

Special Capital Improvements Authority
Minutes of Regular Meeting
April 27, 2015
4:15 pm

Present: Carol Baxter, Tray Harkins, Estella Morrison, Gary Renne, and Mayor Ambrose Buckman.

Absent: Mike Edwards and John Hill.

Also Present: Sonya Morgan, Councilwoman, David Haugland, City Manager, Steve Marriott, Director of Administrative Services, Chad Birdsong, Public Works Director, John McGovern, Police Chief, Clint Reno, Police Captain, Paul Tribble, Fire Chief, Larry Murry, Building Official, TR Kennedy, Building Maintenance, and Shannon Stroud, Authority Secretary.

2. **Approval of Minutes:** Tray Harkins motioned to approve the minutes of the Capital Improvements Meeting on February 9, 2015; Carol Baxter seconded. Minutes approved.
3. **Approval: Budget Spreadsheets – January, February, and March 2015:** Steve Marriott, Director of Administrative Services briefed the Authority. The Beginning Balance, Revenues, Expenditures, Transfers, and Committed Funds for January, February, and March 2015 were reviewed. All questions from Authority Members were answered. The Available Cash Balance for March 2015 is \$307,518.48. Tray Harkins motioned to approve the January, February, and March 2015 budget spreadsheet totals as presented; Estella Morrison seconded. Budget spreadsheets approved.
4. **Approval: Repairs to Fire Station:** Paul Tribble, Fire Chief briefed the Authority. Approval for funds in the amount of \$51,808.00 is being sought for repairs needed to the siding and tower windows, and the replacement of the garage doors for the fire station at 1120 Tracy. The Authority was briefed of the repairs on January 12, 2015, February 9, 2015 the Capital Improvements Authority asked for the department to return with bids for all 3 projects, request for proposals were sent to 3 window, painting, and garage door companies; fire department staff recommend approval of bids from H & H Glass (\$5,300), Royal Brush (\$6,683), & Sharp Overhead Door (\$39,825). Questions of the Authority were answered by Staff. Gary Renne motioned to approve the project cost of \$51,808.00. Estella Morrison seconded. Motion approved.
5. **Approval: Discussion and Consider Approval of Engineering Proposal for the HVAC System in the Hall of Waters Building:** David Haugland, City Manager briefed the Authority. Kelly Cramm of Henderson Engineers, Inc. is also in attendance. The boiler in the Hall of Waters Building was installed in 1953 and no one can believe it is still functioning. Dallas Mercer of North Kansas City Hospital has expertise in this area and was consulted. He is working with T.R. Kennedy, Building Superintendent in the Hall of Waters Building. They discussed the operations of a new system and chose the hot water system. Engineering is required for the Missouri loan programs that the City wants to utilize. Approval is needed and documents must be submitted by June 30, 2015. Loan programs can provide funds for this project from \$10,000 to \$750,000. Kelly Cramm thinks it is a good fit and is likely that Excelsior Springs could receive funding. The cost of the study is \$100,000 to get the main equipment installed for heating and cooling in the entire building; additional costs will be incurred after the install to provide heating and cooling to individualized areas. Tray Harkins has concerns about it taking all the money that Capital Improvements has and then how do we take care of maintenance. Councilwoman Morgan indicates that the decision has already been made to stay in the building and that Heritage Tourism is a million dollar industry right now. Widewaters indicates to David Haugland that they will utilize the building in conjunction with the Elms Hotel for weddings and services if certain

things are accomplished. It's possible that an allocation of \$70,000 can be reverted to this project from the Superior Well Pagoda, pending the Well Committee's report to City Council in the near future. Estella Morrison motioned to approve the engineering proposal for the HVAC System in the Hall of Waters Building. Carol Baxter seconded. Motion approved.

6. **Comments:** Commissioner Gary Renne is optimistic about the purpose of the Hall of Waters Building and when the direction is explained to the public, more people may get involved. Estella Morrison is not as optimistic but hopes for it.
7. **Adjourn:** The meeting adjourned at 5:00 pm. The next meeting is scheduled for Monday, May 11, 2015 at 4:00 pm.

Shannon Stroud
Capital Improvements Authority Secretary