

**Capital Improvements Authority  
Minutes of Regular Meeting  
February 10, 2014**

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**Present:** Gene Deckard, Mike Edwards, Tray Harkins, Bob Ingle (arrived at 4:10 pm), Estella Morrison, Mayor Ambrose Buckman.

**Absent:** John Hill.

**Also Present:** David Haugland, City Manager, Steve Marriott, Director of Administrative Services, Chad Birdsong, Public Works Director, Katie Noyd, Parks and Recreation Director, Larry Murry, Building Official, John McGovern, Police Chief, Clint Reno, Police Captain, and Shannon Stroud, Authority Secretary.

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2. **Approval of Minutes:** Tray Harkins motioned to approve the December 9, 2013 meeting minutes; Estella Morrison seconded. Motion approved.
3. **Approval: Budget Spreadsheet:** Steve Marriott, Director of Administrative Services briefed the Authority. The Beginning Balance for December 2013 is \$2,690,447.56, Revenues equal \$70,716.10, Total Expenditures of \$41,879.75, leave an Ending Balance of \$2,719,283.91. Committed Funds were reviewed individually totaling \$1,430,801.56. Available Cash Balance is \$1,288,482.35. Estella Morrison motioned to approve the December 2013 spreadsheet total; Tray Harkins seconded. Motion approved.
4. **Approval: Funding for 10 Hwy Bridges and Farris Street Improvements:** Chad Birdsong, Public Works Director briefed the Authority. The Missouri Department of Transportation has committed to the replacement of 2 bridges on 10 Hwy over Marietta Street and the East Fork of Fishing River, scheduled for construction in 2015. The City will partner with MoDOT on aesthetics enhancements of the bridges, improvements between them and along Farris Street. Improvements include a new roadway design, additional pedestrian facilities, bridge and roadway lighting, decorative walls with rails, stamped piers, and decorative fencing. Estimated project costs are: total for bridges and road \$244,685.00, total for Farris Street \$535,697.00, total for both projects \$780,382.25. Budget request from the funding sources are: Capital Improvements \$375,000.00, Transportation Trust \$375,000.00, Road and Bridge \$40,000.00. A grand total of \$790,000.00 is the amount requested to be allocated from the various authorities to enter into the agreement with MoDOT and Barlet and West Engineers to begin design work. MoDOT requires a response by March 14, 2014. After discussion, Mike Edwards interjected, asking if this is what the voters voted for, based on the percentages for infrastructure. With the excessive cost, could Capital Improvements run out of money in allocating this project and others slated. Are the improvements to Farris Street a want or a need? After much discussion, Tray Harkins motioned to approve the aesthetics portion only of the 10 Hwy Bridges Project, subject to the new division of numbers, not to exceed \$125,000.00; Estella Morrison seconded. Birdsong explained that he would have to resubmit the change in numbers to MoDOT which will create a timing issue. City Council will need to approve by March 3, 2014 and resubmitting numbers will not meet that deadline. After much discussion, David Haugland, City Manager recommended to revert the funding from the Wornall Culvert Project (\$104,753.90) and fund the difference to the 10 Hwy Bridges and Farris Street Improvements Project. Tray Harkins motioned to amend his previous motion and now approve the 10 Hwy Bridges and Farris Street Improvements Project, subject to the \$104,753.90 from the Wornall Road Culvert Replacement

Project as it will be reverted to the 10 Hwy Bridges project; Gene Deckard seconded. Motion approved.

