

NOTICE OF OPEN MEETING

Public Notice is hereby given that the Capital Improvements/Transportation Trust Authority of the City of Excelsior Springs at **4:00 PM, August 10, 2026** to consider and act upon the matters on the following agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at the time.

The tentative agenda of this meeting is as follows.

**Capital Improvements/Transportation Trust Authority
City of Excelsior Springs**

A G E N D A



Capital Improvements/Transportation Trust Authority Meeting
4:00 PM

Monday, August 10, 2026

Council Chambers, 201 E. Broadway, Excelsior Springs, MO 64024

Call to Order

Pledge of Allegiance

Roll Call

Approval of Minutes - July 13, 2026 Meeting Minutes

A. July 13, 2026 Capital Improvements/Transportation Trust Meeting Minutes

1. APPROVAL OF CAPITAL IMPROVEMENT FINANCIALS
2. APPROVAL OF TRANSPORTATION TRUST FINANCIALS
3. APPROVAL
 - A. Approval of Pumphouse Pump and Intake Screen for Golf Course
4. COMMENTS
5. 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, August 6, 2026 at 4:15pm

Capital Improvements/Transportation Trust Authority

Minutes of Regular Meeting

July 13, 2026 | 4:00 pm | Council Chambers in Hall of Waters Building

Roll Call:

Present: Mike Edwards, Mary Lou Greim, Laurie Gehrt, Lyndsey Baxter, and Mayor Morgan.

Absent: Tray Harkins and Chuck Duckworth.

Also Present: Public Works Director Chad Birdsong, Mayor Pro-Tem Reggie St. John, Economic Development Director Keith Winge, City Manager Melinda Mehaffy, Jason Cole, and Authority Secretary Susan Conyers.

Approval –Meeting Minutes of June 8, 2026: Mike Edwards motioned to approve the June 8, 2026 meeting minutes; Lyndsey Baxter seconded.

Roll Call of Votes:

Ayes – Lyndsey Baxter, Mary Lou Greim, Mike Edwards, Laurie Gehrt, and Mayor Morgan.

Nays – None.

All Ayes; motion approved.

- 1. Approval – Capital Improvements Financials through 6/30/26:** City Manager Melinda Mehaffy presented to the Authority spreadsheets of the Capital Improvements budget and financials through June 30, 2026. Mary Lou Greim motioned to approve the Capital Improvements Financials presented through June 30, 2026; Laurie Gehrt seconded.

Roll Call of Votes:

Ayes –Mike Edwards, Laurie Gehrt, Mary Lou Greim, Lyndsey Baxter, and Mayor Morgan.

Nays – None.

All Ayes; motion approved.

- 2. Approval – Transportation Trust Financials through 5/31/26:** Public Works Director Chad Birdsong presented to the Authority spreadsheets of the Transportation Trust budget and financials through May 31, 2026. Mike Edwards motioned to approve the Capital Improvements Financials presented through May 31, 2026; Laurie Gehrt seconded.

Roll Call of Votes:

Ayes – Laurie Gehrt, Lyndsey Baxter, Mike Edwards, Mary Lou Greim, and Mayor Morgan.

Nays – None.

All Ayes; motion approved.

- 3. Approval – Cemetery Maintenance Fund Request:** Public Works Director Chad Birdsong briefed the Authority of the request of \$13,625 of the cemetery maintenance fund for Crown Hill and Hillcrest Cemetery fertilizing, weed treatments, and seeding for this first year. Subsequent years would roughly cost \$11,355 after the first year. Mike Edwards motioned to approve \$25,000 now to fund two years of cemetery weed control and maintenance; Mary Lou Greim seconded.

Roll Call of Votes:

Ayes –Laurie Gehrt, Mary Lou Greim, Lyndsey Baxter, Mike Edwards, and Mayor Morgan.

Nays – None.

All Ayes; motion approved.

