

**Capital Improvements/Trans Trust Authority
Minutes of Regular Meeting
February 14, 2022 | 4:00 pm | Council Chambers & Zoom**

1. Roll Call:

Present: Mayor Sharon Powell, Reggie St. John, Mary Lou Greim (virtually), Tray Harkins, Stephen Stubbs, Jason Cole and Lyndsey Baxter.

Absent: None.

Also Present: City Manager Molly McGovern, ESCCP&R Director Nate Williams, Economic Development Director Melinda Mehaffy, Deputy Fire Chief Scott O’Dell, Councilman Andrew Kowalski (virtually), Police Chief Greg Dull and Authority Secretary Susan Conyers.

2. Approval – Meeting Minutes of December 13, 2021: Tray Harkins motioned to approve the December 13, 2021 meeting minutes; Reggie St. John seconded. Motion approved.

3. Approval – Capital Improvements Financials through January of 2022: Molly McGovern, City Manager briefed the Authority of the Capital Improvements Budget Spreadsheets through January of 2022. Stephen Stubbs motioned to approve the Capital Improvements Budget Spreadsheets through January of 2022. Jason Cole seconded. Motion approved.

4. Approval – Front Apron Replacement at Fire Station: Scott O’Dell, Deputy Fire Chief briefed the Authority of the request of \$95,620.00 to fund the front apron concrete replacement at the Fire Station, which is the total estimate from Public Works. Discussion was had on the thickness of piers and the pads, as well as rebar placement. Tray Harkins motioned to approve the request of funds to replace the front apron at the Fire Station up to \$100,000.00. Reggie St. John seconded.

Roll Call of Votes:

Ayes: Reggie St. John, Mary Lou Greim, Lyndsey Baxter, Jason Cole, Mayor Powell, Tray Harkins, Stephen Stubbs

Nays: None

Motion approved.

5. Discussion – Cash Flow Planning: Molly McGovern, City Manager provided the Authority with projected cash and investment balances, which included project estimates and projected cash balances for the next six years in order to receive input on new projects to be prioritized. She updated the Authority on various grants and projects, and informed them federal grant funds typically cannot be matched by other federal dollars. With the various funding out there, hopefully some capital improvement projects can be funded by grants, leaving the capital improvement funds for the match dollars. Molly explained the City would be in a better position to have projects and grants approved that were shovel ready. The grants and projects discussed were: tornado sirens, the hitch lot, the RAISE grant, the front yard of the Hall of Waters, the Save America’s Treasures grant for the Hall of Waters repair project, ARPA funds, water and sewer line replacements and relining of lines, improvements to Powell Lake for the Community Center’s Phase II storm water, solutions to address the flooding issues, bridge improvements, railroad overpasses and walkways, the mineral wells and tourism.

6. Comments: Mary Lou Greim asked about making the lots at the golf course subdivision larger since none have been sold yet. Molly informed the Authority that they are looking for a developer who will build a spec home and market it. Tray Harkins noted the cost to build with construction, labor, and materials are all still high. Lyndsey Baxter asked for Molly to let her know what the timeline will be for the hitch lot repairs so she can share that information with some of the business owners downtown.

7. Adjourn: The meeting adjourned at 4:45 pm. The next meeting is scheduled for Monday, March 14, 2022 at 4:00 pm.

Capital Improvements/Trans Trust Authority
Minutes of Regular Meeting
March 14, 2022 | 4:00 pm | Council Chambers & Zoom

1. Roll Call:

Present: Mayor Sharon Powell, Reggie St. John, Mary Lou Greim, Tray Harkins, Jason Cole and Lyndsey Baxter.

Absent: Stephen Stubbs.

Also Present: City Manager Molly McGovern, ESCCP&R Director Nate Williams, Economic Development Director Melinda Mehaffy, Deputy Fire Chief Scott O'Dell, Councilman Andrew Kowalski (virtually), Police Chief Greg Dull and Authority Secretary Susan Conyers.

- 2. Approval – Meeting Minutes of February 14, 2022:** Tray Harkins motioned to approve the February 14, 2022 meeting minutes; Jason Cole seconded. All in favor. Motion approved.
- 3. Approval – Capital Improvements Financials through March of 2022:** Molly McGovern, City Manager briefed the Authority of the Capital Improvements Budget Spreadsheets through March of 2022, including revenues and expenses through February of 2022 and revenues through March of 2022. Tray Harkins motioned to approve the Capital Improvements Budget Spreadsheets through March of 2022. Lyndsey Baxter seconded. All in favor. Motion approved.
- 4. Approval – Transportation Trust Financials of August 2021 through January 2022:** Chad Birdsong, Public Works Director briefed the Authority of the Transportation Trust Financials of August of 2021 through January of 2022. Tray Harkins motioned to approve the Transportation Trust Financials from August of 2021 through January of 2022. Reggie St. John seconded. All in favor. Motion approved.
- 5. Approval – Transportation Trust Budget Approval for Fiscal Year 2022:** Chad Birdsong, Public Works Director briefed the Authority of the budget for Transportation Trust. Tray Harkins motioned to approve the Transportation Trust Budget for the 2022 Fiscal Year that includes certain allocations for the Miscellaneous Concrete Repair Fund, Infrastructure Fund, Overlay Program and the Transportation Department's Medical Operations. Jason Cole seconded. All in favor. Motion approved.
- 6. Discussion – Cash Flow Planning:** Molly McGovern, City Manager provided the Authority with projected cash and investment balances, which included project estimates and projected cash balances for the next six years in order to receive input on new projects to be prioritized. Molly updated the Authority on various grants, grant opportunities and projects. There was much discussion about the Hall of Waters and the needs for the building.
- 7. Comments:** None.
- 8. Adjourn:** The meeting adjourned at 4:47 pm. The next meeting is scheduled for Monday, April 11, 2022 at 4:00 pm.