5. **Approval: Joy Street Boardwalk and Get Fit Park:** Upon completion of the Rainbow Trail (Hwy 69 Walk Trail), the Parks and Recreation Department would like to complete the next phase which is Joy Street Boardwalk and the new Get Fit Park, completing the endeavor. A boardwalk from Joy Street to connect to the current trail is proposed and is ADA accessible. This would allow for safe and easier access from King's Addition to the new trail. Construction Services will install the concrete gutters off Joy Street and the rip rap off each side of the creek to control the erosion. Parks and Recreation will install the 118 L.F. of the boardwalk, approximately. Boardwalk material bids were received from 3 companies and Morrow and Sons Lumber had the lowest bid for materials. The Parks and Recreation Board bought 2 lots at the corner of Lynn and Brunke Roads to be used as a park, named Get Fit Park. The Board is recommending installation of outdoor fitness equipment to encourage outdoor fitness along the walk trail. Proposals were received from 4 companies with recommendation going to Fry & Associates. Other park amenities include a swing set, ADA wood fiber mulch, and borders around the fitness area and swing set. An additional piece of ADA equipment is also recommended; the AeroGlider (and ramp) because of its accessibility, creative play, and ability to be used by all users. The Parks and Recreation Board recommends a proposal from Fry & Associates for Playworld Energi Stations, AeroGlider, Swing Set, and additional amenities for a total project cost of \$94,386.12. An allocation previously made of \$11,000.00 was not put in place and will go towards this project. Bob Ingle motioned to approve the project as presented; Estella Morrison seconded. Motion approved.
6. **Comments:** None.
7. **Adjourn:** The meeting adjourned at 5:08 pm. The next meeting is scheduled for Monday, March 10, 2014 at 4:00 pm.

Shannon Stroud  
Authority Secretary

**Capital Improvements Authority  
Minutes of Regular Meeting  
May 12, 2014**

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**Present:** Gene Deckard, Mike Edwards, Tray Harkins, John Hill, Bob Ingle, Estella Morrison, and Mayor Ambrose Buckman.

**Absent:** None.

**Also Present:** David Haugland, City Manager, Chad Birdsong, Public Works Director, Katie Noyd, Parks and Recreation Director, John McGovern, Police Chief, Clint Reno, Police Captain, Paul Tribble, Fire Chief, and Shannon Stroud, Authority Secretary.

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2. **Approval of Minutes:** Tray Harkins motioned to approve the February 10, 2014 meeting minutes; Gene Deckard seconded. Motion approved.
3. **Approval: Budget Spreadsheets:** David Haugland, City Manager briefed the Authority. The Beginning Balance, Revenues, Expenditures, Transfers, and Committed Funds for January, February, March, and April 2014 were reviewed. The Available Cash Balance for April is \$1,097,239.72. Bob Ingle asked for an update on the Hall of Waters Project. Bob Ingle also requests a formal report on the next agenda for the North Kansas City Avenue Wall Project. Mike Edwards motioned to approve the January, February, March, and April 2014 budget spreadsheet totals; Bob Ingle seconded. Motion approved.
4. **Approval: Rehab Project at 220 Dunbar:** Chad Birdsong, Public Works Director briefed the Authority. Mayor Buckman commented that it looks great. Construction Services has completed the roof and building improvements. The original scope of work included engineering, a new roof with new gutter system, updated electrical service, and clearing the debris and trees away from the rear to address drainage issues, at a cost of \$61,750.00. The completed project, final construction expense totals are \$66,841.64. An increase in the scope of work includes interior painting and getting the heater to work in the building. At this time, Birdsong is asking for an additional \$5,091.64 to be allocated so we may process the final billing and close out the project. Board member, Mike Edwards referenced design issues and the approval of \$2,500 at a previous meeting. He complimented Birdsong on the project and the splitting of hairs. Bob Ingle asked for the hourly rate; between \$23.00 and \$45.00 per hour. Were the changes to the scope of work approved by David Haugland? In the future, the Authority would like a heads up on changes in the scope of work. Gene Deckard motioned to approve the additional \$5,091.64 to the Rehab Project at 220 Dunbar. Estella Morrison seconded. Motion approved.
5. **Comments:** Tray Harkins comments that 220 Dunbar looks good but that is after the fact and after being backed into a corner. Bob Ingle agrees and thinks that someone should have mentioned the heat and based on the percentage of the overage, the Christmas Committee could have paid for the heat. The Authority is not criticizing, they appreciate what was done. Bob Ingle asked for an update on Farris Street; the purchase of houses. Monthly meetings are taking place for a Spring 2015 project. He also asked for an update on the Airport. David Haugland will be back to ask for a match for the runway.
6. **Adjourn:** The meeting adjourned at 4:45 pm. The next meeting is scheduled for Monday, June 9, 2014 at 4:00 pm.

Shannon Stroud  
Authority Secretary

**Capital Improvements Authority**  
**Minutes of Regular Meeting**  
**June 9, 2014**

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**Present:** Mike Edwards, Tray Harkins, John Hill, Bob Ingle, Estella Morrison, and Mayor Ambrose Buckman.