4. **Approval – Revision to Hall of Waters Architectural Services with STRATA:** City Manager Melinda Mehaffy briefed the Authority of the request of \$22,495 in additional funds to address the windows in the southeast corner of the east wing at the Hall of Waters. The original scope from STRATA has been revised or reprioritized to address the greatest needs for the building. If we wait to address a permanent solution for the front lawn and leave the temporary structural supports in the well room for now since we have been told it is safe, and we address electrical work and lighting in the tower ourselves in-house, the cost savings would allow us to address field verification and selective demolition, Revit Model production, construction documents, and bidding and construction administration services for the Repairs to the East Wing Project. The savings of \$54,635 (Schematic Study for Well Room) and \$8,050 (Tower and Re-Routing the Boiler Vent Stack), plus an additional \$22,495 will fund the revised East Wing proposal. Laurie Gehrt motioned to approve the request of an additional \$22,495.00 for the revision to architectural services through STRATA for the Hall of Waters building. Mary Lou Greim seconded.

Roll Call of Votes:

Ayes -Mary Lou Greim, Lyndsey Baxter, Mike Edwards, Laurie Gehrt, and Mayor Morgan.

Nays – None.

All Ayes; motion approved.

5. **Comments:**

Mary Lou Greim: Do we have the funds needed for the Hall of Waters windows?

Melinda Mehaffy: We first need to find out what the requirement is. The façade of the front of the building needs to stay consistent. We had to take out windows in the back conference room for investigative work. We will work towards a plan to replace the windows once we know what issues need to be addressed. Mayor Pro-Tem St. John has invited Christian Holferty from the office of Congressman Sam Graves to make a visit to the Hall of Waters and tour the building. We can ask if there are any earmarks or grants that could help us and make them aware.

Mayor Morgan: For a follow up from the last meeting, we have the Police Department HVAC system going in and did they find out if it would qualify for incentives?

Mike Edwards: Our Energy Efficiency Team has looked to see if it would qualify. It would be difficult to rebid at this point, but the last communication I saw, there may have been one place in the system where more efficiency could be added. Not sure it will qualify for Ameren incentives.

6. **Adjourn:** Mary Lou Greim motioned to adjourn; Mike Edwards seconded.

Roll Call of Votes:

Ayes –Lyndsey Baxter, Laurie Gehrt, Mary Lou Greim, Mike Edwards, and Mayor Morgan.

