers and community members engaged in civic service. Members will: Recruit, train, and coordinate volunteers. Develop improved scheduling and communication systems. Support community engagement events and outreach initiatives. Across all activities, AmeriCorps members will supplement existing staff and volunteers, expand service capacity, and strengthen long-term community infrastructure.				

Budget Narrative: Excelsior Springs AmeriCorps Community Service Program for City of Excelsior Springs

Section I. Program Operating Costs

A. Personnel Expenses

Position/Title -Qty -Annual Salary -% Time	CNCS Share	Grantee Share	Total Amount
Americorps Program Director: - 1 person(s) at 60000 each x 40 % usage	18,000	6,000	24,000
Category Totals	18,000	6,000	24,000

B. Personnel Fringe Benefits

Purpose -Calculation	CNCS Share	Grantee Share	Total Amount
Americorps Program Director: 25% fringe rate applied to 24,000 salary allocation 40% of 60,000 annual salary)	4,500	1,500	6,000
Category Totals	4,500	1,500	6,000

C. Travel

Staff Travel

Purpose -Calculation	CNCS Share	Grantee Share	Total Amount
Travel to CNCS-Sponsored Meetings:	0	0	0
Americorps Program Director: Travel for required State Commission meetings, monitored visits and site supervision.	1,125	375	1,500
Category Totals	1,125	375	1,500

Member Travel

Purpose -Calculation	CNCS Share	Grantee Share	Total Amount
Member travel for service delivery, training and required Americorps events.: 10 member X 300 average mileage/training travel	2,250	750	3,000
Category Totals	2,250	750	3,000

D. Equipment

Item/Purpose -Qty -Unit Cost	CNCS Share	Grantee Share	Total Amount
Category Totals	0	0	0

E. Supplies

Item -Calculation	CNCS Share	Grantee Share	Total Amount
Program Supplies and Outreach Materials: Supplies for 10 members including outreach materials, printing, basic office supplies, PPE, program materials and client support items (10 membrs X 500)	3,750	1,250	5,000

Technology/Communication Supplies: Phone/data support, printing/scanning and communication tools for service coordination and reporting (100 per month x 12 months)	900	300	1,200
Category Totals	4,650	1,550	6,200

F. Contractual and Consultant Services

Purpose -Calculation -Daily Rate	CNCS Share	Grantee Share	Total Amount
Program Evaluation and Data Support: Independent evaluation consultant to assist with performance measurement validation, data review and annual reporting (estimated 20 hours X 75 per hour)- Daily Rate of 75	1,125	375	1,500
Category Totals	1,125	375	1,500

G. Training

Staff Training

Purpose -Calculation -Daily Rate	CNCS Share	Grantee Share	Total Amount
Member Professional Development and Workforce Readiness Training: Two 1 day workforce development training sections for 10 Americorps members (facilitator fee)- Daily Rate of 750	1,125	375	1,500
Category Totals	1,125	375	1,500

Member Training

Purpose -Calculation -Daily Rate	CNCS Share	Grantee Share	Total Amount
Member training and professional development (orientation, safety training, workforce readiness, service skill development): 10 members X 200 training allocation per member- Daily Rate of 200	1,500	500	2,000
Category Totals	1,500	500	2,000

H. Evaluation

Purpose -Calculation -Daily Rate	CNCS Share	Grantee Share	Total Amount
Program performance measurement and evaluation support: External consultant - 20 hours @ 75 per hour- Daily Rate of 75	1,125	375	1,500
Category Totals	1,125	375	1,500

I. Other Program Operating Costs

Purpose -Calculation	CNCS Share	Grantee Share	Total Amount
Background checks, uniforms, service materials: 10 members X 150	1,125	375	1,500
Category Totals	1,125	375	1,500
Section Totals	36,525	12,175	48,700
PERCENTAGE	75.00%	25.00%	

Section II. Member Costs

A. Living Allowance

Item -# Mbrs w/ Allow -Allowance Rate -# Mbrs w/o Allow	CNCS Share	Grantee Share	Total Amount
Full Time (1700 hrs): Member(s) at a rate of each Members W/O allowance	0	0	0
Three Quarter Time (1200 hours): Member(s) at a rate of each Members W/O allowance	0	0	0
1-Year Half Time (900 hours): 20 Member(s) at a rate of 7975 each Members W/O allowance 0	119,625	39,875	159,500
Reduced Half Time (675 hrs): Member(s) at a rate of each Members W/O allowance	0	0	0
Quarter Time (450 hrs): Member(s) at a rate of each Members W/O allowance	0	0	0
Minimum Time (300 hrs): Member(s) at a rate of each Members W/O allowance	0	0	0
Abbreviated Time (100 hrs): Member(s) at a rate of each Members W/O allowance	0	0	0
Category Totals	119,625	39,875	159,500