**Absent:** Gene Deckard.

**Also Present:** David Haugland, City Manager, Chad Birdsong, Public Works Director, Katie Noyd, Parks and Recreation Director, John McGovern, Police Chief, Paul Tribble, Fire Chief, Larry Murry, Building Official, and Shannon Stroud, Authority Secretary.

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2. **Approval of Minutes:** Mike Edwards motioned to approve the May 12, 2014 meeting minutes; Tray Harkins seconded. Motion approved.
3. **Approval: Paving of Asphalt Roads in Crown Hill Cemetery:** Chad Birdsong, Public Works Director briefed the Authority. As part of the Capital Improvements Plan for the City, it was budgeted this year to put in new, asphalt roads in Crown Hill Cemetery. The plan is to do the project in conjunction with the 2014 overlay project. The Fire Station drive and parking lot will be included to obtain a better cost on asphalt. Public Works will prep the existing gravel drives throughout Crown Hill Cemetery. The scope of work and estimated cost is provided. The total allocated request from Capital Improvements for this project is \$130,000.00. Tray Harkins motioned to approve the allocation of \$130,000.00 for asphalt roads in Crown Hill Cemetery. Mike Edwards seconded. Motion approved. Authority Member, Bob Ingle asked to say something related to last month's meeting. In reading the article in the newspaper, the interpretation and term used during questions of the change in the scope of work on the Old Fire Station Roof, was "Chasing Up" and viewed that it was directed to Chad Birdsong. Ingle apologized to Birdsong for the indication. That was not Ingle's intent; the questioning was not to offend Birdsong, he is embarrassed by the article and feels that Birdsong showed initiative in completing the project in the manner that he did. Birdsong accepted the apology.
4. **Approval: Asphalt Overlay for Fire Station Parking Lot:** Paul Tribble, Fire Chief briefed the Authority. Chad Birdsong produced a budgetary estimate for the overlay and asphalt repair of all driveway and parking lot surfaces at the Fire Station. The proposed allocation is not to exceed \$45,000.00. Following approval, we will go out for bid and will present the project to the City Council for final approval. The project will be completed in conjunction with the 2014 overlay project. Tray Harkins motioned to approve the Fire Station Parking Lot Repair. Bob Ingle seconded. Motion approved.
5. **Comments:** John Hill asked when crews will be back to the Golf Course for cart path repairs; crews have already started again but the weather is not cooperating. David Haugland provided an assessment list to Authority Members regarding the Hall of Waters building; Bob Ingle thanked David Haugland. The assessment should be complete in June 2014. The Superior Well project is in the RFQ stage. Sidewalks are included with the property maintenance ordinance and are in City Council hands, being reviewed for a vote at the June 16, 2014 Council Meeting.
6. **Adjourn:** The meeting adjourned at 4:16 pm. The next meeting is scheduled for Monday, July 14, 2014, 4:00 pm.

Shannon Stroud  
Authority Secretary

**Capital Improvements Authority  
Minutes of Special Meeting  
August 27, 2014**

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**Present:** Gene Deckard, Mike Edwards, Tray Harkins, John Hill, Bob Ingle, and Estella Morrison.

**Absent:** Ambrose Buckman, Mayor.

**Also Present:** Sharon Powell, Councilwoman, David Haugland, City Manager, Steve Marriott, Director of Administrative Services, Chad Birdsong, Public Works Director, John McGovern, Police Chief, Chad Birdsong, Public Works Director, Lisa Meyer, Utilities Director, Paul Tribble, Fire Chief, Larry Murry, Building Official, and Shannon Stroud, Authority Secretary.