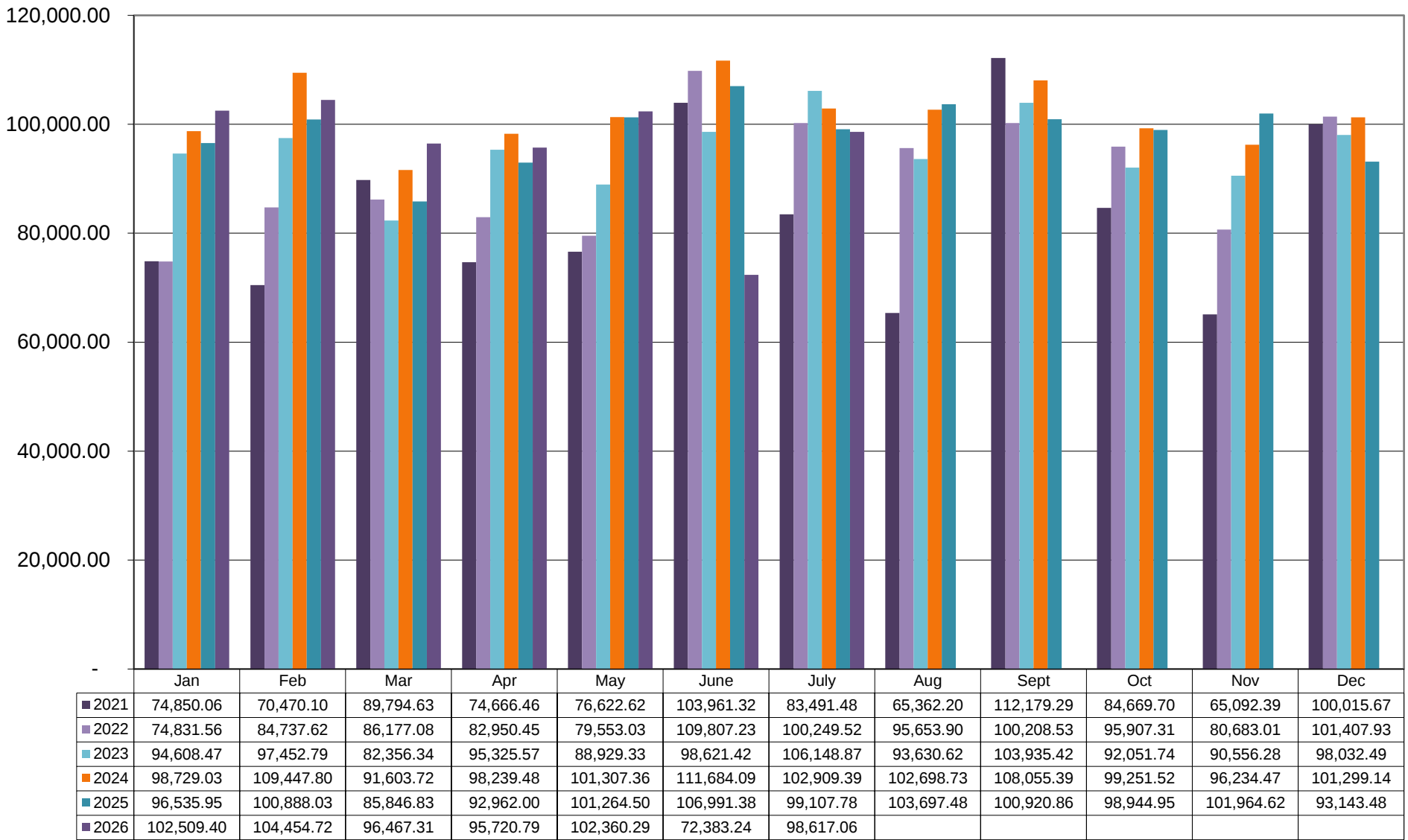
Nays – None.

All Ayes; motion approved.

The meeting adjourned at 4:20pm. The next meeting is scheduled for August 10th at 4:00pm.

Susan Conyers, Authority Secretary

Gross Capital Improvement Sales Tax Receipts



Total Expenditures	13,923.03	123,121.78	420,269.32	281,224.96	52,230.17	391,081.56	91,412.15	14,045.20	33,052.40	2,046.00	-	-
Ending Balance	4,526,239.77	4,517,379.30	4,203,934.78	3,979,308.37	3,986,814.63	3,678,031.71	3,617,036.37	3,868,913.05	3,831,818.02	3,962,853.49	3,962,853.49	4,107,579.77

Allocation of ending balance:

Pooled Cash	4,276,239.77	4,266,744.30	3,890,396.96	3,728,578.98	3,711,309.07	3,356,516.06	3,366,341.37	3,516,888.25	3,581,818.02	3,712,853.49	3,712,853.49	3,853,320.06
Investments	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00
Payables	-	635.00	63,537.82	729.39	25,505.56	71,515.65	695.00	31,862.40				4,259.71
Total	4,526,239.77	4,517,379.30	4,203,934.78	3,979,308.37	3,986,814.63	3,678,031.71	3,617,036.37	3,798,750.65	3,831,818.02	3,962,853.49	3,962,853.49	4,107,579.77

Committed Funds:

Allowance - Blighted Property Fund (8/11/25)	567,477.44	567,477.44	567,477.44	549,102.44	549,102.44	549,032.24	549,032.24	549,032.24	547,912.24	545,866.24	545,866.24	545,866.24
Allowance - Emergency Preparedness (added 9/11/23)	7,387.99	6,832.99	6,832.99	6,832.99	6,832.99	4,744.61	4,744.61	824.61	824.61	824.61	824.61	824.61
Allowance - Maintenance Fund City Wide (Revised (1/8/24)(6/9/25)(10/25)	45,120.41	43,846.28	34,901.53	31,773.95	45,000.00	50,000.00	-	56,000.00	56,000.00	56,000.00	56,000.00	56,000.00
Allowance - Sidewalk Replacement Program	18,364.18	18,364.18	18,364.18	18,364.18	18,364.18	18,364.18	18,364.18	18,364.18	18,364.18	18,364.18	18,364.18	18,364.18
Allowance - Technology upgrade project (Revised 12/21)(4/22)(8/25)(9/25)	16,407.32	15,098.27	8,936.43	5,034.68	4,305.29	2,288.59	1,959.59	1,959.59	1,959.59	1,959.59	1,959.59	1,959.59
Allowance - Police Department Maintenance Fund (4/2026)							15,100.00					
Fire Station Garage Doors									89,809.00			
Police Station HVAC									176,400.00			
Boundless BackYard Grant Match	350,000.00	350,000.00	350,000.00	350,000.00	350,000.00	350,000.00						
Crownhill Columbarium	140,000.00	101,572.00	101,572.00	101,572.00	101,572.00	101,572.00						
Downtown Revitalization	7,500.00	-	-	-	-	-						
Dry Fork Greenway (Revised 2/12/24, 7/21/25)	428,400.00	348,483.44	348,483.44	256,768.60	256,768.60	256,768.60	256,768.60	256,768.60	256,768.60	256,768.60	256,768.60	256,768.60
Fishing River Watershed 2 - Hitch Lot (1/8/24)	450,000.00	450,000.00	450,000.00	450,000.00	450,000.00	450,000.00	450,000.00	450,000.00	450,000.00	450,000.00	450,000.00	450,000.00
Garland Bridge	329,694.36	329,694.36	329,694.36	329,694.36	329,694.36	329,694.36	329,694.36	329,694.36	329,694.36	329,694.36	329,694.36	329,694.36
Golf Equipment Lease Purchase (3/11/24), (8/11/25)	469,840.00	469,840.00	469,840.00	469,840.00	469,840.00	469,840.00	469,840.00	469,840.00	469,840.00	469,840.00	469,840.00	469,840.00
Hall of Waters Architectural Services 11/10/25		151,155.00	151,155.00	151,155.00	151,155.00	151,155.00						
Industrial Road Grant Match (1/8/24)	72,086.75	72,086.75	72,086.75	72,086.75	72,086.75	72,086.75	72,086.75	72,086.75	72,086.75	72,086.75	72,086.75	72,086.75
Hall of Waters Pre-Development	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Lithia Landing Stairs, Rock Wall	55,000.00	55,000.00	55,000.00	55,000.00	55,000.00	55,000.00	55,000.00	55,000.00	55,000.00	55,000.00	55,000.00	55,000.00
Police Station Plumbing	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00
RAISE Local Match (Grant Awarded 8/15/22)	2,100,000.00	2,100,000.00	2,100,000.00	2,100,000.00	2,100,000.00	2,100,000.00	2,100,000.00	2,100,000.00	2,100,000.00	2,100,000.00	2,100,000.00	2,100,000.00
Sewer Main Re-lining , amended 5/12/25	645,000.00	645,000.00	645,000.00	645,000.00	645,000.00	645,000.00	645,000.00	645,000.00	645,000.00	645,000.00	645,000.00	645,000.00
Total Committed Funds	5,714,128.45	5,736,300.71	5,721,194.12	5,604,074.95	5,614,483.23	5,617,396.33	4,975,520.33	5,016,420.33	5,281,509.33	5,013,254.33	5,013,254.33	5,013,254.33

