

Capital Improvements Authority
Minutes of Regular Meeting
April 12, 2010 - 4:00 p.m.

Present: Jim Alderson, Mike Edwards, Bob Gerdes, and Jack Halferty.

Absent: Carolyn Schutte and Estella Morrison.

Also Present: David Haugland, City Manager, Chad Birdsong, Public Works Director, Kent Cantrell, Fire Chief, Steve Marriott, Director of Administrative Services, John McGovern, Police Chief, Clint Reno, Lieutenant, Tim Jarman, Director of Golf, Nick Pappas, Director of Planning and Zoning, Larry Murry, Building Official, and Shannon Stroud, Authority Secretary.

Approval of Minutes: Jack Halferty motioned to approve the March 8, 2010 minutes; Jim Alderson seconded. Motion approved.

Approval: Budget Spreadsheet: Steve Marriott, Director of Administrative Services reviewed the Budget Spreadsheet for March 2010. The Beginning Balance is \$2,269,499.86. Total Revenues are \$63,135.79. Total Expenditures of \$42,601.28 leave a Total Ending Balance of \$2,290,034.37. Committed Funds were reviewed individually. The Total Available Cash Balance is \$1,713,731.02. The Gross Sales Tax allocation is flat. Net Capital Improvement Sales Tax Collections, Gross Sales Tax Receipts, and Gross Sales Tax by Month is attached for your review. The revenue comparison is through March 2010, not February. The numbers are not as flat as other cities. Bob Gerdes motioned to approve the spreadsheet totals; Jack Halferty seconded. Motion approved.

3. **Approval: Re-Allocate to Cart Path Repair Project:** Tim Jarman, Director of Golf briefed Authority members of the Golf Boards request to relinquish funds from the “Greens Repair Project” to Re-Allocate the \$45,000.00 and acquire additional funds for the “Cart Path Repair” Project. The board recognizes the extreme need for repair of the cart paths. Construction Services could complete 4 miles of paths in concrete, Chad Birdsong is reviewing the cost. The numbers provided are revenues generated in 2009; they anticipate the same amount of revenue in 2010 plus additional funding from newly instigated programs such as tournaments, fundraisers, raffles, etc. Gerald Edwards, Golf Board member commented on the complications with prevailing wage and the outside contractor slated to complete the project. Construction Services will bid the job but with it being their busiest season, another option is for Golf to hire 3 extra part time seasonal workers in cooperation with the Parks and Recreation Department to supervise which will lower the cost and get the cart paths repaired quickly and inexpensively.

Bob Gerdes motioned to approve a new allocation of \$45,000.00 to cart path repair and allocate an additional amount of \$55,000.00 to make the total allocation of \$100,000.00 for cart path repair; Jim Alderson seconded. Motion approved.

4. **Approval: Police Station Plaza Water Leak:** John McGovern, Police Chief addressed the Authority. With guidance from Chad Birdsong, Public Works Director, Reed Architects from Liberty, Missouri reviewed and developed a plan that will solve the water leak. The project went out for bid in March with the opening on Thursday, April 8, 2010. The bid was awarded to Glenn Rodgers Construction of \$96,486.00 and the Police Department is asking to add a 10% contingency amount bringing the total requested allocation to \$106,134.00. The project can be completed within 75 days of Notice. Bob Gerdes motioned to approve the bid and repair in the amount of \$106,134.00; Jack Halferty seconded. Motion approved.

Approval: Allocation of Funds to Blighted Property Fund: Dave Haugland, City Manager addressed the Authority to request additional funds for blighted properties. There is \$48,000.00 left in the fund which is slated for 3 properties that have asbestos and will require the \$40,000.00 to remove. There are 3 vacant lots on Excelsior Street, owned by Ralph Eames that can be bought by the City for \$16,500.00. Another property at the corner of Broadway and Kansas City Avenue, that if acquired would be torn down and would create a good location for an entrance sign into downtown. Both properties are slated in the DREAM Initiative and on the Master Plan. The request is for an additional \$50,000.00. Bob Gerdes motioned to approve the additional \$50,000.00 to the Blighted Property Fund; Jim Alderson seconded. Motion approved.

Discussion: Hall of Waters Terraces Rehabilitation Project: Dave Haugland, City Manager addressed the Authority to request funds for the Terrace Rehabilitation Project. Piers and steel beams will stabilize and fix the walls. The pre-bid walk through had a large turnout and went well. Architects say the project will be complete with the grant money of \$100,000.00 and an additional \$400,000.00. The first step of the project will need to be complete by July 31, 2010. This item is not on the agenda therefore, this is a discussion item for future approval from the Authority. A special meeting may be called for approval and to meet the deadline.

Comments: Animal Shelter – discussion took place with the need for the new Animal Shelter. In the past \$15,000.00 was allocated to do a study but the State is not happy with the condition of the existing Animal Shelter and is pressing for the new facility. The \$15,000.00 will now go towards what we can afford to get started and be designed for future expansion. The new shelter will be located near our public works facility. It will be located on the piece of property that is currently used for Parks and Recreation Soccer fields. Utilizing this spot will be less expensive and gives room to expand. City owned Apartment Building – the red brick, 12 plex the city owns has a historical recognition and is now observed as Federal recognition. The City and DEP are working towards a suitable solution for this property. Sirens – the new sirens were tested with a satisfactory result. The money left from the sirens will stay in the account

for future annexation.

Adjourn: The meeting adjourned at 5:05 pm.

Shannon Stroud

Secretary to the Capital Improvements Authority