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- 2. Approval: Sanitary Sewer Expansion Projects:** Lisa Meyer, Utilities Director briefed the Authority. Three (3) neighborhood sanitary sewer expansion projects have been designed as part of the sanitary sewer bond projects. After completion of the first two (2) phases of the sewer system inspection and repair, it was found that the sanitary sewer collector system is in worse condition than originally thought. The remainder of the bond money will be required to make repairs to the existing sanitary sewer lines. The City would like to complete the three (3) expansion projects, the engineering is complete and approved by the Department of Natural Resources, and estimated costs are being included in the City's capital plan. Capital Improvements funds are requested to complete one (1) of the three (3) projects. The expansion project in the area of Seybold/Orrick/Elm provides sanitary sewer service to the greatest number of residents. The estimated cost for the project is \$691,056.00; cost breakdown for this is engineering at \$150,831.00 and construction at \$540,225.00. At this time, the project has not gone out to bid, so the true construction cost is unknown. Engineering costs have been paid for under bond money. Utility Services is requesting \$600,000 for construction costs, including contingency. Many questions were asked by Authority members with Staff providing answers. The Authority would like to allocate funds for all three (3) projects at the same time to satisfy the residents that were told it would be done and voices their concerns in doing the allocation all at once. Discussion was held by Authority members and Staff. Authority members voice their concerns in not seeing the item in a timely manner. Tray Harkins referenced this is a Capital Improvement and would like to do all three (3) projects at the same time. Tray Harkins motioned to approve all three (3) projects, not to exceed \$1.3 Million, above that, the cost would go to Pollution, and with a timeline of completion of December 2015; the motion died for lack of a second. After a lengthy question and answer session and discussion between Authority members and Staff, Tray Harkins motioned to approve all three (3) projects, not to exceed \$1.3 Million, and without a time line. John Hill seconded including a time line of July 2016. Motion approved with the time line at 5 Aye Votes and 1 Opposed Vote from Estella Morrison.
- 3. Comments:** Bob Ingle asked David Haugland, City Manager for a balance sheet to be created for future reference. David Haugland will work with Steve Marriott, Director of Administrative Services to provide one.
- 4. Adjourn:** The meeting adjourned at 5:16 pm. The next meeting is scheduled for Monday, October 13, 2014 at 4:00 pm.

Shannon Stroud  
Authority Secretary

**Capital Improvements Authority  
Minutes of Regular Meeting  
November 10, 2014**

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**Present:** Mike Edwards, John Hill, Estella Morrison, Carol Baxter, Gary Renne, and Mayor Ambrose Buckman.

**Absent:** Tray Harkins.

**Also Present:** Brad Eales, Mayor Pro-Tem, Sharon Powell, Councilwoman, Sonya Morgan, Councilwoman, David Haugland, City Manager, Chad Birdsong, Public Works Director, John McGovern, Police Chief, Paul Tribble, Fire Chief, and Shannon Stroud, Authority Secretary.

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2. **Approval of Minutes:** Mike Edwards motioned to approve the minutes of the Regular Capital Improvements Meeting on August 11 and the Special Capital Improvements Meeting on August 27, 2014; Estella Morrison seconded. Motion approved.
3. **Approval: Budget Spreadsheets – August, September, and October 2014:** David Haugland, City Manager briefed the Authority. The Beginning Balance, Revenues, Expenditures, Transfers, and Committed Funds for August, September, and October 2014 were reviewed. Mike Edwards thought there was a request from last month to do a cash flow sheet. David Haugland said Steve Marriott is working on it. The Available Cash Balance for October 2014 is \$3,374.44. John Hill motioned to approve the August, September, and October 2014 spreadsheet totals as presented; Estella Morrison seconded. Motion approved.
4. **Approval: Engineering for Superior Well Wall:** Chad Birdsong, Public Works Director briefed the Authority. The Authority previously allocated \$168,080.00 to rehab the existing well structure, wall, and house at the Superior Well site. The estimate for the wall was based on using Redi Rock Blocks. In moving forward, we looked at the wall design, the portion holding up the catwalk, and the geotechnical report of the ground beneath the structure. The cost for engineering and geotechnical was not included in the original estimate so a revised estimate is included. Bartlett and West Engineers include a scope of services for \$29,796.00. This scope reviews the design and development of the plan and specifications along with an opinion of probable cost for the rehab of the wall. At this time, it is recommended to re-appropriate funds out of the \$168,080.00 to cover the cost of an engineering study. The study is needed to address concerns with the catwalk. Current plans are needed for future bids and a stone mason. Authority members brought forth many questions and do not see the need for a study. Estella Morrison motioned to use the money already allocated to complete the work on the well and pagoda and then re-allocate funds to do the study. The motion died for lack of a second. Authority member, John Hill would like to see a set plan given to the Authority for this project.
5. **Comments:** None.
6. **Adjourn:** The meeting adjourned at 4:42 pm. The next meeting is scheduled for Monday, December 8, 2014 at 4:00 pm.

Shannon Stroud  
Authority Secretary