Susan Conyers, Authority Secretary

Capital Improvements/Trans Trust Authority
Minutes of Regular Meeting
May 9, 2022 | 4:00 pm | Council Chambers & Zoom

1. Roll Call:

Present: Mayor Sharon Powell, Reggie St. John, Mary Lou Greim (by phone through zoom), Tray Harkins, and Jason Cole.

Absent: Lyndsey Baxter.

Also Present: City Manager Molly McGovern, ESCCP&R Director Nate Williams, Economic Development Director Melinda Mehaffy, Public Works Director Chad Birdsong, Technology Director Clint Reno, Police Chief Greg Dull, Lt. Jeremiah Renne and Authority Secretary Susan Conyers.

- 2. Approval – Meeting Minutes of March 14, 2022:** Reggie St. John motioned to approve the March 14, 2022 meeting minutes; Tray Harkins seconded. All in favor. Motion approved.
- 3. Approval – Capital Improvements Financials through April of 2022:** Molly McGovern, City Manager briefed the Authority of the Capital Improvements Budget Spreadsheets through April of 2022. Stephen Stubbs motioned to approve the Capital Improvements Budget Spreadsheets through April of 2022. Jason Cole seconded. All in favor. Motion approved.
- 4. Approval – Transportation Trust Financials through March of 2022:** Chad Birdsong, Public Works Director briefed the Authority of the Transportation Trust Financials through March of 2022. Tray Harkins motioned to approve the Transportation Trust Financials through March of 2022. Stephen Stubbs seconded. All in favor. Motion approved.
- 5. Approval – Request of Allocation for Technology Fund:** Clint Reno, Technology Director briefed the Authority of the request to allocate \$25,000 to the technology fund. Tray Harkins motioned to approve the request to allocate \$25,000 to the technology fund. Stephen Stubbs seconded. All in favor. Motion approved.
- 6. Approval – Change Order #1 for Police Station Roof:** Police Lt. Jeremiah Renne briefed the Authority of the request to approve additional funding for Change Order No. 1 to complete the Police Station Roof Replacement Project. As expected, there has been an inflation in material costs. Change Order No. 1 addresses the roofing material price increase and addition of coping material that total \$31,574.15. Reggie St. John motioned to approve Change Order No. 1, an increase in material costs of \$31,574.15 for the Police Station Roof Replacement Project. Jason Cole seconded. All in favor. Motion approved.
- 7. Approval – Request of Funds for Golf Maintenance Facility:** Molly McGovern, City Manager briefed the Authority of the request of \$5,000 in additional funding that would allow for a heating system to complete the North Hangar Improvement Project for Golf Maintenance. Tray Harkins motioned to approve the request of \$5,000 for a heating system to be purchased for the completion of the North Hangar Improvement Project. Jason Cole seconded. All in favor. Motion approved.
- 8. Discussion – Cash Flow Planning & Project Updates:** Molly McGovern, City Manager provided the Authority with handouts of a six-year look of projected cash and investment balances. This included revenue projections of active projects, ongoing allocation of funds, projects that are closing, projects in discussion and projects to be prioritized. It is important to prioritize since most grants require matching funds. An update was given on the earmark for funding of the Safe Streets and Sidewalks project.
- 9. Comments:** None.
- 10. Adjourn:** The meeting adjourned at 4:38 pm. The next meeting is scheduled for Monday, June 13, 2022 at 4:00 pm.

Capital Improvements/Trans Trust Authority
Minutes of Regular Meeting
July 11, 2022 | 4:00 pm | Council Chambers & Zoom

1. Roll Call:

Present: Mayor Sharon Powell, Lyndsey Baxter, Reggie St. John, Jason Cole, Mary Lou Greim (4:02pm) Tray Harkins, and Stephen Stubbs.

Absent: None.

Also Present: City Manager Molly McGovern, Public Works Director Chad Birdsong, Councilwoman Sonya Morgan, and Authority Secretary Susan Conyers.