Available Cash Balance	(1,187,888.68)	(1,218,921.41)	(1,517,259.34)	(1,624,766.58)	(1,627,668.60)	(1,939,364.62)	(1,358,483.96)	(1,147,507.28)	(1,449,691.31)	(1,050,400.84)	(1,050,400.84)	(905,674.56)
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TRANSPORTATION TRUST SALES TAX					
Transactions For June 2026					
Beginning Balance			\$2,589,665.62		
Total Cash					
Revenues:					
City Sales Tax	\$68,012.52				
City Use Tax	\$13,832.24				
Golf TIF					
Elms TIF	-\$1,276.19				
Investment Interest					
Interest Income	\$7,915.48				
Proceeds from sale of 2 buses	\$23,924.88				
Total Revenue			\$112,408.93		
Disbursements:					
Snow Removal	-\$60,620.00				
Bank Charges					
Total Expense			-\$60,620.00		
Ending Balance			\$2,641,454.55		
Committed Funds:					
Snow Removal 2025/2026	-\$14,380.00	*complete. Refund leftover funds			
Operating Transfers to Finance	\$0.00				
2025 Streetscape (TT2025)	-\$144,908.90	*complete. Refund leftover funds			
2026 Streetscape (TT2026)	-\$1,270,000.00				
TT25 Engineering	-\$1,100.00	*complete. Refund leftover funds			
TT26 Engineering	-\$64,480.00				
Conceptual Safety Improvement Study	-\$13,532.00	*complete. Refund leftover funds			
Street Sweeper Lease payment	-\$240,777.20				
Total Committed Funds			-\$1,749,178.10		
Total Spendable Cash Balance			\$892,276.45		



TO: Capital Improvement Authority Members
FROM: Melinda Mehaffy, City Manager
DATE: August 5, 2026
RE: Golf Course Requests

City staff respectfully requests approval of \$163,974.12 from the Capital Improvements Authority to fund the replacement of the Golf Course irrigation pump station and the replacement of the irrigation system intake screen.

Background

The City's golf course irrigation system is a critical piece of infrastructure that maintains the health and playability of the course. During 2025, staff identified that the irrigation pump station had reached the end of its useful life and required replacement to ensure reliable operation of the irrigation system.

Unfortunately, a communication breakdown occurred during the capital improvement process. Golf Course staff believed funding for the pump station replacement had already been approved through the Capital Improvements Program and proceeded with the project. Work began in October 2025 and was completed in April 2026 at a cost of \$153,974.12. It was later determined that the project had not been formally presented to or approved by the Capital Improvements Authority prior to the work being undertaken.

While the process followed was not consistent with the City's capital funding procedures, the replacement was necessary to maintain operation of the irrigation system and avoid the potential loss of turf and significant disruption to golf course operations. Staff has reviewed the circumstances surrounding this oversight and will reinforce internal procedures to ensure all future capital projects receive the appropriate approvals before work begins.

Intake Screen Replacement

In addition to the completed pump station replacement, the irrigation system intake screen is scheduled for replacement this fall. The existing intake screen has significantly exceeded its expected service life and is in a severely deteriorated condition. Staff has described the screen as being "held together by a paperclip and a safety pin," illustrating the temporary measures that have been necessary to keep it operational. Failure of the

intake screen could jeopardize the operation of the entire irrigation system and result in costly emergency repairs or interruptions to golf course irrigation.

The estimated cost of replacing the intake screen is \$10,000.00.

Funding Request

Staff requests Capital Improvements Authority funding in the amount of \$163,974.12, consisting of:

- Irrigation Pump Station Replacement (completed): \$153,974.12
- Irrigation Intake Screen Replacement (Fall 2026): \$10,000.00

Total Request: \$163,974.12

Staff Recommendation

Although the pump station replacement was completed prior to formal Capital Improvements Authority approval due to an internal misunderstanding, the project addressed critical infrastructure necessary for the continued operation of the City's golf course. The planned intake screen replacement is likewise essential to maintaining the reliability of the irrigation system.

City staff respectfully requests approval of \$163,974.12 from the Capital Improvements Authority to reimburse the completed pump station replacement and fund the replacement of the irrigation intake screen.