B. Member Support Costs

Purpose -Calculation	CNCS Share	Grantee Share	Total Amount
FICA for Members: 20 members X 7,975 X 7.65%	9,155	3,051	12,206
Worker's Compensation: 20 members X 7975 X 2%	2,392	798	3,190
Health Care:	0	0	0
Category Totals	11,547	3,849	15,396
Section Totals	131,172	43,724	174,896
PERCENTAGE	75.00%	25.00%	

Section III. Administrative/Indirect Costs

A. Corporation Fixed Percentage

Item -Calculation	CNCS Share	Grantee Share	Total Amount
Corporation Fixed Amount:	0	0	0
Commission Fixed Amount:	0	0	0
Category Totals	0	0	0

B. Federally Approved Indirect Cost Rate

Calculation -Cost Type -Rate -Rate Claimed -Cost Basis	CNCS Share	Grantee Share	Total Amount

Category Totals	0	0	0
Section Totals	0	0	0
PERCENTAGE	0.00%	0.00%	

Budget Totals	167,697	55,899	223,596
PERCENTAGE	75.00%	25.00%	
Required Match		24.00%	
Total MSYs	10.00		
Cost/MSY	16,769.70		

Source of Funds

Section	Match Description	Amount	Classification	Source
Source of Funds	City of Excelsior Springs - Staff Time, supervision, office support (in kind)	39,899	In Kind	State/Local
	Clay County Senior Services - 2026 MVP (Meals on Wheels)	16,000	Cash	State/Local
Total Source of Funds		55,899		



City Manager's Office
City Council 8/3/2026

TO: City Council
FROM: Melinda Mehaffy, City Manager
DATE:
RE: Consideration of Agenda

1. Memo Water Treatment Plant insurance
2. ES - reso - WWTP - insurance add



To: Mayor Sonya Morgan and Members of the City Council
From: Melinda Mehaffy, City Manager
Date: July 29, 2026
Subject: Amendment to Property Insurance Coverage – Water Treatment Plant

Staff recommends approval of an amendment to the City's property insurance program to add coverage for the City's Water Treatment Plant.

Background

In June, the City Council approved the City's annual property and casualty insurance program following an extensive review of coverage options and pricing presented by our insurance broker, AcriSure. During a subsequent review of the City's insured property schedule, staff discovered that the City's Water Treatment Plant, with an estimated replacement value of approximately \$29 million, had been inadvertently omitted from the property coverage quoted and approved as part of the annual renewal.

Upon identifying the omission, staff immediately notified AcriSure and worked with the broker to secure the necessary property coverage to ensure the facility is appropriately protected against potential losses.

I would like to specifically recognize Kelli Kincaid for her diligence and attention to detail in identifying this omission. Her careful review of the City's insurance schedule helped identify the issue and resolve it.

Financial Impact

Approval of this amendment will add the Water Treatment Plant to the City's property insurance program. The additional premium associated with this coverage is \$XX,XXX and will be funded through the appropriate insurance budget line item.

The Water Treatment Plant is one of the City's most valuable and essential public assets. Staff recommends approval of the amendment to the City's insurance program to include the Water Treatment Plant.

RESOLUTION NO. 1672

A RESOLUTION APPROVING THE ADDITION OF THE WASTEWATER TREATMENT
PLANT TO THE CITY'S PROPERTY INSURANCE COVERAGE AND AUTHORIZING
PAYMENT OF THE ADDITIONAL PREMIUM

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EXCELSIOR SPRINGS,
MISSOURI, AS FOLLOWS:

Section 1. The City Council hereby approves the addition of the City's Wastewater Treatment Plant to the City's property insurance coverage through Chubb, effective July 29, 2026, at an estimated prorated additional premium of \$58,352.00.

Section 2. The City Manager is authorized to approve and pay the final additional premium upon receipt of the applicable endorsement and invoice, provided that the total additional premium does not exceed \$70,000.00.

Section 3. This Resolution shall be in full force and effect immediately upon its passage and approval.

THIS RESOLUTION PASSED AND APPROVED THIS 3RD DAY OF AUGUST, 2026.

Sonya Morgan, Mayor

ATTEST:

Shannon Stroud, City Clerk

REVIEWED BY:

Melinda Mehaffy, City Manager



City Manager's Office
City Council 8/3/2026

TO: City Council
FROM: Melinda Mehaffy, City Manager
DATE:
RE: Consideration of Agenda

None