- 2. Approval – Meeting Minutes of June 13, 2022:** Tray Harkins motioned to approve the June 13, 2022 meeting minutes; Lyndsey Baxter seconded. All in favor. Motion approved.
- 3. Approval – Capital Improvements Financials through June of 2022:** Molly McGovern, City Manager briefed the Authority of the Capital Improvements Budget Spreadsheets through June of 2022. Tray Harkins motioned to approve the Capital Improvements Budget Spreadsheets through June of 2022. Stephen Stubbs seconded. All in favor. Motion approved.
- 4. Discussion – Cash Flow Planning & Project Updates:** Molly McGovern, City Manager provided the Authority with handouts of a six-year look of projected cash and investment balances, followed by updates on various projects. Announcement of the RAISE Grant award should be in mid-August. The City applied for an earmark that would use the \$2 Million for street improvements on Wornall. The Fire Department concrete apron project has started and will have the first pour tomorrow. The Police Department Roof Project is complete. Molly gave an update on the status of the Hall of Waters and the need for emergency shoring.
- 5. Approval – Matching Grant Funds:** Molly McGovern, City Manager briefed the Authority of multiple grants the City can submit application on which require matching funds. The City would be eligible to apply for a maximum of \$5 Million for water line improvements. This could be used to replace undersized water lines. A match of \$1.25 Million would earn more points on the grant application. The sewer improvement grant could be used to reline aging pipes and would require \$250,000 in matching funds. Other grants available to apply for are \$5 Million for stormwater improvements that require the 20%, or \$1 Million in matching funds. It was the consensus of the Authority to apply for the grants while given the opportunity, and if the grants are approved, provide the matching funds.
Matching Funds: Storm Water Project- \$1M, Replace Undersized Water Lines- \$1.25M, Sewer Project- \$250,000 = \$2.5M
Tray Harkins motioned to approve matching grant funds totaling \$2.5 Million. Stephen Stubbs seconded.
Roll Call of Votes:
Ayes: Tray Harkins, Jason Cole, Lyndsey Baxter, Mary Lou Greim, Stephen Stubbs, Reggie St. John, Mayor Powell
Nays: None
Motion approved.
- 6. Comments:** Mayor Powell addressed her appreciation for City Manager Molly McGovern on the efforts to find and apply for grant money. The Authority asked about various properties; Molly McGovern gave updates on status of the Royal Hotel, Wyman School, old City Hospital, and Roosevelt School.
- 7. Adjourn:** The meeting adjourned at 4:50 pm. The next meeting is scheduled for Monday, August 8, 2022 at 4:00 pm.

Susan Conyers, Authority Secretary

Capital Improvements/Trans Trust Authority
Minutes of Regular Meeting
October 10, 2022 | 4:00 pm | Council Chambers

1. Roll Call:

Present: Reggie St. John, Lyndsey Baxter, Jason Cole, Mike Edwards, and Stephen Stubbs.

Absent: Mayor Sharon Powell and Mary Lou Greim.

Also Present: City Manager Molly McGovern, Public Works Director Chad Birdsong, Economic Development Director Melinda Mehaffy, Councilwoman Sonya Morgan, and Authority Secretary Susan Conyers.

- 2. Approval – Meeting Minutes of July 11, 2022:** Lyndsey Baxter motioned to approve the July 11, 2022 meeting minutes; Jason Cole seconded. All in favor. Motion approved.
- 3. Approval – Capital Improvements Financials through September of 2022:** Molly McGovern, City Manager briefed the Authority of the Capital Improvements Budget Spreadsheets through September of 2022. There was much discussion on the status of various grants and the progress of projects. There are other grants the City could still apply for that require matching funds. It was the consensus of the Authority that additional funding could be used firstly for improvements to the Hall of Waters, then secondly for the aesthetics of the Garland Bridge if given the option. A motion, second, and vote was not taken for this agenda item. The Capital Improvements Financials will be presented at the next meeting.
- 4. Approval – Hall of Waters Project Change Order:** Melinda Mehaffy, Director of Economic Development briefed the Authority of the Change Order with Pullman Construction for the Hall of Waters project currently underway. After discussions on the structural issues of the building, Stephen Stubbs motioned to approve the request to allocate \$131,624.00 for change orders to the Hall of Waters project. Councilwoman Sonya Morgan asked the Authority to consider what demolition of the building would cost if the plan to move forward is not to make the repairs. After further discussion, Lyndsey Baxter seconded.

Roll Call of Votes:

Ayes: Jason Cole, Lyndsey Baxter, Mike Edwards, Stephen Stubbs, Reggie St. John

Nays: None

Motion approved.

- 5. Approval – Transportation Trust Financials through September of 2022:** Chad Birdsong, Director of Public Works found a discrepancy and will present the Transportation Trust financials at the next meeting.
- 6. Comments:** None.
- 7. Adjourn:** The meeting adjourned at 5:02 pm. The next meeting is scheduled for Monday, November 14, 2022 at 4:00 pm.

Susan Conyers, Authority Secretary